

# **BUXTON PLANNING BOARD AGENDA**

**Buxton Municipal Building  
185 Portland Road, Buxton ME 04093**

**Monday, March 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

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1. **Call to Order**
2. **Pledge of allegiance**
3. **Appointments:**
  - **Public Hearing - Application for 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 February 24, 2025
6. **Approval of Bills:**

Portland Press Herald \$42.59 for legal ad.
7. **Communications:**
8. **Other Business:**
9. **Attendees may address the Board on the evening's business:**
10. **Adjourn:**
11. **Next meeting -March 24, 2025**

**Town of Buxton**  
**Planning Board Minutes**  
**March 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: Roxanne Gardner, Code Enforcement Secretary. Other attendees: Tonja Lefebvre, J.M Lord, Dan Kiley, Jim Dearborn, Cliff Thomas, Henry w. Huntley

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

Craig Lefebvre made a motion to open the public hearing for the - **Application for conditional use- Hannaford Bros CO, LLC/ Maple Rock LLC- For a Clynk structure- 24 Portland Road-Map 9 Lot 33.** at 7:01pm. Scott Warchol seconded the motion. Motion passed with a vote of 5-0 in favor.

Dan Kiley stated that the proposed project is to add an outside recycling Clynk structure to the Hannaford parking lot at 24 Portland Rd for customers to be able to recycle their bottles without going into the Hannaford store. The structure is 8ft wide and 20ft long. The outside of the structure will be done in a coral color wrap on all four sides with text only on the front of the structure. There will be a white trim on the top of the structure and a white trim around the windows. The structures base will be aluminum.

Scott Warchol asked the applicant what color the trim would be on the corners of the structure. Dan answered the wrap will cover the corners of the structure.

Jere asked if any abutters would like to speak. None requested to speak to the Board.

Jere asked if anyone from the general public had any comments or questions.

James Dearborn asked if there would be any noise coming from the clynk structure after midnight. Dan Kiley stated that the Clynk structure would have the same hours of operation as the Hannaford store. When Hannaford store closes the Clynk structures, lights will dim, and the windows are locked.

Hearing no further comments Craig made a motion to close the public hearing at 7:15pm. Scott seconded the motion. Motion passed with a vote of 5-0 in favor.

Jere Ross made a motion based on the previous discussions. We found the applicant to be in compliance with all applicable provisions of Article 8.2.B, and 10. Craig seconded the motion. The motion passed with a vote of 5-0 in favor.

## Conditions of approval

1. All elements and features of the application and all representations made by the applicant concerning the development and the use of the property which appear in the record of the Planning Board proceedings, are conditions of the approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.
2. The applicant be in compliance with all applicable provisions of Article 8.2.B, 10 and 11.3 of the Buxton Zoning ordinances.
3. All outstanding bills be paid before the Conditional use permit is issued.
4. A conditional use permit secured under the provisions of Article 8 shall expire if the work or change involved has not commenced within two years of the date on which authorization is given.
5. The Clynk structure will have a wrap around all four sides and corners with a white trim around the top of structure and with an aluminum base.
6. The building will be set on an existing pavement at the edge of the parking lot as you enter the parking lot utilizing three to four existing parking spaces.

Jere made a motion to approve the application for **Hannaford Bros CO, LLC/ Maple Rock LLC- For a Clynk structure- 24 Portland Road-Map 9 Lot 33.** with the above-listed conditions. Craig seconded the motion. The motion passed with a vote of 5-0 in favor.

Craig made a motion to approve the findings and decisions for **Hannaford Bros CO, LLC/ Maple Rock LLC- For a Clynk structure- 24 Portland Road-Map 9 Lot 33.** Roger Tracy seconded the motion. The motion passed with a vote of 5-0 in favor.

## CEO Report:

Patti McKenna, Code Enforcement Officer, was absent from the meeting.

## Minutes

Scott made a motion to approve the February 24,2025 meeting minutes as written. Craig seconded the motion. Motion passed with a vote of 5-0 in favor.

## Bills

Craig made a motion to pay Portland Press Herald \$42.59. Jere seconded the motion. Motion passed with a vote of 5-0 in favor.

## Communications

None currently.

## Other Business

The Planning board is waiting to hear back from the Town Council on the proposed zoning amendments.

On Wednesday March 5, 2025 Roger, Scott, Patti, Cliff Thomas, and Selectmen David Field meet with Southern Maine Regional Planning to discuss how they can help with the comprehensive plan review.

The Planning board discussed and decided to schedule a meeting with the board of Selectmen to go over and discuss the comprehensive plan. Jere asked Roxanne to schedule the meeting with the Selectmen for Wednesday March 12, 2025 around 5:30.

Scott stated he would like the board to start reviewing the goals and policies section of the comprehensive plan.

**Attendees may address the Board**

None requested to speak to the Board.

**Adjourn**

Roger made the motion to adjourn at 7:42 PM. Craig seconded the motion. The motion passed with a vote of 5-0 in favor.

Date Approved: 3/31/2025  
Signed: JVR  
Jere Ross, Chairman

**Next meeting** – Monday, March 24, 2025 at 7p.m.

# PLEASE SIGN IN

DATE: MARCH 10, 2025

BOARD: PLANNING BOARD

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

Tanya LeFebvre  
JIM LORR  
DAW Kiley  
Jim Dearborn  
CLIFF THOMAS

Henry W. Huntley