

**Minutes**  
**HERMON PLANNING BOARD**  
**Public Safety Building**  
**July 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, Jeremy Snow and Jaylyn McCue

**Members Absent:** Joshua Pelletier, Gary Gerow and Deborah Whitman- Excused

**Others Present:** Code Officer Jessefa Murphy, Deputy Clerk Angie Ireland, Jim Kiser from Kiser and Kiser and 4 guests

**3. CONSENT AGENDA- Approve minutes of the June 21, 2022**

**Jaylyn McCue 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)**

**No public comments were given**

**5. PUBLIC HEARINGS**

- A. PB 22-012 - Phase 2 of Fieldstone multi-family housing project on Annis Road, Tax Map 40, Lot 13-14.**

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

**Jim Kiser from Kiser and Kiser: This proposal is to add an additional 12 units in three buildings, all of them will be 2 bedrooms, have a garage, and be single level construction, which has been in high need. The property is 10 acres in size, so we're bringing this development up to 34 units. If anyone's familiar with this, we're going to create a loop around the existing development. We're going to put two systems just below the cleared areas where the existing septic systems are, and then wind up behind one of the buildings with the third system so that each building will have essentially their own septic system. Two of them are**

going to have to pump to their systems. Currently all four buildings pump to their systems as it stands right now. We'll have to add one or two more wells to service the additional buildings on the property, you can see that this area has two ponds on the property, both serve as fire protection and for stormwater treatment over the existing property. There are a couple of onsite wells that provide capacity for other projects or properties.

### Close Public Hearing

Chair Ed Marsh closed the public hearing at 6:37PM

Ed Marsh: Are you going to try and keep the buffer that's near that pond on the upper front of that property near the abutter?

Jim Kiser: Yeah, it will be mostly in the cleared area, the tree line that follows right along the property line is hopefully going to be maintained. We're going to try and fit most of this into areas that have been disturbed in the past except for the third building, which is the furthest one in that we'll have to create some clearing for.

Ed Marsh: What is the topography there? Does it go down or up?

Jim Kiser: If you go to the west, it goes up into the back of the development, as you go towards the south, it's more of a lower elevation status on from that standpoint. Those two ponds along Annis Road are really kind of low areas of the property. So, everything sort of slopes to the southeast and the back does have a drainage path that goes to the southwest.

Ed Marsh: Would the additional parking spots be for guests?

Jim Kiser: Yes, both for overflow and existing occupants.

Ed Marsh: Are the dumpsters in the upper right going to stay for the additional 12 units?

Jim Kiser: That will stay for the whole development.

Ed Marsh: With the addition of 12 will we have any issues with traffic?

Jim Kiser: Shouldn't have but I will give an update on traffic information for the board when we come again.

**Ed Marsh: Who will you be marketing to?**

**Jim Kiser: Usually, young professionals or empty nesters that are looking for a single level less care facility. They have been building these one-story buildings in other communities and with the aging population they tend to be the predominant users of the facilities.**

## 6. SCHEDULED AGENDA ITEMS

New Business

Act on New Business:

Old Business

Act on Old Business:

## 7. WORKSHOPS

- A. Steven Wiggin – 11 Wiggin Way Tax Map 40 Lot 49  
Discuss a Potential Zone Change to extend Residential B Zone to gift his son a house lot as a part of a rear lot development

**Steven Wiggin: I want to apply for the zone change from Agriculture Forestry to Residential Building, so I can gift some property to my son for a single-family residence.**

**Jaylyn McCue: What is the reason for changing, you can't gift it to him if it's Agricultural?**

**Jessefa Murphy (Code Officer): We can't do rear lot development in Agricultural Forestry only Residential Building.**

**Steve Wiggin: Correct, that would be the only reason I'd have for doing the zoning change, and I want everyone in the neighborhood to be comfortable with it.**

**Ed Marsh: I don't see anything that hinders our ability to look to get this into Residential Building, that said, we can't give you that answer right now in the workshop. I think you're going to have to invest the money on the survey to make sure that everything is correct, and everything's looked at.**

**Jaylyn McCue: Recommends bringing it to the Town Council**

8. CEO Items

**Jessefa Murphy: I have been working closely with Game Warden service the past few weeks to try and come up with a good resolution for all the talk of bears in town.**

**I'm also working with the owner of the Blackstream Rd property that had burned down (879 Blackstream Rd) as well as the towns attorneys and hope to have a resolution on getting that property cleaned soon.**

**There is a new planning board member that is going to be presented to the town council as an alternate. Mr. Sullivan works for Haley Ward INC. as a project manager, so I believe he will be a good fit.**

9. PLANNING BOARD ITEMS

- A. Findings of Facts: PB 22-011 Libby Michaud – Contract Zone Change for a redemption center to operate at 534 Fuller Road, located on Map 41, Lot 88

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

**No public comments were given**

11. ADJOURN

**Jeremy Snow made a motion to adjourn the Planning Board meeting at 6:58 PM. Jaylyn McCue seconded. With no objection the council meeting was adjourned at 6:58PM.**

Respectfully Submitted,

Angela Ireland  
Deputy 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.