

**Town of Buxton
Planning Board Minutes
August 11, 2025**

Minutes by: Patti McKenna

Members present: Jere Ross, Scott Warchol, Craig Lefebvre. Roger Tracy was absent. Also attending on behalf of the town: Patti McKenna, Code Enforcement. Other attendees: Tonja Lefebvre, Austin Fagan, George & Marsha Forrest, Henry Huntley and Cliff Thomas.

Chairman Jere Ross called the meeting to order at 7 pm

Appointments: Austin Fagan BH2M on behalf of- George & Marsha Forrest - Something Else LLC- Conditional Use Application- for Auto Repair Shop - 7 Tahdin Lane - Map 5 Lot 13-2.

Austin Fagan spoke on behalf of the applicants. He explained to the Board that they are applying for a part time auto repair garage. The shop is already there, the parking is already there. Austin passed pictures to the board which he says indicates the existing gravel parking area has capacity the required 5 spaces of parking.

Scott Warchal asked what is the size of the garage? George Forrest responded it is 20' x 30'. Scott asked how many work spaces. George stated one. Scott asked if any repairs would be done outside of the building. George stated no. Scott asked if George was doing this business by himself. George stated he will be the only employee. Scott asked what would his intended hours be. George stated he wants to work Friday, Saturday and Sunday from 8 a.m. to 8 p.m. Scott asked what type of vehicles he will be working on. George stated residential gas and Deisel powered vehicles. Scott asked what if any fluids would he be storing on site. George stated there would be engine oil, brake fluid, coolant, power steering fluid and break cleaner.

Craig Lefebvre asked if the Board thinks the existing septic system should be shown on the plan? Jere Ross asked if there is bathroom facility in the garage. George stated no, if he would be using the facility in his house. Jere thought in that case the plan doesn't need to show the septic.

Craig stated he's sure he saw the letter from Patti regarding a dumpster and screening? George responded yes.

Craig asked if the plan shows the existing garage is located partially within the hammerhead in the upper inside corner. Jere followed up with the question, are they accessing the property by the side of the hammerhead. George responded yes to both questions.

Jere asked if he is licensed to do inspections by the State. George stated no but he would like to be. Jere asked if he had a lift. George responded yes.

Jere asked how many vehicles he would be working on at once. George responded 5. There was discussion that it should probably be limited to the number of parking spaces they have. Austin stated that they will amend the plan to show the parking spaces. They will get us an updated parking plan.

Jere asked if he was confident he is far enough away from his neighbors that impact wrenches and noise won't be a problem. George stated he believes that will not be a problem.

Scott asked if they could show the width of the road on the plan. Austin stated that the right of way is 50 feet wide, and yes, he can show the width of the road. Scott states it looks like some of his parking is in the right of way. Austin states that based on the location of the garage, likely there will be some parking within the right of way. The right of way is owned by the Marshes and their family and is the access to the lot. Scott asked if this is the actual hammerhead? Austin said it wasn't. Marsha Forrest stated that the hammerhead is at her sister's. They can get comments from the Fire Dept. Jere suggested speaking to Chief Schools for comments.

Scott Warchol made the motion to hold a site walk at George & Marsha Forrest - Something Else LLC- Conditional Use Application- for Auto Repair Shop - 7 Tahdin Lane - Map 5 Lot 13-2 on August 25, 2025, at 6 p.m. before the regularly scheduled meeting. Craig Lefebvre seconded. The motion passed with a vote of 3-0 with 2 absent.

CEO Report:

Patti McKenna reported that she has been working with the Board of Selectmen on a consent agreement to clean junk from a property in violation at 25 Depot Street. The Selectmen are accepting bids to clean up the property until August 27. At that time the Selectmen will decide how to move forward.

None currently.

Minutes:

The Board will vote on the July 28, 2025 minutes at the next meeting.

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 25, 2025, when there is a full membership.

Attendees may address the Board:

None requested to speak to the Board.

Adjourn:

Jere made the motion adjourn at 7:15 PM. Craig seconded the motion. The motion passed with a vote of 3-0 in favor with 2 absent.

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

Next meeting – August 25, 2025