

**Town of Buxton  
Planning Board Minutes  
July 14, 2025**

**Members present:** Jere Ross, Scott Warchol, Roger Tracy, Craig Lefebvre. Also attending on behalf of the town: Patti McKenna, Code Enforcement Other attendees: Henry W. Huntley, Cliff Thomas, Marie Kalisa.

**Chairman Jere Ross called the meeting to order at 7 pm**

**Appointments:**

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

The Board discussed the site walk from last Monday. Scott reported they walked the site, while reviewing the plans. There is quite a bit of fill, 3-4 feet not shown on the plans. They saw the well on the abutting lot. The parking spaces they plan will be facing the neighbor's house. Roger stated they discussed at the site walk about planting vegetation to block headlights from shining on neighbors' houses.

Jere stated they were able to measure the distance to the well and view that all other abutter's wells were far away.

Scott states he is not satisfied that this property is the applicant's primary residence. He doesn't care for the parking lot layout. He thinks the lights of parking cars will be an annoyance. He asked the applicant to consider moving the parking spaces to the right, so the lights are shining on their own property, not the abutters. He added that because this is a home daycare they are only allowed to have up to 12 kids, which requires 6 parking spaces. They can reduce the spaces and move them. He sees two hurdles with this application; proof of residency and parking.

Marie Kalisa stated that she is on the business too. Jere asked her to add her name to the application. Jere asked her to submit a revised plan showing the parking moved so that headlights are not shining into abutting properties.

Marie Kalisa stated that her daughter is moving in with her in July.

Jere pointed out Chief Schools email. Roger Tracy gave the applicant a copy. Jere asked Patti to find out what the details are for the road access meeting NFPA 1.

Roger states that possibly some vegetation screening or a fence for the parking lot would help.

**CEO Report:**

Patti stated that she has no report at this time.

**Minutes:**

Craig made a motion to approve the June 23, 2025 meeting minutes with the amendment that on page 2 paragraph 2 to say Jere said Quonset huts are not permitted. Scott seconded the motion. The motion passed with a vote of 4-0 in favor.

**Bills:**

Reviewed invoice from Sebago Technics for updated the tax maps. Patti explained that last year the planning board agreed to use \$1,000 to pay a portion of the bill for updating tax maps. In the 2024/25 budget we budgeted to pay \$1,000 for a portion of this year's updated tax maps. Craig made the motion to pay the bill for Sebago Technics for \$1,000 for tax map updates. Roger Tracy seconded. The motion passed with a vote of 4-0 in favor.

**Communications:**

Reviewed the following communications:

Notice from the Town of Gorham for the scheduled site walk for Sketch Plan Review- Magnificent Homes, LLC- 13-Lot Deering Drive Subdivision- on July 17, 2025 at 5:00pm.

MAINEDOT-Notice of Formal On-Demand Public Meeting-Hollis/Buxton- To discuss the addition of a traffic signal at the intersection of Route 202(Narragansett Trail), Route 117 (Joy Valley Rd) and Salmon Falls Rd. to the bridge replacement of Salmon Falls Bridge #3708 over Saco River- July 7, 2025 to July 18, 2025.

STATE OF MAINE DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY- Public Notice- To inform that the Town of Standish has submitted their municipal comprehensive plan to the Maine Department of Agriculture, Conservation and Forestry for review.

**Other Business:**

Because there were two applications submitted, the Board will hold a meeting on July 28, 2025. Unless they are incomplete.

The Board discussed voting on officers. The Board collectively agreed to wait for full membership. Scott asked Heath Knight, who is a Selectmen now on the status of filling the vacant planning board seat. Heath stated the Selectboard would be discussing that this Wednesday.

**Attendees may address the Board:**

**Adjourn:**

Scott made the motion adjourn at 7:30 PM. Craig seconded the motion. The motion passed with a vote of 4-0 in favor.

Date Approved: 7/28/2025  
Signed: [Signature]  
Jere Ross, Chairman

**Next meeting** – July 28, 2025