

Minutes
HERMON PLANNING BOARD
Public Safety Building
June 21, 2022 – 6:30PM

1. CALL TO ORDER BY CHAIRPERSON

Ed Marsh called the meeting to order at 6:30PM

2. ROLL CALL- Appoint Alternate Member(s) if necessary

Members Present: Ed Marsh, Joshua Pelletier, Gary Gerow, Jeremy Snow, Deborah Whitman, and Jaylyn McCue

Members Absent: None

Others Present: Code Officer Jessefa Murphy, Deputy Clerk Angie Ireland, and 7 guests

3. CONSENT AGENDA- Approve minutes of the May 17, 2022 meeting

Joshua Pelletier moved to approve the Consent Calendar as presented. Deborah Whitman seconded the motion. Motion passes unless doubted.

4. PUBLIC ITEMS OR COMMENTS (Items Not Already on Agenda)

Deb Langille 368 Billings Rd– Questioned what to do with population increases, building sizes of schools when you're running out of room. Our plan was to take three years to finish and we're not making any changes for three years. So, we're kind of wondering what do we do in the meantime, with all the increase in the population? Do you guys have any ideas? What to do in the meantime, or have ideas for us that I can report back to the party?

Ed Marsh: The planning board goes by the Comprehensive Plan, the charter and the zoning ordinances that we have currently. If the town council wanted to look at something we would have to react to that. At the present time there are no restrictions.

5. PUBLIC HEARINGS

- A. PB 22-011 Contract Zone Change** – Libby Michaud is seeking a Contract Zone Change for a redemption center to operate at 534 Fuller Road, located on Map 41, Lot 88

Chair Ed Marsh opened the public hearing at 6:33PM. Public comments were given.

Libby Michaud 534 Fuller Rd: Looking to open a redemption facility at her home and run the business out of an existing barn. She has plans to renovate the barn to state standards and use an existing outside structure for extra storage if needed, as well as widen the end of the driveway to make it more accessible. Interested in eventually promoting fundraising events within the community.

Christopher Gray 512 Fuller Rd: Stated concerns about whether there will be a noise increase that comes along with the business.

Jennifer Violette 181 Fuller Rd: Previously ran Hermon Family Redemption and has been communicating with Libby regarding the ins and outs of running a redemption business. She believes that Libby will keep a clean business and work with neighbors so that it will work for everybody.

Albert Johnston 527 Fuller Rd: Concerned about an increase in traffic and believes that it will make snow plowing hard.

Close Public Hearing

Chair Ed Marsh closed the public hearing at 6:45PM

6.

SCHEDULED AGENDA ITEMS

New Business

Act on New Business:

- A. PB 22-011 Contract Zone Change** – Libby Michaud is seeking a Contract Zone Change for a redemption center to operate at 534 Fuller Road, located on Map 41, Lot 88

Jaylyn McCue: What are you going to do with the acreage in the back of the property? If you're successful, what are your plans with increased traffic?

Libby Michaud: Has no plans for that part of the property or intentions of developing anything else soon. We are planning to design some sort of drop off bins to reduce the amount of traffic at one time.

Marshal Walsler: Believes that once the driveway is widened there will be enough room for multiple vehicles at once and is long enough for the vendors to pull in easily for pickup.

Jaylyn McCue: This is probably better directed at you (Jennifer Violette) because they're new. How did you deal with the vendors with the trucks that came to pick up?

Jennifer Violette: One of our vendors came out every week and the other vendor came every other week., it's just going to depend on how busy they are. I wanted to touch on the traffic thing too, at our busiest time on a Saturday afternoon we had at most three people in our driveway at the same time.

Deborah Whitman: Have you thought about your hours of operation?

Libby Michaud: We're thinking that we're going to keep our hours a little limited to weekends and towards the end of the week hours, possibly noon to 5:00 as well as trying the drop off bins.

Ed Marsh: Do you plan on any events with music? Will you have crushers for cans that will increase noise?

Libby Michaud: No, what I meant as far as fundraisers was more like boxes and bins for donations

Marshal Walsler: No, we will not have can crushers

Deborah Whitman: Were you (Jennifer Violette) aware of any issues with your neighbors as far as noise or any complaints?

Jennifer Violette: No, we never had any complaints.

Joshua Pelletier: My question is just as much for Jessefa (code enforcement officer) when it comes to lighting and signage, will they have to follow Res B?

Jessefa Murphy: Yes

Joshua Pelletier: When it comes to lit up signs or new lighting on the building, is it all downward type lighting?

Libby Michaud: Yes

Joshua Pelletier: It sounded like you (Jennifer Violette) had to bring in some additional storage. Do you (Libby Michaud) compare in size?

Libby Michaud: Yes, we have more room and we do have other buildings as well that we can utilize as well if need be.

Joshua Pelletier: What was the name you'll be using?

Libby Michaud: Hermon Family Redemption LLC.

Ed Marsh: We did have another applicant come in asking for a contract zone change, that one was denied. I want to bring them up because there is quite a difference, that was on a dead-end road that was off a road with numerous residences on it and the access road was not desirable is the easiest way to put it. This is on a main road and has points that are easily accessible. That was the difference was the site layout.

Jesse Murphy: For informational purposes, there can only be two redemption centers in Hermon, it's a state thing based on per capita of the town or city. One has already been taken this would be the second, which is why they're working on trying to get the transfer.

Joshua Pelletier moved to approve 22-011. Deborah Whitman seconded the motion. The motion passes. Motion 4-0.

Old Business

Act on Old Business:

- A. **PB 22-009 Preliminary/Final Subdivision plan for Newburgh Rd/Pendleton Dr.– W. L. Properties, LLC.** Represented by Artifex Architects & Engineers is presenting preliminary/final Subdivision plans of a proposed project to be located at Newburgh Rd/Pendleton Dr Map 11 Lot 15.

Ed Marsh: The act on old business, PB. 22 009 does not need to be taken up. That was taken up last week.

7. WORKSHOPS

8. CEO Items

9. PLANNING BOARD ITEMS

- A. Findings of Facts: PB 22-009 W. L. Properties, LLC, Final Subdivision plan for Newburgh Rd/Pendleton Dr (Cottage Lane)

10. FINAL PUBLIC ITEMS OR COMMENTS (Items Not Already on Agenda)

11. ADJOURN

Deb Whitman made a motion to adjourn the Planning Board meeting at 7:10PM. Josh Pelletier seconded. With no objection the council meeting was adjourned at 7:10PM.

Respectfully Submitted,

**Angela Ireland
Deputy Clerk**

If you require any assistance to fully participate in this meeting, please notify us at 848-1042 or write to the Town of Hermon, 333 Billings Rd, Hermon, ME 04401.