

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

**Minutes by:** Roxanne Gardner

**Members present:** Craig Lefebvre, Jere Ross, Scott Warchol, Travis Letellier. Also attending on behalf of the town: Patti McKenna, Code Enforcement Officer, Roxanne Gardner, Code Enforcement Secretary. Other attendees: Tonja Lefebvre, Henry Huntley, Cliff Thomas, James Garland, Andy Kususko, Cel + Maria Chinchilla, Skip Waltz, Sue Waltz, Mike Waltz, Josh Hogan, and a few names whose signature is illegible on the sign in sheet.

Absent from meeting: Roger Tracy

**Chairman Craig Lefebvre called the meeting to order at 7pm.**

**Appointments:**

- **Public Hearing- Jamie Garland (Main-Land Development Consultants, Inc)  
On behalf of-207 Landscaping- Conditional Use Application- for a 60x60 office building, 60x60 garage, and a 12-bay material storage- Commerce Drive-Map 9 Lot 27-1-4.**

Scott made a motion to open the public hearing at 7:02 pm for the - Commerce Drive - Conditional Use Application- for a 60x60 office building, 60x60 garage, and a 12-bay material storage- Commerce Drive-Map 9 Lot 27-1-4. Travis seconded the motion. The motion passed 4-0 in favor.

Jamie Garland (Main-Land Development Consultants, Inc) was in attendance on behalf of 207 Landscaping application. Jamie stated that the project consists of a 60x60 office/retail space, with a 60x60 garage. There will be storage bins on the westerly side of the property and parking for office staff and customers, as well as equipment with trailers. The project requires DEP permitting which we are actively seeking currently. Jamie stated that he recently received comments from the board which he provided responses to. Jamie stated that there were a few updates needed on the storm water pond modeling which have been updated.

Scott asked the applicant if there would be a stop sign placed at the end of the driveway. Jamie stated he would add a stop sign.

Craig asked if any abutters would like to speak. None requested to speak to the board.

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

Hearing no further comments, Jere made a motion to close the public hearing at 7:05pm. Scott seconded the motion. The motion passed 4-0 in favor.

Craig stated that the application for 207 Landscaping would be on the October 27,2025 agenda for findings/decision.

- **Josh Hogan, PE OBO Eastern Propane & Oil Facility- Conditional Use Application to expand fuel storage at 29 Park Place – Map 8 Lot 20A-38/37.**

Josh Hogand, PE OBO Eastern Propane & Oil Facility, was in attendance. Josh stated that the project consists of two 30,000-gallon liquid propane tanks that will be located on their property that currently serves as their offices. There will be two fenced in tanks with a paved apron around them to provide access for the bobtails and transport trailers. Josh stated that there would also be additional parking on site to facilitate the bobtail trucks. Josh stated that the site is going to have lighting for security, the tanks will be fully fenced in and locked. Josh stated that for stormwater they are proposing two storm tech chamber systems. Josh stated that the property is required to obtain a DEP Storm water license that is currently in process.

Craig stated that the board did a site walk of the property.

Travis stated that he had noticed there was no ditch along route 202 to be able to collect storm water from the street and your storm water modeling suggests that it would be separated from the buffers. Travis stated that he did not see it on the plans. Josh stated that the contours did, there was not a defined ditch as such, but there is a sort of raised area that helps divert some of it. Josh stated he would look into it further.

Josh stated that it would be reviewed by DEP and submitted to DEP at the beginning of October.

Scott made a motion to hold a public hearing for Josh Hogan, PE OBO Eastern Propane & Oil Facility- Conditional Use Application to expand fuel storage at 29 Park Place – Map 8 Lot 20A-38/37 on October 27,2025 at 7:00pm. Jere seconded the motion. The motion passed 4-0 in favor.

#### **CEO Report:**

Patti stated that she gave the board two letters, one was reaching out to an applicant for a lot on Commerce Drive who submitted the application but has not submitted everything. Patti stated that she has reached out to the applicant three times and has not heard back from the applicant. Patti stated that the other letter was an update on a

previous conditional use permit that the person may possibly be exceeding the conditions.

### **Minutes:**

Scott made a motion to approve the September 22, 2025 meeting minutes as written. Travis seconded the motion. The motion passed with a vote of 4-0 in favor.

### **Bills:**

Scott made a motion to pay Invoice for Portland Press Herald \$40.74 for public hearing legal ad. Craig seconded the motion. The motion passed with a vote of 4-0 in favor.

### **Communications:**

- Maine Municipal Association Local Planning Board + Board of Appeals workshop/Zoom Webinar notice.

Travis stated that he would like to attend the Maine Municipal Association zoom webinar.

- State of Maine DEP notice of violation-Berry Rd.

Jere asked if a plan had been filed for remediation. Patti stated that it would need to be filed with DEP. Jere asked would the board get notified. Patti stated that DEP does not have to notify the board, but she feels they will reach out after it is approved.

- Letter from concerned Buxton resident- Land clearing project on Dresser Rd/Fifield Drive.

Craig stated that the planning board unfortunately does not regulate timber harvesting, which is more of a Forestry Department issue. Patti stated that the only part of the letter that has anything to do with the Town is starting before 7:00am. Patti stated that the person who owns the property has been given a copy of the letter and knows 7:00 is the beginning time for that type of activity.

### **Other Business:**

Vote on Finding/Decision for- George & Marsha Forrest - Something Else LLC- Conditional Use Application- For Auto Repair Shop- 7 Tahdin Lane - Map 5 Lot 13-2.

Jere made a motion to approve the findings for George & Marsha Forrest - Something Else LLC- Conditional Use Application- For Auto Repair Shop- 7 Tahdin Lane - Map 5 Lot 13-2 as written. Scott seconded the motion. The motion passed 3-1 in favor. Travis abstained due to not being present throughout the application process.

Scott asked if the planning board could get the opinion from Town council regarding the inconsistent comp plan with the Town zoning ordinance.

Scott made a motion to have council prepare an opinion on what it means if the comp plan is inconsistent with the Town zoning ordinance. Travis seconded the motion. The motion passed 4-0 in favor.

**Attendees may address the Board:**

**Adjourn:**

Craig made the motion adjourn at 7:38PM. Scott seconded the motion. The motion passed with a vote of 4-0 in favor.

Date Approved: 10-27-25  
Signed:   
Craig Lefebvre, Chairman

**Next meeting** - October 27, 2025