

Minutes
HERMON PLANNING BOARD
Public Safety Building
January 18, 2022 – 6:30PM

1. **CALL TO ORDER BY CHAIRPERSON** – Meeting called to order at 6:35PM by Vice Chair Josh Pelletier.
2. **ROLL CALL-** - Deborah Whitman present, Edward Marsh absent, Jaylyn McCue present, Josh Pelletier present, Sherry Andrei present.
 - 2.a **Appoint Alternate Member(s) if necessary** –Deb W. made a motion to make Jaylyn a voting alternate member Sherry A. seconded this motion. Motion passed.
3. **CONSENT AGENDA-** Approve minutes of the December 7, 2021. –Jaylyn M. motioned to approve meeting minutes from 12/7/2021 as is unless doubted and Deb W. seconded. Motion passed.
4. **PUBLIC ITEMS OR COMMENTS (Items Not Already on Agenda)-**None
5. **PUBLIC HEARINGS**
 1. **Development, LLC (Prepared by Jon Whitten – Haley Ward) is requesting a preliminary site plan review of R3 Self-Storage located on Odlin Rd, Tax Map 8 Lot 30** – Jon Whitten discussed the property 1217 Odlin Rd. Looking to turn unto 350 self-storage units with 5 different buildings including a 2-story office building which will house possibly 2 employees. The lot is 11 acres in size, looking to develop 3 1/3 acres for storage units. Units will be built with rolling doors and 10 feet wide and 15 feet deep. There will be periodic lighting on premise. The entrance will be updated and paved to accommodate two-way traffic and secured gate will be added either keypad or swipe card secured. Stormwater flow will be collected in the catch basins and directed to a focal point stormwater treatment system. Will have public water/sewer from Bangor. There is an electric pole in front of property and fire hydrants are close by. Due to proposing more than an acre of impervious surface a stormwater permit is needed from DEP and the request was submitted 1/18/2022. The land right now looks like a field except for the areas to the west are wooded. The property was filled in late 90s, early 2000s with about two feet of fill on this side of property and upwards of eight feet, nine feet of fill on the other side of the property so it is flat and ready for this type of development.
Josh P. opened for public comments or questions: Craig Bailey acting manager of Self Storage on Odlin road made an objection to the project on the basis that the businesses would be competitive in nature.

Josh P. closed the public hearing for PB 21-015 at 6:44PM.

2. **Tim McClary (Prepared by Julian Wiggins - Plisga and Day Land Surveyors) requesting an amendment to the Subdivision Plans of Country Estates and Cambridge Estates.** -Josh P. opened the public hearing at 6:45 for PB 21-016 at 6:45PM. No comments or questions so public hearing was closed at 6:45.5PM.

Close Public Hearing

6. SCHEDULED AGENDA ITEMS

A. Old Business - None

B. New Business

~~PB 21-014~~ **PB 22 001:** **Approve MGM/PCM Holdings, LLC (Jon Whitten – Haley Ward) final subdivision plan of Sunrise Ridge Estates (Hawks Crossing) –** Jon Whitten spoke on the proposed now 13 lots subdivision (14th lot was eliminated due to the wetlands and soils, this area, they could not get past some test pits in that area.) Proposing to develop 5 acres and add a 2,000-foot roadway. Applicant plans to sell the lots but does not plan to develop them. Lot will be serviced by overhead power and communication wires. Wells will be on the individual lots and individual septic for each lot. One change that occurred since the last meeting was that they did find that we could replace an unrestrained solar filter that we had originally proposed in this area with a forested buffer. Any approvals by the town will be contingent upon the DEP approval of a stormwater permit since the roadway itself is producing more than an acre of impervious area. They have successfully received an entrance permit from Maine DOT, they did request the entrance be moved up Union Street 100 feet, so they did do that. They do have a central mailbox area with a pull-off for people to get to the group mailbox and off Union St. They are planning on preserving a lot of the rock walls that are on the property. Hermon Bog is part of the 357 acres so applicant feels this will not have a negative impact on any downstream areas due to nature of the property and the fact that subdivision is on upper end of that watershed bound by the property. Fire chief has authorized a donation or impact recall for \$7,000 payments to the town to be able to use the fire department's pond that's located just down the street instead of building a fire pond upon on this site itself. Cul de sac will be paved all the way through. Town will not be maintaining mailboxes.

-Sherry Andrei made a motion to approve PB 21-014 contingent on DEP approval and stop sign being added at end of road. Deb W. seconded the motion. Board voted, passed unanimously 4-0.

~~PB-21-015-~~ **PB 22 002** **Review R3 Development, LLC preliminary site plan review of R3 Self-Storage located on Odlin Rd, Tax Map 8 Lot 30.** -Deb W. made a motion that PB 21-15 R3 development LLC preliminary site plan review of R3 Self Storage located on Odlin road tax map eight lot 30. Board voted, passed unanimously 4-0.

Sherry A. made a motion for final mylar be reviewed by the CEO when approved for signature of the board once the approval has been met. Deb W. seconded the motion. Board voted, passed unanimously 4-0.

~~PB-21-016~~ **PB 22 003:** **Approve Tim McClary (Prepared by Julian Wiggins - Plisga and Day Land Surveyors) Amended Subdivision Plan of Country Estates and Cambridge Estates.** – Two separate subdivisions where one owner is selling land to another owner. Only abutters were the town of Hermon. Per state law planning board must review the amendment. Deb W. made a motion to approve Tim McClary. (Prepared by Julian Wiggins - Plisga and Day Land Surveyors) Amended Subdivision Plan of Country Estates and Cambridge Estates. PB 21-16 amended subdivision plan of countries states and Cambridge estates. Sherry A. seconded the motion. Board voted, passed unanimously 4-0.

7. **WORKSHOPS-** None.
8. **CEO Items-** Introduction of new CEO, Jessefa Murphy.
9. **PLANNING BOARD ITEMS** – Confirmed that town council would be receiving information about Planning Board. Josh Berry advised he does share agenda items with council members, so they have the information.
10. **FINAL PUBLIC ITEMS OR COMMENTS (Items Not Already on Agenda) -**
None
11. **ADJOURN – Meeting was adjourned at 7:40PM.**

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.

Meeting Minutes submitted by Amanda Pelkey 1/20/2022.
Meeting Minutes revised by Jessefa Murphy 2/7/2022.

***A recording of this meeting is available.**