

**Agenda**  
**HERMON PLANNING BOARD**  
**Public Safety Building**  
**April 18, 2023 – 6:30PM**

1. **CALL TO ORDER BY CHAIRPERSON**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL- Appoint Alternate Member(s) if necessary.**
4. **CONSENT AGENDA-** Approve minutes of the March 21, 2023
5. **PUBLIC ITEMS OR COMMENTS (Items Not Already on Agenda)**
6. **PUBLIC HEARINGS**
  - A. **PB 23-007** – Steven & Debra Wiggin are seeking a Zone Change to change a portion of their property on 11 Wiggin Way from Ag/Forestry to Residential B to create a rear lot development to gift their son a house lot. The property is located on tax map 040-049-000
  - B. **PB 23-008** - Mathew & Sue Borden are seeking a Zone Change to change a portion of their property on 452 Fuller Road from Ag/Forestry to Residential B to create a rear lot development to gift their son a house lot. The property is located on tax map 041-078-000
  - C. **PB 23-009** – Dysart Realty is seeking a Zone Change for their property located at the end of Dave’s Way from Ag/Forestry to Industrial. The properties are located on tax map 007-003-000 and 007-004-000
  - D. **PB 23-010** – Ball Development Group, LLC is seeking approval for Phase II of a 8-building, 32-unit Planned Unit Development previously approved PB 21-012 at 110 Rocky Ridge Drive. The property is located on Tax Map 050-063-000
  - E. **PB 23-002** – Dysart Realty is seeking subdivision amendment approval for Phase III of Cold Brook Business Park off the end of Dave’s Way. The property is located on tax map 007-001-000, 007-002-000, 007-003-000, and 007-004-000

## **Close Public Hearing**

### **7. SCHEDULED AGENDA ITEMS**

#### **New Business**

- A. PB 23-007** – Steven & Debra Wiggin are seeking a Zone Change to change a portion of their property on 11 Wiggin Way from Ag/Forestry to Residential B to create a rear lot development to gift their son a house lot. The property is located on tax map 040-049-000
  - a) Act on PB 23-007**
- B. PB 23-008** – Mathew & Sue Borden are seeking a Zone Change to change a portion of their property on 452 Fuller Road from Ag/Forestry to Residential B to create a rear lot development to gift to their son house lot. The property is located on tax map 041-078-000
  - b) Act on PB 23-008**
- C. PB 23-009** – Dysart Realty is seeking a Zone Change for their property located at the end of Dave's Way from Ag/Forestry to Industrial. The properties are located on tax map 007-003-000 and 007-004-000
  - c) Act on PB 23-009**
- D. PB 23-010** - Ball Development Group, LLC is seeking approval for Phase II of a 8-building, 32-unit Planned Unit Development previously approved PB 21-012 at 110 Rocky Ridge Drive. The property is located on Tax Map 050-063-000
  - d) Act on PB 23-010**

#### **Old Business**

- A. PB 23-002** – Dysart Realty is seeking subdivision amendment approval for Phase III of Cold Brook Business Park off the end of Dave's Way. The property is located on tax map 007-001-000, 007-002-000, 007-003-000, and 007-004-000
  - a) Act on PB 23-002**

### **8. WORKSHOPS**

### **9. CEO Items**

**10. PLANNING BOARD ITEMS**

**A. 2023-2024 Meeting Schedule**

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

**12. ADJOURN**

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.