Town of Buxton
Planning Board Minutes
August 24,2026

Minutes by: Roxanne Gardner

Members present: Craig Lefebvre, Jere Ross, Roger Tracy, Scott Warchol, Travis Letellier. Also attending on behalf of the town: Roxanne Gardner, Code Enforcement Secretary. Other attendees: Selectmen Beverly Young, Mitchell Weeman, Erica Thompson, Cliff Thomas.

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

Appointments:

Finding /Decision for -Northeast Civil Solutions Troy McDonald - OBO Ian Blake – 13 Viola Lane – For reviewing road specs- Section 10.1 – Map 8 Lot 40. Signing final plans for road.

Craig Lefebvre read the conditions of approval for Northeast Civil Solutions Troy McDonald - OBO Ian Blake – 13 Viola Lane – For reviewing road specs- Section 10.1 – Map 8 Lot 40. Signing final plans for road.

CONDITIONS:

1. All elements and features of the application and all representations made by the applicant concerning the development and the use of the property which appear in the record of the Planning Board proceedings, are conditions of the approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.
2. The applicant must meet all the requirements and conditions listed in the application and in section 10.1.B of the Zoning Ordinance.
3. The applicant adds 10.1.B.2 note to site plan. The plan must contain the following notation: "The access road shown on this plan is not dedicated to the Town of Buxton. The responsibility for maintenance and plowing the access road is that of the owners of the lots served by the access road. If the access road is ever proposed for acceptance as a town road or public easement, the owners of the lots served by the access road must construct the road to the then current road construction and/or acceptance standards of Article 12. Planning Board approval of an amendment to this plan must also be obtained prior to dedication of the access road."

On July 27,2026 Scott Warchol made a motion to approve the access road plan submitted by Northeast Civil Solutions by Troy McDonald OBO Ian Blake for 13 Viola Lane Map 8 Lot 40 with a condition that section 10.1. B.2.be added that it will <u>not</u> be a private road. Craig Lefebvre seconded the motion. The motion passed with a vote of 3-0 in favor.

Craig Lefebvre stated that it will be a private road and to please take out the (not) from the sentence.

Scott Warchol made a motion to approve the Findings/Facts for -Northeast Civil Solutions Troy McDonald - OBO Ian Blake – 13 Viola Lane – For reviewing road specs- Section 10.1 – Map 8 Lot 40 With the amended note. Travis Letellier seconded the motion the motion passed 5-0 in favor.

The Planning Board will sign the site plans at the end of the meeting.

CEO Report: None currently.

Approval of Minutes:

Jere made a motion to approve the May 26,2026 meeting minutes as written. Travis seconded the motion. The motion passed with a vote of 3-0 in favor. Scott Warchol and Roger Tracy were absent from the meeting.

Scott Made a motion to approve the July 27,2026 meeting minutes as written. Travis seconded the motion. The motion passed with a vote of 3-0 in favor. Jere Ross and Roger Tracy were absent from the meeting.

Approval of Bills:

None currently.

Communications:

Copy of letter that was sent to the Board of Selectmen – to consider adopting a moratorium on data centers:

Craig stated that there was a copy of the letter that was sent to the Board of Selectmen in the Code Office if anyone was interested in reading the letter.

Maine Town & City Magazine July 2026 issue. (Copy in Code Office):

Craig stated that there was a copy of the Maine Town & City Magazine in the Code Office if anyone is interested.

Scott asked if there was an update on the data centers. Scott stated that last Wednesday at the Selectmen's meeting they stated that they were going to talk about it. Roxanne Gardner stated that she had not received or heard that there was an update.

Other Business:

Election of Officers:

Scott Warchol Nominated Craig Lefebvre for chairman. Roger Tracy seconded the nomination. The Nomination passed 4-1 in favor with Craig Lefebvre abstaining.

Craig Lefebvre nominated Scott Warchol for co-chair. Jere Ross seconded the nomination. The Nomination passed 4-1 in favor with Scott Warchol abstaining.

Scott Warchol nominated Roger Tracey as a treasurer. Craig Lefebvre seconded the nomination. The Nomination passed 4-1 in favor with Roger Tracy abstaining.

Craig Lefebvre nominated Travis Letellier for secretary. Scott Warchol seconded the nomination. The Nomination passed 4-1 in favor with Travis Letellier abstaining.

Discuss possible future zoning changes.

Tabled till next Planning Board meeting.

Scott Warchol stated that the State is adding a lot of regulations to the various communities on what we can and cannot do to allow for housing. Scott stated that the Town Lawyer had spent quite a bit of time going through it and he had started to go through it, but he really needs to print out the various LD'S, to understand further what they are. Scott stated that he would suggest sometime this fall, the board could take a couple for each month and go through them.

Craig Lefebvre stated that would be a good idea. Craig stated that he had read them and had to stop a few times to do something else because he could not focus on just that. It was too much information all at once. Scott stated that the State is taking away a commercial zone and making it a mixed zone. Scott stated that it is unfortunate, but there are a few other things that he does not know if he would even be in favor of passing.

Jere Ross stated that the amendments would not be put onto the floor until the Town meeting in June. Craig stated that the board had 10 months to get through them.

Scott stated that he did not know the status of data centers. Scott stated that there was a Select person attending tonight's meeting who would like to speak. Scott stated that he does not know if our letter going to the Select board or if someone was to come in, does it become retroactive or not. Scott stated that a moratorium would not really exist seeing our comp plan is not consistent with the zoning ordinance. Scott stated that he has started drafting notes for data center ordinances. Scott stated that he has been meaning to reach out to MMA to find out if there is going to be a list or portal showing other communities who are doing their ordinances because there is really no sense of reinventing the wheel if others are doing it.

Roger Tracy asked how big a small data center is. Scott stated that there is a data center in Brunswick and that building is a third of what the Bar Mills fire station is.

Attendees may address the Board on the evenings business:

Erica Thompson 162 Spruce Swamp Rd stated that she would like to get more information on the development going in on Spruce Swamp Road. Jere stated that it had passed. Erica asked if there was any information on when the project was going to start. Jere stated that it is up to the applicant. Jere stated that the entire file with the plans where in the Code Office if Erica would like to look at it. Erica stated that she was not aware that there was even anything going on in there. Scott asked if Erica was an abutter. Erica stated that she was not an abutter. Erica stated that there are a lot of kids on the road and more people are using Spruce Swamp as a pathway and she is worried about the speeding. Jere stated that one of the conditions was adding a stop sign at the top of the hill. Craig stated that a stop sign would be added if Public Works deems it necessary. Erica stated that there was talk about having it paved from the top of Spruce Swap Rd East to the property line of the development. Scott answered no that was not one of the conditions.

Jere stated that it is a town road and we cannot make the applicant pave a Town road. Jere stated that the applicant's property would be paved, and we stated to them at the meeting that they knew that Spruce Swamp Rd was a dirt road, and it might be maintained as a dirt road for the foreseeable future. Jere stated that there is no guarantee from the Town that they were going to pave Spruce Swamp Rd.

Craig stated that he was down by the property on Thursday and nothing had been done.

Roger Tracy gave Erica a copy of the Spruce Swamp site plan.

Jere made a motion to adjourn at 7:24pm. Roger seconded the motion. The motion passed with a vote of 5-0 in favor.

Date Approved: 9-14-26

Signed: ______________________

Craig Lefebvre, Chairman

Next meeting – September 14,2026