

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

**Minutes by:** Roxanne Gardner

**Members present:** Jere Ross, Scott Warchol, Roger Tracy, Craig Lefebvre. Also attending on behalf of the town: Patti McKenna, Code Enforcement and Roxanne Gardner, Code Enforcement Secretary. Other attendees: Tonja Lefebvre, Bonita Usher, Jamie Garland (Main-Land Development Consultants, Inc), Andy Kosusko (Great falls Construction) James Lowery, PE BH2M, Maria Chinchilla, Mr. Chinchilla, and other attendees who did not sign in on the sign in sheet.

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

**Appointments:**

- 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.

Craig made a motion that Roger Tracy recuse himself from the project for Commerce Drive after Roger suggested it because he was the original owner of this lot.— Map 9 Lot 27-1-4. Scott seconded the motion. The motion passed with a vote of 3-1 in favor with Roger Tracy abstaining.

Jamie Garland (Main-Land Development Consultants, Inc) with Great Falls Construction On behalf of-207 Landscaping conditional use application stated that the project is located on the Town of Buxton map 9, lot 27-1-4, and consists of approximately 3.29 acres of grassed field. The site is off Commerce Drive. The project proposes the development of a new 60 x 60 office building with a 60 x 60 attached garage. The project also proposes a paved parking lot with space for twenty-nine cars, thirteen trailers, and twelve material bays. When the board looks at the plan you will see we have made stalls big enough to fit a trailer and the truck. The building is to be served by a new private septic leach field and dug well. The subdivision proposes new underground electric lines sourcing from the pole located on Narragansett Trail. The proposed project does require Maine DEP permitting as well as stormwater law permitting which have been submitted and we are currently going through the process. There are two stormwater ponds on site, one in the central location of the property and one to the rear of the property. The property will have an underground subsurface wastewater disposal system as well as a private well located on site, and two fuel storage facilities for the equipment.

Jere asked if the applicant planned to do retail sales on the property. Mr. Chinchilla with 207 Landscaping stated yes, he plans to sell perennials, annuals, mulch, loam, wood chips, firewood, and arborist supplies.

Jere asked the applicant if he planned on processing firewood on site. The applicant answered yes. Jere stated that needed to be added to the application.

Scott asked the applicant where he was going to store the perennial, and annuals. The applicant stated that the plants were going to be stored on the porch area of the building there would be 30 to 40 plants for sale on the porch. Andy Kosusko (Great falls Construction) stated that the front porch area is 10ft deep to be able to store bags of mulch for sale undercover.

Scott asked the applicant how many employees there were. The applicant stated that he would have between 25 to 30 employees.

Scott asked the applicant what the operational hours would be. The applicant stated that the hours would be Monday through Friday 7:00am to 5:00pm with some Saturdays. Scott stated that he would suggest the applicant add Saturday now, so the applicant does not have to come back in front of the board.

Scott stated that looking at the plan for the building the roof color is charcoal, and the trim looks brown or charcoal trim. Andy stated that the trim is darker gray, windows are black, roof is charcoal grey metal roof, and the siding is going to be white. On the porch area there will be a true pine board and batten fashion with a solid white stain on it.

Scott stated that in the application the applicant is asking for amendment or waiver on signs, and he does not believe that is something the board can do, but the applicant should have three opportunities for signs. Andy stated that they were looking at doing the free-standing sign with a reader board and three smaller signs on the building. One right above the front door, one on the Commerce Drive in the gable of the building, and a similar sign that is on the Narragansett face of the garage building. We are asking for three smaller signs to aggregate to less than what the requirement is. The applicant is looking to reuse the signs from his prior business location.

Scott stated that on page 11-47 section 3.C.2.F Standard Note of our ordinance, there is a note in there that needs to be added to the plan set. The following standard note: The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions of approval. No change to the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.

Scott asked the applicant where they were in the process of getting state permitting. Jamie stated that they filed back in May with DEP for the wetlands impact as well as the stormwater law permit. Jamie stated that right now dealing with DEP is only online and you must wait till DEP assigns someone to you.

Scott stated that the applicant needed to submit the answers to the questions in section 10 and 11 of our ordinance.

Craig asked the applicant what they were planning to do with the current storage bins that are on the property. Jamie stated that they were going to reuse the bins, but they were going to be relocated to the spot that is shown on the plan to meet the required setback.

Craig stated that looking at the plans it looks like the well is outside of the exclusion zone. Jamie stated yes, the Fire Chief provided comments with the bulk fuel storage on site. He will need to look at the plans and do some reconfiguration with the placement of the well.

Jere asked the applicant to show on the plan where the designated handicap parking will be located.

Craig stated that the dumpster pad needs to be fenced in because it is visible to 202.

Jere stated that the applicant would need to apply for a permit for manufacturing processing the firewood plus the two 500-gallon fuel tanks would need to be approved by the State before they are installed.

- James Lowery, PE BH2M - On behalf of- MFOO Properties LLC- Preliminary Subdivision Application-6-Unit Condominium Complex-Spruce Swamp Road- Map 8 Lot 14.

James Lowery, PE BH2M - On behalf of- Brian Plowman and MFOO Properties LLC stated that the project is a 6-unit condominium complex off Spruce Swamp Road just past Libby Drive. The overall parcel of this project is just over twenty-three acres; Sebago Technics has done a wetland delineation a couple of years ago for the previous owner. James went over the wetlands on the preliminary plans with the board. James stated that the three buildings are 39x46, each building will have two units. The units are situated to have a couple of bedrooms, and a garage. There is space in the driveway right out front for additional parking. The access entrance and the access drive will be 24ft in width and paved. James stated that they have prepared a stormwater management report, done the calculations, and has a detention basin at the east corner of the site that will discharge back out towards Spruce Swamp Road. On the plan shows three wells around the site, one for each building, three septic tanks that are located behind the building.

Craig stated that each building will have a tank but there will be only one septic system. James answered yes. Craig asked the applicant if each unit would be sold individually. James answered yes. Craig asked how that is going to work with the septic system when something fails. James stated that typically with a condominium you are buying just the

inside of your structure and there may be some limited common elements outside that you have direct control over other than that the condo association will be responsible for septic system, detention basin, stormwater, or maintenance. Craig stated that he would like to see more details on what the condominium association is responsible for. Jere stated that the board would need a copy of the condominium association by-laws.

Scott asked the applicant if the units were going to be two floors. James stated that the garage would be at ground level with a utility mechanical space and then essentially two living spaces above that.

Jere stated that the previous owner dug a large hole in the property and wanted to know if the hole had been taken care of. James stated that the hole is still there open on the property and in the area that they are proposing for the stormwater basin.

Scott asked the applicant if the units were going to be sprinkled. James stated that he would need to talk with Brian but does not feel that would be Brians first option, but he would presume that the Town has other fire protection standards he would need to meet. Patti McKenna stated that the options would be an inground water cistern or sprinkling.

Scott stated that a gang mailbox would need to be added to the plans. Scott stated that the applicant might want to put a designated place for the trash containers to go for pick up on the site plan. Scott asked about snow maintenance. James stated that there was an extended space at both ends of the road where the snow could be pushed.

Scott stated that the applicant needed to submit the answers to section 10 of the zoning ordinance.

Scott asked what the cost of the condominiums would be. James stated that he did not know.

Craig asked the applicant for an update septic plan and site plan to show the latest updates. James stated he would submit updated septic and site plan so they were consistent.

Craig made a motion to do a site walk for – MFOO Properties LLC- Preliminary Subdivision Application – 6-unit condominium complex – Spruce Swamp Road- Map 8 Lot 14 on August 4,2025 at 6:00PM. Roger seconded the motion. The motion passed with a vote of 4-1 in favor with one abstained.

Jere made a motion to amend the motion to do a site walk for – MFOO Properties LLC- Preliminary Subdivision Application – 6-unit condominium complex – Spruce Swamp Road- Map 8 Lot 14 on August 4,2025 at 6:00PM and a rain date of August 5,2025 at 6PM. Craig seconded the motion. The motion passed with a vote of 4-0 in favor.

**CEO Report:**

None currently.

**Minutes:**

Scott made a motion to approve the July 14,2025 meeting minutes as written. Roger 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 holding an election of officers. After the discussion, the board agreed to hold the elections at the next planning board meeting held on August 11,2025.

**Attendees may address the Board:**

None requested to speak to the Board.

**Adjourn:**

Jere made the motion adjourn at 7:54 PM. Roger seconded the motion. The motion passed with a vote of 4-0 in favor.

Date Approved: 8/25/2025  
Signed: Jere Ross  
Jere Ross, Chairman

**Next meeting** – August 11,2025