

Town of Buxton
Planning Board Minutes
February 12, 2024

Minutes prepared by Patti McKenna

Chairman Keith Emery called the meeting to order at 7 p.m.

Members present: Chris Baldinelli, Jere Ross, Craig Lefebvre, Roger Tracey. Also attending on behalf of the town: Patti McKenna, Code Enforcement. Others in attendance: Cliff Thomas, Scott Warchol, Henry Huntley, Andrew Morrell from BH2M.

Appointments:

Subdivision sketch plan application - Field View Farms - Pease Rd - 14 Lot subdivision - Dearborn Family LLC - BH2M - Map 9 Lot 23. Andy Morrell from BH2M spoke on behalf of the applicant. He explained that this is a sketch plan for Dearborn Family LLC for a 14-lot cluster subdivision development. This is a 44-acre parcel in the Residential zone. The proposed road is 1500 lineal feet in length and proposed to be a public road. The lots will be served by underground electric as well as private well and septic systems. The lots range in size from 1 acre to 3 acres. The intent of the larger lots was to take advantage of the high spots and have longer driveways. They plan on providing a cluster mailbox. They intend to sprinkle the homes.

Keith Emery suggests that the hammerhead be installed on the right because they plow to the right.

Jere Ross asks about test pits. Andy states that will have a test pit shown for every lot. Jere asked why the abutters are listed as a note at the top. Andy stated it was easier due to save room. Jere asked if they could submit a sketch showing a conventional plan as the ordinance requires for cluster developments.

Andy states he will make sure each lot meets the buildable area requirement and minimum density.

Jere asked if there are any wetlands. Andy states he doesn't believe so, but they have hired Mark Hampton to do a wetland delineation and will be included in the plan.

Jere asked if they would have a homeowner's association. Andy responded that they would, similar to the subdivision on Waterman Road. He will provide that when they are further along in the project.

Chris Baldinelli asked if he has touched base with the Fire Chief if they intend to sprinkle the homes. CEO McKenna stated that the plan has been forwarded to the Fire Chief for his input. Along with other departments.

Wyatt Properties – Narragansett Trail – Map 8 Lot 25-1A – Conditional use sketch plan preliminary for warehouse buildings. While Andy Morrel who represents this project is present, the board briefly discussed the building design standards. This design of the proposed building was handed out at the last meeting. The owner of the property asked for input from the Planning Board. The Planning Board suggested that the applicant have the building designer review the building design standards of our ordinance.

CEO Report: CEO McKenna passed out a spreadsheet of all current outstanding violations and updates on the progress of previous and existing violations on record.

Approval of Minutes: Chris Baldinelli made a motion to approve the minutes of January 22, 2024 as written. Craig Lefebvre seconded. The motion passed with a vote of 4-0 in favor with Roger Tracy abstaining as he was not in attendance that evening.

Approval of Bills: There were no bills

Communications:

Maine Town and City is available if anyone wants to read it.

Other Business:

The Board reviewed the proposed zoning changes that we have been working on. Some minor changes were made to the proposed LD 2003 ordinance amendment. The Board agreed to a definition for industrial equipment repair business. The Board discussed the proposed private road standards and asked CEO McKenna to send the draft back to the town attorney and against her advice not to move forward with this change, they want to move forward with it and asked for her input. The Board reviewed the proposed amendment that will limit the number of medical marijuana dispensaries to three in town.

Jere Ross made the motion to hold a public hearing on proposed zoning changes on March 11, 2024, at 7 p.m.

CEO McKenna stated that the town was recently notified that the FEMA flood maps have been updated and that towns have to adopt flood plain management regulations to be consistent with state and federal regulations. If the town does not enact the required regulations the town will be suspended from participation in the flood

insurance program . She is working on the changes and believes that we have time to get this done before the June town meeting and before the July deadline.

Attendees may address the board: Scott Warchol asked to speak. He stated that as we discussed at the last meeting in the discussion of LD 2003, that the comprehensive plan does not correspond to the ordinance in the Village zoning district. He is opposed to taking these changes to public hearing. He feels that the state mandating that the town cannot require additional parking for an accessory dwelling will become a problem that could cause people to be parking in the road. The Board collectively disagreed that should be a reason not to bring this to the townspeople to vote on as mandated by state law.

Henry Huntley stated that he is in favor of where the Board is going with private roads. He asked what does potable water mean, does that mean untreated water, or treated water? CEO McKenna states the Potable water is water that meets public drinking water standards. It can be treated water or untreated water.

Adjournment: Chris Baldinelli made the motion to adjourn the meeting at 8:48 p.m. Craig Lefebvre seconded. The motion passed with a vote of 5-0 in favor.

Date Approved: _____

Signed: _____

Keith Emery, Chairman