

**Town of Buxton
Planning Board Minutes
September 14, 2026**

Minutes by: Roxanne Gardner

Members present: Craig Lefebvre, Scott Warchol, Jere Ross, Roger Tracy, and Travis Lettelier. Also attending on behalf of the town: Patti McKenna, Code Enforcement Officer, Roxanne Gardner, Code Enforcement Secretary. Other attendees: Cliff Thomas, Henry W Huntley, Mitchell Weeman, Cheryl Huntley, Dorothy Bell, Debra A. Bickford, Alan A. Bickford, Ellen Decotis, Julie Gamelson, John Connolly (DM ROMA), Selectmen Beverly Young, Selectmen Heath Knight.

Chairman Craig Lefebvre called the meeting to order at 7 pm.

Appointments: J.P. Connolly-pre-application review of the sketch plan to subdivide map 7 lot 8A.

J.P. Connolly was present OBO Robie Holdings, LLC for a pre-application sketch plan review of a proposed 7-lot residential development on property located at 109 Turkey Lane. J.P. Connolly stated that the property is approximately 30 acres and is located in the residential zoning district. J.P. Connolly stated that the applicant intends to utilize the 1,048 feet of existing road frontage on Turkey Lane Road to provide frontage for 5 residential lots, and the applicant proposes to dedicate a 50-foot wide accessway easement to provide access to two back lots. J.P. Connolly stated that he understands that the shared driveway that will provide access to the two back lots is required to be a minimum of 15 feet wide and he intends to install underground primary electrical services within the 50-foot accessway for the benefit of lots 6 and 7. J.P. Connolly stated that lots 3 and 4 will have individual separate driveways on Turkey Lane road and not will utilize the shared driveway to lots 6 and 7. J.P. Connolly stated that when he resubmits he will provide a plan and profile for the access driveway for the back lots and that will include a road section.

Scott Warchol asked if there were going to be seven new residential units. J.P. Connolly stated yes. Scott Warchol asked if lot 1 and lot 2 will have access off Turkey Lane. J.P. Connolly stated yes.

Scott Warchol asked J.P. Connolly if he had looked at doing a cluster subdivision. J.P. Connolly stated that he had because cluster developments subtract 50% of poorly drained soils to determine net residential density, whereas conventional subdivisions subtract only very poorly drained soils, they can get more lots under conventional subdivision regulations.

The Board reviewed the requirements for the future submission of the subdivision application. The Board decided not to take the option of scheduling a site walk that section 13.2.A gives the board. They will wait until the sketch plan is submitted and a site walk is required at that stage.

CEO Report: None currently.

Approval of Minutes:

Scott made a motion to approve the August 24, 2026 meeting minutes as written. Roger seconded the motion. The motion passed with a vote of 5-0 in favor.

Approval of Bills: None currently.

Communications: None currently.

Other Business:

The Board reviewed the following zoning amendments:

- Food Sovereignty Ordinance proposed by the Board of Selectmen upon request of several residents. The ordinance was drafted using a model ordinance from Maine Municipal Association. Several towns around Buxton have adopted the ordinance. This ordinance does not exempt anyone from having to get a permit for a home occupation or building permits. It only exempts people from having to get a state license through DHHS to use their kitchen to prepare food and sell directly to a consumer.
- Moratorium on Data Centers Ordinance. This ordinance was drafted by the Town's attorney. The attorney suggested that the town doesn't put a stop to all data centers because most businesses have a small data center as part of doing business. The Board discussed limiting data centers for size and / or power usage. After discussing, it was agreed, the size of data center that we want this moratorium to apply to is 2,500 square feet or larger.

The Board discussed the following zoning amendments: Strike through language is proposed to be deleted. Underlined language is proposed to be added.

Article 2. Definitions:

- Animal Husbandry: Raising, breeding or keeping of more than ten fowl or any number of other animals except customary household pets, ~~for a person's own consumption and the incidental sale of such products.~~
- Elderly Housing: A building or buildings containing dwelling units constructed or reconstructed specifically for occupancy by persons families in which at least one member is of 55 years of age or older or 62 years of age or older.
- Section 10.1.A. No building permit shall be issued to erect any structure on a lot without frontage on a public or private way and such lot is not part of a subdivision as defined in Article 2 of this Ordinance unless an access road meeting the following criteria has been constructed within a deeded right-of-way that is fifty (50) feet in width. ~~Any access road serving more than one unit shall have a road maintenance agreement in place prior to the issuance of a permit for a second dwelling. This agreement shall specify the rights and responsibilities of each lot owner with respect to the maintenance, repair and plowing of the access road~~ The finished surface of the access road shall be constructed to a minimum width of twelve (12) feet for the entire length of the road including its most distant terminus if serving one dwelling unit and fifteen (15) feet for the entire length of the road including its most distant terminus if serving two dwelling units. The access road shall contain a minimum depth of fifteen (15) inches of bank-run gravel and have drainage

ditches and culverts at all appropriate points. Such an access road shall serve no more than two dwelling units. Any road access serving three or more dwelling units shall meet the road acceptance regulation of this Ordinance for the entire length of the road including its most distant terminus: (amended June 15, 2002, amended June 14, 2003, Amended June 14, 2008)

- 10.1.B.2. The plan must contain the following notation: "The access road shown on this plan is not dedicated to the Town of Buxton. The responsibility for maintenance and plowing the access road is that of the owners of the lots served by the access road. If the access road is ever proposed for acceptance as a town road or public easement, the owners of the lots served by the access road must construct the road to the then current road construction and/or acceptance standards of Article 12. Planning Board approval of an amendment to this plan must also be obtained prior to dedication of the access road."
- ~~10.1.B.3. An access road maintenance agreement must be approved by the Planning Board. This agreement shall specify the rights and responsibilities of each lot owner with respect to the maintenance, repair and plowing of the access road.~~
- 10.1.B.4. No access to any lot is permitted by way of the ends of the hammerhead. (amended 6/12/04, amended 6/14/08) There shall be no parking of boats, trailers, storage or any other vehicles within the hammerhead.
- 10.1.B.5. The plan with the above notation and maintenance agreement must be recorded at the York County Registry of Deeds and shall be referenced in the Deed of each lot.
- ~~10.1.B.6. No access to any lot is permitted by way of the ends of the hammerhead. (amended 6/12/04, amended 6/14/08)~~
- Section 5.5. Minimum Amount -- Permit exemption. No permit shall be required for the construction, alteration, relocation or replacement of any building or part thereof, so long as it conforms with the provisions of the Building Code of the Town of Buxton and this Ordinance to the extent of \$2,500 or less in total estimated project value. The burden of proof in regard to this value rests with the property owner.

A building permit shall not be required for fences or the replacement of roofing, siding, windows and interior flooring if no structural changes to the building are required as part of such work. A building permit shall not be required for structures not intended for human habitation, of 200 square feet or less. The Code Enforcement Officer shall be consulted before starting the work.

After discussion Jere Ross made the motion to hold a public hearing for the public to provide comments or feedback on these proposed changes, on September 28, 2026 at 7 p.m. Roger Tracy seconded the motion. The motion passed with a 5-0 vote in favor. The Board asked the Selectmen to give them time after the public hearing to make any changes that might arise from public input before they schedule their special town meeting, where these proposed ordinances will be voted on.

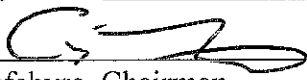
The Board postponed the discussion to review Attorney amendments to zoning to comply with new laws. They decided to take more time to review this and prepare these changes for the Annual town meeting in June of 2027.

Attendees may address the Board on the evenings business: No comments from the public were made.

Adjourn:

Craig made a motion to adjourn at 8:16pm. Roger seconded the motion. The motion passed with a vote of 5-0 in favor.

Date Approved: 10-13-26

Signed: 
Craig Lefebvre, Chairman

Next meeting – September 28, 2026