



**MINUTES**  
**HERMON PLANNING BOARD**  
**Public Safety Building**  
**April 5, 2022 – 6:30PM**

**1. CALL TO ORDER BY CHAIRPERSON**

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

**Members Present:** Ed Marsh, Joshua Pelletier, Gary Gerow, Deborah Whitman, and Jaylyn McCue

**Members Absent:** None

**Others Present:** Town Clerk Kristen Cushman, Code Officer Jesse Murphy and 7 guests

**Deborah Whitman made a motion to accept Jaylyn McCue as alternate to a voting member. Gary Gerow seconded the motion. Motion passes unless doubted.**

**3. CONSENT AGENDA- Approve minutes of the March 15, 2022**

**Joshua Pelletier moved to approve the Consent Calendar as presented. Jaylyn McCue seconded the motion. Motion passes unless doubted.**

**4. PUBLIC ITEMS OR COMMENTS (Items Not Already on Agenda)**

**Scott Jellison 12 Swan Road: Uncertain if the Planning Board is the correct place to express concerns on future expansion in the Town and the effect this will have on the schools.**

**Ed Marsh: The Planning Board's role is to look at the applications that come into us and comply with that zoning ordinances the comprehensive plan. I do believe this is a good subject matter. I think it's the Counselors who dictate whether there's a slowdown. But I think right now, what we're doing is continuing to try and do the best we can and be good stewards of our land, while still allowing people to utilize their land, to the proper extent, while following our comprehensive plan and zoning. We fully understand those issues that are coming up. Unfortunately, when talking of the fiscal aspect of it, the Planning Board, that's not their role.**

**David Demmons 2428 Route 2: Mr. Demmons asked what was going in the empty lot on Route 2.**

**Ed Marsh: Dollar General**

**David Demmons: Asked why he was not notified?**

**Ed Marsh: We don't do the notifications the office does. I don't have an answer for you, sir. I would like you reach out and discuss with the Town Manager to see from an administrative standpoint, why you were not sent a notice. I will follow up as well.**

**5. PUBLIC HEARINGS**

**6. SCHEDULED AGENDA ITEMS**

- A. New Business**
- B. Old Business**

**Close Public Hearing**

**Act on Old Business:**

1. **Consider/Approve** PB 22-004 - 217 Newburgh Road Zone Change – T and T Property Management, LLC

**Joshua Pelletier Abstained. Gary Gerow moved to approve 22-004. Deborah Whitman seconded the motion. The motion was accepted. Motion failed 0-4.**

2. **Consider/Approve** PB 22-005 - Track Facility Hermon High School – Hermon School Department / Town of Hermon

**Amy Young from Plymouth Engineering answered questions from the prior Planning Board meeting.**

- A. Traffic concerns at the High School: The Athletic Director stated there will no concurrent events go on at the same time.**
- B. Will there be adequate bathrooms: The Athletic Director stated porta potties will be brought in during sporting events.**

**Deborah Whitman moved to approve 22-005. Joshua Pelletier seconded the motion. The motion was accepted. Motion passes 5-0.**

7. WORKSHOPS

8. CEO ITEMS:

Citizen Involvement forms have been received from Jeremy Snow and Greg Newall. Jesse Murphy recommended Jeremy Snow to be an alternate because he has served on the board in years past. Greg Newall would be a good fit for the Zoning Board of Appeals board.

9. PLANNING BOARD ITEMS

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

Richard Cyr 537 Billings Rd: Single family homes to 55 and older on Alard Dr. was turned down and went to the Town Council and it was approved.

Ed Marsh: This was a zone change off the Fuller Road.

Richard Cyr: Town Council passed it because the person changed the request from multifamily to single family and 55 and older which eliminated the increased costs for education. Mr. Cyr thinks the Planning Board decisions should be passed along to the Town Council.

Ed Marsh: They are and on this item the Planning Board passed it three in favor and two opposed.

Richard Cyr: You did not have a quorum?

Ed Marsh: It passed because we did have a quorum that night, it passed, but it has to go to the Town Council to ratify it. And I believe the Town Council asked why it wasn't unanimous. The Planning Board does not go to the Council. We do not advocate for our decisions; our decision speak for themselves. And it's up to the Council to make that decision as to whether they agree or disagree. The Council can disagree with something that we vote in five to zero, and they can disagree and say no, the Council has the final word on it.

11. ADJOURN

Joshua Pelletier made a motion to adjourn the Planning Board meeting at 7:02PM. Deborah Whitman seconded. With no objection the council meeting was adjourned at 7:02PM.

**Respectfully Submitted,**

**Kristen Cushman  
Town Clerk**

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 04401.