

BUXTON PLANNING BOARD AGENDA

Buxton Municipal Building
185 Portland Road, Buxton ME 04093

Monday, February 10, 2025 at 7 p.m.

This meeting will be streamed on the Saco River Community Media at <https://www.src-tv.org/>

-Wyatt properties CUP
- 207 Landscaping
- Redcoral LLC
-MFOO properties
LLC
-Christine Paul 17
Miso way

1. Call to Order

2. Pledge of allegiance

3. Appointments:

- **Application for a conditional use- Hannaford Bros CO, LLC/ Maple Rock LLC- For a Clynk structure- 24 Portland Road-Map 9 Lot 33.**

4. CEO Report:

5. Approval of Minutes:

Minutes for January 27, 2025

6. Approval of Bills:

MMA Understanding the FOAA webinar March 4,2025 fee \$40.00.

7. Communications:

8. Other Business:

Vote on zoning amendments – vote to schedule public hearing or to town attorney first?

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

10. Adjourn:

11. Next meeting –February 24, 2025

Time permitting: Workshop on proposed zoning changes

**Town of Buxton
Planning Board Minutes
February 10, 2025**

Minutes prepared by Roxanne Gardner

Members present: Jere Ross, Heath Knight, Craig Lefebvre, Scott Warchol, Roger Tracy. Also attending on behalf of the town: Patti McKenna, Code Enforcement officer. Other attendees: Jay Lord, Dan Kiley, Tonja Lefebvre, Henry W. Huntly, Cliff Thomas.

Chairman Jere Ross called the meeting to order at 7 pm

Appointments:

Application for a conditional use- Hannaford Bros CO, LLC/ Maple Rock LLC- For a Clynk structure- 24 Portland Road-Map 9 Lot 33.

Jay Lord with Maple Rock LLC talked on behalf of the applicant. Jay stated that Dan Riley was also present to represent Clynk. Jay Lord stated the application was for an outside structure which is a large drop box the size is 8ft wide and 20ft long. The structure will take up two to three parking spaces with a couple of parking spaces at the end reserved for customers and for loading and unloading. The structure is a brand-new prototype that is being rolled out. The structure is manufactured here in Woolwich Maine by Ops box. They use recycled plastics to make dense foam insulation in buildings, so it is exceptionally light. The structure is prefabricated and can be transferred over the road. The structure will be placed right onto the pavement, there is no alteration of the site in any way. This is a self-contained building with solar panels on the top and a small wind turbine that generates all the power it needs.

Craig stated that one of his concerns is the structure does not meet our design standards. The structure has a flat roof. Jay stated the structure has a slightly sloped roof it is not a flat roof it slopes off to the back.

Dan Kiley, chief of staff with Clynk stated that there is about a two-degree pitch on the roof so water will run off to the rear of the building.

Scott Warchol asked Dan to explain what the exterior would look like. Dan stated that the design is going to be a new package look for recycling here in Maine. There is a considerable amount of artwork and instructions that are tied to this being a solar building with modern technologies compared to what we use in our current Hannaford applications. They need to have some additional design criteria for us to display for our customers on how to use the recycling structure. As simple as it sounds, it is hard for customers to understand how to use the structure for just dropping off their bottles. Dan stated that he had additional photos I can show the board. The structure being 8ft tall, the box gets lost often in a parking lot.

Scott stated that we have design standards New England style, and I would not say this is a New England looking style. Scott stated the Clynk structure design in South Portland he would be ok with, and that design has instructions on the front of the structure. Scott stated the design that was presented to the board would be better in a different community. Dan stated this design will be the first one placed in the state of Maine. Scott stated that Hannaford would need to find another place to push the snow. Dan stated that where the parking stalls are in the attached drawing the snow is piled to the south of the location on the grass area. We would be looking at the paved portion of the parking lot to put the snow.

Heath asked if anything would be placed around the structure to keep it from being bumped. Dan stated that they would be placing temporary bollards around the structure what we typically use is about 4ft tall bollard. Currently in the application the bollards Hannaford utilizes are inset ones and that is primarily because of the overhang of the existing building. The bollards are designed to keep a vehicle away from the building structure itself.

Heath asked if the solar panels and the turbine were connected to battery storage. Dan stated that there are four lithium batteries inside the structure in a locked cabinet that stores the power.

Jere asked if the structure could be designed with a pitched roof on both sides. Dan stated the purpose of the photos I have passed out to the board is to show you how the structure can get lost within a parking lot. As you can see, I have taken it from about 200ft out as we get closer to the building so you can see it in a live environment. Dan stated that in terms of the roof slopes the solar panels are mounted on the flat surface and these are prefab pre-constructed buildings. The ability to do a pitch roof on both sides would make it more challenging and more costly. We are trying to do this in a cost-effective way. The storage boxes are made of recycled plastic material as well as aluminum.

Scott stated that he did not like the graphics and if he was to move forward with something like this the graphics would need to be different.

Heath stated that he felt the same way as Scott about the graphics would need to be different. Heath stated that he would like to see standard colors or something that matched the Hannaford store front.

Roger Tracey stated that they could use the same material to make it match the design of the Hannaford store. Dan stated that they are trying to be as cost effective as possible and to reduce the cost of these buildings. It is a full wrap that is used on the outside of the storage building we could adjust colors and things like that but to add clapboard siding or other architectural features really starts to drive up the cost for a portable building. Dan stated that they would have to redesign the wrap but yes, they are able to change the design.

Jere asked if there was still going to be a kiosk. Dan stated yes, the kiosk would be located inside the Hannaford store. Jere asked if the storage building will be taken away once it is filled with bottles and bringing another one in its place. Dan stated no, the pickup procedure would be the same as the others. Dan stated that there are 56 Hannaford's they service in the State of Maine and only fourteen of them are interior bottle rooms like this one. The majority of them are all exterior buildings.

Patti McKenna, Code Enforcement Officer, stated that in the narrative they talk about the loss of three to four parking spaces and when the project was originally constructed a variance was sought for the parking spaces. So, in this process we want to be mindful of that and vote to reduce it again by three to four parking spaces. We want to discuss their justification for not increasing parking. Patti stated that we require one parking space for every 150 square feet of floor space. Jere asked how many parking spaces there now on the existing plan are right now. Jay stated that there are 178 parking spaces. Jere asked by the ordinance how many parking spaces were needed. Scott stated that it would be two hundred parking spaces.

Jere asked if the storage building could have more of a pitch to the roof. Dan stated that at this point it is a pre-construction building and we have forty of them already built to deploy across Maine, New York, and Connecticut. To redesign it would push this project off for a period.

Jere stated that the board was okay with the design of the structure, but the graphics needed to be amended to look more like the Hannaford building.

Dan stated that he would like to just clarify on the building and graphics. The building structure material and the roof slop the board is okay with. It is finding a graphic package that is consistent or like that of the existing building structure. Parking the board is fine with. Utilization is four parking stalls so we can create a safety buffer from the first parking stall to the end so we can also securely and safely get material out.

The Planning board agreed that a site walk was not needed.

Jere asked the applicant to provide the board with a basic sample of what the graphics would look like before the next Planning board meeting. The application would be placed on the next planning board agenda for discussion.

CEO Report:

Patti McKenna, Code Enforcement officer gave an update on 771 Narragansett Trail. Patti stated that there is one use the board approved the medical marijuana dispensary. Also, there is a one chair hair salon which was a use approved through the code office. A mortgage broker office approved through the code office and three professional mental

health professionals' offices. None of them have received occupancy yet there are a couple of things the building owner needs to take care of, but you may see furniture being moved in which is okay. They will not be given occupancy until the things that need to be corrected are corrected. Patti stated that she is tracking parking spaces, so each user has a number of parking spaces by the ordinance right now they have dedicated nine spaces. When they start getting occupancy, she will let the board know.

Minutes:

Scott Warchol made a motion to approve January 27, 2025 minutes as written. Craig Lefebvre seconded the motion. The motion passed with a vote of 4-1 in favor. Roger Tracey was absent from the meeting.

Bills:

Craig made a motion to approve the payment to MMA for \$40.00. Roger seconded the motion. Motion passed 5-0 in favor.

Communications:

None currently.

Other Business:

Vote on zoning amendments – vote to schedule public hearing or to town attorney first?

Scott had a few questions on the proposed zoning amendments which the board discussed.

Heath stated that on page 13 11.22.C the planning board may require the construction of storage ponds and dry hydrants for fire protection purposes, but on page 4 we have struck out fire ponds may be allowed in lieu of holding tanks. Heath stated that he was confused because we are striking out the fire ponds and are no longer allowed. Heath asked is that considered a storage pond. Heath asked if it should be a storage tank instead of storage pond. Jere stated yes.

Jere made a motion that we send the proposed zoning amendment for June 2025 for secret ballot or on the floor of town meeting to Town Council to have them reviewed. Scott seconded the motion. Motion passed 5-0 in favor.

Attendees may address the Board.

Henry W. Huntly stated that he would like more discussion at some point on the contractor in a residential area. Henry stated that you should be able to do as much as you can with your own land. I do understand on a one-acre lot having a contractor with all kinds of ladders and stuff but be a little laxer on what was being talked about. One thing you might

want to add would be fencing or also the lot size. Craig stated that the important thing is not to forget is it is conditional use. Henry stated that a little more discussion would be helpful.

Adjourn:

Jere made the motion to adjourn at 7:52PM. Craig seconded. The motion passed with a vote of 5-0 in favor.

Date Approved: 2/24/2025
Signed: [Signature]
Jere Ross, Chairman

Next meeting –Monday, February 24, 2025

PLEASE SIGN IN

DATE: FEBRUARY 10, 2025

BOARD: PLANNING BOARD

Please **PRINT** your name for the record:

JM. WORD

DAN KILLY

Tonia Lefebvre

ST. HENRY

Henry W. Huntley