

Minutes
HERMON PLANNING BOARD
Public Safety Building
January 21, 2025 – 6:30PM

1. CALL TO ORDER BY CHAIRPERSON

Vice Chair Kyle Sullivan called meeting to order at 6:30PM.

2. PLEDGE OF ALLEGIANCE

Vice Chair Kyle Sullivan led the audience in the Pledge of Allegiance.

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

Members Present: Kyle Sullivan, Curtis Bartram, Deborah Whitman

Members Absent: Ed Marsh, Jeremy Snow, Joshua Pelletier, Greg Newell –
Excused

Others Present: Code Officer Jessefa Murphy, Appraisal Technician Gabriel Brady, Deputy Clerk Keely Gonyea, and one guest.

4. CONSENT AGENDA-

- A. Consent January 21, 2025, Agenda
- B. Approve minutes of the October 22, 2024, meeting
- C. Approve minutes of the November 19, 2024, meeting

Deborah Whitman made a motion to table the approval of the October 22, 2024 and November 19, 2024 meeting minutes due to lack of a quorum. Curtis Bartram 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. PB 25-001 – Griffin Management, LLC is seeking site plan approval for a commercial kennel with grooming services located off Lot 1 Contractor Drive, Tax Map and Lot 023-061-001

The public hearing was opened at 6:32PM. Public comments were given. The public hearing was closed at 6:37PM.

- **Adam Violet, Plymouth Engineering**

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

Close Public Hearing

7. SCHEDULED AGENDA ITEMS

New Business

- A. PB 25-001 – Griffin Management, LLC is seeking site plan approval for a commercial kennel with grooming services located off Lot 1 Contractor Drive, Tax Map and Lot 023-061-001

Code Officer Jessefa Murphy let the board know that according to section 3.2 of the Planning Board Bylaws that four members are needed for a quorum. Because only three members were in attendance, action on PB 25-001 was tabled for a future date.

- B. Old Business

8. WORKSHOPS

9. CEO Items

- A. Code Report – November
- For November we issued a total of 3 building permits, which equates 1 Commercial building, and 2 accessory permits (1 garage and 1 roof mounted solar array for personal use) for a total of \$232,000 in new construction. We issued 7 plumbing permits made up of 4 internal and 3 Sub Surface permits.
 - We finalized inspections on 4 new homes for the month of November, we have 141 total open building permits which equates to 85 Accessory, 37 New Home construction (Single Family, Manufactured, and 2-3 units, and multi-family 4+ units), and 19 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 approved by the town council as a public road.

B. Code Report – December

- **For December we issued a total of 3 building permits, which equates 1 Commercial renovation, 1 accessory permits (shed) and 1 single family home for a total of \$670,000 in new construction. We issued 3 plumbing permits made up of 3 internal permits.**
- **We finalized inspections on 0 new homes for the month of December. We have 144 total open building permits which equates to 86 Accessory, 38 New Home construction (Single Family, Manufactured, and 2-3 units, and multi-family 4+ units), and 20 commercial permits (includes commercial and commercial accessory) that will most likely be completed within the next 2 to 18 months.**
- **The 7-year average for new single-family homes built in Hermon has dropped to 32.4 per year. 1 subdivision was approved by the town council as public road.**

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

No public comments were given.

11. PLANNING BOARD ITEMS

12. ADJOURN

Deborah Whitman made a motion to adjourn the meeting at 6:43PM. Curtis Bartram seconded the motion. The motion passes accepted unless doubted. The meeting was adjourned at 6:43PM.

Respectfully Submitted,

Gabriel Brady, Appraisal Technician

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.