

BUXTON PLANNING BOARD AGENDA

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

Monday, April 14, 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:**
 - Henry Hess RLA- OBO RAAP Industries LLC - Application for a 4 lot Subdivision- Commerce Drive- Map 9 Lot 27-1-2
 - Sketch Site Plan Review for-Gray's General Contracting, Inc- Lot 2 Berry Farm Subdivision- 6-unit Elderly Housing- Map 9 Lot 23
4. **CEO Report:**
5. **Approval of Minutes:**

Minutes for March 31, 2025
6. **Approval of Bills:**
7. **Communications:**

Saco River Corridor Commission email received 4-14-2025
8. **Other Business:**
9. **Attendees may address the Board on the evening's business:**
10. **Adjourn:**
11. **Next meeting -April 28, 2025**

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

Minutes prepared by Roxanne Gardner

Members present: Jere Ross, Scott Warchol, Roger Tracy, Heath Knight. Also attending on behalf of the town: Roxanne Gardner, Code Enforcement Secretary. Other attendees: Henry W. Huntley, Cliff Thomas, Henry Hess (Sebago Technics), Roz Anton, Nick Clark, Dave Gray, Jeanne Gray, Caitlyn Abbott (Sebago Technics), Patrick Dufresne, Tanner Goodine (Sebago Technics), Andy Dufresne, Andrew Tracy.

Absent from Meeting: Craig Lefebvre

Chairman Jere Ross called the meeting to order at 7 pm

Appointments:

Henry Hess RLA- OBO RAAP Industries LLC -Subdivision Amendment Application- for a 3 lot Subdivision- Commerce Drive- Map 9 Lot 27-1-2

Roger Tracy made a motion to recuse himself from the project for Commerce Dr Map 9 Lot 27-1-2. Scott seconded the motion. The motion passed with a vote of 3-0 in favor.

Henry Hess RLA Sebago Technics representing RAAP LLC stated that the application for the amendment to Commerce Dr subdivision. This is for 3 lots that will be on Innovation Way. Innovation Way will be off Commerce Dr. It is about 550ft long with three lots off the end of it. There is proposed drainage on the property that outlets to a small BMP and a spillway to make sure we are meeting the flood standards. We received preliminary comments from Code Enforcement regarding the application itself like test pits and the board may request a high-intensity survey. We submitted a high-intensity soil survey. Also adding the abutters across Narragansett Trail to the plans.

Scott asked about lot #6 and if they had thought about making it into two lots. Henry stated that they had looked at it and collaborating with the applicant the decision was made to have one larger lot there as opposed to having two separate lots. Scott asked if there were any wetlands on the lot. Henry stated that there is a corner of wetlands in through there. It is a small pocket about 2300 square ft. Scott stated that on your notes you are proposing overhead utilities versus in the ground. Henry stated the utilities would be overhead on the main road and would be underground going into the lots. Commerce Dr would have overhead utilities and anything feeding to Innovation Way would be underground. Scott asked if the applicant was looking to subdivide lot two anymore. Henry stated that the

applicant currently has an interested party for lot two. The applicant's current interest is not too further subdivided.

Henry stated that this was a previously approved Subdivision that they are amending.

Scott made a motion to do a site walk for Henry Hess RLA- OBO RAAP Industries LLC - Subdivision Amendment Application- for a three lot Subdivision- Commerce Drive- Map 9 Lot 27-1-2 for Tuesday April 22,2025 at 5:30pm. Heath seconded the motion. The motion passed with a vote of 3-0 in favor.

Sketch Site Plan Review for-Gray's General Contracting, Inc- Lot 2 Berry Farm Subdivision- 6-unit Elderly Housing- Map 9 Lot 23

Tanner Goodine (Sebago Technics) representing Gray's General Contracting, Inc- Lot 2 Berry Farm Subdivision- 6-unit Elderly Housing- Map 9 Lot 23 stated that he would like to make a note that it is a senior housing project not elderly housing, and it will be updated on the application. Tanner stated that lot two is about nine acres and the project is proposing to redevelop an existing barn on lot 2 into six senior housing units which requires twelve parking spaces we are showing thirteen. Twelve standard spaces and one ADA space. There is a 20ft drive aisle to access the site from Berry Rd maintaining the existing curb cut that is already there. The building is located on the high side of the site and there are three proposed garages, one on each side of the building and one opposite the building across from the main entrance. The property is zone residential.

Scott asked what the difference is between senior housing and elderly housing. Tanner stated that it is an age discrepancy. Elderly are considered 63 and above and senior are considered 55 and above. Scott asked what the projected schedule was for submissions to the board. Tanner stated that we anticipate being back in front of the board in late May for preliminary approval. Scott stated that they would need to look at the recharge groundwater. Scott asked how many floors there are in the barn. Tanner stated that the barn had three floors. Scott asked if each unit would have two bedrooms. Tanner stated each unit would be 1,700 square ft. Scott asked if there would be an elevator in the building. Tanner stated no elevator. Scott stated that the last meeting in May would be on Tuesday, May 27,2025 because Monday is a holiday.

Jere asked if Tanner had received the Code Enforcement letter from the 4th. Tanner stated yes and we will address them. Jere asked if the units would be condos or rental units. Tanner stated that they are anticipated to be condominiums, and we would be drafting HOA documents. Jere stated that it would be an association, and the association would take care of the grounds and buildings. Jere asked if there was a potential septic plan. Tanner answered not yet. Jere stated that you are proposing private waste disposal. Tanner

answered yes. Tanner stated that we did do the HHE200 as part of the previous subdivision approval and we will provide it for lot 2.

Dave Gray stated that the HHE200 was for 12 units, so it was already oversized. We haven't changed the septic designs yet but knowing that it would take 12 units. Dave Gray stated that we are trying to get this approved this year, but we are not going to build on that until next year. Scott stated that they would also need to look at the base density of the concentration of the units.

Jere stated that for that subdivision we approved the subdivision of the lot. We did not approve of any elements of this building. Dave agreed.

Tanner stated that they were looking at the end of May to be back in front of the board.

CEO Report:

None currently.

Minutes:

Scott made a motion to approve March 31, 2025 minutes as written. Heath seconded the motion. The motion passed with a vote of 4-0 in favor.

Bills:

None currently.

Communications:

None currently.

Other Business:

Jere stated that they had received a letter from the Saco River Corridor Commission, The Town of Buxton-seeking a first-time extension for a permit to undertake a shoreline stabilization project on the Saco River on Simpson Rd Map 11 Lot 47 in Buxton.

Attendees may address the Board: None currently.

Adjourn:

Jere made the motion adjourn at 7:29PM. Scott seconded the motion. The motion passed with a vote of 4-0 in favor.

Date Approved: 4/28/2025

Signed: [Signature]

Jere Ross, Chairman

Next meeting –Monday, April 28, 2025

PLEASE SIGN IN

DATE: April 14, 2025

BOARD: **PLANNING BOARD**

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

Henry Hess

Roz Aaron

Janner Goodine

Andrew Tracy

Andy Difuria

Patrick Dufresne

CARLYN ABBOTT

John Gray

Dave Gray

Nick Clark

CLIFF THOMAS

SEBAGO TECHNICS.

EXP Realty

Sebago Technics

ROAD LLC

RAAP

RAAP

SEBAGO TECH

Gray's General Contracting

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Infinity HFC