

# Minutes

HERMON PLANNING BOARD

Public Safety Building

October 18, 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, Gary Gerow, Joshua Pelletier, Deborah Whitman, Jaylyn McCue and Kyle Sullivan.

**Members Absent:** Jeremy Snow- **Excused**

**Others Present:** Code Officer Jessefa Murphy, Deputy Clerk Angie Ireland, Jim Kiser from Kiser & Kiser, Hank McPherson, Kenneth Carle, and 5 guests.

## 3. CONSENT AGENDA- Approve minutes of the September 20, 2022 meeting.

**Deborah Whitman moved to approve the Consent Calendar as presented. Gary Gerow 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 22-015 - McPherson Timberlands is seeking a second Rear Lot Development on Tax Map 009-005 to create a 3.27-acre lot.**

**Chair Ed Marsh opened the public hearing at 6:31PM. Public hearing was closed at 6:33 PM. Public comments were given.**

**Hank McPherson: I decided to sell my office building and three acres of land with it and when I came in to see Mr. Murphy (Code Enforcement Officer) I was told I had to get back lot approval.**

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- B. PB 22-016 - Kenneth Carle is seeking a Subdivision Amendment of Anna Baby’s Landing to take 1209 Sq. Ft from Lot D and add it to Lot C**

**Chair Ed Marsh opened the public hearing at 6:36PM. Public hearing was closed at 6:37 PM. Public comments were given.**

**Kenneth Carle: I want to add space between the building that I built and the side property line adding approximately a total of 10 feet.**

Close Public Hearing

**6. SCHEDULED AGENDA ITEMS**

**New Business**

- A. PB 22-015 – McPherson Timberlands is seeking a second Rear Lot Development on Tax Map 009-005 to create a 3.27-acre lot.**

**Ed Marsh: McPherson Drive is private?**

**Hank McPherson: Yes**

**Joshua Pelletier: Is it rear lot because he is only selling that one lot?**

**Jessefa Murphy (Code Enforcement Officer): Yes, originally it was all one parcel and in 1997 lot six was created as a rear lot. So, a second rear lot is allowed within the industrial zone and that is why we would be doing this, because it doesn’t have any public frontage.**

**Kyle Sullivan: It’s a limit of two rear lots, right?**

**Jessefa Murphy (Code Enforcement Officer): Correct**

**Kyle Sullivan: They can’t put another one on that private access way?**

**Jessefa Murphy (Code Enforcement Officer): I would have to look into it and see if there could possibly be others done on what is remaining on the other side of the property.**

**Kyle Sullivan: It looked like the ordinance said that there was only two allowed off a private access way.**

**Jessefa Murphy (Code Enforcement Officer): Yes.**

**Kyle Sullivan: Would it landlock the other side?**

**Jessefa Murphy (Code Enforcement Officer): They have enough road frontage because it is 100 ft in industrial, I believe there is somewhere between 300 to 350 all the way across the front of the property.**

- B. PB 22-016 - Kenneth Carle is seeking a Subdivision Amendment of Anna Baby's Landing to take 1209 Sq. Ft from Lot D and add it to Lot C

**Ed Marsh: You're not changing anything on the frontage?**

**Kenneth Carle: No.**

**Ed Marsh: You're purchasing the land from lot D?**

**Kenneth Carle: Correct.**

**Deborah Whitman: You are just purchasing a piece of lot D?**

**Kenneth Carle: Yes, just to straighten out that line.**

**Deborah Whitman: I would make sure that little piece doesn't have a mortgage on it, because if it did you would have to get something from the lender like a partial release to release even a small piece.**

**Kenneth Carle: The property isn't mortgaged.**

**Act on New Business:**

- C. PB 22-015 – McPherson Timberlands is seeking a second Rear Lot Development on Tax Map 009-005 to create a 3.27-acre lot.

**Deborah Whitman moved to approve 22-015. Gary Gerow seconded the motion. The motion was accepted. Motion passed 4-0.**

- D. PB 22-016 - Kenneth Carle is seeking a Subdivision Amendment of Anna Baby’s Landing to take 1209 Sq. Ft from Lot D and add it to Lot C

**Gary Gerow moved to approve 22-016. Joshua Pelletier seconded the motion. The motion was accepted. Motion passed 4-0.**

**Old Business**

- A. PB 22-003 – Proposed multi-family housing project at 84 Fuller Road, Tax Map 36 Lot 17. Kiser & Kiser Co., Agent

**Jim Keiser: We’re looking for development approval for a 41-acre parcel of land out on Fuller Rd. This parcel used to have frontage in residential B as well as AF in the back, since then the council rezoned the entire parcel to Residential B. We are planning to construct a 3300 ft private road into the development and then put units off that, that are single story, two bedrooms with a single car garage. We had to move most of the units further into the property due to some of the soils out there, and you will see in the application packet that we’re right below three acres of impervious area, which we had to work at to keep it below the site location law criteria. With that said, we will only be dealing with stormwater law that we will make application in to, pending tonight’s meeting.**

**Jim Kiser (continued): There should be plenty of water in the area based on Ted Mcleod's experience. We've given soil test kits on each site and found it easier to provide the soil test information and then we'll follow up with the designs of the actual individual unit's disposal systems at the building permit time, so we know exactly where the building is and we're not trying to guess what the soil scientists do to cite those systems. We provided a stormwater management report, which will be the basis for our application and DEP, indicating that we've created required percentages through stormwater natural buffers, and a couple filter beds on this property for treatment of the stormwater. We've provided a maintenance plan for long term maintenance of those activities along with housekeeping for the road and yard areas. There are letters from the agencies, one from Inland Fisheries and Wildlife indicating there is a deer yard on the area and it is outside of any of the developed area. There is also a letter from the natural areas program that showed what they've got mapped as a peat composite bog, our wetlands scientist was out there, he indicated there was no wetlands of special significance.**

**Ed marsh: Is the area mapped out for cluster mailboxes? Also, what is the plan for trash?**

**Jim Kiser: Yes, and there is a dumpster located on the left-hand side as you drive in.**

**Ed Marsh: This is intended to be a private road?**

**Jim Kiser: Yes.**

**Ed Marsh: Is there a turnaround?**

**Jim Kiser: Yes, there is a turnaround for vehicles coming in and emergency vehicles. Also, we have a letter from the fire chief saying that he is okay with fire protection with several other fire ponds in the area.**

**Josh Pelletier: Are you adding tree buffering?**

**Jim Kiser: Yes, we are, that side of the property is sparse, so we are going to have some buffering on that side.**

**Jaylyn McCue: What is the Lowder road?**

**Jim Kiser: That is an old paper street that is on the books but has never been built.**

**Act on Old Business:**

- A. PB 22-003 – Proposed multi-family housing project at 84 Fuller Road, Tax Map 36 Lot 17. Kiser & Kiser Co., Agent

**Joshua Pelletier moved to approve 22-003. Deborah Whitman seconded the motion. The motion was accepted. Motion passed 4-0.**

**7. WORKSHOPS**

**8. CEO Items**

**Jessefa Murphy (Code Enforcement Officer): We currently have 113 building permits out. I received a resignation from Jaylyn McCue effective after this meeting. I would like to thank Jaylyn for all her years of service on the Planning Board.**

**Ed Marsh: Thanked Jaylyn on behalf of the board, for her continued years of service.**

**8. PLANNING BOARD ITEMS**

- A. Findings of Facts for PB 22-013 - Subdivision Amendment Lot 19, 20, 21 Alard Drive Subdivision  
B. PB 22-014 – Shoreland Zoning Permit Application Map 005 Lot 013

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

11. **ADJOURN**

**Deborah Whitman made a motion to adjourn the Planning Board meeting at 7:01 PM. Gary Gerow seconded. With no objection the council meeting was adjourned at 7:01 PM.**

**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.