

**Town of Buxton**  
**Planning Board Minutes**  
**May 27, 2025**

**Members present:** Jere Ross, Craig Lefebvre, Scott Warchol, Heath Knight. Also attending on behalf of the town: Patti McKenna, Code Enforcement Officer, Other attendees: Tonja Lefebvre, Henry w. Huntley, Todd Libby, Tanner Goodine (Sebago Technics), David Gray, Jeane Gray, Natacha Uwimana, Monia Mukiza, Pamela Mukiza. Roger Tracy was absent from the meeting.

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

Scott Warchol made a motion to open the public hearing at 7:00 pm for the **Application for Conditional Use- Todd Libby – Libby’s School of Taekwondo – 400 Narragansett Trail- Map 10 Lot 1 & 2.**

Todd Libby was present to explain his application. He is asking to provide taekwondo classes during the hours of Monday through Saturday from 10 a.m. – 8 p.m. He is working with the owner of the building about the sprinkler system requirement.

Hearing no comments from the public, Scott Warchol made the motion to close the public hearing at 7:05 pm. Craig Lefebvre seconded the motion. The motion passed with a vote of 4-0-1 in favor with 1 absent.

Jere Ross read the standard conditions of approval and made the motion that the applicant has met the standards for section 8.2.b and 10. Craig Lefebvre seconded the motion. The motion passed with a vote of 4-0-1 in favor with 1 absent.

The Board discussed the following conditions to be placed on the application:

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. That the applicant be in compliance with all applicable provisions of Article 8.2.B and 10 of the Buxton Zoning ordinances.
3. All outstanding bills be paid before the Conditional use permit is issued.
4. A conditional use permit secured under the provisions of Article 8 shall expire if the work or change involved has not commenced within two years of the date on which authorization is given.
5. The creation of a third use at this property requires the entire structure to be sprinklered, prior to occupancy being issued for the third use.
6. The electrical deficiencies in the use on the first floor of this building use must be corrected, inspected and be in compliance prior to occupancy permit being issued.
7. An occupancy inspection and permit are required from the code enforcement office prior to opening for business.

Jere Ross made the motion to approve the application with the conditions listed above.

Scott Warchol made the motion to accept the findings as drafted with the addition of the above conditions. Heath Knight seconded the motion. The motion passed with a vote of 4-0-1 in favor with 1 absent.

**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 the original subdivision was approved in November of 2024, and they are here before the Board to amend the subdivision to include an easement over lot 2 to access lot 3. They felt this access would be better to be constructed on upland over lot 2 than crossing a stream on lot 3.

Scott Warchol asked if they have received DEP approval for the easement and do we have a copy of it? Tanner stated yes and it has been provided as part of the application. Scott asked if they could identify the purpose of the easement on the plan. Tanner said they can.

Can they add the fire easement back to the plan?

Jere Ross asked if the square footage for the easement had been deducted from lot 2. Tanner states that it has and points out where that information is located on the plan, and a proposed deed for the easement has been provided.

David Gray spoke about the Fire Chief's comments regarding the fire pond. They intend to dig the existing pond deeper and put a hydrant in. If lot 6 decides to build before the hydrant is in, they will have to sprinkle the house. Scott asked about the elevation difference between the pond and the top of the road. David Gray responded that they are going to dig the pond lower to satisfy the Fire Chief. The location of the pond and hydrant will be added to the plan.

David Gray asked how big of an easement do they want for the fire hydrant? Jere suggested he contact the Fire Chief for that answer.

There was discussion about whether a performance guarantee is needed for the construction of Misty Lane according to section 13.6 of the ordinance. David Gray stated that it wasn't part of the conversation for the original subdivision.

After discussion the Board agreed that a type of performance guarantee is required per section 13.6.

**Monia Mukiza-Representing Tamaki Farm LLC- For a Housing Sketch Plan Submission- 95 Back Nippen Rd- Map 4 Lot 48-A** – Monia spoke about the pre-application request. She stated that the objective is to create 5 more houses on this lot and to understand what will be required as part of the application process. Scott Warchol stated they will have to meet the subdivision requirements of section 13 of the ordinance. Jere Ross stated that if they intend to



construct smaller homes, the minimum size for a house by our ordinance is 480 square feet. Monia is asked what her background is in developing land. She works for Atlantic Capitol. The board will have staff send Monia the subdivision application, section 13 and 11 for cluster development and the checklist for subdivision. She can use that as a guide to submit an application for this project. Scott Warchol suggested that they hire a professional to assist in this application.

**Natacha Uwimana- Application for Conditional Use-Daycare-288 Pease Rd- Map 9 Lot 11-8** – Natacha spoke to explain her application. She is requesting a daycare for up to 12 children, ages 0-3 with the hours of 7 to 6:30 Monday through Friday. She will have 2 full-time employees and 1 part-time employee.

Jere Ross asked if the modular was separate from the house. Natacha replied, yes. It will have plumbing but no kitchen. They provided a septic design. Natacha was informed she would need to get a building permit to place the structure. She understood that.

Scott Warchol requested that the site plan show the neighbor properties and their well locations.

Jere Ross stated that DHHS license will be required, and a copy of that license will be required to be provided to the town.

Craig Lefebvre stated that the site plan doesn't have dimensions. He would like to see dimensions on the buildings and parking area, and to show the wells on neighboring properties, and how close the addition is to the existing house.

The parking was discussed. Section 10 requires 1 space for each 2 children. With 12 children, 6 spaces meet the requirements of the ordinance. Heath Knight stated that in the application it is noted that there would be 10 spaces in total on the property. Can they please show the existing spaces on the site plan and the proposed new parking spaces.

The Board informed Natacha that once the requested additional information is received, she can come back to the Board for further review of the application.

#### **CEO Report:**

Patti stated that she has no report at this time.

#### **Minutes:**

Scott Warchol stated that there is one statement that needs to be added to the May 12 minutes. On page 2, after the sentence that the applicant agrees to remove note 9, it was stated that they would add 2 septic reserve areas to the plan for each of the new lots. With that correction Scott motioned to approve the May 12, 2025, minutes. Craig Lefebvre seconded the motion. The motion passed with a vote of 4-0.1 in favor with 1 absent.

#### **Bills:**

Scott made a motion to pay Portland Press Herald \$40.70 for public hearing legal ad. Craig seconded the motion. The motion passed with a vote of 4-0-1 in favor with 1 absent.

**Communications:**

The Town of Gorham is having a meeting on June 16 to review a subdivision application where the access road is in Buxton, with all of the lots in Gorham. The Board had questions about who plows that section of Deering Road and who would be maintaining the section of road in Buxton.

**Other Business:**

**Attendees may address the Board:**

Henry Huntley asked some clarification questions on the applications reviewed this evening.

**Adjourn:**

Scott made the motion to adjourn and enter into a workshop at 8:15 PM. Craig seconded the motion. The motion passed with a vote of 4-0-1 in favor with 1 absent.

The workshop discussion was about the Board requiring peer reviews on applications.

Date Approved: \_\_\_\_\_

Signed: \_\_\_\_\_

Jere Ross, Chairman

**Next meeting** –Monday June 9, 2025 in the small conference room.