



Town of Hermon
Public Safety Meeting Room
November 18, 2021
Special Town Meeting
Followed by a
Town Council Meeting
7:00 PM
AGENDA

To watch Council Meetings, go to hermonmaine.gov click Council click Town Council Meetings click Zoom
Council Meetings will be archived online after the meeting has taken place.

*****ALL ITEMS ARE SUBJECT TO APPROPRIATE COUNCIL ACTION*****

- I. CALL TO ORDER BY CHAIRPERSON**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. REVIEW CONSENT CALENDAR: REGULAR BUSINESS, APPOINTMENTS, SIGNATURES, And APPROVAL OF MINUTES:**
 - SIGNATURES. -APPROVE**
 - MINUTES. -APPROVE 10/28/2021**
 - WARRANTS. -SIGN 10/29/2021, 11/12/2021**
 - RESOLVES. -SIGN**
- V. NEWS, PRESENTATIONS AND RECOGNITIONS:**
- VI. PUBLIC ITEMS OR COMMENTS: *(Items Not Already on Agenda)***
- VII. PUBLIC HEARINGS:**
- VIII. COMMITTEE REPORTS:**
- IX. SCHEDULED AGENDA ITEMS:**



A. OLD BUSINESS:

B. NEW BUSINESS:

- R21-22-06** **Consider** approving acceptance of an ordinance titled “Amendment to Chapter 154 Contract Zone change to Tax Map 042 Lot 083-000 § 154-006 (b) of the Hermon Town Code
- R21-22-07** **Consider** approving the street name: Hawk Crossing (proposed subdivision off Union Street)
- FR21-22-01** **Consider** accepting a Maine Forest Service grant in the amount of \$2,484.93 with a required match from Fire Department account 12-02-10-22.
- R21-22-08** **Consider** accepting 2022 prepayment of taxes

C. WORKSHOPS:

D. OTHER ITEMS: (from Table Package)

X. APPOINTMENTS:

XI. MANAGER STATUS REPORT:

XII. FINAL PUBLIC ITEMS OR COMMENT: (*Items Not Already on Agenda*)

XIII. COUNCIL ITEMS:

XIV. EXECUTIVE SESSION:

XV. ADJOURNMENT:

Explanatory note #1: All items in the CONSENT CALENDAR are considered routine and are proposed for adoption by the Town Council with one motion without DISCUSSION or deliberation. If DISCUSSION on any item is desired, any member of the Council or public may request the removal of an item for it to be placed in the regular agenda prior to the motion to approve the Consent Agenda.

Explanatory Note #2: In the interest of effect decision-making: At 10:00 p.m., the Chairman shall poll the Council and Town Manager to identify remaining items which shall be carried forward to the next Regular Meeting.

Explanatory Note #3: A Councilor who feels the need for the Council excusing his/her absence will make the request to the Town Manager or the Town Clerk prior to the meeting.



Town of Hermon
Public Safety Meeting Room
October 28, 2021
Town Council Meeting
7:00 PM
MINUTES

To watch Council Meetings, go to hermonmaine.gov click Council click Town Council Meetings click Zoom
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ALL ITEMS ARE SUBJECT TO APPROPRIATE COUNCIL ACTION

I. CALL TO ORDER BY CHAIRPERSON

II. PLEDGE OF ALLEGIANCE

Chair Thomas led those in attendance in the Pledge of Allegiance

III. ROLL CALL

Members Present: John Snyder III, Ronald "Ron" Murphy, Charles Lever IV, Steven "Steve" Thomas, G. Stephen "Steve" Watson, Phillip "Phil" Richardson and Anthony "Tony" Reynolds

Members Absent:

Others Present: Town Manager Howard Kroll, Town Clerk Kristen Cushman, Scott Perkins, Ed Bearor; Town Attorney and 2 residents

IV. REVIEW CONSENT CALENDAR: REGULAR BUSINESS, APPOINTMENTS, SIGNATURES, And APPROVAL OF MINUTES:

SIGNATURES. -APPROVE

MINUTES. -APPROVE 10/14/2021

WARRANTS. -SIGN 10/22/2021

RESOLVES. -SIGN

Councilor Reynolds moved to approve the Consent Calendar as presented. Councilor Murphy seconded the motion. Motion passes 7-0.

V. NEWS, PRESENTATIONS AND RECOGNITIONS:



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

Doris Rogerson 7 Wendy Acres Drive: Asked if the commuter bus or service could stop at Danforths's to take Senior residents to appointments or places in town.

VII. PUBLIC HEARINGS:

VIII. COMMITTEE REPORTS:

IX. SCHEDULED AGENDA ITEMS:

A. OLD BUSINESS:

B. NEW BUSINESS:

C. WORKSHOPS:

- **Northern Maine Borders Grant update/action plan- Scott Perkins**

Scott Perkins: Presented a plan option for the proposed Route 2 Pump Station (Hammond St) replacement and proposed Sewer project on Logistics Lane and Coldbrook Road. Projects are expected to cost \$1,200,000.00

Howard Kroll: Presented options for project payment.

- **\$800,000.00 Grant from Northern Maine Borders**
- **Reserve account**
- **TIF account**
- **Loan**
- **ARPA (American Rescue Plan Act) funds in the amount of \$618,000.00**
ARPA funds may be used for investments in water, sewer, and broadband infrastructure.

Mr. Kroll gave all options for consideration to the Council.

D. OTHER ITEMS: (from Table Package)

Councilor Reynolds moved to waive council rules and accept the table packet. Councilor Murphy seconded the motion. The motion was accepted. Motion passes 7-0.

IX. SCHEDULED AGENDA ITEMS

B. NEW BUSINESS



021-22-05

Consider setting a Special Town Meeting on 11/18/2021

Councilor Watson moved to approve 021-22-05. Councilor Reynolds seconded the motion. The motion was accepted. Motion passes 7-0.

X. APPOINTMENTS:

XI. MANAGER STATUS REPORT:

Thank you to the Council for their support on the Pump Station project and all the work Scott has done to receive the grant and project.

Election is Tuesday, November 2, 2021 from 7 am to 8 pm.

Thank you to Hermon Veterans and across the nation in honor of Veterans Day.

Update on speed detail on Route 2 above Miller Hill: Since 3/2021 there has been 52 special patrols. Electronic speed sign has been placed in the area.

XII. FINAL PUBLIC ITEMS OR COMMENT: *(Items Not Already on Agenda)*

XIII. COUNCIL ITEMS:

Tony Reynolds: Electronic speed sign is working well slowing traffic down.

XIV. EXECUTIVE SESSION:

Consider entering Executive Session for consultations with legal counsel per 1 M.S.R.A. § 405(6)(E)

XV. ADJOURNMENT:

Councilor Watson made a motion to end executive session at 8:30 PM and adjourn council meeting. Councilor Snyder seconded. With no objection the Executive Session and council meeting was adjourned at 8:30PM

Respectfully Submitted,

Kristen Cushman, Town Clerk

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R21-22-06

Be it resolved by the Hermon Town Council in Town Council assembled the acceptance of an ordinance titled "Amendment to Chapter 154 Zone change to Tax Map 042 Lot 083-000 § 154-006 (b) of the Hermon Town Code" be and enacted at the November 18th Town Council meeting. Town Council to authorize the Town Manager to sign the contract zone agreement on behalf of the Town of Hermon

SIGNED this November 18, 2021 by the Hermon Town Council:

Ronald Murphy

Charles Lever IV

John Snyder III

G. Stephen Watson

Phillip Richardson

Steven Thomas

Anthony Reynolds

Attest Original: _____

Motion _____	Yeas _____	Date _____
Second _____	Nays _____	



TO: Kristen Cushman, Town Clerk
FROM : Annette M. Merrithew, Code Enforcement Officer
DATE: October 26, 2021

RE: Council - request for Public Hearings

Attached you will find a packet for a Contract Zone request -

James and Jennifer Violette are seeking a contract zone to operate a redemption center out of their residential garage at 181 Fuller Road

Thanks- Annette

Hermon Planning Board
Contract Zone Request - Investigation and Finding
Submitted by: Edward Marsh, Chairman

Applicant: James & Jennifer Violette
Representative: James & Jennifer Violette
Address: 818 Fuller Road- Hermon, Maine

Official Record:

Fee Paid: \$300.00 plus mailing cost 10/05/2021
Public Hearing notification: 10/05/2021
Notice of hearing sent to abutters: 10/05/2021
Packets to Planning Board: 10/ 08/2012
Planning Board Public Hearing date: 10/19/2021

Area to be included in the Contract Zone Request Map 42, Lot 83

Per the Hermon Code of Ordinances Chapter 154 Land Use Ordinance - §154-006 Amendments the following is a statement regarding the Planning Board review signed by Planning Board Chairman Edward Marsh.

NOTE: Chapter 154- 007 CONTRACT ZONING- the applicants have provided to the Board that the intended use of the property is for a home-based REDEMPTION CENTER- The property is zoned Agricultural Forestry (AF) and the Land Use Code does not allow such use in AF District, however the Code does give a property owner the ability to ask for a contract zone as described below-

Chapter 154-007 (A) *Purpose.* On occasion, where competing and incompatible uses conflict, traditional zoning methods and procedures, such as variances, site plan approval and special exception approval are inadequate. In these special situations, more flexible and adaptable zoning methods are needed to permit differing land uses in both developed and undeveloped areas. In consideration of a change of zoning classification of a particular property or group of properties, it may be determined that public necessity, convenience, or the general welfare require that provisions be made to impose certain limitations or restrictions on the use or development of that property. Such conditions are deemed necessary to protect the best interests of the property owner, the surrounding property owners in the neighborhood, all other property owners and citizens of the town, and to secure appropriate development consistent with the town's comprehensive plan.

(B) *Definition.* **CONTRACT ZONING** is the process by which a property owner, in consideration of the re-zoning of his or her property, agrees to the imposition of certain conditions or restrictions not imposed on similarly zoned properties.

On October 19, 2021, the Hermon Planning Board reviewed a Contract Zone request from James and Jennifer Violette for their property located at 181 Fuller Road. They explained to the Board that they are in hopes to use their home location as a temporary spot for the redemption center and once the new business got established and the business hopefully prospers, they would relocate to a district that allows for a redemption center.

There were no abutters or members of the public in attendance- CEO Merrithew stated that she had received no calls from abutters.

Review by the Board:

- Applicant was complete so a review of the applicable section of the Land Use Code and Comprehensive plan took place. Those findings are outlined below.
- Minimum lot size in AF is 1 acre
- Minimum road frontage in AF is 200' – this property has frontage on a right-of-way
- The Board felt that the contract zone request for the Violette's to operate a redemption center on their property was appropriate

Comprehensive Plan review:

- 1) The request maintained the rural essence of the area while still keeping Hermon's rural character.
- 2) Would not impact any critical resources according to the Land Use Map-
- 3) There is no indication at this time that this contract zone change will burden any services provided by the Town of Hermon
- 4) There should be no traffic issues as the property is well off the Fuller Road
- 5) This request is not detrimental to the health and safety of the residents of Hermon

Code Review

(C) Mandatory conditions. Any zone change adopted pursuant to this division shall:

- (1) Be consistent with the comprehensive plan of the town;
- (2) Only include conditions and restrictions which relate to the physical development and operation of the subject property; and
- (3) Be subject to an agreement executed by authorized representatives of both the property owner and the town providing for the implementation and enforcement of all terms and conditions imposed and agreed to by the parties pursuant to this Contract Zone Request.

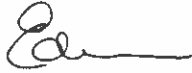
(D) Discretionary conditions. Any zone change adopted pursuant to this division may include reasonable conditions and restrictions relating to one or more of the following:

- (1) Limitations on the number and types of authorized uses on the property; **Existing Home Occupation and the proposed redemption center only**
- (2) Limitations on the height and lot coverage of any structure or structures built on the property; **any new structures built must adhere to the Hermon Land Use Code**
- (3) Increased setbacks and side yards for any structure or structures built on the property; **None**
- (4) The installation, operation and maintenance of physical improvements for the convenience of the general public, including but not limited to off street parking lots, traffic control devices, lighting, fencing, shrubbery, screening, open spaces and buffer areas; **Adequate parking, vehicle turning to include tractor trailer units shall be maintained**
- (5) The dedication or conveyance of property for public purposes, including but not limited to streets, drainage, scenic and conservation easements, parks and utility systems; and **N/A**
- (6) **Any additional conditions and restrictions which relate to the physical development and operation of the subject property that the Town Council deems reasonably necessary to accomplish the purposes of this division, to protect the general welfare, the best interests of the property owner, surrounding property owners, the neighborhood, and all other property owners and citizens of the town, or to secure appropriate development consistent with the comprehensive plan**

Additional suggestions by the Planning Board – Signage shall not exceed 4 sq. ft. for the redemption center and shall be placed at the Fuller Road entrance. Signage may be placed on the redemption center building showing customers the location of the center on the property.

Motion was made by B. Danforth / 2nd D. Whitman – Vote 5-0 to forward to Hermon Town Council

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ed', with a long horizontal flourish extending to the right.

Edward Marsh, Chairman
Hermon Planning Board

PB 021-04

Dear Planning Board and Council,

We are writing to request the option of a contract zone change at our property at 181 Fuller Road in Hermon. My husband and I are current business owners of Maine Mosquito Man. We have been at our location at 181 Fuller Road since 2006 and business owners since 2018.

We are requesting that we use our property at 181 Fuller Road in Hermon as a redemption center. This is a short-term goal for us, as we would eventually like to move the business to a more central location in Hermon, in a business district.

Hermon is in dire need of a redemption center, and as the niece of a previous redemption center here in Hermon, I feel that my husband and I are the ones to do that. There is currently only one redemption center here in town that has wonky hours that are not always up to the needs of the town. As parents of 2 children in the school system, we see things like fund raisers for bottles, bottle drives and no one that can locally help to assist. We would be interested in working with the schools, churches and non-profits in the town to help them with the recycling needs that this town so desperately needs.

We are also well aware of the concerns that folks will have about the "dirtiness" of a redemption center and we can assure you that will not be the case as we work out of our home. We plan to do weekly bleaching of the facility to ensure cleanliness. We are also going to be very meticulous about the hours of our operation to ensure that we meet the needs of the town as well as our own needs as business owners.

Please accept our plea in your assistance in providing the town a much-needed benefit of a redemption center and help us to grow and keep our town beautiful.

Sincerely,

The Violette's



CONTRACT ZONING

The Hermon Planning Board will hold a Public Hearing on the following request for a contract zone and forward their findings on to the Hermon Town Council for an additional Public Hearing and shall vote to approve or deny the request.

Application fee: 24

Fee: \$300.00 plus mailing costs

1. Current property owner: James + Jennifer Violette
2. Owner's address: 181 Fuller Road Phone: 207-852-2262
3. Street address of property: 181 Fuller Road - Map 42, Lot 83
4. Applicant's name: James + Jennifer Violette
5. Applicant's address: 181 Fuller Road
6. Applicant's phone #: 207-852-2262
7. Present Zoning classification: Retain AF zoning but allow a
8. Requested zoning classification: redemption center
9. Intended use for parcel(s) if contract zoning is approved:
Redemption Center

10. Attach legal description of property to be rezoned.

Please answer the following questions in detail. This information will be used to evaluate whether your request complies with the criteria for a zone change.

1. Is the current zoning of this property a mistake NO

Mailing address
PO Box 6300
Hermon, ME 04402-6300

Physical Address:
333 Billings Rd
Hermon, ME 04401

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

2. Will the contract zone conform with the policies and objectives of the Comprehensive Plan ?

Yes with conditions

3. Will the change affect the current use of other land in the vicinity?

NO

4. What are the current uses on the abutting parcel(s)?

residential

5. Explain how the surrounding property within 200' of the perimeter of your property is zoned.

RB

6. Will the proposed use generate any of the following:

Noise () Dust () Heat () Glare () Smoke () Vibration () Odors ()
Traffic (x) Electrical Disturbance () Explain any yes answers: _____

We anticipate higher traffic during times of operation.

ADDITIONAL REQUIREMENTS:

- A. Attach a copy of the most current tax map / lot of the property to be rezoned
- B. Provide a list of the names and addresses of all property owners within 100' of the exterior boundaries of the subject property
- C. Provide evidence you are the owner or purchaser of the property or have written consent from the property owner to make application for a zone change
- D. Enclose the application fee of \$300.00 (BDN Legal Notice and mailing cost will be charged to the applicant)

The above and attached statements are true to the best of my belief and knowledge. I understand this application must be completed and accurate before a hearing can be scheduled and that only those items specifically mentioned in the application can be considered and acted upon at the Planning Board level and at the Town Council level.

Jennifer Violette
Applicant's signature
J. Violette

10/5/21
Date
10/5/21

Mailing address
PO Box 6300
Hermon, ME 04402-6300

Physical Address:
333 Billings Rd
Hermon, ME 04401

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

NOT AN OFFICIAL COPY WARRANTY DEED OFFICIAL COPY

James A. Violette of Hermon, Penobscot County, Maine, for consideration paid, grants to James A. Violette and Jennifer E. Violette of Hermon, Penobscot County, Maine (whose mailing address is 181 Fuller Road, Hermon, ME 04401) with Warranty Covenants, as Joint Tenants with Rights of Survivorship the following described real estate.

See "Exhibit A" Attached

For grantors source of title, reference may be had to a deed from Christopher R. Patten and Heather S. Patten to the grantor herein, dated June 16, 2006, recorded in Penobscot Registry of Deeds, Book 20504, Page 23.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 11th day of September, 2019.

WITNESS:

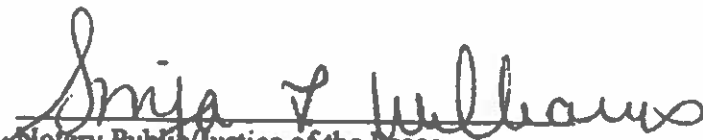

James A. Violette

STATE OF MAINE
PENOBSCOT, ss

September 11 2019

Then personally appeared the above-named James A. Violette and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2019-3527

Sonja L. Williams
Notary Public - State of Maine
My Commission Expires: 5/29/25

File No: 2019-3527

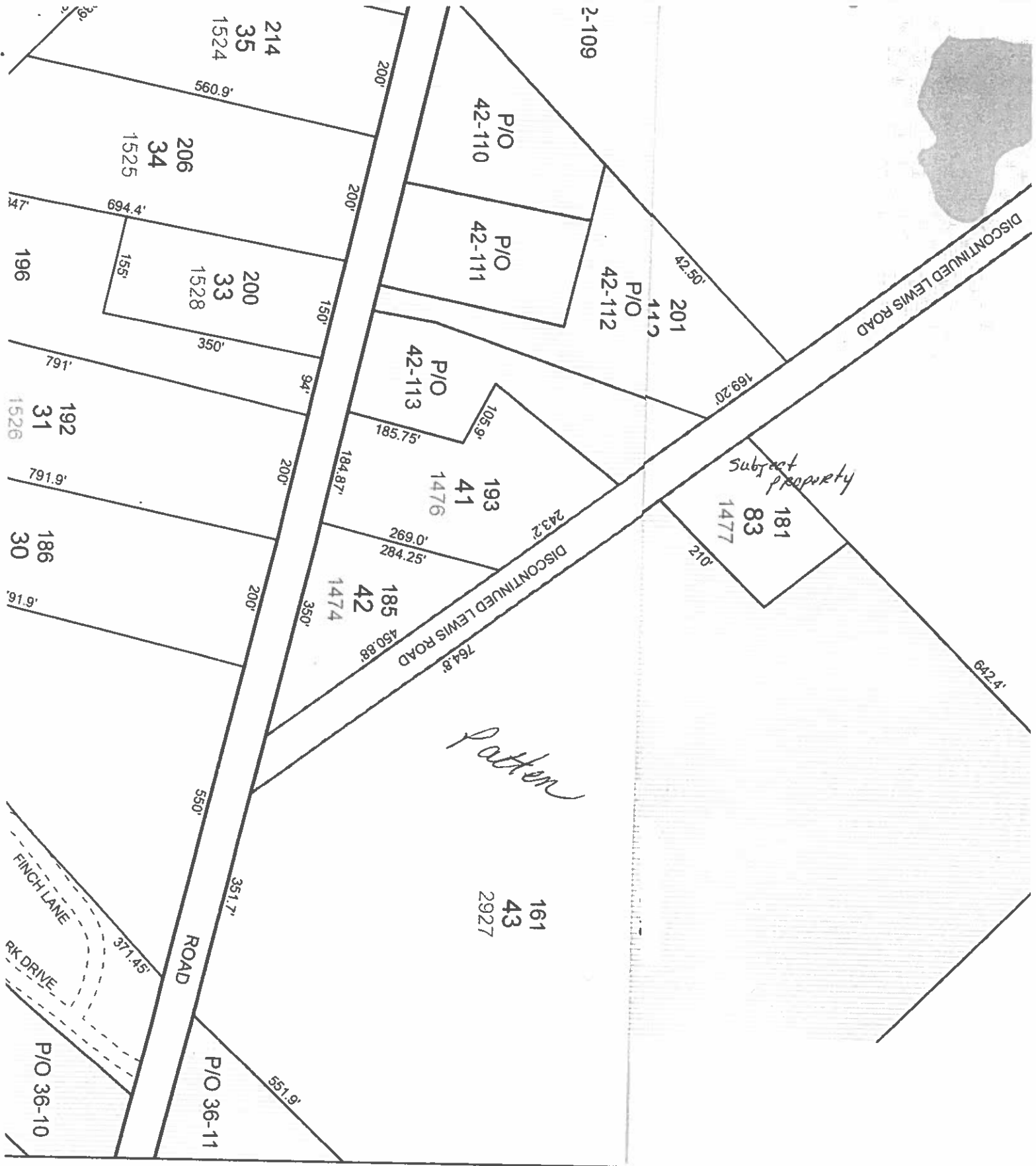
NOT AN OFFICIAL "Exhibit A" AN OFFICIAL

A certain lot or parcel of land, together with any improvements thereon, situated in Hermon, Penobscot County, Maine, more particularly described as follows:

NOT NOT

Beginning at an iron rod set in the easterly line of the former Clark Road at the southwest corner of land described in deed to Arthur CoWallis et al, recorded in Volume L583, Page 169, said rod also defining the northwest corner of land of Christopher Patten, as found described in Penobscot Registry of Deeds Volume 7399, Page 99; thence North 64° 14' 45" East, along the CoWallis property, 380 feet to a #6 rebar set; thence South 15° 43' 15" East 357.55 feet to a # 6 rebar set; thence South 64° 14' 45" West 363.1 feet to the east line of the former Clark Road and a #6 rebar set; thence by and along said road line, North 18° 24' 30" West 355 feet to the iron rod at the point of beginning.

Together with a right of way for all purposes of a way, including the installation of utility services over the easterly one half of the former Clark Road, extending from the Fuller Road along land of the Grantors, herein, a distance of 619.80 feet to the southwest corner of the above described lot.



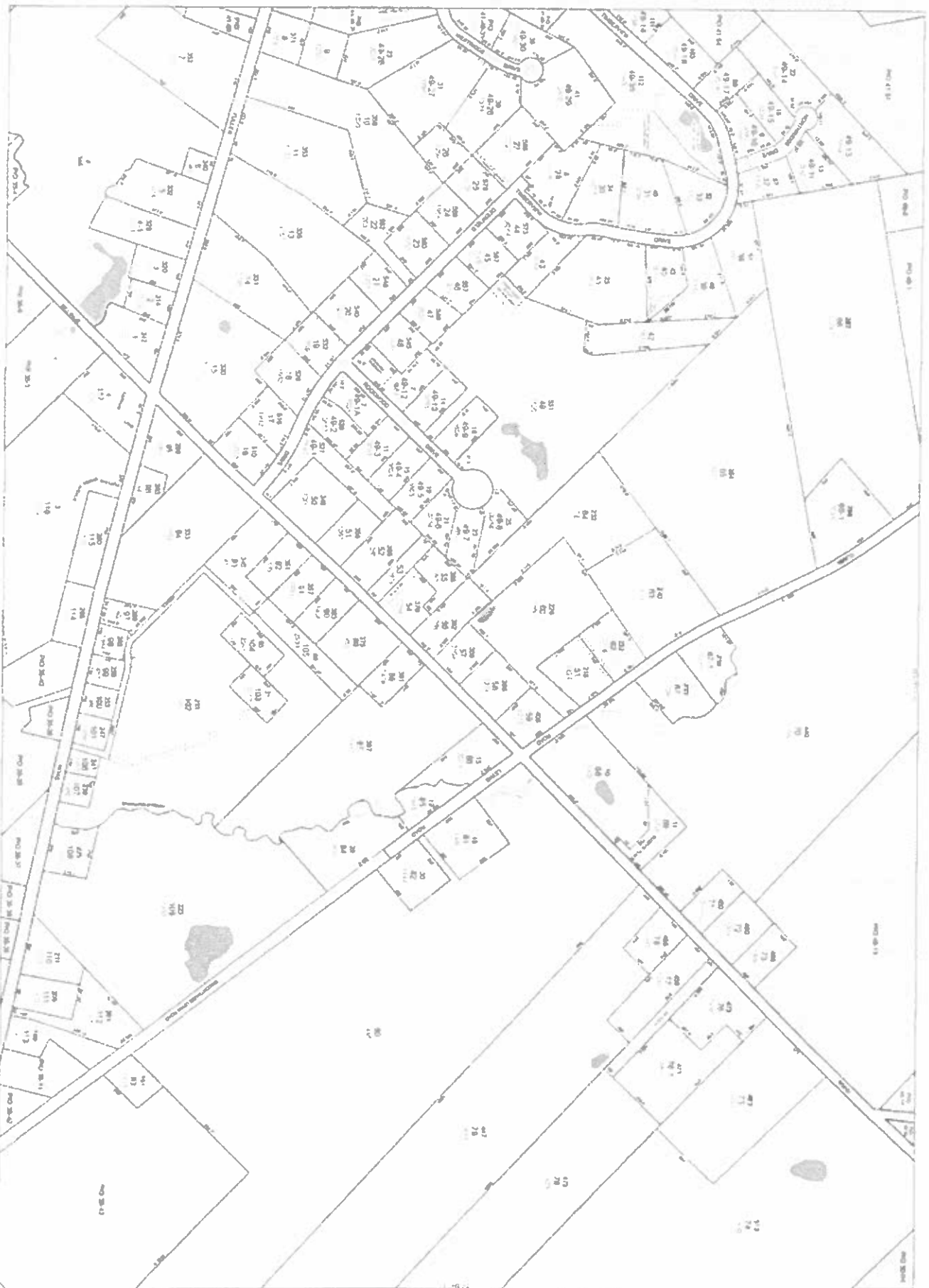
Pattern

Tax
3

HERI
MA



N



Tax Map
42
HERMON
MAINE



LEGEND

- PROPERTY LINE
- EASEMENT
- PUBLIC RIGHT-OF-WAY
- PRIVATE RIGHT-OF-WAY
- PARCEL NUMBER
- PARCEL NUMBER
- ACCOUNT NUMBER
- SLOPE DIRECTION (M)
- WETLAND
- HYDROLOGY

This map is prepared for the purpose of displaying the results of a GIS analysis of the parcel data for the town of Hermon, Maine. It is not intended to be used for any other purpose. The map is based on the parcel data as of the date of the GIS analysis. The map is not a legal document and should not be used for any legal purpose. The map is not a survey and should not be used for any surveying purpose. The map is not a title and should not be used for any title purpose. The map is not a deed and should not be used for any deed purpose. The map is not a mortgage and should not be used for any mortgage purpose. The map is not a lease and should not be used for any lease purpose. The map is not a contract and should not be used for any contract purpose. The map is not a promise and should not be used for any promise purpose. The map is not a gift and should not be used for any gift purpose. The map is not a loan and should not be used for any loan purpose. The map is not a security and should not be used for any security purpose. The map is not a commodity and should not be used for any commodity purpose. The map is not a financial instrument and should not be used for any financial instrument purpose. The map is not a security instrument and should not be used for any security instrument purpose. The map is not a security instrument and should not be used for any security instrument purpose. The map is not a security instrument and should not be used for any security instrument purpose.

SCALE 1 in = 200 ft
0 200 400



Original Map Created by: [Name]
File Name: 2152021

Hermon Assessor's Office
333 Glasgow Road
Hermon ME 04401
(207) 848-1049

Map Lot 042-083-000

Account 1477

Location 181 FULLER ROAD

Herron

Card 1 Of 1 10/05/2021

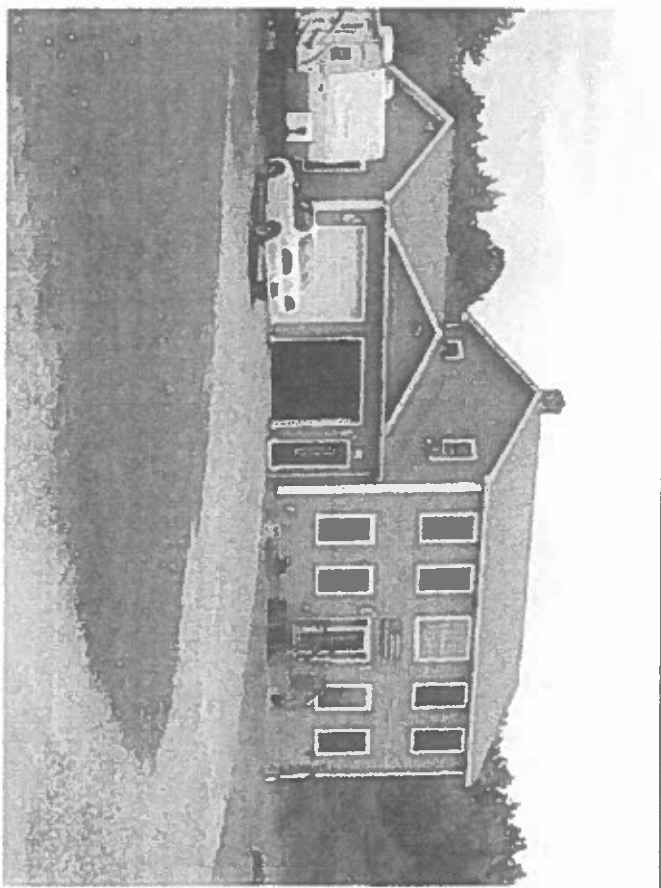
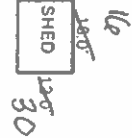
Building Style	5 Colonial/Garrison	SF Bsm't Living	0	Fin Bsm't Grade	0 0	Layout	1 Typical
1.Conv.	5 Colon/Ga	9.Other				1.Typical	4.
2.Bench	6.Split	10.Comp. C				2.Inched	5.
3.R.Rands	7.Contemp	11.Test				3.Hornd	6.
4.Calpe	8.Log	12.					9.
Dwelling Units	1						
Other Units	0						
Stories	2 Two Story						
1.1	4.1.5	7.1.33					
2.2	5.1.75	8.1.25					
3.3	6.2.5	9.					
Exterior Walls	2 Vinyl/Aluminum						
1.Wood	5.Stucco	9.Other					
2.Wn/Al	6.Brck	10.					
3.Compos.	7.Stone	11.					
4.Asbestos	8.Concrete	12.					
Roof Surface	1 Asphalt Shingles						
1.Asphalt	4.Composit	7.RS Metal					
2.Slate	5.Wood	8.					
3.Metal	6.Other	9.					
SF Masonry Trim	0						
	0						
Year Built	2006						
Year Remodeled	0						
Foundation	1 Concrete						
1.Concrete	4.Wood	7.Frn/Conc					
2.C Block	5.Slab	8.					
3.Br/Stone	6.Piers	9.None					
Basement	4 Full Basement						
1.1/4 Bmt	4.Full Bmt	7.					
2.1/2 Bmt	5.None	8.					
3.3/4 Bmt	6.	9.None					
Bsm't Car # Cars	0						
Wet Basement	1 Dry Basement						
1.Dry	4.	7.					
2.Damp	5.	8.					
3.Wet	6.	9.					



TRIO Software

Date Inspected 1/30/2018

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 1 SF Garage	2006	784	4 100	4	0	100 %	1.One Story Fram
22 Frame Shed	1987	192	3 100	4	0	100 %	2.Two Story Fram
67 Barn	2017	660	3 100	4	0	100 %	3.Three Story Fr
23 1 SF Garage	2019	480	3 100	4	0	110 %	4.1 & 1/2 Story
							5.1 & 3/4 Story
							6.2 & 1/2 Story
							21.
							22.Frame Shed
							23.1 SF Garage
							24.1 25 SF Garage
							25.1 5 SF Garage
							26.1 75 SF Garage
							27.2 SF Garage
							28.
							29.



VIOLETTE, JAMES A
 VIOLETTE, JENNIFER E JT
 181 FULLER ROAD
 HERMON ME 04401

B15281P24
 Previous Owner
 PATTEN, CHRISTOPHER R

160 FULLER ROAD
 HERMON ME 04401
 Sale Date: 6/23/2006

Previous Owner
 PEARY, ROY A
 * FANJOY, LOREN R

BANGOR ME 04401
 Sale Date: 4/20/2005
 Previous Owner
 PATTEN, CHRISTOPHER R

160 FULLER ROAD
 HERMON ME 04401
 Sale Date: 9/22/2003
 Inspection Witnessed By:

X

No./Date	Description	Date Insp.

Property Data

Neighborhood	28 Fuller Rd Bill/SqR
Tree Growth Year	0
TIF ACCOUNT	0
Y Coordinate	0
Zone/Land Use	12 Residential B
Secondary Zone	
Topography	1 Level 9
1.Level	4.Below St 7.
2.Rolling	5.Low 8.
3.Above St	6.Swampy 9.
Utilities	4 Drilled Well 6 Septic System
1.Public	4.Or Well 7.Cesspool
2.Water	5.Dug Well 8.Lagoon
3.Sewer	6.Septic 9.None
Street	1 Paved

Sale Data

Sale Date	6/23/2006
Price	55,239
Sale Type	2 Land & Buildings -
1.Land Re	4.Mobile 7.Land & Bldg
2.L & B Re	5.Other 8.Bldg Comm
3.Building R	6.Land Comm 9.
Financing	9 Unknown
1.Convent	4.Seller 7.
2.FHA/VA	5.Private 8.
3.Assumed	6.Cash 9.Unknown
Validity	1 Acorns Lenght Sale
1.Valid	4.Spk 7.Changes
2.Related	5.Partial 8.Other
3.Dispress	6.Exempt 9.
Verified	5 Public Record
1.Buyer	4.Agent 7.Family
2.Seller	5.Pub Rec 8.Other
3.Lender	6.MIS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2021	38,700	245,900	25,000	259,600

Land Data

Front Foot	Type	Effective		Influence Factor	Influence Code	Influence Codes
		Frontage	Depth			
11.Regular Lot						1.Unimproved
12.Delta Triangle						2.Excess Frig
13.Nobla Triangle						3.Topography
14.Rear Land						4.Size/Shape
15.Miscellaneous						5.Access
						6.Restriction
						7.Cornr Infl
						8.View/Environ
						9.Fract Share
						Acres
16.Regular Lot						30.Rear Land 3
17.Secondary Lot						31.Industrial Par
18.Excess Land						32.Industrial Par
19 Condominium						33.Pasture/May B
20.GOLF COURSE HO						34.Gravel Pit
Fract. Acre						
21.Homeste (Fract		24	1.00	100	%	0
22.Basebot (Fract		28	2.00	100	%	0
23.Coml Lot1(Frac Acres					%	
24.Homeste					%	
25.Basebot					%	
26.Second Acre 1					%	
27.Commercial 3					%	
28.Rear Land 1					%	
29.Rear Land 2					%	

Total Acreage	
	3.00

Hermon

PUBLIC WATER SYSTEM. A water supply system that provides water to at least 15 service connections or services water to at least 25 individuals daily for at least 30 days a year.

PUBLIC WAY. A way owned and maintained by the State, the County, the Town of Hermon over which the general public has the right to pass.

RAILROADING. The establishment and operation of a rail system consisting of the roadbed, track, rolling stock, station and related assets and facilities.

RAISING OF LIVESTOCK FOR HOME USE. For purpose of this chapter, livestock shall include the following domestic animals: cattle, horses, fowl, rabbits and sheep; home use is non-commercial use.

RECENT FLOOD PLAIN SOILS. The following soil series as described and identified by the National Cooperative Soil Survey:

- (a) Alluvial Cornish Charles.
- (b) Fryeburg Hadley Limerick.
- (c) Lovewel Medomak Ondawa.
- (d) Podunk Rumney Saco.
- (e) Suncook Sunday Winooski.

RECORDING PLAN. An original of the final plan, suitable for recording at the Registry of Deeds and which need show only information relevant to the transfer of an interest in the property, and which does not show other information presented on the plan such as sewer and water line locations and sizes, culverts, and building lines.

RECREATIONAL FACILITY. A place designed and equipped for conducting sports, leisure time activities, and other customary and usual recreational activities, excluding boat launching facilities.

RECREATIONAL VEHICLE. A vehicle or an attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one or more persons, and which may include a pick-up camper, travel trailer, tent trailer, camp trailer, and motor home. In order to be considered as a vehicle and not as a structure, the unit must remain with its tires on the ground, and must be registered with the State Division of Motor Vehicles.

REDEMPTION CENTER. A stand-alone facility licensed by the Maine Department of Agriculture which collects beverage containers and refunds the statutory deposit pursuant to 32 M.R.S.A. § 1861.

REGULATORY FLOODWAY.

- (a) The channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot; and in

Newspaper/Printing Facility	N	N	N	N	P	N	P
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COMMERCIAL USES (continued)	AF	RA	RB	RC	C	VC	I
Place of Public Amusement	N	N	N	N	N	N	N
Place of Public Assembly or Culture	N	N	N	N	P	S	P
Place of Public Entertainment	N	N	N	N	P	N	P
Recreational Vehicle Sales and Rental	N	N	N	N	P	S	P
Redemption Center ¹³	N	N	N	N	S ¹³	S ¹³	P ¹³
Restaurant	N	N	N	N	S	S	S
Retail Store Class 1 ⁸	N	N	N	N	P	P	P
Retail Store Class 2	N	N	N	N	S	S	S
Service Establishments Class 1 ⁹	N	N	N	N	P	P	P
Service Establishments Class 2	N	N	N	N	S	S	S
Storage-Self Facility							
1-10 Units	P	N	N	N	P	N	P
11 and up	S	N	N	N	S	N	S
Veterinary Clinic	S	N	N	N	P	S	P
Accessory Structure or Use	P	N	P	P	P	P	P

Notes to Table of Commercial Uses:

⁸ Class 1 Uses require Site Plan Review Approval by the Code Enforcement Officer.

⁹ Automotive Body Shop - Vehicles awaiting bodywork shall be in a screened in area as approved by the Planning Board.

¹⁰ Breeding kennels and noncommercial kennels shall have a minimum lot size of 5 acres. Setbacks for structures shall be the same as for the underlying zone. Setbacks for outdoor runs shall be 200 feet to nearest residence or 50 feet to nearest residential side line, whichever is greatest. In no case shall outside runs for kennels be within the minimum setback for the zone.

¹¹ Commercial kennels shall have a minimum lot size of 5 acres. Setbacks for structures shall be the same as for the underlying zone. Setbacks for outdoor runs shall be 300 feet to nearest residence or 100 feet to nearest residential side line, whichever is greatest. In no case shall outside runs for kennels be within the minimum setback for the zone.

¹² Substance Abuse Clinic

- a) All substance abuse clinics shall have a minimum of 5 acres.
- b) All substance abuse clinics shall be situated on land owned by the care provider.
- c) All buildings associated with the clinic must be located at least 100 feet from all property lines which abut the VC, C and I Districts and at least 500 feet from the AF, RA, RB and RC Districts.
- d) No clinic shall be operated within a half mile radius of any school or daycare facilities operating at the time of the application for a Substance Abuse Clinic.

¹³ Redemption Center - Beverage containers shall not be stored on site for more than thirty (30) days.

¹⁴ Medical Marijuana Cultivation and/or Processing Facility standards see §154.083

Definition for Medical Marijuana Cultivation and/or Processing Facilities see §§ 154.008

¹⁵ Medical Marijuana Cultivation – Private Caregivers

Per Rules Governing the Maine Medical Use of Marijuana Program 10- 144 CMR, Chapter 122, Section 2,



R21-22-07

Be it resolved by the Hermon Town Council to approve a new road name:
Hawk Crossing (proposed subdivision off Union Street).

SIGNED this November 18, 2021 by the Hermon Town Council:

Phillip Richardson

Anthony Reynolds

John Snyder III

Charles Lever IV

G. Stephen Watson

Steven Thomas

Ronald Murphy

Attest Original: _____

Motion _____	Yeas _____	Date _____
Second _____	Nays _____	



TO: Howard Kroll, Town Manager
FROM: Annette M. Merrithew, Code Enforcement Officer
DATE: October 28, 2021

RE: subdivision street name

Per the Town of Hermon Addressing Ordinance ARTICLE IV- NAMING SYSTEM that states all new town streets names shall be approved by the Hermon Town Council.

I would like to request Council approval of -

Hawk Crossing (proposed subdivision off Union Street)



FR21-22-01

Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to accept a Maine Forest Service grant in the totaling \$2,484.93 for the purchase of a Wick 250 fire pump (1) \$1334.50, Wick pump accessories (various), \$263.00, Wildland Full Brim Helmets, (6), totaling \$194.97, Brush pants, (3), totaling \$262.49, Wildland shirts, (2), totaling \$123.99, 2XL Wildland shirt, (1), \$67.00, Chainsaw chaps, (2), totaling \$99.99, Wildland pack, (1), \$139.00. The grant award would require Fire Department to match any granted funds form FD account 12-02-10-22.

SIGNED this **November 18, 2021** by the Hermon Town Council:

Ronald Murphy

Charles Lever IV

John Snyder III

Anthony Reynolds

Phillip Richardson

Steven Thomas

G. Stephen Watson

Attest Original: _____

Motion _____

Yeas _____

Second _____

Nays _____

Date _____



R21-22-08

Be it resolved by the Hermon Town Council in town council assembled the Town will accept pre-payment of the 2022 taxes with no interest paid back on refunds, and interest on abatements will be paid at 6% annum.

SIGNED this November 18, 2021 by the Hermon Town Council:

G. Stephen Watson

Charles Lever, IV

John Snyder III

Anthony Reynolds

Phillip Richardson

Steven Thomas

Ronald Murphy

Attest Original: _____

Motion _____

Yeas _____

Second _____

Nays _____

Date _____