

Minutes
HERMON PLANNING BOARD
Public Safety Building
September 20, 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, Jeremy Snow, Deborah Whitman, Jaylyn McCue and Kyle Sullivan.

Members Absent: NONE

Others Present: Code Officer Jessefa Murphy, Deputy Clerk Angie Ireland, Mark Czarnecki, Justine Drake from Haley Ward and 2 guests.

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

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 22-013 - Subdivision Amendment Lot 19, 20, 21 Alard Drive Subdivision. Mark Czarnecki is looking to combine lots 19, 20, and 21 of Alard Drive Subdivision.**

Chair Ed Marsh opened the public hearing at 6:32PM.
Public comments were given. Public Hearing closed at 6:34 pm.

Mark Czarnecki: I own three lots, and I just want to combine them into one lot. Nobody will build there.

Ed Marsh: I believe you have a home built on one of the lots.

Mark Czarnecki: Yes, I do, on lot 20.

Ed Marsh: It's a simple request and a nice subdivision. I don't see anything that prohibits us from doing that.

- B. PB 22-014 – Shoreland Zoning Permit Application – Submitted by Haley Ward, Inc. for Cory & Jaimee Drew, Map 005 Lot 013, a legal non-conforming lot in the shoreland zone. Plans to demolish current structure(s) on the property and build a single-family year-round residence.

Chair Ed Marsh opened the public hearing at 6:35PM. Public comments were given. Public Hearing closed at 6:38 pm.

Justine Drake: My name is Justine Drake and I'm a civil engineer with Haley Ward. Corey and Jaimee live out of state and couldn't make it to tonight's meeting, so I'll be presenting on their behalf.

It's a simple project, as Mr. Chairman stated, it's a non-conforming lot within the Shoreland zone. They're recommending demolishing the existing house and replacing it with a new building. It's a fairly small residence that we're proposing, it's 19 by 30 feet, we worked through those dimensions to come up with a footprint that was allowed, based on Shoreland zone standards with consideration of the structure that's there now and the 30% allowance. I'm going to work through that with code enforcement.

We're also proposing to replace any trees that need to be removed, we're only removing trees as necessary for the structure or any grading around the residence, which ends up being, unfortunately, quite a bit since there is some significant grading around the property. We aren't proposing to get any closer to the water lines, as required by shoreland zoning rules, and we are making the improvement on the property line setbacks.

The existing house is close to the neighboring property boundary right now. And we're proposing an improvement on that setback. We'd like to use the existing septic field and well that's there now and we will also enter the property through the existing drive entrance. I welcome questions.

Jessefa Murphy: I've been working with Justine on this since early spring, been in touch with the Drews since week two of working here. I suggested they worked with an engineer firm on **any setbacks they had**, since it is a Shoreland zone and trying to work through the 30%, which had been done to an extent. I worked with Justine double checking the measurements and talked with Tim Schoppe, the local plumbing inspector, who built the concrete chambers for the septic system back in the 80's and remembered where they were and knew that the septic system is designed for a three-bedroom house even though we don't have the HHE 200 on file. So, the septic system is built for a higher capacity than what is there now.

Ed Marsh: You've checked all the calculations, everything 30% or less?

Jessefa Murphy: Yes.

Ed Marsh: You're comfortable with the location of it? I mean, it does keep it away from the other property line.

Jessefa Murphy: It is very close to the neighbor on the left. So, this would center it on the property to the best extent. The leach field is located between the Smith Road and where the proposed structure is. They can't get any further back towards the Smith Road because of that septic system.

Ed Marsh: There is no proposal for another shed?

Jessefa Murphy: No. They are getting rid of the current shed that is located on the property, then will be taking the square footage and volume, and adding that to the house.

Joshua Pelletier: I am not clear on previous expansion done prior to these owners.

Jessefa Murphy: There is evidence that an expansion was done that was very close to that 30%.

Ed Marsh: What year was that done?

Jessefa Murphy: I believe it was '97.

Joshua Pelletier: What's that final setback from the water?

Justine Drake: The final setback from what we have documented as a high-water line is 22 feet, currently it is 15 feet. The owner would have preferred to have it set back a little further but because we had to maintain 20 feet from the leach field, we were limited without having to do a whole new leach field.

Joshua Pelletier: How much is the height changing?

Ed Marsh: Looks like it is 20.8 ft?

Justine Drake: Yes. I think there is about a three-foot grade from the finish floor elevation to the bottom step as you enter into the house, and it has a maximum height of 20.8 feet.

Jessefa Murphy: They are allowed up to 25 feet as well as a three-foot elevation increase from current.

Joshua Pelletier: I couldn't find it in our ordinance, but I thought within 25 feet there was different rules in the state of Maine.

Jessefa Murphy: I don't believe so.

Ed March: I thought that there was an issue with not being able to go any higher than what was existing.

Jessefa Murphy: The big thing with it is you can only expand by 30% in volume as well, so that volume would count into that height.

Joshua Pelletier: I think overall it's a much better fit for the property versus what is there, and it cleans up the area.

Ed Marsh: I appreciate the landowners getting an engineering firm involved to do this and do it right. We've had some people come in where it's been a struggle and it's a huge improvement when we see this, and we can have all the facts in front of us.

6. SCHEDULED AGENDA ITEMS

New Business

Act on New Business:

- A. PB 22-013 - Subdivision Amendment Lot 19, 20, 21 Alard Drive Subdivision. Mark Czarnecki is looking to combine lots 19, 20, and 21 of Alard Drive Subdivision. Perry Land Surveying, Agent.

Joshua Pelletier moved to approve 22-013. Deborah Whitman seconded the motion. The motion was accepted. Motion passed 4-0.

- B. PB 22-014 – Shoreland Zoning Permit Application – Submitted by Haley Ward, Inc. for Cory & Jaimee Drew, Map 005 Lot 013, a legal non-conforming lot in the shoreland zone. Plans to demolish current structure(s) on the property and build a single-family year-round residence.

Joshua Pelletier moved to approve 22-014. Jeremy Snow seconded the motion. The motion was accepted. Motion passed 4-0.

Old Business

Act on Old Business:

7. WORKSHOPS

8. CEO Items

Jessefa Murphy: Welcomed Kyle Sullivan to the Planning Board. To date we have 104 building permits out, that's a combination of commercial, residential, and accessory. Working with Interim Town Manager Josh Berry on getting a workshop date for what will most likely be our November meeting, to have a workshop with the Town Council.

9. **PLANNING BOARD ITEMS**

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

Chair Ed Marsh commented on how he looks forward to meeting with the council to figure out if there is a way people can be assured that the Planning Board is doing their due diligence and following the ordinance.

11. **ADJOURN**

Deborah Whitman made a motion to adjourn the Planning Board meeting at 6:56 PM. Jeremy Snow seconded. With no objection the council meeting was adjourned at 6:56 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.

