

**Town of Buxton
Planning Board Minutes
June 9, 2025**

Minutes prepared by Roxanne Gardner

Members present: Jere Ross, Scott Warchol, Roger Tracy, Heath Knight. 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, Dave Gray, Jeanne Gray, Tanner Goodine, Aaron Kollmeyer.

Craig Lefebvre was absent from the meeting.

Chairman Jere Ross called the meeting to order at 7 pm

Appointments:

Tanner Goodine (Sebago Technics)-Gray's General Contracting, -Berry Farm Subdivision Amendment- 81 Berry Farm Rd- Map 9 Lot 23 - Tanner spoke on behalf of the applicant David Gray of Gray's General Contracting. Tanner stated that he was back before the board to discuss the Berry Farm Subdivision Amendment. Tanner stated that he had revised the plan to include a draft easement on Berry Rd to include a gravel parking area, a fire hydrant, and added a note to clarify the driveway and the easement.

Scott asked Tanner if he had updated the acreage for lot two. Tanner stated that the acreage from lot two was not updated but he would get the acreage for lot two updated. Tanner asked if the update to the acreage on lot two could be a condition of approval. Tanner stated that the acreage on lot two had been updated for the driveway but not for the new access easement. Scott stated that he was fine with making the update to the acreage for lot two a condition of approval.

Jere asked if Tanner had spoken to the Public Works Director. Dave Gray stated that he had talked with the Fire Chief and explained that he was either going to do the Fire Pond which is in the plans or if someone wanted to build before the Fire Pond, they would need to sprinkle their home. Jere asked Dave if he was aware there was a warrant article at the Town meeting to abolish fire ponds. Dave answered yes, that is why I have it on this plan. Patti McKenna, Code Enforcement Officer stated that the wording on the plan is much clearer than it was on the last plan. So, it locks them in if they get approval.

Jere stated that there is no legal easement now on the property. Dave answered no.

Jere asked if the board had any more questions. Patti stated that she had not received the performance guarantee.

There was discussion about whether a performance guarantee is needed for the construction of Misty Lane according to section 13.6 of the ordinance. Dave stated that he was not building a road yet on Misty Lane. Patti stated that the Ordinance states do not sign or release the plans until we have a performance guarantee. Based on the Ordinance. Patti stated that the selectman weighs in on your type of performance guarantee there are options. You could go to the

selectmen first and then it comes back to this board. Dave stated that he disagreed with the decision about the performance guarantee, because he is not building a road right off.

It might be a year; it might be two years before the road goes in. Jere stated that the board had to be consistent with the ordinance. The ordinance states you must have a letter of credit, performance bond, or escrow account that the Board of Selectmen approve. Patti stated that she would reach out to the attorney to see if we can condition those two lots.

Scott stated that when the board starts doing conditions now, someone must track those conditions, and it becomes a logistic nightmare. When you start having multiple subdivisions with multiple conditions the Code Officer needs to keep track of all those conditions.

Scott made a motion to approve the final plans for Gray's General Contracting, -Berry Farm Subdivision Amendment- 81 Berry Farm Rd- Map 9 Lot 23 pending the approval of the performance bond, letter of credit, or escrow account. Heath seconded the motion. The motion passed 4-0 in favor.

CEO Report:

Patti stated that she wanted to talk briefly about the daycare application after further review, there can only be an in-home daycare, which limits the applicant to twelve children. Daycare facilities are not permitted in the residential zone. The applicant's max number of children would be twelve. Patti stated that when she talked with the applicant, the applicant stated that was all she wanted. Scott asked if the applicant lives at the property because a home daycare needs to be primary residence. Patti answered that she did not ask the applicant if she lived at the property. Patti stated that her parents own the property, and she would check with the applicant to find out her residence.

Minutes:

Scott made a motion to approve the amended minutes for May 27,2025. Heath seconded the motion. The motion passed with a vote of 4-0 in favor.

Bills:

None currently.

Communications:

None currently.

Other Business:

The board discussed taking the month of July off. After the discussion, the board agreed to relook at it at the meeting on June 23,2025 to decide.

Jere stated that The Town Meeting was on Saturday June 14,2025 at 9:00am. The Town will be voting on the warrant articles/budget for the Fire department, Police department, Public Works, Transfer station, proposed zoning amendments will be voted on.

Jere stated that the annual Town election for town positions, school board positions, and MSAD 6 budget will be held on Tuesday, June 10th, 2025. Polls are open from 6am-8pm.

Attendees may address the Board:

Cliff Thomas stated that the Buxton High School reunion was on the same day as the Town meeting and as much as he would like to go to the Town meeting to vote, he would be at the reunion.

Adjourn:

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

Date Approved: 6/23/2025

Signed: [Signature]

Jere Ross, Chairman

Next meeting – June 23, 2025