Town of Buxton
Appeals Board Minutes
July 16,2026

Minutes by: Roxanne Gardner

Members present: Chairman Michael Pettis, Chad Havu, Henry Huntley, Gemma Baldinelli, Mark Blier. Also attending on behalf of the town: Patti McKenna, Code Enforcement Officer. Other attendees: Laura Babcock, Cliff Thomas.

Chairman Michael Pettis called the meeting to order at 7:00 pm.

Minutes:
Chad made a motion to approve the May 7,2026 meeting minutes as written. Mark seconded the motion. The motion passed 5-0 in favor.

Approval of Bills: Portland Press invoice for public hearing $42.59.
Mark made a motion to pay Portland Press invoice in the amount of $42.59. Chad seconded the motion. The motion passed with a vote of 5-0 in favor.

Communications: Maine Town & City June edition.

Appointments:

- Laura Babcock-Application for Reconstruction/Replacement of Structure -to demolish the existing cabin and adjacent garage structures, Establish appropriate foundation for new cabin and garage structures, and rebuild cabin and garage structures to meet all current code requirements-14 Charlies Lane- Map 1A Lot 34.

Chad Havu made a motion to open the public hearing at 7:02 pm for Laura Babcock-Application for Reconstruction/Replacement of Structure -to demolish the existing cabin and adjacent garage structures, Establish appropriate foundation for new cabin and garage structures, and rebuild cabin and garage structures to meet all current code requirements-14 Charlies Lane- Map 1A Lot 34. Gemma seconded the motion. The motion passed with a vote of 5-0 in favor.

Laura Babcock stated that she was here tonight regarding a property on Bonny Eagle Pond at 14 Charlies Lane. Laura stated that she was on the agenda and met with the board in March for approval of a minor renovation of the property but over the winter she has been designing and trying to figure out if the minor renovation could work. Laura stated that she has concluded that the buildings are too degraded and the proposed renovations that were approved in March were insufficient to make the property to be stable. Laura stated that at this point she is coming before the board again because there has been quite a significant change in scope of this project and she is looking to do a complete demolition and rebuild on the property. Laura stated that she had connected with the Code Office and brought forward an updated plan and procedures of what she is looking to do on the property. Laura stated that the property is located at Bonny Eagle Pond and is in the shoreland area. Laura stated that the building is 60ft at its closest to the pond currently. All the renovations and expansion would be at the back of the building, toward the roadside of the building, and that would be toward the West, and the pond is towards the East. Laura stated that there is a vacant lot towards the South, and there is another cottage on property to the North.

Mark stated that he was not at the March meeting and asked the applicant if there is currently a full foundation. The applicant stated that there is a 4ft foundation with a cement dust cover and at that time she did not want to make too many changes to the cottage but for this to be a useful building she is going to have to make a full foundation.

Mark asked the current square feet of the current building. The applicant answered that the current square foot of the building is 732 square ft. The applicant stated that the width of the building along the shorefront is 24ft and the depth of the building is 30ft. The applicant stated that she is proposing maintaining the 24ft and increasing the depth to 36ft. The applicant stated in March her proposal was to go to 33ft.

Mark stated that looking at the plans the applicant was proposing to add a bulkhead. The applicant stated she was requesting to add a full 8ft basement underneath the building. Mark asked the applicant where the access to the basement was going to be. The applicant answered from inside and outside of the building.

Mark asked the applicant how high the building would be off the ground. The applicant stated the building would be one story. Mark asked the applicant how much of the foundation would be sticking out off the ground. The applicant stated that the foundation would be 3 to 4ft above ground. Mark asked the applicant what she planned on using the basement for. The applicant stated that it would be kept as a basement with a washer and dryer.

Chad asked the applicant if she was going to build closer to the water than the existing building is located. The applicant answered no, all the changes are going to be at the back of the building that is closer to the roadside.

The applicant stated that she is proposing to redo the garage and have the garage butting to the house. The applicant stated that right now it is a shed or a secondary structure and once it abuts to the house it might change what it is considered or how it is considered relative to the house and square footage.

Michael asked the applicant the distance from the end of the garage to the road. The applicant stated that it is very close about a foot. The applicant stated that attaching the garage would move it further from the line.

Patti stated that the applicant has a grandfathered line where the structure is and the applicant can hold that line per the ordinance. Patti stated that the board's main goal is making sure the applicant has setbacks to the greatest practical extent from the water and if the applicant goes further away from the front property line, it is within our jurisdiction to not have to vote on that.

Michael asked the applicant if she was going to add a deck off the side of the building facing the water. The applicant answered no.

Mark stated that the existing structure is 24 by 30 and the application is for a variance to build 24 by 36 with a 3ft porch. The applicant answered yes, it would be a porch with a roof over it. The walkway would be built out of wood. The applicant stated that the walkway with the roof would be 4ft wide.

Mark asked if the applicant would need to get DEP approval. Patti stated that the applicant would need to get approval from DEP. It would be a permit by rule for ground disturbance within 75ft. Patti stated that it is standard. Once the application is submitted to DEP if the applicant doesn't hear anything back from DEP in fourteen days you will have a permit.

Mark stated that he had some questions for Patti. Mark stated that the applicant is going from a 4ft frost wall to a full foundation is that increasing the square footage of the building. Patty answered no, and now we go by the footprint. We used to have volume plus footprint and if you raised it more than 3ft all of that counted but we only go by overall footprint. Mark stated that there used to be a 30% expansion rule. Does that still apply? Patti answered yes.

The applicant stated that in March she was at 8.2% expansion and with this proposal of 24 by 36 it would be 18% expansion over what we have currently.

Mark stated that the applicant is asking for a 24 by 40 footprint. If the board calculates that out the applicant is over her 30%. Mark stated that 30% would be 216 square ft and the applicant is 228. Patti stated that the board could only allow 30.

Patti stated that the board approves the 30% expansion, and the applicant finds away to make it work.

Chad made a motion to approve the application with a 30% increase in maintaining the existing setback from Bonny Eagle Pond with DEP permit by rule. Gemma seconded the motion. The motion passed 5-0 in favor.

Chad made a motion to close the public hearing at 7:25pm. Mark seconded the motion. The motion passed 5-0 in favor.

Other Business: Notice of the Town of Buxton November 3,2026 special Town Meeting Dates.

Michael stated that on November 3rd was a special Town meeting for the charter commission and if anyone is interested in running the paperwork is coming out on the 27th of July and you have until September 4th to turn the paperwork back in.

Attendees may address the Board on the evening's business:

Adjourn:

Mark made a motion to adjourn at 7:26pm. Chad second the motion. The motion passed 5-0 in favor.

Next Meeting
August 6,2026

Date approved: 8/6/26

Signed:

Michael Pettis, Chairman