

**Minutes**  
**HERMON PLANNING BOARD**  
**Public Safety Building**  
**November 15, 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, Jeremy Snow, Deborah Whitman, Kyle Sullivan

**Members Absent:** Gary Gerow

**Others Present:** Code Officer Jessefa Murphy, Deputy Clerk Angie Ireland, Interim Town Manager Josh Berry, Town Clerk Kristen Cushman, Council Members: Steve Thomas, Ronald Murphy, Richard Cyr, Danielle Haggerty and John Snyder III, Fire Chief Cody Sullivan, Economic Development Director Scott Perkins and 4 Guests.

**3. CONSENT AGENDA- Approve minutes of the October 18, 2022 meeting**

**Jeremy Snow moved to approve the Consent Calendar as presented.**  
**Joshua Pelletier seconded the motion. Motion passes unless doubted.**

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

**Haily Keezer:**

- **Does Hermon have an ordinance for solar panels or solar farms?**
- **Is there an ordinance on radio towers?**
- **Does Hermon issue permits for electrical projects?**
- **Does Hermon issue commercial permits?**
- **Who oversees large commercial projects for the school department that require fire safety and monitoring?**

**Jessefa Murphy (Code Enforcement Officer) went over the answers to these questions and answered them via email as well.**

**Haily Keezer: When I moved to the Stone Farm development we received cluster mailboxes and I have noticed other developments popping up by the same contractor that are getting curbside mail and I wasn't sure why there's an inconsistency on the regulation of whether they can get curbside mail or rural boxes.**

**Ed Marsh: USPS has made the decision that they will not deliver to individual houses in subdivisions.**

**Jessefa Murphy (Code Enforcement Officer): There were a couple developments that had set up an address prior to the transition the USPS made. Stone Farm was addressed after USPS started to enforce the law.**

**Haily Keezer: Also, after the road was done in Stone Farm the building continued over time with heavy equipment being brought in that destroyed the tar leaving big divots and removing the top layer, which ruins the longevity of the road and then falls on the taxpayer. I'm wondering if there could be some sort of escrow account that the money gets set aside in until the development is done to hold the builder accountable.**

**Ed Marsh: The planning board states what roads will be placed, but it is up the code enforcement officer and the road commissioner to look at that and decide. That subdivision is tough because it has had so many phases and roads but typically they will put funds in escrow then put the base coat down and then come back for the final base.**

**Please see the complete video at [PlanningBoard|Hermon\(hermonmaine.gov\)](http://PlanningBoard|Hermon(hermonmaine.gov)) for all public comments.**

## **5. PUBLIC HEARINGS**

**No Public Hearings were scheduled.**

## **6. SCHEDULED AGENDA ITEMS**

**New Business**

**Act on New Business:**

**Old Business**

**Act on Old Business:**

## **7. WORKSHOPS**

**A. Workshop with Town Council**

**Ed Marsh explained to the Town Council members how the Planning Board meetings are conducted and how Planning Board members will look thoroughly into projects before they get brought in front of the board to be discussed or voted on.**

**Planning Board members and Town Council discussed the Solar Ordinance draft by going over some possible ideas that could be added to the draft to create a solid ordinance before publishing. There will be more conversation on the topic between the two boards in the future.**

## **8. CEO Items**

**Jessefa Murphy thanked the Town Council for coming to the meeting.**

**Jessefa Murphy proposed to move the Planning Board meeting scheduled for December 20<sup>th</sup>, 2022 to December 6<sup>th</sup>, 2022.**

**Joshua Pelletier made a motion to change the December 20<sup>th</sup>, 2022 meeting to December 6<sup>th</sup>, 2022. Jeremy Snow seconded the motion. Motion approved unless doubted.**

## **9. PLANNING BOARD ITEMS**

- A. Findings of Facts: PB 22-015 – Rear Lot Development Tax Map 009-005
- B. Findings of Facts: PB 22-016 – Subdivision Amendment Anna Baby Lane
- C. Findings of Facts: PB 22-003 – Multi Family Housing Tax Map 36 Lot 17

**Planning board items were moved to the next meeting December 6<sup>th</sup>, 2022.**

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

**Jaylyn McCue: How many on the planning board go to Town Council meetings?**

**Ed Marsh: Would the board feel more comfortable with a member of the planning board at the Town Council meetings?**

**Ron Murphy: I would like to see somebody from the board there that way we will know why votes were made the way they were.**

**Ed Marsh: We will work on having that happen, so that we can be there to help.**

**Greg Newell: When you send out notifications, what is articulated to abutters?**

**Jessefa Murphy (Code Enforcement Officer): I start out by saying that they are a landowner abutting this property, then include a copy of the public notice and if they have any questions, please feel free to reach out to me. We do send direct abutter notices through certified mail to ensure they are getting them.**

**11. ADJOURN**

**Jeremy Snow made a motion to adjourn the Planning Board meeting at 7:47 PM. Deborah Whitman seconded. With no objection the council meeting was adjourned at 7:47 PM.**

**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.