



MINUTES
HERMON PLANNING BOARD
Public Safety Building
April 19, 2022 – 6:30PM

1. CALL TO ORDER BY CHAIRPERSON

Ed Marsh called the meeting to order at 6:31PM

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

Members Present: Ed Marsh, Joshua Pelletier, Jeremy Snow, Deborah Whitmen, Gary Gerow and Jaylyn McCue

Members Absent: None

Others Present: Code Enforcement Officer Jessefa Murphy, Town Clerk Kristen Cushman, Jim Kiser from Kiser and Kiser, and Shelly Lizotte from Artifex, and 19 guests

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

3. CONSENT AGENDA- Approve minutes of the April 5, 2022

Joshua Pelletier moved to approve the Consent Calendar as presented. Deborah Whitman seconded the motion. Motion passes unless doubted.

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

5. PUBLIC HEARINGS

- A. PB 22-006 Site Plan Review/Building Design – Hermon Holdings, LLC, represented by Kiser & Kiser Co. is seeking site plan/building design review for a retail store to be located on Map 27, Lot 88 and 89**

Chair Ed Marsh opened the public hearing at 6:33PM. Public comments were given. The hearing closed at 6:42PM

Trisha Richardson 2447 Route 2: Expressed concerns with the Dollar General driveway directly across from her driveway.



Rose Aubry 2459 Route 2: Has the same concerns with driveway placement for the Dollar General and traffic flow.

David Demmons 2428 Route 2: What will the exterior side of the Dollar General look like? Will the lightening face downward? Concern there is not a sidewalk to Dollar General for the High School students to be able to safely walk from Danforth's Plaza to dollar store.

Ed Marsh: The sides of the Dollar General will be gray siding.

Jim Kiser from Kiser and Kiser: Lighting will be down cast. Driveway entrance is preferred by DOT to be across from another entrance vs off set. DOT has already permitted the driveway entrance.

- B. PB 22-007 Subdivision Amendment for Bayberry Ridge Estates (Boxwood Lane) – Hermon Properties, LLC represented by Kiser & Kiser Co. is seeking Subdivision Amendment approval. The amendment proposes to add 3 lots to Bayberry Ridge with each lot having frontage on Pine Tree Road.**

Chair Ed Marsh opened the public hearing at 6:47PM. No public comments were given. The hearing closed at 6:49PM

Jim Kiser: Single family homes and the driveway with be accessed through the subdivision.

- C. PB 22-008 Site Plan Review/Building Design 6 New Boston Road – Robert Leighton is seeking site plan/building design review for commercial property to be located at 6 New Boston Road, Map 28 Lot 4**

Chair Ed Marsh opened the public hearing at 6:52PM. No public comments were given. The hearing closed at 6:53PM

Dean Smart Milford ME: Site plan is for a 28x40 garage on a slab for Bruce Coulter Carpentry.



- D. **PB 22-009 Preliminary Subdivision Sketch Plan for Newburgh Rd/Pendleton Dr.– W. L. Properties, LLC.** Represented by Artifex Architects & Engineers is requesting a Sketch Plan Review of a proposed project to be located at Newburgh Rd/Pendleton Dr Map 11 Lot 15.

Chair Ed Marsh opened the public hearing at 6:58PM. Public comments were given. The hearing closed at 7:07PM

Shelly Lizotte from Artifex is presenting for Scott Pelletier: Site plan is 41 acres in Agricultural Forestry for 5 additional lots.

Jeannie Zeile 6 Pendleton Dr: Concerns include increased traffic; how much forestry will be lost and size of buffer behind her property.

Richard Finson 315 Newburgh Rd: Concerns with water running down to his property.

Heidi LeBlanc 34 Pendleton Dr: Concerns with traffic and asked if the entrance could be moved.

Ed Marsh: Preference is to enter onto a road from a subdivision per the ordinance.

Deborah Whitman: What is the speed in this area?

Ed Marsh: Speed limits are set by DOT. This area is 45 MPH.

Shelly Lizotte: A 50-foot buffer will be behind the property at 6 Pendleton Dr in addition to the 50-foot buffer currently in place making a total buffer of 100-feet. This project does not require a Storm Water Permit. This project will have a permit by rule for the State for drainage on how it will be handled and erosion control measures. The water run-off will be captured with a cross culvert and diverted towards undeveloped wetlands not downwards toward the larger wetland area below.

6. SCHEDULED AGENDA ITEMS

A. New Business

Act on New Business:

- A. **PB 22-006 Site Plan Review/Building Design** – Hermon Holdings, LLC, represented by Kiser & Kiser Co. is seeking site plan/building design review for a retail store to be located on Map 27, Lot 88 and 89

Joshua Pelletier moved to approve 22-006. Deborah Whitman seconded the motion. The motion was accepted. Motion passes 5-0, Jaylyn McCue abstained.

- B. **PB 22-007 Subdivision Amendment for Bayberry Ridge Estates (Boxwood Lane)** – Hermon Properties, LLC represented by Kiser & Kiser Co. is seeking Subdivision Amendment approval. The amendment proposes to add 3 lots to Bayberry Ridge with each lot having frontage on Pine Tree Road.

Deborah Whitman moved to approve 22-007. Gary Gerow seconded the motion. The motion was accepted. Motion passes 6-0.

- C. **PB 22-008 Site Plan Review/Building Design 6 New Boston Road** – Robert Leighton is seeking site plan/building design review for commercial property to be located at 6 New Boston Road, Map 28 Lot 4

Ed Marsh: Asked for lot lines and side setback for the plan for the 28 x 40 garage with a slab on a non-conforming lot. After discussion it was decided the Robert Leighton or Dean Smart would work with the Code Officer to come up with a plan to meet the requirements.

B. Old Business

Act on Old Business:



7. **WORKSHOPS**

8. **CEO Items**

Welcome Jeremy Snow to the Planning Board.

9. **PLANNING BOARD ITEMS**

A. Findings of Facts for PB 22-005 – Hermon Track

Planning Board will sign the plans.

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

11. **ADJOURN**

Gary Gerow made a motion to adjourn the Planning Board meeting at 7:25PM. Deborah Whitman seconded. With no objection the council meeting was adjourned at 7:25PM.

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 04402.