

**Town of Buxton
Planning Board Minutes
June 23, 2025**

Minutes prepared by Roxanne Gardner

Members present: Jere Ross, Scott Warchol, Roger Tracy, Craig Lefebvre. Also attending on behalf of the town: Patti McKenna, Code Enforcement Officer and Roxanne Gardner, Code Enforcement Secretary. Other attendees: Henry W. Huntley, Cliff Thomas, Tanner Goodine, Roz Anton, Patrick Dufresne, Andy Dufresne, Becky Randall, Tonja Lefebvre, Glen Deering, Alison Daigle, Russell Desjarlais, Benjamin Cleaves, Laura Ryan, Alan Ryan, Katherine Ghantous.

Chairman Jere Ross called the meeting to order at 7 pm

Appointments:

**Application For Conditional Use-Benjamin Cleaves-D&C Construction Co. Inc-
Contractors Warehouse/Storage Yard- 24 Tory Hill Drive- Map 10 Lot 16A-3.**

Benjamin spoke on behalf of the applicant D+C Construction CO, Inc. Benjamin stated that the company was looking to use the lot as a laydown/storage yard. Benjamin stated that they would be parking trucks in the lot overnight and there would be deliveries made to the lot. Storage would consist of a con-x full of supplies and there would also be some aggregates such as gravel plus sand. Benjamin stated that the company would like to erect two concrete foundations with a Quonset type barn to provide dry storage.

Jere asked the applicant if he had received the letter from the Code Enforcement from June 12, 2025. Benjamin stated that he had received the letter and would address the concerns.

Scott asked the applicant if there would be vehicle maintenance done on the property like oil or hydraulic changes. Benjamin answered no, we will be taking the vehicles elsewhere to be serviced.

Scott asked the applicant to explain what an arm's length transaction is. Benjamin explained that the definition came over from the real estate transaction to clarify it was transferred from the previous owner to us in the clear as a typical real estate sale. It was not inherited or given to us by a relative.

Scott asked the applicant if aggregates would be stored on the property. Benjamin stated that there will always be some aggregates on the property like a minor pile of stone, sand, or loam. Scott asked if there would be containment for the aggregate. Benjamin answered yes.

Scott asked the applicant if they intended to pave the area and if not, they needed to request a waiver. Benjamin stated that they were not intending to pave the area, and he would submit a waiver. Benjamin stated that he would be submitting a new site plan also.

Scott asked the applicant when he planned to do the future office. Benjamin stated that at this point the new office would be another application.

Scott asked the applicant to look at article 11.28 Design Standards for Commercial Building. Jere stated a metal Quonset hut is not permitted. Scott stated that there is a check list on the website the applicant can download and use when going through article 11.28.

Roger stated that in terms of comparable the applicant could look at the storage units next to Reynold.

Jere asked the applicant for the number of employees on the property and would some be their full-time. Benjamin answered just transient.

Jere stated that working off the letter from Code Enforcement date June 12,2025 the board would expect those questions answered.

Craig stated that there was mention of a waiver for paving the driveway, but it would be nice if the apron was paved. Benjamin Stated that he was anticipating paving the apron and would have a gate.

Natacha Uwimana- Application for Conditional Use-Daycare-288 Pease Rd- Map 9 Lot 11-8.

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.

Craig asked the applicant if she had added additional parking spaces on the new site plan. Natacha Uwimana answered no.

Scott asked the applicant if she was able to get a map showing the abutting properties homes, wells, and septics are located. Patti McKenna, Code Officer, showed Scott where the septics were located but stated she did not know where the wells were located on the neighboring lots. Jere stated that the board could look at the neighboring wells during the site walk.

Scott asked the applicant what she was going to do with her solid waste. The applicant stated that she was planning to have a dumpster and hiring a commercial waste company to pick up. Scott stated that the applicant needed to update their answer on section 8.2.B.4.

Scott asked if the parking lot was going to be paved. The applicant answered yes, the parking lot will be paved.

Scott stated that the applicant mentioned in her application that she would do new planting as needed. The board can look at that during the site walk. The applicant stated she would have her contractor at the site walk.

Scott asked if there had been a conversation with the Fire Chief on the building, he knew plans had been sent to the Fire Chief and we were waiting for a response. Patti stated that the Fire Chief has not submitted anything else at this time.

Scott stated that it was his understanding that the applicant was going to be living on the property. The applicant answered yes.

Jere stated that a condition of our approval is that the applicant will have to reside in that residence because it is a home occupation and part of the ordinance state that you must reside on that property to have a home occupation. If you cease to reside on the property, then the planning board or the Code Officer can revoke your permit to have daycare there. The applicant stated that she was aware of that.

Scott made a motion to do a site walk for Natacha Uwimana- Application for Conditional Use- Daycare-288 Pease Rd- Map 9 Lot 11-8 for June 30,2025 at 6:00pm. Roger seconded the motion. Motion passed 4-0 in favor.

CEO Report:

Patti stated that she has no report at this time.

Minutes:

Scott made a motion to approve the June 9,2025 meeting minutes as written. Roger seconded the motion. The motion passed with a vote of 3-0-1 in favor with one absent.

Bills:

None currently.

Communications:

None currently.

Other Business:

- **Signing of the site plans for-** RAAP Industries LLC -Subdivision Amendment Application- for a three lot Subdivision- Commerce Drive- Map 9 Lot 27-1-2. Jere stated that the board would sign the site plans at the end of the meeting.
- **Discuss the level of participation the Board intends in the Gorham subdivision application** - Magnificent Homes, LLC - Deering Drive Subdivision – A request for review of a 13-lot residential subdivision. The property is located off Deering Drive on Map 14 Lot 1 in Gorham with a portion in Buxton on Map 8 Lot 56A-3. Both towns are Zoned Rural (R). The applicant is represented by Aaron Hunter, P.E. of Sebago Technics: Jere stated that on June 16,2025 the planning board had a joint meeting with the Town of Gorham, all members were present except for Scott. proposer is

proposing building a 13-lot residential subdivision off Deering Drive in Gorham with a small piece of property in Buxton. Jere stated that after meeting with Gorham Planning Board, and the Buxton Planning Board discussing the project by state law, if there is a subdivision that abuts to adjoining municipalities, the two municipalities must meet and decide how to proceed. Jere stated that the boards' understanding was to access the property from Buxton and Gorham is only 50ft of road other than that everything else is in Gorham. Scarborough plows the road, Buxton fixes the road, and it is a Gorham subdivision. Jere stated that the board would like to notify the Town of Gorham that the Buxton Planning Board would like to pass on any further review of this subdivision and by State law which is noted in the information the board received from Gorham a joint meeting has been held the reviewing authorities in each municipality upon written agreement may waive the requirement under this subsection for any joint meeting or hearing. Jere stated he would meet with the Town staff and draft a letter to meet those legal requirements.

Craig made a motion to wave the review of Magnificent Homes, LLC Subdivision- Deering Drive in Gorham/Buxton with most of the development in Gorham. Roger seconded the motion. Motion passed 4-0 in favor.

- **Review of attorney's opinion regarding performance guarantees:** The board stated they received the email and agreed with the opinion of the Towns attorney.
- **Discuss meeting schedule for July:** After discussion, the board decided to hold a Planning Board meeting on July 14, 2025 at 7pm.

Attendees may address the Board:

Glen Deering 417 County Rd, Scarborough, Maine stated that he lives on the corner of County Rd/ Deering drive. Glen was concerned that the pavement on Deering Drive was only 18ft with no shoulder and when you get to Scarborough the paved road turns to 21ft. Glen asked what happens if the Town of Scarborough says they are only plowing to the Town line turn around. Jere stated that the Town of Buxton would have to resume plowing the part of road in Buxton. Patti stated that we could only require improvement on the existing road if our ordinance gave us that authority and there is nothing in our ordinance that allows us to require improvement. Jere stated that he encourage Glen to stay involved in the process and follow what is going on with Gorham and ask some of those questions, and if you would like to contact the public works director in Buxton to see what his opinion is on Deering Drive and the status of this subdivision going in Gorham and maybe he can request from the Town of Gorham that there be some road improvements.

Adjourn:

Jere made the motion adjourn at 7:38PM. Craig seconded the motion. The motion passed with a vote of 4-0 in favor.

Date Approved: _____

Signed: _____

Jere Ross, Chairman

Next meeting – July 14, 2025