

Minutes

Hermon Planning Board

Public Safety Building

February 15, 2022 – 6:30PM

1. CALL TO ORDER BY CHAIRPERSON- Meeting called to order at 6:30PM by Chair Ed Marsh.

2. ROLL CALL- - Deborah Whitman present, Edward Marsh present, Jaylyn McCue present, Josh Pelletier present, Sherry Andrei present, Gary Gerow present.

3. CONSENT AGENDA- Approve minutes of the January 18, 2022. – Sherry A made a motion to approve meeting minutes from 1/18/2022 meeting, Deb W seconded the motion as is unless doubted, motion passed.

4. PUBLIC ITEMS OR COMMENTS (Items Not Already on Agenda) -Greg Newell of 40 Stage Road inquired about access to Planning Board meeting information especially online through the website like the way the council information is disseminated. Chairman Ed Marsh referred to Town of Hermon staff. CEO Jessefa Murphy confirmed this is something being worked on.

5. PUBLIC HEARINGS -See above under public items or comments.

6. SCHEDULED AGENDA ITEMS

A. Old Business – None.

B. New Business – None.

7. WORKSHOPS-

1. PB 21 015 - Hermon Holdings, LLC. – Dollar General – Building Design Discussion. -Tom Ellis requested workshop to go over what the board was looking for. Mr. Ellis wanted to advise the reason they were not replicating their Danforth's Plaza design is mainly issues with freezing sidewalks and liability concerns. The way that building is designed it forces water to the front causing issues. The new building design needs a low-pitched roof towards back (rear) of building.

Mr. Ellis reiterated he is trying to get feedback on how this can be accomplished so water is not projecting onto sidewalks and parking areas.

Ed M advised the very first meeting they were only shown a 8.5X11 black and white drawing of a square/rectangular box. The second meeting they had pictures with projections coming out and it gave an idea of some trim the second picture showed coming down to a flat plane and came down to 4inch parapets and the front went up high.

Mr. Ellis admitted there may have been some confusion and can put together what the building will be.

Ed M. Advised at last meeting they asked for more definition. What we received was the front looked like a square box, 4-inch parapets and 2 flat planes popped out. He advised that the board looks at ordinances and he personally did not feel they met those ordinances. They are not looking to have a design that is problematic. The role of the planning board is to give information as to the thought process. The board feels like there needs to be more character and depth as they are looking for consistency.

Mr. Ellis asked if there was a way to bridge this gap without projecting water to front due to that huge liability issue.

Ed M. The board has latitude when an ordinance advised preferred/recommended to ask why aren't you doing it? The board wants it to look cohesive with the rest of the neighborhood. Recommended a façade similar to the bowling alley in Brewer.

Mr. Ellis advised they do have the opportunity trim like Danforth's Plaza and bring some columns. He advised he was confused but now feels like he has a good direction and will run it by the tenant, proportion out and bring it back.

Ed M asked for other board member thoughts, Sherry A. advised she was fine with that. Jaylyn M passed on comment. Gary G. advised visual impact does need to go into it. Josh P. Advised that was a big hang-up, come back with a nice design, a gable would help satisfy this.

Ed M. Advised that the board is ready when Mr. Ellis is, they do not want to be an impediment their role is does it comply with the ordinance and they appreciate his efforts.

Workshop ended at 7:10 PM.

8. CEO Items-

1. Proposed Solar Ordinance -Jess M. advised former CEO was working on this and they are waiting to hear back from lawyer. There are talks of solar projects in the pipeline, but none have been submitted.

Ed M. asked if the moratorium was still in place and Josh B. advised it had expired.

Ed M. asked if the council could re-up the moratorium as they would have to approve without that in place.

Josh B advised they could bring that up.

CEO item #2 – Jess M advised Sherry A has submitted her resignation from the board and will be staying on until the end of March.

Ed M. thanked Sherry for her time, energy, and efforts.

CEO item #3 – Josh B. advised Gary Gerow was voted in by town council as a voting member.

Closed CEO Items at 7:17PM.

9. PLANNING BOARD ITEMS –

1. **PB 21 014** Findings of Facts for MGM/PCM Holdings, LLC (Jon Whitten – Haley Ward) final subdivision plan of Sunrise Ridge Estates (Hawks Crossing) – Ed M. went over findings of facts for PB 21 014, it was determined they will add contingent on DEP approval and addition of a stop sign.

2. **PB 22 001 R3** Findings of Facts for Development, LLC preliminary site plan review of R3 Self-Storage located on Odlin Rd, Tax Map 8 Lot 30 -Ed M. went over findings of facts for PB 22 001, it was determined they will add contingent on DEP approval.

10. FINAL PUBLIC ITEMS OR COMMENTS (Items Not Already on Agenda)- None

11. ADJOURN- Sherry A. made a motion to adjourn the meeting, Deb W. seconded the motion.

Meeting was adjourned at 7:32PM.

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 2/16/2022.

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