

BUXTON PLANNING BOARD AGENDA

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

Monday, April 28, 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 -Subdivision Amendment
Application- for a 3 lot Subdivision- Commerce Drive- Map 9 Lot 27-1-2
- Application for Conditional Use- Todd Libby - Libby's School of Taekwondo -
400 Narragansett Trail-Map 10 Lot 1+2

4. CEO Report:

5. Approval of Minutes:

Minutes for April 14, 2025

6. Approval of Bills:

7. Communications:

Public Notice-Notice of intent to file- Gray's General Contracting, INC to file- a natural Resources Protection DEP - 12-wide driveway from Berry Rd over Berry farm subdivision lot 2 to provide access to lot 3.

Gray's General Contracting, INC - Land Licensing Consolidated application submission- Berry farm subdivision lot 2.

8. Other Business:

CMP- Email for modification - notifying the Town of extended work hours.

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

10. Adjourn:

11. Next meeting -May 12, 2025

**Town of Buxton
Planning Board Minutes
April 28, 2025**

Minutes prepared by Patti McKenna

Members present: Jere Ross, Scott Warchol, Roger Tracy, Heath Knight and Craig Lefebvre. Also attending on behalf of the town: Patti McKenna, Code Enforcement Officer and Roxanne Gardner, Code Enforcement Secretary. Other attendees: Henry W. Huntley, Cliff Thomas, Adam Maravis, Troy Thibodeau, Todd Libby, Tonja Lefebvre, Gabor Korthy.

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

The applicant was not present. The Board discussed the site walk and all agreed everything looked good. Patti reminded the board that there needs to be a second reserve septic area on the plans for the lots that have poorly drained soils. Scott added that the test pits have to be added to the lots on the plan. Scott Warchol made the motion to schedule the public hearing for May 12 at 7 p.m. Heath Knight seconded. The motions passed with a vote of 4-0-1 with Roger Trac abstaining.

Application for Conditional Use- Todd Libby – Libby’s School of Taekwondo – 400 Narragansett Trail-Map 10 Lot 1 & 2

Todd Libby was present to explain his application. He is asking to provide classes during the hours of Monday through Friday from 10 a.m. – 8 p.m. The ordinance requires one parking space for every 100 square feet. The room is 12 x 28. 3.5 spaces are required. They have 4 spaces dedicated to this section of the building with one handicap space by the ramp. Craig made a motion to schedule a site walk for May 5th at 5:30pm. Heath seconded the Motion. Motion passed with a vote of 5-0 in favor.

CMP- Email for modification - notifying the Town of extended work hours. Troy Thibodeau and Adam Maravis were present representing CMP. They presented the request for extended hours as follows:

Mondy -Friday April 28- June 26 from 7 am to 7 pm / Saturdays – May 3 – June 28 7 am -5pm
Sundays – June 15 and June 22 – 7 am -3 pm / No work on Memorial Day weekend May 24,- 26
Saturday, Sunday and Monday.

They clarified that the Sunday work is when ISO New England has scheduled a power shut down to tie the wires to the substation. They have no control over those dates. Everything has to be done before that. Or this puts the project off possibly into next year. ISO New England picked these days in the spring because they are low usage days. If the project isn’t ready for June 15

and 22, the next low usage days will be late fall. This Sunday work will be in the substation and will be considered quiet work.

They are asking for the extra hours for drilling until May 16th. They have to be done with drilling by then to be on schedule for the Sunday work. They have to bring in a third drill to get this completed by the 16th.

The rest of the extended hours asked for is quieter work than the drilling.

The Board took a straw poll of the members whether to agree to the extended hours. Craig, Roger and Heath were in favor of allowing it. Scott and Jere were not in favor.

CEO Report: None currently.

Minutes:

Scott made a motion to approve April 14, 2025 minutes as written. Heath seconded the motion. The motion passed with a vote of 5-0 in favor.

Bills: None currently.

Communications:

Public Notice-Notice of intent to file- Gray's General Contracting, INC to file- a natural Resources Protection DEP – 12-wide driveway from Berry Rd over Berry farm subdivision lot 2 to provide access to lot 3.

Gray's General Contracting, INC – Land Licensing Consolidated application submission- Berry farm subdivision lot 2.

Scott asked if moving the driveway location in this subdivision required an amendment to the subdivision plan. The Board agreed that it does. Patti will let the developer know they have to submit an amended plan.

Other Business:

Attendees may address the Board: None currently.

Adjourn:

Jere made the motion adjourn at 7:54 PM. Scott seconded the motion. The motion passed with a vote of 5-0 in favor.

Date Approved: 5/12/2025
Signed: [Signature]
Jere Ross, Chairman

Next meeting –Monday, May 12, 2025

PLEASE SIGN IN

DATE: April 28, 2025

BOARD: **PLANNING BOARD**

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

Todd Libby

Gabe O. Lenth

Louise LeFebvre

Troy Tribodeau

Adam Morais

Chloe Tinkman

Henry W. Huntley