



Planning Board/Town Council joint workshop

November 16, 2021

6:30PM

Public Safety Building

Purpose of this joint meeting is to have a discussion regarding a future development plan for the Town of Hermon relating to goal set forth in the Comprehensive Plan dated June 2010.

Both Boards should be prepared to outline their concerns and maintain a discussion that will give a going forward direction to the development of Industrial, Commercial and Residential areas of town.

**Mailing address**  
333 Billing Road  
Hermon, ME 04402-6300

**Physical Address:**  
333 Billings Rd  
Hermon, ME 04401

**Telephone: 207 848-1010**  
**FAX: 207 848-3316**

## 12. FUTURE LAND USE PLAN

Land use directly affects a town's character. Patterns of land use within the community and how these change over time impact the community's future. The importance of prudent land use and the relative irreversibility of land use decisions are not concepts customarily understood. Hermon must strive to find a balance between maintaining property rights for landowners, while encouraging a responsible and insightful plan for future development in the community.

Land use regulation and decisions have traditionally permitted economic factors to drive development patterns and location rather than following sound land use principles and priorities. Although the land use plan is shaped by the policies developed in each section, consideration is given to the existing land use patterns and the expected future land use needs. Existing land use patterns are reviewed and efforts are made to minimize non-conforming uses within each proposed zone.

Growth management legislation requires the creation of growth and rural zones. The designation of growth zones is intended to direct development to areas most suitable for such growth and away from areas where growth and development would be incompatible with the protection of rural resources. Based on growth management, growth areas are to be located close to municipal services to minimize the cost to the municipality for the delivery and maintenance of these services. The designation of rural zones is intended to protect agricultural, forest, scenic areas, and other open space land areas from incompatible development and uses.

### 12.1 GENERAL GOALS

- To encourage the orderly growth and development in appropriate areas, while protecting Hermon's rural character, making efficient use of public services and guide development.
- To maintain the essence of Hermon as a community neighboring Bangor, serving a suburban function with a rural feel.

## 12.2 POLICIES

The Town of Hermon will:

1. Approve development that is consistent with the vision outlined in this comprehensive plan;
2. Shape the future of its landscape by regulating the types and intensities of development allowed in various parts of town;
3. Encourage development in designated growth areas by directing a minimum of 75% of new municipal growth-related capital investments into designated growth areas (State required);
4. Ensure that allowed development does not overtax the community's infrastructure and carefully plan growth of infrastructure to meet the needs of its growing community;
5. Provide opportunities for and access to a reasonable level of consumer products and services in the village center;
6. Promote the development of industrial zones near Bangor and transportation corridors (rail, I-95, etc.);
7. Expand interest and efforts in preserving Hermon's open space and utilization of existing natural resources, working with existing local trust organizations and regional planning efforts;
8. Protect critical resource areas from the impacts of development (State required);
9. Coordinate Hermon's land use strategies with other local and regional land use planning efforts (State required);
10. Establish efficient permitting procedures, especially in growth areas (State required); and
11. Extend water and/or sewer lines only to designated growth areas.

## 12.4 PROPOSED LAND USE DISTRICTS

At the present time Hermon is experiencing significant growth and it is likely to continue into the near future. The purpose of the land use plan and map is to identify general areas of appropriate location and size to accommodate anticipated growth and future development. The proposed land use plan does not endeavor to identify specific parcels or areas needed to accommodate predicted growth and development. Only a detailed site-specific analysis can determine land suitable for development and density levels. In addition, the comprehensive plan has not assessed nor will it assess, the individual landowner's desire to sell his/her land for development, to develop it or to leave it undeveloped.

The land use ordinance for the Town of Hermon will continue to address development concerns with strict performance standards to ensure appropriate development in each district. The schedule of uses shall remain consistent with current and existing development.

With the current interest in the Village Commercial (VC) District for small commercial and retail businesses, it is anticipated that the VC District will be the next growth area. It may become necessary for the Town to look again at the extension of water and sewer along Route 2 and Coldbrook Road. It is anticipated that the existing industrial and commercial parks will look toward expansions as well.

**Therefore, this Plan proposes to retain the same district types while expanding upon the existing growth areas zoned.** These zones are illustrated on the Future Land Use Map located at the end of this section and described below.

### ***Agriculture/Forest (AF) - Rural Area (encompasses Critical Resource Areas)***

This district is established for areas currently farmed or managed for forest products. New dwellings are allowed, but the predominant character of these areas is rural.

***Residential A (RA) - Growth Area***

This district is established to protect the essential characteristics of a residential area of mostly single-family dwellings, or areas where such development is desired. Agricultural uses such as live-stock shall not be allowed. It is the intent of this district to promote and encourage a suitable environment for family life, by preventing incompatible uses and structures.

***Residential B (RB) – Growth Area***

This district is established to encourage and protect medium density residential development with single, two and multiple-family dwellings, and certain other facilities residential in character or serving the neighborhood. Also, this district is intended to provide area for public and semi-public uses compatible with and necessary to residential development. At the same time, this district is intended to protect the rural use and character of land and agricultural uses. It is the intent of this district to harmonize agricultural and residential use.

***Residential C (RC) – Growth Area***

This district is established to encourage and protect medium density residential development with single, two and multi-family dwellings, mobile home parks and certain other facilities residential in character or serving the neighborhood

***Village Commercial (VC) – Growth Area***

This district is established for new commercial development in the form of mercantile and service businesses which draw their markets locally rather than regionally. This district is intended for the conversion of many of the existing dwellings in the area into a mix of home/offices for professionals who need access to the motoring public (e.g. real estate, insurance, family practice physicians, psychologists, dentists, chiropractors, etc) and conversions into retail or service businesses (such as restaurants, beauty/barber shops, specialty stores, etc), with one or two shopping plaza projects. In order to continue the traditional village mix of uses, new residences shall be permitted in these areas.

### ***Commercial (C) – Growth Area***

This district is established to provide for general retail sales, services and business space within the Town of Hermon in locations capable of conveniently servicing the community and oriented primarily to automobile access.

### ***Industrial (I) – Growth Area***

This district is established to provide space for existing industries and their expansion and future industrial development for the purpose of manufacturing, processing, treatment, research, warehousing, storage and distribution where there is no danger of explosion or other hazard to health or safety. The intent of this district is to encourage non-polluting industrial development at a safe and reasonable density. This district is also established to accommodate certain commercial and industrial uses, which desire location in spacious, attractive surroundings. Development in this district includes light manufacturing, warehousing, distributing, or other treatment of goods and products, truck terminals and other similar uses, designed to ensure sufficient space for building, expansion, parking, loading facilities, and landscaping.

## **12.5 GENERAL RECOMMENDATIONS FOR DEVELOPMENT OF ZONING ORDINANCE AND LAND USE PERFORMANCE STANDARDS**

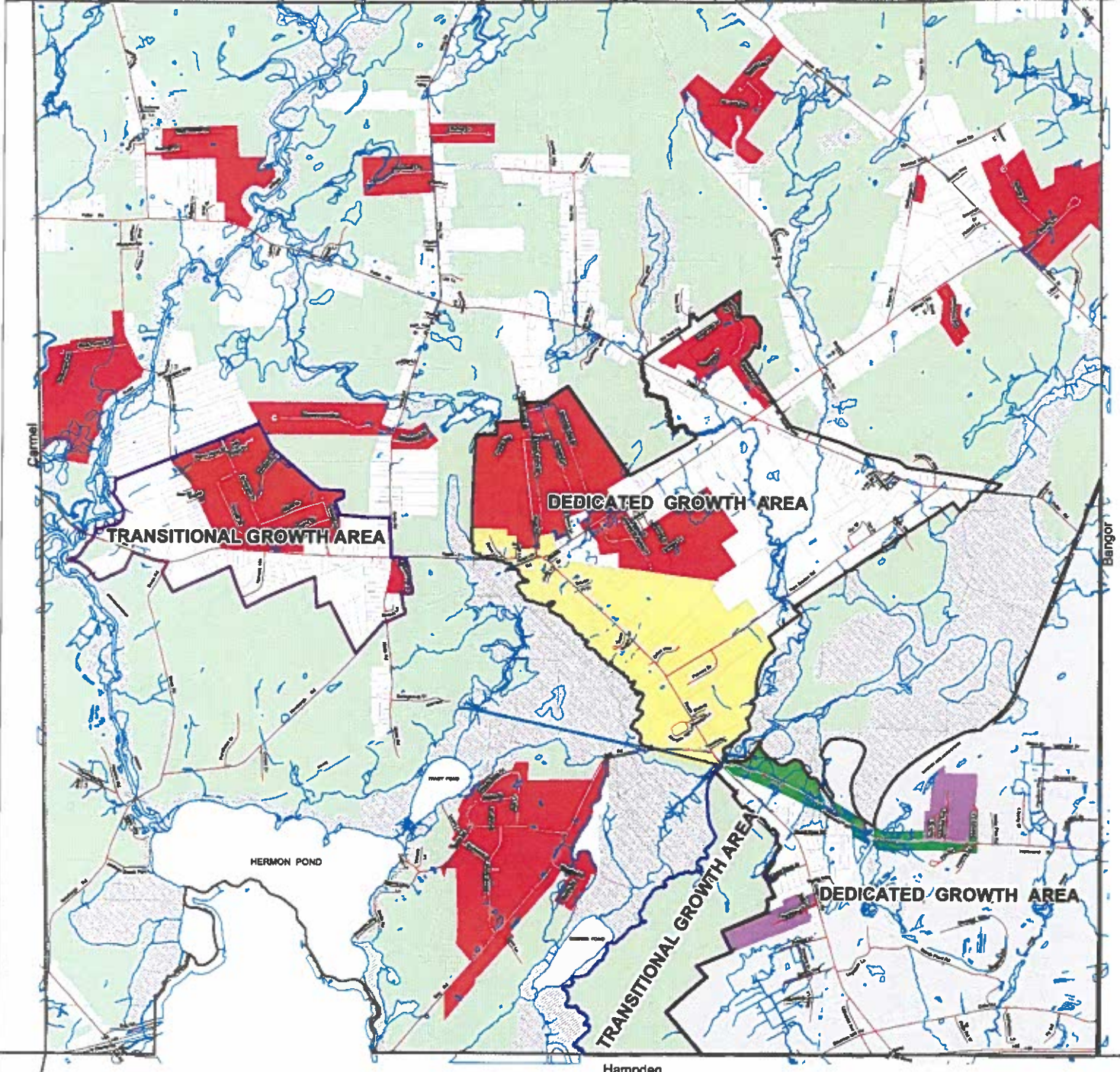
The following recommendations outline the direction for any amendments to Hermon's Land Use Ordinance and are intended to be considered when addressing specific issues within the Ordinance. Land use regulations should be kept to the minimum necessary to achieve the goals of the comprehensive plan and to reduce the number of non-conforming properties. It is not the intent of the Comprehensive Planning Committee to impose burdensome requirements on the everyday activities of the town's residents or to create costly enforcement issues for town government. The ultimate goal of growth management is to regulate land use development to the extent necessary to protect natural resources, property values, and ultimately public safety. The imposed regulations should not make the town's residents feel that they have lost their freedom as landowners and, therefore, over-regulation must be avoided. In particular, land use regulations should not be so restrictive that they have negative impacts on existing land use practices.





Levant

Glenburn



**Legend**

- Future Landuse District**
- Dedicated Growth Area
  - Transitional Growth Area
- Landuse District**
- Agriculture-Forestry
  - Commercial-300'
  - (Bee Shortland Zone Map)
  - Industrial
  - Residential A
  - Residential B
  - Residential C
  - Village Commercial

**FUTURE LAND USE MAP**

**HERMON**

AUGUST 28, 2012

**PENOBSCOT COUNTY, MAINE**



12700 KENNEBEC AVENUE  
HERMON, ME 04426  
TEL: 603-852-1100 FAX: 603-852-1101

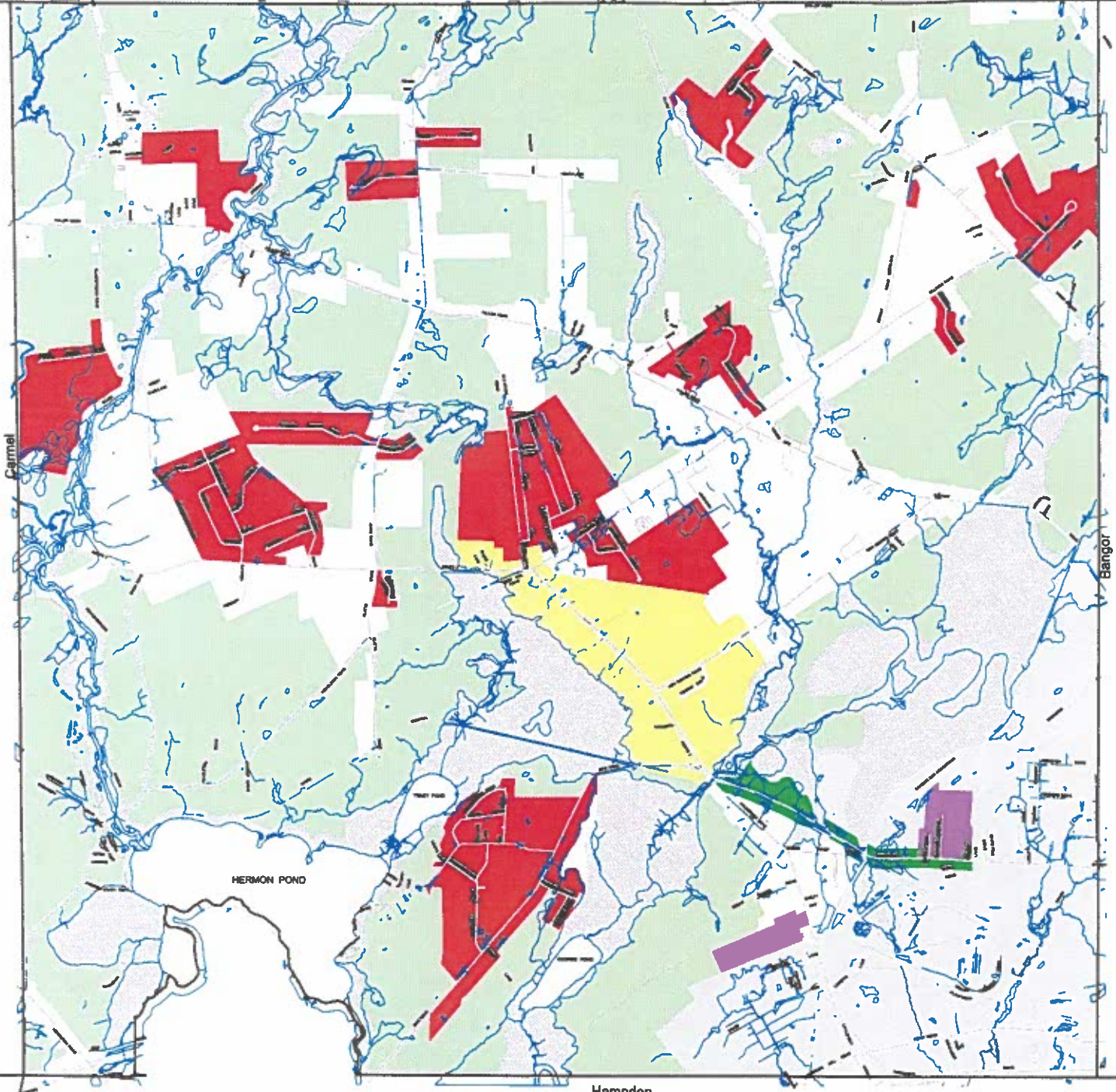






Levant

Glenburn



Carmel

Bangor

HERMON POND

Hampden

Newburgh  
Hampden

**Legend**  
Landuse Polygon

- Agriculture-Forestry
- Commercial-300'
- (See Shoreland Zone Map)
- Industrial
- Residential A
- Residential B
- Residential C
- Village Commercial

**LAND USE DISTRICT MAP**  
**HERMON**  
 APRIL 1, 2011  
**PENOBSCOT COUNTY, MAINE**

