

## **February 16, 2017 PUBLIC MEETING REGARDING CHANGES TO THE VILLAGE ZONE IN BUXTON, ME, Location: Main Conference Room – Buxton Town Hall**

Present: Selectman Chairman Cliff Emery; Selectman Board Member's Dennis Santolucito, Chad Poitras, Mark Blier; Planning Board Chair Jeremiah Ross; Board of Appeals Chair Steve Heroux, Business District Focus Committee\_Chair Laurie Warchol

Chairman Emery opened the public meeting at 7:00 p.m. Mr. Emery presented opening remarks and explained the reason for the meeting, provided a brief history of the Village Zoning and encouraged public input. There were approximately 45 residents present.

Several residents for the various Village Zones (6) presented their concerns and desires regarding future development in the Village Zones. The public comments primarily focused on issues relating to the impact of new development on the existing properties and residents in the zone.

Common concerns were expressed regarding the following:

- More primary input on businesses that take away from residential setting, e.g. body shops, garages
- Noise from automobiles, delivery vehicles and service vehicles
- Excess lighting impacting residents' homes in the area.
- Ground water contamination from fuel and chemical spills
- Large building that may be no longer used in the future when the nationally based owners change their business model or the business is no longer profitable
- No fast food or drive businesses or drive up windows

Several residents expressed an interest in the following:

- Locally owned businesses
- Small businesses
- Visually appealing buildings (New England standards of construction)
- Sustainable businesses
- The need for Village specific zoning and standards for each Village Zone
- Allowing large box retail like Market Basket and Taco Bell along Route 22 and 202

Planning Board Chair Jeremiah Ross explained the role of the Planning Board in the development process and reminded the attendees that the role of the Planning Board is to ensure development meets the current zoning ordinances. Mr. Ross clearly stated the Planning Board does not choose sides in the process of reviewing applicants.

Board of Appeals Chair Steve Heroux explained the permitting process and the role of the Board of Appeals.