

Agenda
HERMON PLANNING BOARD
Public Safety Building
August 20, 2024 – 6:30PM

1. CALL TO ORDER BY CHAIRPERSON

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

2. PLEDGE OF ALLEGIANCE

Chair Ed Marsh led the audience in the Pledge of Allegiance.

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

Members Present: Curtis Bartram, Ed Marsh, Kyle Sullivan, Deborah Whitman, Joshua Pelletier, Greg Newell

Members Absent: Jeremy Snow - Excused

Others Present: Code Officer Jessefa Murphy, Deputy Clerk Keely Gonyea, and 22 guests

4. CONSENT AGENDA-

A. Consent June 18, 2024, Agenda

Ed Marsh to change the consent agenda to “Consent August 20, 2024, Agenda”. Ed Marsh to approve Consent Calendar as presented accepted unless doubted.

B. Approve minutes of the May 21, 2024

Deborah Whitman made a motion to approve the minutes of the May 21, 2024, meeting. Kyle Sullivan seconded the motion. Motion passes accepted unless doubted.

C. Approve minutes of the June 18, 2024

Kyle Sullivan made a motion to approve the minutes of the June 18, 2024, meeting. Curtis Bartram seconded the motion. Motion passes accepted unless doubted.

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

No public comments were given.

6. PUBLIC HEARINGS

- A. **PB 24-006** – Lindsay Norton is seeking site plan approval for a medical clinic located at 2423 Route 2, Tax Map and Lot 027-063-000

Chair Ed Marsh opened the public hearing at 6:32 PM. Public comments were given. The public hearing was closed at 6:33 PM.

- **Lindsey Norton, Carmel**

- B. **PB 24-007** – Andrea and Ryan Garland are seeking site plan approval for the raising of pigs located at 523 Wing Road, Tax Map and Lots 040-076-000 and 040-050-001

Chair Ed Marsh opened the public hearing at 6:33 PM. Public comments were given. The public hearing was closed at 6:57 PM.

- **Liam Garland, Wing Rd**
- **Andrea Garland, Wing Rd**
- **Mike Hachev, Nye Ln**
- **David Ramsey, Lily Ln**
- **Lawrence Severance, Nye Ln**
- **Barbara White, Caleb's Court**
- **William Mehrhoff, Lily Ln**
- **Patrick Littlefield, Wing Rd**
- **David Butler, Nye Ln**

- C. **PB 24-008** – Beauregard Maine Realty, LLC is seeking sketch plan and subdivision approval for a 4-lot subdivision located on Contractor Drive, Tax Map and Lot 023-061-000

Chair Ed Marsh opened the public hearing at 6:57 PM. Public comments were given. The public hearing was closed at 6:59 PM.

- **Amy Young, Plymouth Engineering**
- **David Cameron, abutter**

- D. **PB 24-009** – Clark Road Properties, LLC is seeking Zone Change approval from Residential B to Residential A for 326 Clark Road, Tax Map and Lot 049-002-000

Chair Ed Marsh opened the public hearing at 6:59 PM. Public comments were given. The public hearing closed at 7:01 PM.

- **Amy Young, Plymouth Engineering**

Close Public Hearing

7. SCHEDULED AGENDA ITEMS

New Business

- A. **PB 24-005** –Lindsay Norton is seeking site plan approval for a medical clinic located at 2423 Route 2, Tax Map and Lot 027-063-000

Deborah Whitman made a motion to approve PB24-005 based on the survey sketch provided in the application and on the condition that the applicant provide their DOT letter of approval and revised and finalized site plan prior to opening of the clinic. Kyle Sullivan seconded the motion. The motion passes 4-0.

- B. **PB 24-007** –Andrea and Ryan Garland are seeking site plan approval for the raising of pigs located at 523 Wing Road, Tax Map and Lots 040-076-000 and 040-050-001

Kyle Sullivan made a motion to approve PB 24-007 on the condition that the applicant reduces their permit application from stating 2 to 12 pigs to stating 2 to 6 pigs. Deborah Whitman seconded the motion. The motion passes 4-0.

- C. **PB 24-008** – Beauregard Maine Realty, LLC, represented by Plymouth Engineering, is seeking sketch plan and final subdivision approval for a 4-lot subdivision located on Contractor Drive, Tax Map and Lot 023-061-000

Kyle Sullivan made a motion to approve PB 24-008 on the condition that the Planning Board is giving preliminary approval on the sketch plan and tabling final approval for the subdivision to a later date. Deborah Whitman seconded the motion. The motion passes 4-0.

- D. **PB 24-009** – Clark Road Properties, LLC, represented by Plymouth Engineering is seeking Zone Change approval from Residential B to Residential A for 326 Clark Road, Tax Map and Lot 049-002-000

Deborah Whitman made a motion to approve PB 24-009
Curtis Bartram seconded the motion. The motion passes 4-0.

- E. **PB 24-010** - Clark Road Properties, LLC represented by Plymouth Engineering is presenting a preliminary sketch plan for a 9-lot subdivision located on the Clark Road, Tax Map and Lots 049-001-000 and 049-002-000

Deborah Whitman made a motion to approve PB24-010.
Curtis Bartram seconded the motion. The motion passes 4-0.

Old Business

8. WORKSHOPS

- A. Solar Ordinance

Jessefa Murphy: The ordinance committee met last month and revised the [solar ordinance] that was in front of you almost a year ago now. Basically, what had happened was the planning board recommended the ordinance to the council. Had a workshop with the council. I don't want to say the ordinance died there but it was held up with what do we want to do with large scale solar. So, the ordinance committee... wrote out that large scale solar will not be permitted in Hermon. It's not forever. It's for right now. If it changes five years from now and the town wants it, it's something that could come back on the table... It's in front of the attorneys right now getting reviewed with hopes of being in front of the Town Council in September... The attorneys are reviewing a little bit more closely on what the town's liability may be down the road. The town doesn't want it. So we've added that into a couple of the sections as well, just reiterated that. So, that's where it stands. Hope to have the approved version from the attorneys next week.

- B. Anthony Davis – Potential Zone Change to Residential B for rear lot development. Tax Map and Lot 056-036-000

Anthony Davis, Carmel: I'm Anthony Davis. I live in Carmel, but I have property out on Union Street in Hermon. I'm looking to put in possibly two back lots that will require a right of way between two pieces of property.

Jessefa Murphy: It's out on Union Street. It is split zone. So, I thought it best that Mr. Davis come in as a workshop item, kind of get the board's opinion on it before we put him in front for a zone change which would be planning board and council.

Ed Marsh: When you say rear lot, you do have frontage though?

Anthony Davis: There is frontage. My plan is to put a lot towards the Glenburn side, build a home there and eventually put a road to access the back property and put maybe one to two lots out there.

Ed Marsh: ...And it is Ag-Forestry, correct?

Jessefa Murphy: It is Residential B in the front, Ag-Forestry in the back. So, Ag-Forestry doesn't allow for rear lot development. So, if he zone changed it all to Residential B it would allow for that.

Ed Marsh: I don't see right off the bat any major issues. Your plan is single-family homes?

Anthony Davis: Yes. My initial plan is to take the frontage on that side and build a house and possibly sell it. And then build my own house on one of the back lots.

Ed Marsh:...I don't right off the top of my head, Jessefa, I can't see anything that would flag it.

Joshua Pelletier: I mean, zone changes have been difficult in the past and they always raise a lot of attention. But, these split zones are different. It cleans it up to be one zone so I don't see any red flags.

Curtis Bartram: I don't see any problems with it.

Kyle Sullivan: I've got no reservations.

Ed Marsh: I would say let's start the process.

9. CEO Items

A. Code Report – June and July

June Code Report

- For June we issued a total of 12 building permits, which equates to 2 Residential Homes and 10 Accessory permits (2 commercial accessory, 1 garage, 5 sheds, 1 residential solar, and 1 pergola) for a total of \$851,600 in new construction. We issued 3 plumbing permits made up of 3 internal permits.
- We finalized inspections on 3 new homes for the month of June. We have 126 total open building permits which equates to 61 Accessory, 47 New Home construction (Single Family, Manufactured, and 2-3 units, and multi-family 4+ units), and 18 commercial permits (includes commercial and commercial accessory) that will most likely be completed within the next 2 to 18 months.
- The 7 years average for new single-family homes built in Hermon is 37.0 per year. No subdivisions were submitted to the planning board for approval.

July Code Report

- For July we issued a total of 17 building permits, which equates to 2 Residential Homes and 15 Accessory permits (3 additions, 5 decks, 2 garages, 2 sheds, 2 residential solar, and 1 swimming pool) for a total of \$1,825,000 in new construction. We issued 6 plumbing permits made up of 4 internal and 2 Subsurface permits.
- We finalized inspections on 1 new home for the month of July. We have 134 total open building permits which equates to 72 Accessory, 46 New Home construction (Single Family, Manufactured, and 2-3 units, and multi-family 4+ units), and 17 commercial permits (includes commercial and commercial accessory) that will most likely be completed in the next 2 to 18 months.
- The 7 years average for new single-family homes built in Hermon is 37.0 per year. No subdivisions were submitted to the planning board for approval.

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

Public comments were given.

- Dana Hill, Streamside Avenue

11. PLANNING BOARD ITEMS

Ed Marsh:

- Expressed disappointment in the C&K Variety Application.

- Noted that the major conditions that the application was approved on have not been completed.
- Would like to know if it would be possible to revoke the conditional/temporary certificate of occupancy.
- In response, Jessefa Murphy stated that himself and Town Manager Stephen Fields met and will be sitting down with the Town's legal team to see what the town's options are.

Greg Newell:

- Wondering if new owners of a property on Wendy Acres Drive had cleared trees beyond their property line onto Old Stage Road property that it looks like the Town owns based off tax maps. In response, Jessefa Murphy said he will have to do some deed research to see if it is in fact town owned land or not.

12. ADJOURN

Kyle Sullivan made a motion to adjourn the meeting at 8:13 PM. Deborah Whitman seconded the motion. The motion passes accepted unless doubted and the meeting was adjourned at 8:13 PM.

Respectfully Submitted,

Keely Gonyea, Deputy Town Clerk

Please see the complete video at [Planning Board | Hermon \(hermonmaine.gov\)](https://www.hermonmaine.gov/planning-board) for all comments.

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 04402.