

Agenda
HERMON PLANNING BOARD
Public Safety Building
May 17, 2022 – 6:30PM

1. CALL TO ORDER BY CHAIRPERSON

Ed Marsh called the meeting to order at 6:30PM

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

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

Members Absent: Gary Gerow - Excused

Others Present: Code Officer Jessefa Murphy, Town Clerk Kristen Cushman, Angie Ireland, Shelly Lizotte from Artifex and 22 guests

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

3. CONSENT AGENDA- Approve minutes of the April 19, 2022

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

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

Greg Newell 40 Stage Rd – I just want to reiterate as you go through looking at subdivisions, that's going to have a direct effect on our schools. If you haven't watched the last town council meeting with the school board, they plan on a tax increase if the school budget gets approved. Subdivisions that are approved directly affect the schools and the taxes.

5. PUBLIC HEARINGS

- A. **PB 22-010 Contract Zone Change** – Steve Kimball is seeking a Contract Zone Change for a redemption center to operate at 36 Overfar Way, located on Map 47, Lot 063-000T

**Chair Ed Marsh opened the public hearing at 6:334M.
Public comments were given.**

Steve Kimball 36 Overfar Way: Looking to open a redemption facility at his home and run the business out of an existing two garage. It's off the beaten path, down a right-of-way and cannot be seen from the road. There is plenty of room for parking and storage. The right-of-way would need work to smooth the road and cut brush on the sides. Large trucks would need to access the road to pick up the bottles.

Multiple residents spoke in favor of needing a redemption center but did not feel Overfar Way was the appropriate location. Other points made by the public were:

- **Increased traffic**
- **Speeding vehicles**
- **Residents who walk on York Rd**
- **Increase of vehicles with children outside**
- **Overfar Way is narrow and in places only one car can pass at a time**
- **Large trucks on Overfar Way**
- **Right-of way within 22 feet of a house and for privacy a fence would need to be installed**

By: Cinthia Walker 639 York Rd, Stacy Swan 659 York Rd. Robert Farrar 48 Overfar Way, Stuart Farrar 46 Overfar Way, Daniel Chasse 573 York Rd, Linda Webster 643 York Rd, and Sarah Charrier 707 York Rd.

Roger Deluck 722 York Rd: How does a contract zone change work?

Jesse Murphy, Code Officer: Contract zone changes just for the property in question. If the owner sells the property, the contract zone goes away.

Jeff Overlock Jr., 11 Overfar Way: I previously lived at 36 Overfar Way where Mr. Kimball wants to put a redemption center. I gave Mr. Kimball permission to have a redemption center at this location. There's plenty of land for bottles to be stored. A fence could be put up to if it's an eyesore. The driveway has been a chore to take care of over the years. As far as the driveway being rough. We have attempted over the years to keep it smooth, but people decide to drive

up and down the driveway way faster than it should be. The driveway is a little bit narrow, there are places two vehicles can go down, there are branches on the edge that could scrape vehicles.

Close Public Hearing

Chair Ed Marsh closed the public hearing at 6:58PM

6. SCHEDULED AGENDA ITEMS

New Business

- A. PB 22-010 Contract Zone Change** – Steve Kimball is seeking a Contract Zone Change for a redemption center to operate at 36 Overfar Way, located on Map 47, Lot 063-000T

Jaylyn McCue: Do we take into account the surrounding properties?

Ed Marsh: Yes.

Josh Pelletier: Is there a existing structure to use for the redemption center?

Steve Kimball: Yes, a 2-car garage with an upstairs.

Josh Pelletier: Will a larger truck pick up the bottles? Will there be enough room to turn around?

Steve Kimball: Yes, a box truck or a truck and trailer will pick up the bottles and have room to turn around.

Ed Marsh: Is Overfar Way is a private road? Would you bring the road to town standards?

Steve Kimball: Yes, it is a private road. What does it mean to bring to town standards?

Ed Marsh: A wider and paved road. Will you be doing this?

Steve Kimball: No

Ed Marsh: The differences from the Fuller Rd redemption to Overfar Way redemption. Just to be clear, when we looked at the Fuller Road it is on a main arterial, not a dead end. Those are some of the things we looked at from the standpoint of access and when looking at a contract zone change. We have to be very cautious to make sure we're not doing a quick spot here and there with a contract zone

change and making sure it matches with the surroundings as well while not causing an adverse reaction, or an adverse impact on your abutting neighbors. Your neighbors want a redemption center in town, and you are trying to put a redemption center on a private right away which is narrow. So, it's a difficult one, sir.

Joshua Pelletier moved to approve 22-010. Jeremy Snow seconded the motion. The motion failed. Motion 0-5.

Old Business

- A. **PB 22-009 Preliminary/Final Subdivision plan for Newburgh Rd/Pendleton Dr.– W. L. Properties, LLC.** Represented by Artifex Architects & Engineers is presenting preliminary/final Subdivision plans of a proposed project to be located at Newburgh Rd/Pendleton Dr Map 11 Lot 15.

Shelly Lizotte: Agent for W.L. Properties LLC.: There has been no changes to any of the proposed property lines, no changes to the proposed right away, all the sizes are the same, everything is the same. What we had done from the previous meeting to now is take some comments into consideration, identifying a buffer area, working out some drainage and erosion control issues, making sure that we had a plan that was acceptable to the town and could be submitted to the state. And we have provided the town with a plan and profile of the road which shows how it's graded. When you come off the road, you know how steep the road is, and how the contours are working there isn't a whole lot to change.

Ed Marsh: Will there be a place for mailboxes? USPS requires mail to be delivered to a cluster of mailboxes and not door to door.

Jesse Murphy: I will check with the post office because the rest of Pendleton has door to door delivery.

7. WORKSHOPS

8. CEO Items

9. PLANNING BOARD ITEMS

- A. Findings of Facts: PB 22-006 Site Plan Review/Building Design Dollar General

Findings of Fact signed by Planning Board

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

11. ADJOURN

Deb Whitman made a motion to adjourn the Planning Board meeting at 7:26PM. Josh Pelletier seconded. With no objection the council meeting was adjourned at 7:26PM.

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.