

Agenda
HERMON PLANNING BOARD
Public Safety Building
September 17, 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, Jeremy Snow, Kyle Sullivan, Deborah Whitman, Greg Newell

Members Absent: Joshua Pelletier – Excused

Others Present: Code Officer Jessefa Murphy, Deputy Clerk Keely Gonyea, and 12 guests

4. CONSENT AGENDA-

- A. Consent September 17, 2024, Agenda
- B. Approve minutes of the August 20, 2024

Deborah Whitman made a motion to approve the minutes of the August 20, 2024 meeting on the condition that the minutes are edited so that the address on item PB24-007 is changed from 523 Wing Road to the correct address of 532 Wing Road throughout. Kyle Sullivan seconded the motion. The motion passes accepted unless doubted.

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

No public comments were given.

6. PUBLIC HEARINGS

- A. PB24-011 – Child Evangelism Fellowship of Central Maine – Camp Jireh Day Camp, represented by Kathryn Boyington, is seeking Site Plan Amendment Approval, located at 2806 Route 2 Tax Map and Lots 026-120-000, 026-121-000, 026-119-001, 026-122-000.**

Chair Ed Marsh opened the public hearing at 6:31 PM. Public comments were given. The public hearing was closed at 6:33 PM.

- **Kathryn Boyington, Director of Camp Jireh Day Camp**

- B. **PB 24-012** – J & R Brown Enterprises, LLC is seeking Site Plan Approval for a legal nonconforming lot located at 2542 Route 2 Tax Map and Lot 027-112-000.

Chair Ed Marsh opened the public hearing at 6:33 PM. Public comments were given. The public hearing was closed at 6:35 PM.

- **Jamie Brown, of J & R Brown Enterprises, LLC**

Close Public Hearing

7. SCHEDULED AGENDA ITEMS

New Business

- A. **PB24-011** – Child Evangelism Fellowship of Central Maine – Camp Jireh Day Camp, represented by Kathryn Boyington, is seeking Site Plan Amendment Approval, located at 2806 Route 2 Tax Map and Lots 026-120-000, 026-121-000, 026-119-001, 026-122-000.

Kyle Sullivan made a motion to approve PB24-011 – Child Evangelism Fellowship of Central Maine – Camp Jireh Day Camp, represented by Kathryn Boyington, is seeking Site Plan Amendment Approval, located at 2806 Route 2 Tax Map and Lots 026-120-000, 026-121-000, 026-119-001, 026-122-000. Jeremy Snow seconded the motion. The motion passes 5-0.

- B. **PB 24-012** – J & R Brown Enterprises, LLC is seeking Site Plan Approval for a legal nonconforming lot located at 2542 Route 2 Tax Map and Lot 027-112-000

Deborah Whitman made a motion to approve J & R Brown Enterprises, LLC is seeking Site Plan Approval for a legal nonconforming lot located at 2542 Route 2 Tax Map and Lot 027-112-000 contingent on the applicant needing a gable dormer and a type of buffer by the road on Route 2 for inclement weather. Kyle Sullivan seconded the motion. The motion passes 5-0.

Old Business

- C. **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

Jeremy Snow made a motion to approve 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. Curtis Bartram seconded the motion. The motion passes 5-0.

- D. **PB 24-008** – Beauregard Maine Realty, LLC, represented by Plymouth Engineering, 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 – Beauregard Maine Realty, LLC, represented by Plymouth Engineering, final subdivision approval for a 4-lot subdivision located on Contractor Drive, Tax Map and Lot 023-061-000 contingent on confirmation from DEP that there is no Site Location of Development requirements for the lots and that no building permits will be issued until there is that confirmation from DEP. Deborah Whitman seconded the motion. The motion passes 5-0.

Please see the complete video at [Planning Board | Hermon \(hermonmaine.gov\)](https://www.hermonmaine.gov) for all old business and new business comments.

8. **WORKSHOPS**

9. **CEO Items**

A. Code Report – August

- **For August we issued a total of 3 building permits, which equates to 1 Residential Home and 2 accessory permits (1garage and 1 shed) for a total of \$628,000 in new construction. We issued 2 plumbing permits made up of 1 internal and 1 Subsurface permit.**
- **We finalized inspections on 5 new homes for the month of August. We have 132 total open building permits which equates to 72 Accessory, 42 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 within the next 2 to 18 months.**
- **The 7 years average for new single-family homes built in Hermon is 37.0 per year. 1 subdivision was submitted to the planning board for approval.**

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

No public comments were made.

11. **PLANNING BOARD ITEMS**

A. October Planning Board Meeting Date

Code Enforcement Officer Jessefa Murphy let the Planning Board members that he would not be available to attend the October Planning Board meeting as it was previously scheduled on October 15th, 2024. The Planning Board members discussed and agreed on moving the October meeting to October 22, 2024.

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

12. **ADJOURN**

Kyle Sullivan made a motion to adjourn the planning board meeting at 7:22 PM. Deborah Whitman seconded the motion. The motion passes accepted unless doubted.

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.