

Minutes
HERMON PLANNING BOARD
Public Safety Building
December 6, 2022 – 6:30PM

1. CALL TO ORDER BY CHAIRPERSON
2. ROLL CALL- Appoint Alternate Member(s) if necessary

Members Present: Ed Marsh, Joshua Pelletier, Jeremy Snow, Kyle Sullivan

Members Absent: Deborah Whitman

Others Present: Code Officer Jessefa Murphy, Deputy Clerk Angie Ireland, Devon Curtis, Aaron Hawes and 11 guests.

Jeremy Snow moved to excuse Deborah Whitman from the meeting. Joshua Pelletier seconded the motion. Motion passes unless doubted.

Joshua Pelletier moved to appoint Kyle Sullivan as a voting member. Jeremy Snow seconded the motion. Motion passes unless doubted.

3. CONSENT AGENDA- Approve minutes of the November 15, 2022 meeting

Joshua Pelletier 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)

Hailey Keezer: Has concerns regarding the radio towers attached to the school buildings and believes they need oversight and governance in Hermon similar to other towns.

Ed Marsh: I think this is something that Jessefa can look into, to see if there is a way to potentially add more to the subsection regarding radio towers, I would also recommend bring it up to the town council just so both entities are aware of the concern.

Please see the complete video at [PlanningBoard|Hermon\(hermonmaine.gov\)](https://www.hermonmaine.gov/PlanningBoard) for all public comments.

5. PUBLIC HEARINGS

- A. Devon Curtis is requesting a contract zone change from Residential B to Village Commercial for a contract zone change review for a proposed Bakery located at 180 Billings Road, Tax Map 34 Lot 123

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

Devon Curtis: I had a shop in Carmel on Route 2 for about a year and would like to relocate over here to 180 Billings Rd and have a zone change done.

- B. Aaron Hawes is requesting a contract zone change from Residential B to Village Commercial a proposed Resale & Pawn Shop (Retail Store Class 2) located at 151 Billings Road, Tax Map 34 Lot 134

Chair Ed Marsh opened the public hearing at 6:39PM. Public hearing was closed at 6:46 PM. Public comments were given.

Aaron Hawes: We're looking to open a resale/pawn shop at 151 Billings Road. I currently own and operate Hermon Motors, I've been a part of the community and have six generations of my family living here. Imposing or implying that we're going to do anything that's going to be a danger or a hassle to the community is far away from what we have in mind.

Ed Marsh: That will be the entire building?

Aaron Hawes: Yes, we will utilize the whole thing.

Haily Keezer: Will it be a group shop or just you?

Aaron: Just us, I will own and operate it.

Charles Hillman:

- **Considered a pawn shop will ruin Hermon's rural character.**
- **Will this gradually change into a place that does payday loans, check cashing?**

Kris Rancourt: I'm curious if there have been other businesses there, why does this person have to do this meeting?

Ed Marsh: Every business that has been there has come here to get a contract zone change.

Kris Rancourt: So, it wasn't a permanent change?

Ed Marsh: No, every time it changes it reverts back to Residential B.

Close Public Hearing

6. SCHEDULED AGENDA ITEMS

New Business

- A. **Devon Curtis is requesting a contract zone change from Residential B to Village Commercial for a contract zone change review for a Bakery located at 180 Road, Tax Map 34 lot 123**

Joshua Pelletier: Is all of this bakery going to be contained within the existing structures? No plans to add on?

Devon Curtis: Everything will be contained in that building.

Kyle Sullivan: Any idea about the traffic flow? Do you expect it to be as consistent as your previous business?

Devon Curtis: Usually the morning and mid afternoon are the busier times but people come pick up their stuff and go, it moves pretty quickly.

Ed Marsh: Will you be mostly baked goods?

Devon Curtis: Mostly, I do some prepared food and some small event catering

Ed Marsh: Will you have a commercial hood?

Devon Curtis: Yes.

Ed Marsh: Will the driveway remain a dirt driveway? Does your sign meet our sign ordinance?

Devon Curtis: For the time being it will remain a dirt driveway. Yes, the sign meets the ordinance.

Ed Marsh: As far as catering will people be coming to pick up stuff or will you be delivering?

Devon Curtis: People will come to pick up.

Ed Marsh: What will the hours be?

Devon Curtis: Monday- Saturday 6:30- 5:30

- B. Aaron Hawes is requesting a contract zone change from Residential B to Village Commercial a proposed Resale & Pawn Shop (Retail Store Class 2) located at 151 Billings Road, Tax Map 34 Lot 134

Ed Marsh: I think it would be helpful if you explained to the board what the intent is for the pawn shop.

Aaron Hawes: The pawn aspect really is a designation that lets people know that we'd be willing to buy things off the road, off the street, and/or provide loans for them. I understand the concerns about taking advantage of people's financial needs, but to be honest with you, in my own opinion, pawn does completely the opposite. When you need that money, and you need to displace those items, and you put it on Marketplace, or you put it on Craigslist, you don't have an opportunity to go back and get your family heirlooms, your tools the things you've cherished the most. Pawn gives you an opportunity to get a loan against it to get heating oil or pay your bills. Financial struggles don't always come from addiction, gambling, and personal issues, life's expensive right now for all of us, so to provide an opportunity, yes, it's a business, but depending on the value of the item they'll have 30,60, or 90 days to pay back the loan with an amount of interest to go with it, predetermined at the

Aaron Hawes (continued) : time that they pawn the item and they can get those items back. This might allow someone to heat their house for a month. The fact of the matter is, money is needed. Pawn is going to give opportunity for people to get some money from that but still get their items back. About 30 to 40% of those items, they're going to come back and get, and the other 60 to 70% is going to end up selling there's no question about that, but at least they have that opportunity. I understand the comment about character, but character comes from the leadership of the organization, of the business, of the establishment.

Ed Marsh: Can you go into more detail regarding what controls will be in place, and assuring that the business is not accepting illicit or stolen property?

Aaron Hawes: Pawn regulations are strict on most items, serial numbers have to be taken and ID's have to be taken on pawned items. Purchase items we don't have to have ID by regulations but we would still have the same mentality of doing that if we are buying something off the street because the last thing we want is local sheriff or state police coming in and taking stuff from us because then we would be the ones out of the money. We'll have plenty of security on hand and will be able to video record anything that's going on in and outside of the establishment.

Ed Marsh: Do you have modifications to the building planned?

Aaron Hawes: Nothing besides the camera, alarm systems, and hopefully a gate eventually. As far as visibility goes Central Maine Power will come in and we will put some area lights on the poles to do our best to light it up.

Ed Marsh: Who will be running this?

Aaron Hawes: AJ (son) and I will be overseeing it, we'll split our roles, but I will be the lead in the establishment.

Ed Marsh: Do you think the resale shop will be most of the business?

Aaron Hawes: I think the pawn will have a big part as long as we're in some sort of an economical struggle. I do believe it will shift mostly to resale.

Ed Marsh: Will you have vehicles on that lot?

Aaron Hawes: No.

Ed Marsh: Do you have any anticipation for payday loans or anything along those lines?

Aaron Hawes: No.

Joshua Pelletier: Any intentions of becoming a licensed firearm dealer or dealing with firearms at all?

Aaron Hawes: Firearms will be part of the Pawn business

Ed Marsh: What safeguards are required for that?

Aaron Hawes: Locks on the doors and guns. Not allowed within 1000 ft of a school zone.

Kyle Sullivan: Is there any intention to have items outside or everything within four walls?

Aaron Hawes: 99% of it would be inside but occasionally there might be items we would like to display outside.

Act on New Business:

- A. Devon Curtis is requesting a contract zone change from Residential B to Village Commercial for a contract zone change review for a Bakery located at 180 Road, Tax Map 34 lot 123**

Joshua Pelletier moved to approve 22-017. Jeremy Snow seconded the motion. The motion was accepted. Motion passed 4-0.

- B. Aaron Hawes is requesting a contract zone change from Residential B to Village Commercial a proposed Resale & Pawn Shop (Retail Store Class 2) located at 151 Billings Road, Tax Map 34 Lot 134**

Jeremy Snow moved to approve 22-018. Joshua Pelletier seconded the motion. The motion was accepted. Motion passed 4-0.

Old Business

Act on Old Business:

2. WORKSHOPS

7. CEO Items

Jessefa Murphy (Code Enforcement Officer): I believe last month's meeting with the Town Council went well. There has been a decision made to start the Solar Ordinance from scratch and do some research on what surrounding communities have included in theirs.

We will be adding two alternates after this week's Town Council meeting, Curt Bartram, and Greg Newell.

9. PLANNING BOARD ITEMS

A. Findings of Facts: PB 22-015 – Rear Lot Development Tax Map 009-005

B. Findings of Facts: PB 22-016 – Subdivision Amendment Anna Baby Lane

C. Findings of Facts: PB 22-003 – Multi Family Housing Tax Map 36 Lot 17

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

No public comments were given.

11. ADJOURN

Joshua Pelletier made a motion to adjourn the Planning Board meeting at 7:08 PM. Jeremy Snow seconded. With no objection the council meeting was adjourned at 7:08 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.