

**Town of Buxton
Planning Board Minutes
September 8, 2025**

Minutes by: Roxanne Gardner

Members present: Craig Lefebvre, Jere Ross, Scott Warchol, Roger Tracy, Travis Letellier. Also attending on behalf of the town: Roxanne Gardner, Code Enforcement Secretary. Other attendees: Tonja Lefebvre, Henry Huntley, Cliff Thomas, George & Marsha Forrest, Natacha Uwimana, Fred & Elizabeth McKenney, Michael & Janice Mitchell.

Chairman Craig Lefebvre called the meeting to order at 7 pm

Appointments:

Public Hearing - Natacha Uwimana – Conditional Use Application- Daycare – 288 Pease Road – Map 9 Lot 11-8.

Jere made a motion to open the public hearing at 7:02 pm for the - Conditional Use Application - - Natacha Uwimana - Daycare – 288 Pease Road – Map 9 Lot 11-8. Scott seconded the motion. The motion passed 4-1 in favor with Travis Letellier abstaining.

Natacha spoke to explain her application. She is requesting to put a modular unit on the property of 288 Pease Rd. to house a daycare for up to twelve children.

Scott asked the applicant if she was going to raise the grade of the parking lot. Natacha stated that she believed the parking lot was going to stay the way it is now.

Scott stated that he was hoping the applicant's contractor would be at the public hearing. Natacha stated that her contractor was out of the country.

Scott stated that it would be nice to know if the parking lot was going to be raised or not. Natacha asked Scott what he was suggesting. Scott stated that he asked the question, and the applicant needs to provide to the board what she plans to do.

Craig asked if any abutters would like to speak.

Fred McKenney stated that he lived at 282 Pease Road, and he has concerns about how the daycare will affect his property value and what the noise level is going to be.

Fred stated that he also brought with him the deed restrictions for the properties on that part of Pease Road. Jere stated that the planning board does not review or enforce deed restrictions. Jere asked if it was a homeowner's association. Fred answered no.

Fred stated that a few years ago they were doing a flood assessment for his property, and he asked the gentleman that came to his property if he could build something on his property and the gentleman stated no. Fred stated that he wanted to build an ADU and wasn't able due to the deed restrictions.

Fred stated that he feels a home daycare is in the home with adding a couple of children but with adding a modular and twelve children that is more like a commercial daycare.

Fred stated that there would be more traffic on the street. Jere stated that the board would have code enforcement look at the deed restrictions that Fred brought into the public hearing and get a legal opinion.

Fred asked if there would be a fence around the daycare building to keep the children safe and keep the children from wandering onto his property. Fred is concerned with the liability if a kid wanders onto his property and gets hurt.

Natacha stated that the fence would be up to DHS to decide. Natacha stated that the daycare would be open from 7:00am to 6:30pm with up to twelve children ranging in different ages, mostly babies and toddlers so the noise will not be loud. Natacha stated that she would have staff watching the daycare children outside to make sure they do not wander off her property.

Craig asked if anyone from the general public had any comments or questions.

Hearing no further comments Jere made a motion to close the public hearing at 7:14pm. Roger seconded the motion. The motion passed 4-1 in favor with Travis Letellier abstaining.

The board discussed conditions of approval.

1. Meet Fire Chief Conditions.
2. Max of 12 children, Provide a copy of the license from Dept of Human Services.
3. Hours of operation are 7:00am to 6:30pm. Monday through Friday.
4. Make sure drainage stays on property.

Craig stated that the board would get together the findings and facts for the application and see the applicant back on September 22,2025 at 7:00pm

Scott stated that the only thing outstanding in the questions was whether the property was in the flood plain or not. Scott would like the question answered in the application. Scott stated that he also would like clarification. Natacha stated that she would talk with the contractor.

Fred McKenney went back to the podium and asked if the application is approved and if the board does not enforce warranty deeds, does he have any other legal action or would he be able to contact legal counsel. Scott stated that Fred would have 30 days to appeal to superior court.

Jere stated that he would have CEO or Town Counsel look into deed restrictions.

Public Hearing - George & Marsha Forrest – Something Else LLC- Conditional Use Application- For Auto Repair Shop- 7 Tahdin Lane – Map 5 Lot 13-2.

Scott made a motion to open the public hearing at 7:18 pm for the - Conditional Use Application - George & Marsha Forrest - Something Else LLC - For Auto Repair Shop- 7 Tahdin Lane – Map 5 Lot 13-2. Roger seconded the motion. The motion passed 4-1 in favor with Travis Letellier abstaining.

George Forrest spoke to explain his application. He is requesting a small auto repair shop out of his garage located at 7 Tahdin Lane.

Jere stated that during the site walk there was a question if the garage was in the setback, but the applicant received a variance for the setback also there was a question about the turn around/hammerhead approaching on the garage/parking. We determined that the applicant does not need to have a hammerhead on the property.

Jere asked the applicant if he was planning or going to have his deed changed to eliminate the hammerhead. George stated that he was going to look into having the deed changed.

Craig asked if the applicant received the recommendations from the Fire Chief. George stated that he did not receive them. George stated that Austin may have received the recommendations. Craig stated to the applicant to have Austin go down through the recommendations from Chief Schools and make sure they have been completed.

Craig asked if any abutters would like to speak. None requested to speak to the board.

Craig asked if anyone from the general public had any comments or questions.

Hearing no further comments, Jere made a motion to close the public hearing at 7:21pm. Scott seconded the motion. The motion passed 4-1 in favor with Travis Letellier abstaining.

The board discussed conditions of approval.

1. Meet Fire Chief Conditions.
2. Knox Box be installed.
3. Hours of operation are 8:00am to midnight. Seven days a week.

Scott asked if it should be in conditions to fix property lot lines. The Board did not think so, it would be more for the applicants' benefit. Craig stated that the board would get together the findings and facts for the application and see the applicant back on September 22,2025 at 7:00pm

CEO Report:

None currently.

Minutes:

Scott made a motion to approve the August 25,2025 meeting minutes as written. Craig seconded the motion. The motion passed with a vote of 4-1 in favor with Travis Letellier abstaining.

Bills:

Scott made a motion to pay \$59.28 to Portland Press Herald for September 8,2025 public hearing legal notice. Jere seconded the motion. The motion passed with a vote of 5-0 in favor.

Communications:

Gorham Sand & Gravel Inc. – Chapter 149 – Nonmetallic Mineral Processing Plants General Permit Application – 939 Parker Farm Rd – Map 2 Lot 67-1.

Jere asked if this is something planning board needs to review. Craig answered no.

Craig stated that there is a copy in the Code Enforcement Office if anyone would like to look at the application.

Other Business:

None currently.

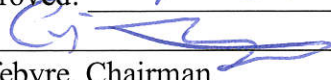
Attendees may address the Board:

Henry Huntley stated that he has property across the road from 288 Pease Rd. and he would like to encourage the board to follow up with the deed restrictions presented at the meeting tonight because he does not want the applicant to invest into a modular that the applicant might have to remove. Scott stated that he felt it was going to come down to a civil matter with the deed restrictions.

Jere stated that he would get legal clarification on deed restrictions.

Adjourn:

Scott made the motion adjourn at 7:31 PM. Roger seconded the motion. The motion passed with a vote of 5-0 in favor.

Date Approved: 9-22-25
Signed: 
Craig Lefebvre, Chairman

Next meeting – September 22, 2025