



**Town of Hermon**

**Public Safety Meeting Room**

**April 27, 2023**

**Town Council Meeting**

**7:00 PM**

**AGENDA**

To watch Council Meetings go to [hermonmaine.gov](http://hermonmaine.gov) click Council click Town Council Meetings click Zoom  
Council Meetings will be archived online after the meeting has taken place.

**\*\*\*ALL ITEMS ARE SUBJECT TO APPROPRIATE COUNCIL ACTION\*\*\***

- I. CALL TO ORDER BY CHAIRPERSON**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. REVIEW CONSENT CALENDAR: REGULAR BUSINESS, APPOINTMENTS, SIGNATURES,  
And APPROVAL OF MINUTES:**  
  
SIGNATURES. APPROVE:  
MINUTES. APPROVE: 04/13/2023  
WARRANTS. SIGN: 04/28/2023  
RESOLVES. SIGN:
- V. NEWS, PRESENTATIONS AND RECOGNITIONS:**
- VI. PUBLIC ITEMS OR COMMENTS: (*Items Not Already on Agenda*)**



**VII. PUBLIC HEARINGS:**

- **Hold** Public Hearing - Solar Ordinance – Postponed until May 25, 2023
- **Hold** Public Hearing - Mobile Vending Ordinance – Postponed until May 25, 2023
- **Hold** Public Hearing - Zone Change – M/L041-078-000 Ag/Forestry to Residential B for Mathew and Susan Borden
- **Hold** Public Hearing - Zone Change – M/L 007-003-000 & 007-004-000 Ag/ Forestry to Industrial for Dysarts Realty
- **Hold** Public Hearing - Zone Change – M/L 040-049-000 Ag/Forestry to Residential B Ag/Forestry to Residential B for Steven & Debra Wiggin
- **Hold** Public Hearing - Liquor License Renewal – Hermon Golf Inc

**VIII. COMMITTEE REPORTS:**

**IX. SCHEDULED AGENDA ITEMS:**

**A. OLD BUSINESS:**

**B. NEW BUSINESS:**

- R22-23-34** Consider approving Zone Change – M/L041-078-000 Ag/Forestry to Residential B for Mathew and Susan Borden
- R22-23-35** Consider approving Zone Change – M/L 007-003-000 & 007-004-000 Ag/ Forestry to Industrial for Dysarts Realty
- R22-23-36** Consider approving Zone Change – M/L 040-049-000 Ag/Forestry to Residential B Ag/Forestry to Residential B for Steven & Debra Wiggin
- R22-23-37** Consider approving Hermon Golf Inc liquor license renewal
- O22-23-11** Consider approving a 180-day extension to Solar Moratorium
- R22-23-38** Consider scheduling a Special Council Meeting on May 4, 2023

**C. WORKSHOPS:**

**Municipal Budget – second presentation - Josh**

**School Budget – first presentation – Micah**

**D. OTHER ITEMS: (from Table Package)**

**X. APPOINTMENTS:**



**XI. MANAGER STATUS REPORT:**

**XII. FINAL PUBLIC ITEMS OR COMMENT:** (*Items Not Already on Agenda*)

**XIII. COUNCIL ITEMS:**

**XIV. EXECUTIVE SESSION:**

Enter into Executive Session for the purpose of discussing a legal matter regarding per 1 M.R.S.A. 405 (6)(E).

**XV. ADJOURNMENT:**

**Explanatory note #1:** All items in the CONSENT CALENDAR are considered routine and are proposed for adoption by the Town Council with one motion without DISCUSSION or deliberation. If DISCUSSION on any item is desired, any member of the Council or public may request the removal of an item for it to be placed in the regular agenda prior to the motion to approve the Consent Agenda.

**Explanatory Note #2:** In the interest of effect decision-making: At 10:00 p.m., the Chairman shall poll the Council and Town Manager to identify remaining items which shall be carried forward to the next Regular Meeting.

**Explanatory Note #3:** A Councilor who feels the need for the Council excusing his/her absence will make the request to the Town Manager or the Town Clerk prior to the meeting.



**Town of Hermon**  
**Public Safety Meeting Room**  
**April 13, 2023**  
**Town Council Meeting**  
**7:00 PM**  
**MINUTES**

To watch Council Meetings go to [hermonmaine.gov](http://hermonmaine.gov) click Council click Town Council Meetings click Zoom  
Council Meetings will be archived online after the meeting has taken place.

\*\*\*ALL ITEMS ARE SUBJECT TO APPROPRIATE COUNCIL ACTION\*\*\*

**I. CALL TO ORDER BY CHAIRPERSON**

**II. PLEDGE OF ALLEGIANCE**

Councilor Wood led those in attendance in the Pledge of Allegiance

**III. ROLL CALL**

**Members Present:** Richard Cyr, Ronald Murphy, John Snyder III, G. Stephen Watson and Derek Wood  
**Members Absent:** Danielle Haggerty & Steven Thomas - Excused  
**Others Present:** Town Manager Joshua Berry, Town Clerk Kristen Cushman and 32 residents/guests

**IV. REVIEW CONSENT CALENDAR: REGULAR BUSINESS, APPOINTMENTS, SIGNATURES, And APPROVAL OF MINUTES:**

**SIGNATURES. APPROVE:**  
**MINUTES. APPROVE** 03/30/2023  
**WARRANTS. SIGN:** 04/14/2023  
**RESOLVES. SIGN:**

**Councilor Wood moved to approve the Consent Calendar as presented. Councilor Snyder seconded the motion. Motion passes 5-0.**

**V. NEWS, PRESENTATIONS AND RECOGNITIONS:**



VI. PUBLIC ITEMS OR COMMENTS: *(Items Not Already on Agenda)*

**Adam Leach, Hermon: I am an instructor of Research Design in the Behavioral Sciences and I am a Hermon Resident. I am here tonight to speak regarding the severely flawed survey of Hermon citizens, and I thank you for the opportunity to enter my comments into the public record.**

1. **The survey does not contain an option that reflects my opinion on the issue, which is why I have chosen to NOT answer the survey. A better way to word the survey would have been; "Do you support the Hermon School Department's current practice for vetting the age-appropriateness of books? Yes or No?" That would have allowed me to provide a clear answer to a clear question, which represents the current reality of the issue.**
2. **The poorly written and biased nature of the survey will cause speculative conclusions, and therefore we will be no further ahead in this debate than we are right now.**
3. **By asking respondents if they want to "establish" age-appropriate standards makes the assumption that safeguards for age-appropriateness don't currently exist. Which is a false assumption.**
4. **The survey is confounded by the letter that accompanied the response card, because it contains several false and misleading statements that will bias answers. To include:**
  - **It asks for thoughts, but does not provide a space for them**
  - **The statement that "The Hermon School Department does not use age-appropriate standards" fails to equate policy and practice with standards. To maintain a sincere intent to collect, and not create public opinion, this statement should not have been in the letter.**
  - **Using the standards recommended to the school committee by citizens, WOULD in fact ban books from the library and it would restrict access to information and ideas. So the statement that it "is not the intent of standards to ban books" is false.**
  - **The statement that "The School Committee is not in favor of establishing age-appropriate standards" is misleading. A policy and practice already exists. A policy in which trained and experienced professionals are trusted to examine material, taking into consideration context and intent. Additionally, parental rights "to read or not to read" are currently protected.**
5. **Lastly, there is no explanation of how the results are to be used. The poorly written and biased nature of this survey leads me to believe that its author and supporters on this Council distributed it to either intentionally or unintentionally deceive the public. The members of this Council are too intelligent for it to be unintentional, so I stand here tonight wondering about your intent. I can make an assumption, but in the interest of decorum, I will keep that to myself. I would however be happy to discuss it with any of you at another time.**



**Lee Cliff, Hermon: Went over reasons he asked for Chair Thomas resignation two meetings ago.**

**Tony Reynolds, Hermon: You set up a committee to work on the survey but did not have the committee come back with their work so the council could okay it and send it out to the public. Asked the council to check where the surveys were mailed. Surveys could have been mailed out of town.**

**Kyle Daigle, Hermon: Sad to hear the contract with Hermon Rescue has ended because I believe in the community aspect to have an ambulance.**

**Deb Farnham, Hermon: Handed in survey. Went over the IJJ policy that will walk a resident through the process to challenge a book.**

Code: IJJ-E  
Approved: 4/08/02  
Amended: 04/01/19

Hermon School Department

**CHALLENGE OF INSTRUCTIONAL MATERIALS FORM**

Type of Material:  Book  Magazine/Periodical  Film  Recording  
 Software  Other (Please specify) \_\_\_\_\_

Author (if known) \_\_\_\_\_

Title \_\_\_\_\_

Publisher (if known) \_\_\_\_\_

Person making complaint: \_\_\_\_\_

Email address \_\_\_\_\_

Telephone \_\_\_\_\_ Street Address \_\_\_\_\_ Town \_\_\_\_\_

Complainant represents:  Him/herself  
 Organization  
 Other group \_\_\_\_\_

1. To what portion of the material do you object? (Please be specific, cite pages, scenes, etc.)  
\_\_\_\_\_
2. What do you feel might be the negative result of reading/viewing/hearing this material?  
\_\_\_\_\_
3. For what age group would you recommend this material? \_\_\_\_\_
4. Is there anything good about this material? \_\_\_\_\_
5. Did you read/view/hear all of the material?  If not, what parts did you read/view/hear?  
\_\_\_\_\_



IJJ- CHALLENGE OF INSTRUCTIONAL MATERIALS FORM  
Page 2 of 2

6. Are you aware of the professional reviews/judgment of this material? \_\_\_\_\_
7. What do you believe is the theme and/or intention of this material? \_\_\_\_\_
8. What would you like the school to do about this material?  
\_\_\_\_ Do not assign it to my child.  
\_\_\_\_ Do not assign it to any students.  
\_\_\_\_ Withdraw it from the library and/or instructional program.  
\_\_\_\_ Refer it to the Educational Media Review Committee for evaluation.
9. In its place, what material would you recommend? \_\_\_\_\_

\_\_\_\_\_  
Signature of Complainant

\_\_\_\_\_  
Date

**Andrew Farnham, Hermon: Concerned people can put their return address on the front of the survey card. After the information is compiled from the cards what is going to be done with the cards?**

**Ben Nichols, Hermon: I wanted to take a few minutes to highlight the concerns myself and other community members hold in relation to the recent survey that was sent out. While I strongly oppose the overstep in authority the existence of the survey alone demonstrates, I was further disappointed to receive a document with spelling issues, personal opinions, and leading questions that undermine every well-documented aspect of data collection best practices.**

**What began as an egregious overstep in authority ended as a spectacular display of incompetence and a waste of more than \$5000 taxpayer dollars. Below are some key issues with the survey that include:**

- **The presence of spelling mistakes**
- **No inclusion or reference to current IJJ policy for citizens to read**



- No inclusion or reference to the proposed “standards” pamphlet passed out by the group who requested and helped create the survey
- The return name and address area directly on the survey despite claims that it is anonymous
  - These may be able to be FOIA’d allowing citizens’ responses to be leaked and tied back to them opening the door for defamation, slander, or general retaliation
- Extra copies of the survey were sent to households addressed to outdated inactive voters, allowing people to vote multiple times.
- Personal opinions were stated on behalf of the council without any factual information provided
  - An example being: “The School Committee is not in favor of establishing age-appropriate standards”
  - Speaking for the School Committee as a municipal authority figure is an abuse of power and borders on defamation
  - Many people do support age appropriate standards but were against modifying IJJ due to concerns of bias and subjectivity as exemplified in the “Hermon School District Library Sexual Content Report” (produced by the group who requested and helped create the survey)
- Vague and subjective language in the proposed standards could be used to remove LGBTQ+ material and books like “I Have a Dream” by MLK Jr. Some of this rhetoric includes:
  - “Alternate Sexualities”
  - “Gender Ideologies”
  - “Controversial racial commentary”
- Additionally, the proposed standards behind the survey exclusively used “Booklooks” as a source which was founded in 2022 (last year) as an LLC in Florida spearheaded by the group “Moms for Liberty” who have both a political agenda and affiliation and are not an objective book reviewer as suggested, rather run by volunteers which places its credibility on par with Wikipedia.

This is not Hermon, this animosity is the result of an outside group who makes financial and political profit off chaos and division within our town which drives clicks, views, and shares and ultimately equates to ad revenue. We are being manipulated to fight amongst ourselves to the detriment of those we’re supposedly here to serve and this survey is a prime example of this.

I firmly believe many of the people who support this survey and pamphlet have the best of intentions and have no interest in creating a “don’t say gay policy” but as for the current set of documents I’ve seen come out of this initiative, I can confidently say it walks like a duck and certainly quacks like one too.





**VII. PUBLIC HEARINGS:**

**VIII. COMMITTEE REPORTS:**

**IX. SCHEDULED AGENDA ITEMS:**

**A. OLD BUSINESS:**

**B. NEW BUSINESS:**

- R22-23-33** Consider scheduling and setting a
- Special Town Meeting for School Budget warrant articles on May 15, 2023
  - Secret Ballot Election on June 13, 2023
  - Annual Town Meeting on June 15, 2023

**Councilor Snyder moved to approve R22-23-33. Councilor Wood seconded the motion. The motion was accepted. Motion passes 5-0.**

- FR22-23-15** Consider awarding contract for roadside mowing for FY23 - FY25

**Councilor Snyder moved to approve FR22-23-15 for Municipal Mowing Inc. Councilor Watson seconded the motion. The motion was accepted. Motion passes 5-0.**

- FR22-23-16** Consider moving money from Transfer Station reserve to transfer station appropriation to purchase a CONEX box from Maine Trailer for \$3050.00 for the new Specialty Recycling program.  
Reserve balance \$5,400.00.

**Councilor Watson moved to approve FR22-23-16. Councilor Snyder seconded the motion. The motion was accepted. Motion passes 5-0.**

- FR22-23-17** Consider awarding contract for Odlin Road Sewer Extension Project. Funded from Economic Development project account with a balance of \$558,681.46.

**Councilor Watson moved to approve FR22-23-17 for Showcase Excavation in an amount not to exceed \$39,450. Councilor Snyder seconded the motion. The motion was accepted. Motion passes 5-0.**



**C. WORKSHOPS:**

- Solar Ordinance – Jesse
- Mobile Vending Ordinance – Jesse
- Recreation Reserve account – Josh
- Municipal Budget – Josh

**The above items were discussed by the Council.**

**D. OTHER ITEMS: (from Table Package)**

**X. APPOINTMENTS:**

**XI. MANAGER STATUS REPORT:**

- Town Office is closed April 17<sup>th</sup> for Patriots' Day
- School vacation next week
- School flashing speed zone signs are working well
- Mrs. Williams sent an email thanking fire and Officer Sheehan for the ice cream social

**XII. FINAL PUBLIC ITEMS OR COMMENT: (*Items Not Already on Agenda*)**

**Josh Henderson, Hermon: Does school security fall under the town or solely under the school's budget?**

**Ronald Murphy: The school's budget**

**Kim Nichols, Hermon: Thank the councilors for the Coffee and Conversation gathering. Advocated for the Hermon Connection to continue to be in paper format for the residents.**

**Christopher Gray, Hermon: It's important to focus on the things that matter, and if we are going to keep increasing the school budget \$400,000 plus per year we are going to be facing a fiscal cliff shortly. The mill rate will need to increase.**

**Chad Leonard, Hermon: Read from a book called "Me & Earl and the Dying Girl" in chapter 6 page 42.**

**Regina Leonard, Hermon: Why can't we come together and create a solution to the books in the library?**



XIII. COUNCIL ITEMS: None

XIV. EXECUTIVE SESSION:

XV. ADJOURNMENT:

**Councilor Cyr made a motion to end the council meeting at 8:14 pm. Councilor Wood seconded. With no objection the council meeting was adjourned at 8:14 pm.**

Respectfully Submitted,

**Kristen Cushman  
Town Clerk**

**Explanatory note #1:** All items in the CONSENT CALENDAR are considered routine and are proposed for adoption by the Town Council with one motion without DISCUSSION or deliberation. If DISCUSSION on any item is desired, any member of the Council or public may request the removal of an item for it to be placed in the regular agenda prior to the motion to approve the Consent Agenda.

**Explanatory Note #2:** In the interest of effect decision-making: At 10:00 p.m., the Chairman shall poll the Council and Town Manager to identify remaining items which shall be carried forward to the next Regular Meeting.

**Explanatory Note #3:** A Councilor who feels the need for the Council excusing his/her absence will make the request to the Town Manager or the Town Clerk prior to the meeting.



**R22-23-34**

Be it resolved by the Hermon Town Council in Town Council assembled for a Zone Change request to Map 041 Lot 078-000, Mathew and Susan Borden at 452 Fuller Rd. The proposed zone change will be from Agricultural Forestry to Residential B.

---

**SIGNED** this April 27, 2023 by the Hermon Town Council:

---

**Steven Thomas**

---

**Ronald Murphy**

---

**Richard Cyr**

---

**Danielle Haggerty**

---

**John Snyder III**

---

**G. Stephen Watson**

---

**Derek Wood**

**Attest Original:** \_\_\_\_\_

Motion _____	Yeas _____	Date _____
Second _____	Nays _____	



## Memo

**To:** Joshua Berry – Town Manager  
Hermon Town Council

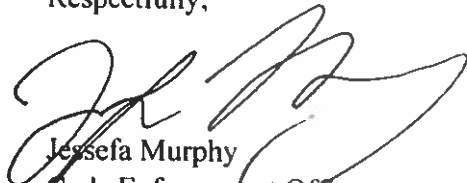
**CC:** Kristen Cushman – Town Clerk

**From:** Jessefa Murphy – Code Enforcement

**Re:** Mathew & Sue Borden - Parcel 041-078-000 Zone Change from AF to Residential B

On April 18, 2023, the town of Hermon's Planning Board held a public meeting and voted 4-0 in favor to recommend a zone change from Ag/Forestry to Residential B for parcel 041-078-000 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 for a single-family home. The Planning Board and Code Enforcement feel that it coincides with current zoning and land use ordinance and has the Town of Hermon's best interest at hand.

Respectfully,



Jessefa Murphy  
Code Enforcement Officer

Mailing Address  
333 Billings Rd  
Hermon, ME 04401

Telephone: 207-848-1010  
Fax: 207-848-3316

Physical Address  
333 Billings Rd  
Hermon, ME 04401



## **ZONE CHANGE APPLICATION**

The Hermon Planning Board will hold a Public Hearing on the following request for a zone change and forward their findings on to the Hermon Town Council for an additional Public Hearing and shall vote to approve or deny the request.

Application fee: \_\_\_\_\_

Fee: \$300.00 plus mailing costs

1. Current property owner: Matthew & Laura-Sue Borden
2. Owner's address: 452 Fuller Road, Hermon, ME Phone: 207-974-9027
3. Street address of property: 452 Fuller Road, Hermon, ME
4. Applicant's name: Matthew & Laura-Sue Borden
5. Applicant's address: 452 Fuller Road, Hermon, ME
6. Applicant's phone #: 207-974-9027
7. Present Zoning classification: Agriculture/Forestry
8. Requested zoning classification: Residential B

9. Attach legal description of property to be rezoned.

Please answer the following questions in detail. This information will be used to evaluate whether your request complies with the criteria for a zone change.

1. Is the current zoning of this property a mistake

No

2. Will the change in zoning conform with the policies and objectives of the Comprehensive Plan ? Yes

Mailing address  
PO Box 6300  
Hermon, ME 04402-6300

Physical Address:  
333 Billings Rd  
Hermon, ME 04401

Telephone: 207 848-1010  
FAX: 207 848-3316

3. Will the overall change in the zoning district result in development which is compatible to the surrounding districts? **Yes**
4. Will the change affect the current use of other land in the vicinity? **No**
5. Why is it appropriate at this time to permit the specific type of zone change? **We want to be able to gift land to our son to build a house.**
6. What are the current uses on the abutting parcel(s)? **Mostly residential, though our neighbor, Troy Devoe has a garage repair shop on his property.**
7. Explain how the surrounding property within 200' of the perimeter of your property is zoned.  
**Everything around us is zoned Residential B.**
8. Have any changes taken place which would make the zone change appropriate now rather than at an earlier date? **No**  
  
**You may consider such things as development of surrounding property, new streets, sewer or water lines and housing trends**
9. Has a zone change ever been attempted before on this property by you or anyone else? **No**

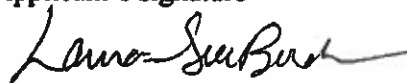
**ADDITIONAL REQUIREMENTS:**

- A. Attach a copy of the most current tax map / lot of the property to be rezoned
- B. Provide a list of the names and addresses of all property owners within 100' of the exterior boundaries of the subject property
- C. Provide evidence you are the owner or purchaser of the property or have written consent from the property owner to make application for a zone change
- D. Enclose the application fee of \$300.00 ( Mailing cost for public hearing will be charged to the applicant)

The above and attached statements are true to the best of my belief and knowledge. I understand this application must be completed and accurate before a hearing can be scheduled and that only those items specifically mentioned in the application can be considered and acted upon at the Planning Board level and at the Town Council level.

  
Applicant's signature

3/30/23  
Date



Mailing address  
PO Box 6300  
Hermon, ME 04402-6300

Physical Address:  
333 Billings Rd  
Hermon, ME 04401

Telephone: 207 848-1010  
FAX: 207 848-3316

NOT AN OFFICIAL COPY  
WARRANTY DEED  
NOT AN OFFICIAL COPY

BETTY J. BAKER, with a mailing address of 452 Fuller Road, Hermon, Maine 04401, for consideration paid, grants to MATTHEW L. BORDEN and LAURA-SUE BORDEN, both with a mailing address of 89 Goye Street, Brewer, Maine 04412, with WARRANTY COVENANTS, as joint tenants, the land, together with the buildings and improvements thereon situated in Hermon, County of Penobscot and State of Maine, bounded and described in Schedule A attached hereto and made a part hereof.

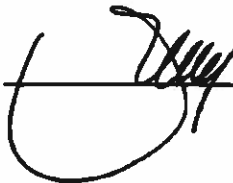
SEE SCHEDULE A ATTACHED

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the real estate taxes assessed against the premises which said taxes shall be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A. Section 558.

WITNESS my hand and seal this 18<sup>th</sup> day of April, 2013.

Witness:

  
\_\_\_\_\_

Betty J. Baker  
By Jean A. Baker  
AK/A Jean A. Rideout - Attorney in fact.

Betty J. Baker  
By: Jean A. Baker, formerly Jean A. Rideout, Attorney-in-Fact

STATE OF MAINE

County of Penobscot, ss

April 18, 2013

Personally appeared the above-named Betty J. Baker by Jean A. Baker, formerly Jean A. Rideout, her Attorney-in-Fact, and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Before me,

  
\_\_\_\_\_  
Notary Public / Attorney-at-Law

Type or Print Name:

Brian P. Molloy  
\_\_\_\_\_  
Attorney-at-Law



## N O T            S C H E D U L E   A   N O T

A N    A N

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in Hermon, County of Penobscot and State of Maine, described as follows:

**First Parcel:** A certain piece of land situated in said Hermon, bounded as follows, viz: Beginning at a stake being the northwest corner of land now or formerly of J. D. Fuller, formerly the Daniel More lot; thence northerly on and by land of Gideon Andrews, now or formerly, 90 3/4 rods to the east line of said lot to a juniper stake; thence North about 61° East crossing the Fuller Road, so-called, 56 3/4 rods to a stake; thence South 29° East on and by land of L. D. Snow 90 3/4 rods to said J. D. Fuller lot and corner; thence South 61° West on and by land of said Fuller 56 3/4 rods to point of beginning.

**Second Parcel:** A certain piece of land situated in said Hermon on the southwesterly side of said Fuller Road being part of Lot No. 8 of Saco tract and bounded as follows, viz: Commencing at a stake at the west line of Lot No. 8 on said road; thence South 2° West 37 rods to a stake; thence North about 61° East 33 rods to a stake at the said side of new road; thence northwesterly on and by said road line to the place of beginning.

**Third Parcel:** The following described property, bounded as follows, viz: The former homestead of the late George W. Goodspeed, situated in said Hermon, and bounded as follows: Beginning at the northeast corner of land now or formerly of John R. Walker on the southerly side of the Fuller Road; thence southerly on and by land of said Walker 96 1/2 rods to a stake; thence easterly on land of Gideon Andrews, now or formerly, about 25 rods; thence southerly by said Andrews' land to a stake; thence northeasterly by said Andrews' land and land now or formerly of Frank C. Goodspeed to a birch tree; thence northerly by land of said Frank C. Goodspeed to the Fuller Road; thence westerly on and by the line of said Fuller Road to the place of beginning.

Excepting and reserving therefrom 15 acres, more or less described in the deed from Frank C. Goodspeed to Dexter S. Goodspeed, dated September 19, 1902, and recorded with Penobscot County Registry of Deeds in Book 724, Page 123 as follows: A certain lot or parcel of land situate in said Hermon with the buildings thereon bounded and described as follows, to wit: Beginning at Northeast corner of land owned by John R. Walker on the Southerly side of Fuller Road (so called); thence Southerly on and by land of said Walker 96 1/2 rods to a stake; thence Easterly on land of Gideon Andrews about 25 rods to a stake; thence northerly about 96 rods to road line; thence westerly on and by said road line 25 rods to place begun at containing fifteen acres more or less. Also a right of way by the old road across land of said Frank C. Goodspeed.

Also excepting therefrom the premises described in the deed from Clara B. Stevens to Kenneth L. Pomeroy, dated May 27, 1944, and recorded in said Registry in Book 1217, Page 440, as follows: A certain piece of land situated on the southerly side of the Fuller Road, so called, in said Hermon and bounded and described as follows: Beginning at a point in the center line of the Baker Brook, so called, said point being also in the south line of said Fuller Road; thence in a westerly direction along said road line a distance of

43 rods 9 1/2 feet to a stake in a wire fence; thence on a line at right angles to said road line to the center line of said Baker Brook; thence on and by the center line of said brook to the place of beginning.

C I A L O F F I C I A L  
C O P Y C O P Y

**Fourth Parcel:** A certain lot or parcel of land situated in said Hermon, bounded and described as follows, viz: Beginning at a spruce tree standing in the line between land now or formerly of Frank G. Goodspeed and land now or formerly of A. Linnis Snow; thence northeast by land of said Snow 12 1/2 rods to an elm tree in the southerly line of said Fuller Road; thence westerly on and by said road line 23 rods to the corner of said Frank C. Goodspeed's land; thence southerly on and by said Goodspeed's land 22 1/2 rods to place of beginning.

Excepting from the First and Fourth Parcel, the following:

Deed from Michael J. Baker and Betty J. Baker to Byron K. Basque, dated July 1, 1982, and recorded in said Registry in Book 3299, Page 222, as follows: A parcel of land, beginning at a point on the southerly sideline of the Fuller Road, said point being located in the center of a stream that crosses the said Fuller Road; thence in an easterly direction along the southerly sideline of said Fuller Road 461 feet, more or less, to a point where the southerly sideline of the Fuller Road intersects the easterly sideline of a dirt road; thence in a southerly direction and perpendicular to said Fuller Road 210 feet to a point 78 feet, more or less, westerly of an iron rod driven into the ground; thence in a westerly direction and parallel with said Fuller Road, 375 feet, more or less, to the center of said stream; thence in a northerly direction following the center of said stream to the point of beginning.

Excepting from the Third Parcel, the following:

a. Deed from Michael J. Baker and Betty J. Baker to Brian L. Smith and Janice L. Smith, dated June 26, 1990, and recorded in said Registry in Book 4671, Page 41, as follows: The land in Hermon, County of Penobscot, State of Maine, bounded and described as follows: Beginning at the center of a culvert where the southwesterly sideline of Fuller Road intersects the centerline of Baker Brook, so-called, said intersection marking the southeast corner of land of Lenora I. and Alden Philbrook, which parcel is described in a deed recorded in the Penobscot County Registry of Deeds, Volume 4501, Page 263; thence South 48° 00' 00" East by and along the southwesterly sideline of said Fuller Road a distance of 225.00 feet to a rebar set at a corner of land belonging to Michael J. and Betty J. Baker, which parcel is described in a deed recorded in said Registry of Deeds, Volume 1502, Page 248; thence South 42° 00' 00" West by and along land of said Baker a distance of 387.20 feet to a rebar set at a corner of said Baker's property; thence North 48° 00' 00" West by and along land of said Baker a distance of 225.00 feet to a rebar set at a corner of said Baker's property; thence North 42° 00' 00" East by and along land of said Baker a distance of 387.20 feet to the point of beginning. The above described premises contains 2.00 acres of land. All bearings are magnetic and of the year 1990.

b. A Deed of Easement granted by Michael J. Baker and Betty J. Baker to Judith A. Ouellette dated November 21, 1990, and recorded with said Registry in Book 4761, Page 50, as follows: A right-of-way for all purposes of a way in common with the within Grantors, 20 feet in width including the right to enter, repair and maintain the same running from the Fuller Road across our land off the Fuller Road in said Hermon, Maine, in a generally southerly direction to land of the within Grantee, Judith A. Ouellette, as described in a deed recorded in the Penobscot County Registry of Deeds in Volume 3610, Page 366. Also included with said right-of-way is the right to install utilities of all descriptions including but not limited to sewer, water, transmission of voice, power, television and the like, said right-of-way to run with the land of Judith A. Ouellette, her heirs and assigns; the centerline of said right-of-way being more specifically bounded and described as follows, to wit: Commencing at a point in the generally southerly line of the Fuller Road, so-called, said point being South 56° 56' 50" East, 352.38 feet from an iron pin marking the northeast corner of land of Judith A. Ouellette; thence running South 25° 43' 00" West, 258.60 feet to a point; thence running South 34° 13' 00" West, 18.2 feet to a point; thence running South 55° 2' 45" West, 176 feet to a point; thence South 75° 22' 55" West, 122 feet to the easterly line of land of Judith A. Ouellette the within grantee.

c. By Release Deed to Michael J. Baker and Betty J. Baker dated December 3, 1990, and recorded in said Registry in Book 4762, Page 20, Judith A. Ouellette conveyed all her right, title and interest in and to the roadway in Hermon, County of Penobscot, State of Maine, being that portion of a certain roadway over land of Michael J. Baker and Betty J. Baker as excepted in their deed recorded in Volume 1502, Page 248 and not described within a deed of even date relocating said right-of-way. The purpose of this deed is to release any interest I have in and to any other roadway effecting the Baker premises not described in the relocated right-of-way of even date.

d. Deed from Betty J. Baker to Judith A. Ouellette, dated January 3, 2000, and recorded with said Registry in Book 7283, Page 224, as follows: A certain lot or parcel of land situated in Hermon, Penobscot County, State of Maine, and being on the generally southerly side of the Fuller Road, so-called and being bounded and described as follows: Bounded on the west by the generally easterly line of Judith A. Ouellette (the within Grantee) which has length of 568.8 feet more or less to the westerly side of the 20' right of way described in the deed of easement to Judith A. Ouellette from Michael J. Baker and Betty J. Baker dated November 21, 1990, recorded in Penobscot County Registry of Deeds in Volume 4761, Page 50; on the north by the southerly side of the Fuller Road having a tie line distance of about 342 feet more or less; on the east by the westerly side of said 20' right of way as described in the deed of easement recorded in said Registry in Volume 4761, Page 50, said easterly side extending to point of intersection with the easterly line of Judith A. Ouellette.

Excepting from the Second and Third Parcel, the following:

a. Deed from Michael J. Baker and Betty J. Baker to Robert L. Burgess and Jean A. Burgess, dated July 23, 1996, and recorded in said Registry in Book 6190, Page 238, as follows: A certain lot or parcel of land situated in the town of Hermon, Penobscot

County, Maine, bounded and described as follows: Beginning at a 3/4 inch rebar on the southwesterly sideline of the Fuller Road at the most easterly corner of the premises described in a deed from Michael J. Baker and Betty J. Baker to Brian L. Smith and Janice L. Smith, recorded in the Penobscot County Registry of Deeds in Volume 4671, Page 41; thence South 42° 00' 00" West along the southeasterly line of said land of Smith a distance of 387.20 feet to a 3/4 inch rebar marking the most southerly corner of said Smith lot; thence South 47° 53' 47" East through land of Michael and Betty Baker a distance of 300.00 feet to a 3/4 inch rebar set; thence North 42° 00' 00" East through land of Michael and Betty Baker a distance of 387.2 feet to a 3/4 inch rebar set on the southwesterly sideline of the Fuller Road; thence North 47° 53' 47" West along the southwesterly sideline of the Fuller Road a distance of 300.00 feet to the place of beginning, containing 2.67 acres.

The above description was prepared by Maine Land Services of Brewer, Maine, based on a survey dated June 13, 1996. Bearings are magnetic as oriented to the southeasterly line of the premises described in deed to Brian and Janice Smith recorded in Volume 4671, Page 41.

b. Deed given by Betty J. Baker to Troy Lee Devoe and Carrie Ann Morrill, dated April 29, 2004, and recorded with said Registry of Deeds in Book 9335, Page 184, as follows:

A certain piece or parcel of land located in Herman, County of Penobscot and State of Maine, bounded and described as follows, to wit: Commencing at the intersection of the southerly side of the Fuller Road, so-called, and the boundary line between property conveyed to Michael J. Baker and Betty J. Baker, Joint Tenants, by Millard S. Wiswell, Executor of the Estate of Clara B. Stevens, by Deed dated September 22, 1955, and recorded in the Penobscot County Registry of Deeds in Book 1502, Page 248 and property conveyed to Ronald A. Reynolds, Jr. and Debra L. Reynolds from Robert L. Burgess and Jean A. Burgess by Warranty Deed dated September 30, 1999, recorded in the said Registry of Deeds in Book 8091, Page 186; thence southwesterly along said boundary line between Baker and Reynolds to the southerly terminus thereof and then continuing on a straight line to a point which point is 415 feet from the southerly side line of the said Fuller Road; thence southeasterly along a line parallel with and 415 feet distant from the southerly side line of said Fuller Road for a distance of 210 feet to a point; thence northeasterly along a line parallel with and 210 feet distant from the first described boundary for a distance of 415 feet to the southerly side line of said Fuller Road; thence northwesterly along the southerly line of the Fuller Road for a distance of 210 feet to the place of beginning.

For source of title to the above described premises, reference may be made to the deed from Millard S. Wiswell, Executor of the Will of Clara B. Stevens, to Michael J. Baker and Betty J. Baker, as joint tenants, dated September 22, 1955, and recorded with Penobscot County Registry of Deeds in Book 1502, Page 248.

Maine Real Estate  
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

*Susan F. Bulley*  
Register of Deeds

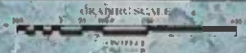
Town of Hermon  
----- Receipt -----

03/31/23 12:13 PM ID:880 #7672-1  
TYPE----- REP--- AMOUNT  
PERMITS 300.00

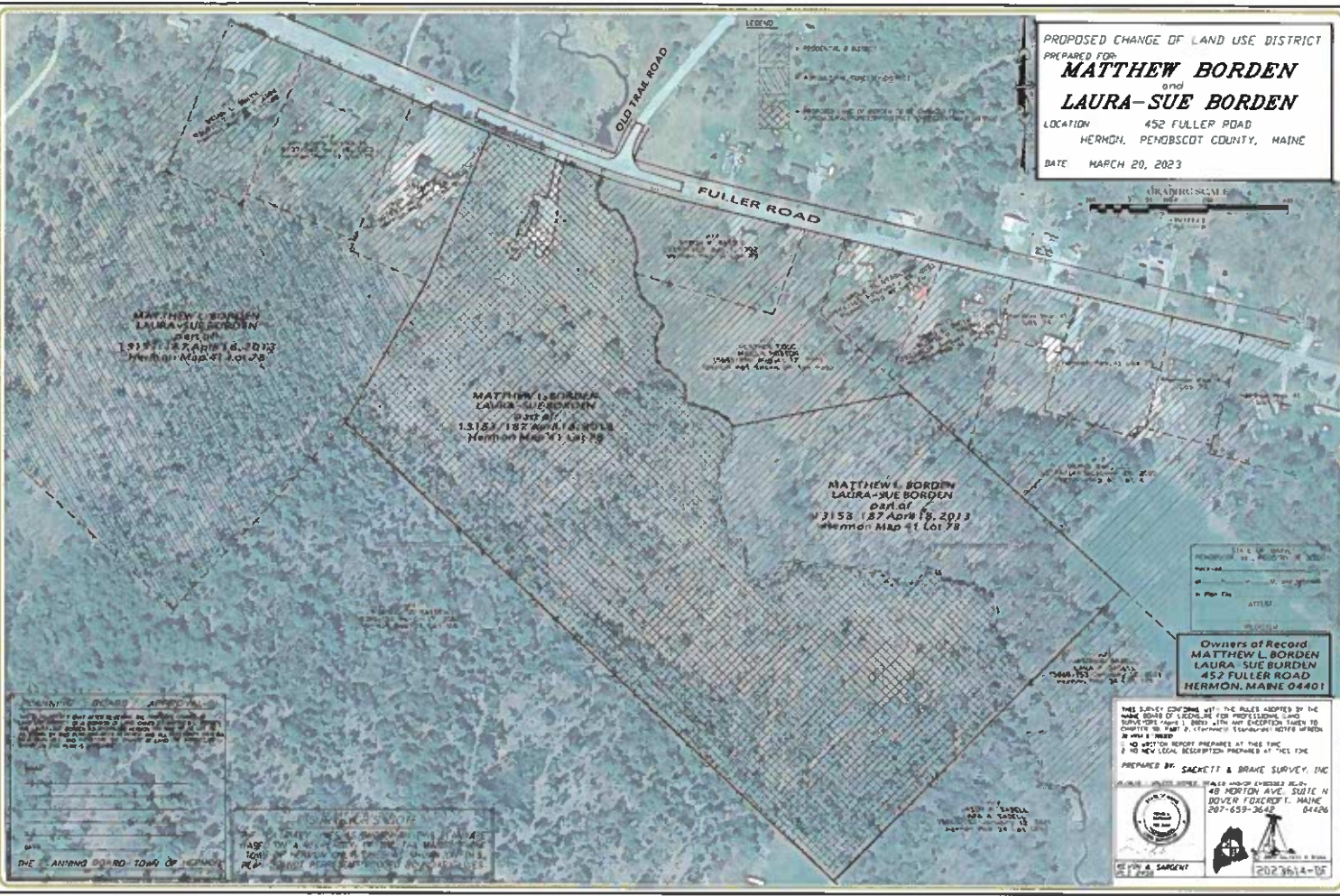
Paid By: matthew borden  
Remaining Balance: 0.00  
Visit hermonmaine.gov  
Check : 300.00  
2090 - 300.00



PROPOSED CHANGE OF LAND USE DISTRICT  
 PREPARED FOR:  
**MATTHEW BORDEN**  
 and  
**LAURA-SUE BORDEN**  
 LOCATION: 452 FULLER ROAD  
 HERMON, PENOBSCOT COUNTY, MAINE  
 DATE: MARCH 20, 2023



- LEGEND
- RESIDENTIAL 0-200 FT
  - AGRICULTURE 100-500 FT
  - PROPOSED USE OF AREA TO BE CHANGED FROM AGRICULTURE TO RESIDENTIAL 0-200 FT



OWNERS OF RECORD  
**MATTHEW L BORDEN**  
**LAURA-SUE BORDEN**  
 452 FULLER ROAD  
 HERMON, MAINE 04401

PLANNING BOARD APPROVAL

THE PLANNING BOARD OF THE TOWN OF HERMON

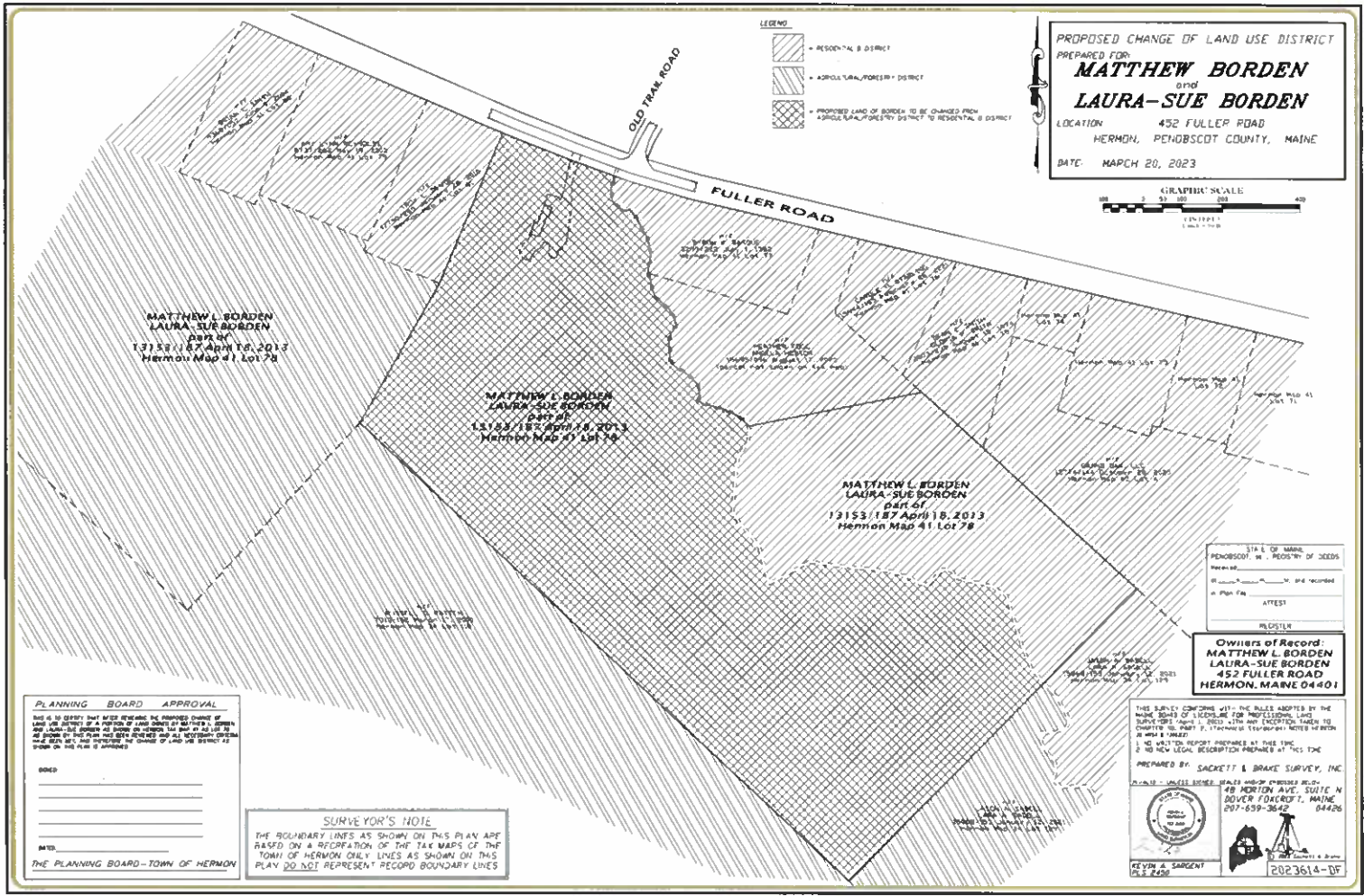
PLANNING BOARD APPROVAL

DATE: \_\_\_\_\_

THIS SURVEY CONFORMS WITH THE RULES ADOPTED BY THE MAINE BOARD OF LICENSING FOR PROFESSIONAL LAND SURVEYORS (19 MRS) WITH ANY EXCEPTIONS THEREIN TO CHAPTER 265-B, 265-C, 265-D, 265-E, 265-F, 265-G, 265-H, 265-I, 265-J, 265-K, 265-L, 265-M, 265-N, 265-O, 265-P, 265-Q, 265-R, 265-S, 265-T, 265-U, 265-V, 265-W, 265-X, 265-Y, 265-Z, 265-AA, 265-AB, 265-AC, 265-AD, 265-AE, 265-AF, 265-AG, 265-AH, 265-AI, 265-AJ, 265-AL, 265-AM, 265-AN, 265-AO, 265-AP, 265-AQ, 265-AR, 265-AS, 265-AT, 265-AU, 265-AV, 265-AW, 265-AX, 265-AY, 265-AZ, 265-BA, 265-BB, 265-BC, 265-BD, 265-BE, 265-BF, 265-BG, 265-BH, 265-BI, 265-BJ, 265-BL, 265-BM, 265-BN, 265-BO, 265-BP, 265-BQ, 265-BR, 265-BS, 265-BT, 265-BU, 265-BV, 265-BW, 265-BX, 265-BY, 265-BZ, 265-CA, 265-CB, 265-CC, 265-CD, 265-CE, 265-CF, 265-CG, 265-CH, 265-CI, 265-CJ, 265-CL, 265-CM, 265-CN, 265-CO, 265-CP, 265-CQ, 265-CR, 265-CS, 265-CT, 265-CU, 265-CV, 265-CW, 265-CX, 265-CY, 265-CZ, 265-DA, 265-DB, 265-DC, 265-DD, 265-DE, 265-DF, 265-DG, 265-DH, 265-DI, 265-DJ, 265-DL, 265-DM, 265-DN, 265-DO, 265-DP, 265-DQ, 265-DR, 265-DS, 265-DT, 265-DU, 265-DV, 265-DW, 265-DX, 265-DY, 265-DZ, 265-EA, 265-EB, 265-EC, 265-ED, 265-EE, 265-EF, 265-EG, 265-EH, 265-EI, 265-EJ, 265-EL, 265-EM, 265-EN, 265-EO, 265-EP, 265-EQ, 265-ER, 265-ES, 265-ET, 265-EU, 265-EV, 265-EW, 265-EX, 265-EY, 265-EZ, 265-FA, 265-FB, 265-FC, 265-FD, 265-FE, 265-FG, 265-FH, 265-FI, 265-FJ, 265-FL, 265-FM, 265-FN, 265-FO, 265-FP, 265-FQ, 265-FR, 265-FS, 265-FT, 265-FU, 265-FV, 265-FW, 265-FX, 265-FY, 265-FZ, 265-GA, 265-GB, 265-GC, 265-GD, 265-GE, 265-GF, 265-GG, 265-GH, 265-GI, 265-GJ, 265-GL, 265-GM, 265-GN, 265-GO, 265-GP, 265-GQ, 265-GR, 265-GS, 265-GT, 265-GU, 265-GV, 265-GW, 265-GX, 265-GY, 265-GZ, 265-HA, 265-HB, 265-HC, 265-HD, 265-HE, 265-HF, 265-HG, 265-HH, 265-HI, 265-HJ, 265-HL, 265-HM, 265-HN, 265-HO, 265-HP, 265-HQ, 265-HR, 265-HS, 265-HT, 265-HU, 265-HV, 265-HW, 265-HX, 265-HY, 265-HZ, 265-IA, 265-IB, 265-IC, 265-ID, 265-IE, 265-IF, 265-IG, 265-IH, 265-II, 265-IL, 265-IM, 265-IN, 265-IO, 265-IP, 265-IQ, 265-IR, 265-IS, 265-IT, 265-IU, 265-IV, 265-IW, 265-IX, 265-IY, 265-IZ, 265-JA, 265-JB, 265-JC, 265-JD, 265-JE, 265-JF, 265-JG, 265-JH, 265-JI, 265-JL, 265-JM, 265-JN, 265-JO, 265-JP, 265-JQ, 265-JR, 265-JS, 265-JT, 265-JU, 265-JV, 265-JW, 265-JX, 265-JY, 265-JZ, 265-KA, 265-KB, 265-KC, 265-KD, 265-KE, 265-KF, 265-KG, 265-KH, 265-KI, 265-KL, 265-KM, 265-KN, 265-KO, 265-KP, 265-KQ, 265-KR, 265-KS, 265-KT, 265-KU, 265-KV, 265-KW, 265-KX, 265-KY, 265-KZ, 265-LA, 265-LB, 265-LC, 265-LD, 265-LE, 265-LF, 265-LG, 265-LH, 265-LI, 265-LJ, 265-LK, 265-LM, 265-LN, 265-LO, 265-LP, 265-LQ, 265-LR, 265-LS, 265-LT, 265-LU, 265-LV, 265-LW, 265-LX, 265-LY, 265-LZ, 265-MA, 265-MB, 265-MC, 265-MD, 265-ME, 265-MF, 265-MG, 265-MH, 265-MI, 265-MJ, 265-ML, 265-MN, 265-MO, 265-MP, 265-MQ, 265-MR, 265-MS, 265-MT, 265-MU, 265-MV, 265-MW, 265-MX, 265-MY, 265-MZ, 265-NA, 265-NB, 265-NC, 265-ND, 265-NE, 265-NF, 265-NG, 265-NH, 265-NI, 265-NJ, 265-NK, 265-NL, 265-NM, 265-NN, 265-NO, 265-NP, 265-NQ, 265-NR, 265-NS, 265-NT, 265-NU, 265-NV, 265-NW, 265-NX, 265-NY, 265-NZ, 265-OA, 265-OB, 265-OC, 265-OD, 265-OE, 265-OF, 265-OG, 265-OH, 265-OI, 265-OJ, 265-OK, 265-OL, 265-OM, 265-ON, 265-OO, 265-OP, 265-OQ, 265-OR, 265-OS, 265-OT, 265-OU, 265-OV, 265-OW, 265-OX, 265-OY, 265-OZ, 265-PA, 265-PB, 265-PC, 265-PD, 265-PE, 265-PF, 265-PG, 265-PH, 265-PI, 265-PJ, 265-PL, 265-PM, 265-PN, 265-PO, 265-PP, 265-PQ, 265-PR, 265-PS, 265-PT, 265-PU, 265-PV, 265-PW, 265-PX, 265-PY, 265-PZ, 265-QA, 265-QB, 265-QC, 265-QD, 265-QE, 265-QF, 265-QG, 265-QH, 265-QI, 265-QJ, 265-QL, 265-QM, 265-QN, 265-QO, 265-QP, 265-QL, 265-QM, 265-QN, 265-QO, 265-QP, 265-QR, 265-QS, 265-QU, 265-QV, 265-QW, 265-QX, 265-QY, 265-QZ, 265-RA, 265-RB, 265-RC, 265-RD, 265-RE, 265-RF, 265-RG, 265-RH, 265-RI, 265-RJ, 265-RL, 265-RM, 265-RN, 265-RO, 265-RP, 265-RQ, 265-RR, 265-RS, 265-RT, 265-RU, 265-RV, 265-RW, 265-RX, 265-RY, 265-RZ, 265-SA, 265-SB, 265-SC, 265-SD, 265-SE, 265-SF, 265-SG, 265-SH, 265-SI, 265-SJ, 265-SL, 265-SM, 265-SN, 265-SO, 265-SP, 265-SQ, 265-SR, 265-SS, 265-ST, 265-SU, 265-SV, 265-SW, 265-SX, 265-SY, 265-SZ, 265-TA, 265-TB, 265-TC, 265-TD, 265-TE, 265-TF, 265-TG, 265-TH, 265-TI, 265-TJ, 265-TL, 265-TM, 265-TN, 265-TO, 265-TP, 265-TQ, 265-TR, 265-TS, 265-TU, 265-TV, 265-TW, 265-TX, 265-TY, 265-TZ, 265-UA, 265-UB, 265-UC, 265-UD, 265-UE, 265-UF, 265-UG, 265-UH, 265-UI, 265-UJ, 265-UL, 265-UM, 265-UN, 265-UO, 265-UP, 265-UQ, 265-UR, 265-US, 265-UT, 265-UY, 265-UZ, 265-VA, 265-VB, 265-VC, 265-VD, 265-VE, 265-VF, 265-VG, 265-VH, 265-VI, 265-VJ, 265-VL, 265-VM, 265-VN, 265-VO, 265-VP, 265-VQ, 265-VR, 265-VS, 265-VT, 265-VU, 265-VV, 265-VW, 265-VX, 265-VY, 265-VZ, 265-WA, 265-WB, 265-WC, 265-WD, 265-WE, 265-WF, 265-WG, 265-WH, 265-WI, 265-WJ, 265-WL, 265-WM, 265-WN, 265-WO, 265-WP, 265-WQ, 265-WR, 265-WS, 265-WT, 265-WU, 265-WV, 265-WW, 265-WX, 265-WY, 265-WZ, 265-XA, 265-XB, 265-XC, 265-XD, 265-XE, 265-XF, 265-XG, 265-XH, 265-XI, 265-XJ, 265-XL, 265-XM, 265-XN, 265-XO, 265-XP, 265-XQ, 265-XR, 265-XS, 265-XT, 265-XU, 265-XV, 265-XW, 265-XX, 265-XY, 265-XZ, 265-YA, 265-YB, 265-YC, 265-YD, 265-YE, 265-YF, 265-YG, 265-YH, 265-YI, 265-YJ, 265-YL, 265-YM, 265-YN, 265-YO, 265-YP, 265-YQ, 265-YR, 265-YS, 265-YT, 265-YU, 265-YV, 265-YW, 265-YX, 265-YY, 265-YZ, 265-ZA, 265-ZB, 265-ZC, 265-ZD, 265-ZE, 265-ZF, 265-ZG, 265-ZH, 265-ZI, 265-ZJ, 265-ZL, 265-ZM, 265-ZN, 265-ZO, 265-ZP, 265-ZQ, 265-ZR, 265-ZS, 265-ZT, 265-ZU, 265-ZV, 265-ZW, 265-ZX, 265-ZY, 265-ZZ

PREPARED BY: **SACKETT & BRAKE SURVEY, INC.**  
 400 HERMON AVE. SUITE 101  
 DOVER, MAINE 04426  
 207-659-3642

DATE: MARCH 20, 2023



PROPOSED CHANGE OF LAND USE DISTRICT  
 PREPARED FOR:  
**MATTHEW BORDEN**  
 and  
**LAURA-SUE BORDEN**  
 LOCATION: 452 FULLER ROAD  
 HERMON, PENOBSCOT COUNTY, MAINE  
 DATE: MARCH 20, 2023



- LEGEND
- RESIDENTIAL B DISTRICT
  - AGRICULTURAL/FORESTRY DISTRICT
  - PROPOSED LAND OF BORDEN TO BE CHANGED FROM AGRICULTURAL/FORESTRY DISTRICT TO RESIDENTIAL B DISTRICT

MATTHEW L. BORDEN  
 LAURA-SUE BORDEN  
 DATE of 12/15/18 April 18, 2013  
 Hermon Map #1 Lot 28

MATTHEW L. BORDEN  
 LAURA-SUE BORDEN  
 DATE of 12/15/18 April 18, 2013  
 Hermon Map #1 Lot 24

MATTHEW L. BORDEN  
 LAURA-SUE BORDEN  
 DATE of 12/15/18 April 18, 2013  
 Hermon Map #1 Lot 78

STATE OF MAINE  
 PENOBSCOT CO. - TOWN OF HERMON  
 Received by \_\_\_\_\_  
 on \_\_\_\_\_ at \_\_\_\_\_  
 in \_\_\_\_\_  
 ATTEST  
 \_\_\_\_\_  
 RECORDER

**Owners of Record:**  
**MATTHEW L. BORDEN**  
**LAURA-SUE BORDEN**  
 452 FULLER ROAD  
 HERMON, MAINE 04401

**PLANNING BOARD APPROVAL**  
 THIS IS TO CERTIFY THAT AFTER REVIEWING THE PROPOSED CHANGE OF LAND USE DISTRICT OF A PORTION OF TOWN MAPS OF HERMON, MAINE AND LAURA-SUE BORDEN AS SHOWN ON HERMON TAX MAP #1 AS LISTED AS SHOWN BY THIS PLAN AND THAT THE PROPOSED CHANGE OF LAND USE DISTRICT IS CONSISTENT WITH THE ZONING ORDINANCE OF THE TOWN OF HERMON.

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 THE PLANNING BOARD - TOWN OF HERMON

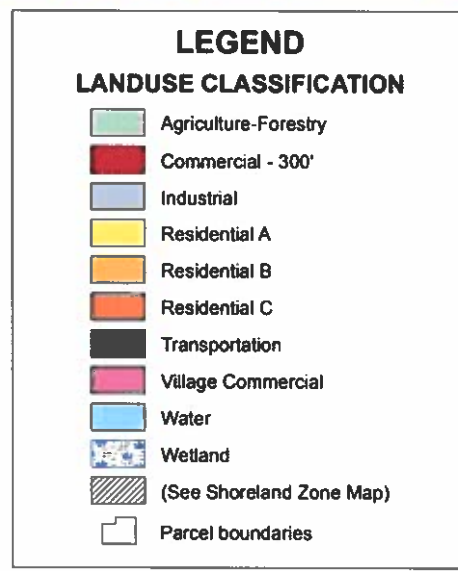
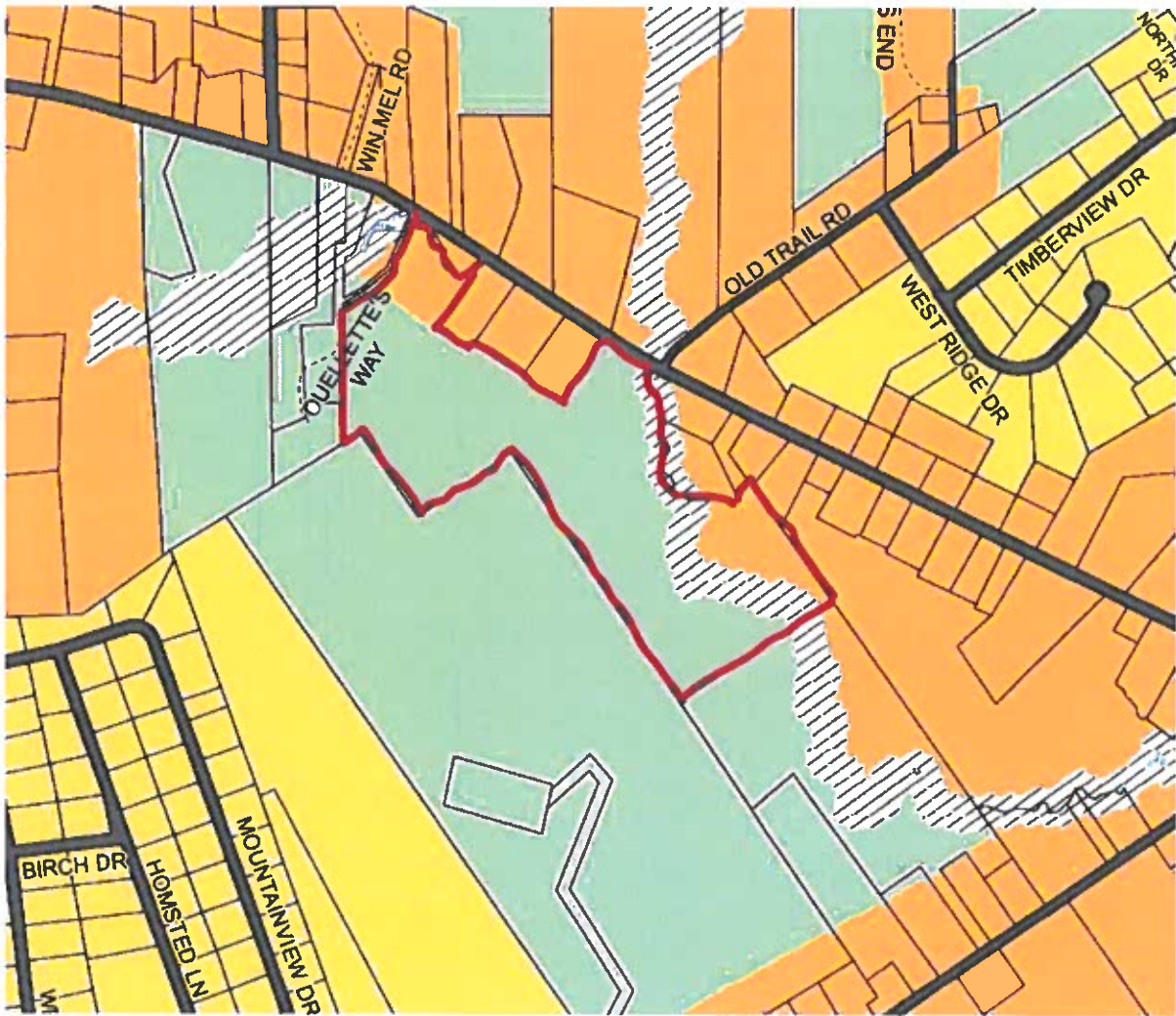
**SURVEYOR'S NOTE**  
 THE BOUNDARY LINES AS SHOWN ON THIS PLAN ARE BASED ON A RECREATION OF THE TAX MAPS OF THE TOWN OF HERMON ONLY. LINES AS SHOWN ON THIS PLAN DO NOT REPRESENT RECORD BOUNDARY LINES.

THIS SURVEY CONFORMS WITH THE RULES ADOPTED BY THE MAINE BOARD OF LICENSING FOR PROFESSIONAL LAND SURVEYORS APRIL 1, 2003, WITH ANY SUBSEQUENT TAKER 103 CHAPTER 103-A, 103-B AND 103-C. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN REPORT PREPARED BY THE SURVEYOR. NO NEW LINES DESCRIBED HEREIN WERE FIELD MEASURED.

PREPARED BY: SACKETT & BRAKE SURVEY, INC.  
 48 MORTON AVE. SUITE N  
 BOVER FOREST, MAINE  
 207-639-3622 04426

KEVIN A. SARGENT  
 LICENSE NO. 2023614-BF









April 5, 2023

Dear Landowner,

As the last listed landowner, under the Hermon Tax Assessing records, I am providing the following notice for your information as an abutter and/or direct abutter. If you have any questions, please give me a call at 207-848-1042.

Thank you,

*Jessefa Murphy*

Jessefa Murphy  
Code Enforcement Officer  
Town of Hermon

**Legal Notices**  
**PUBLIC HEARING**

By order of the Hermon Planning Board, a Public Hearing has been scheduled for Tuesday April 18, 2023 at 6:30pm in the public safety meeting room to hear comment from the public regarding 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 a son house lot. The property is located on tax map 041-078-000

The application is available for public inspection at the Town of Hermon's Code Enforcement office. (848-1042) This notice was posted at C and K Convenient Store, Danforth's Down Home Supermarket, and the bulletin board at the Town of Hermon's Town Office on April 11, 2023

Mailing Address  
333 Billings Rd  
Hermon, ME 04401

Telephone: 207-848-1010  
Fax: 207-848-3316

Physical Address  
333 Billings Rd  
Hermon, ME 04401

Name  
Address  
City, State, Zip

WILLEY, BRIAN D & OUELLETTE, LINDSAY  
51 OUELLETTE'S WAY  
HERMON, ME 04401

WITHAM, TIMOTHY R  
352 FULLER RD  
HERMON, ME 04401

GOODSPEED, ROBERT GOODSPEED, PATRICIA  
407 FULLER RD  
HERMON, ME 04401

DURAN, ROBERT J DURAN, PATRICIA A  
371 FULLER ROAD  
HERMON, ME 04401

GOODSPEED, ROBERT L  
407 FULLER ROAD  
HERMON, ME 04401

NOWELL, RANDAL S NOWELL, PAMELA J  
414 FULLER ROAD  
HERMON, ME 04401

PERRY, DAVID  
513 YORK ROAD  
HERMON, ME 04401

PEDLEY, WILLIAM L  
433 FULLER ROAD  
HERMON, ME 04401

GONYEA, PAULA GONYEA, VICKI L  
31 WIN MEL RD  
HERMON, ME 04401

ELLIOTT, JAMES III & ASHLEY JT ELLIOTT, ASHLEY  
9 WESTRIDGE DRIVE  
HERMON, ME 04401

REYNOLDS, AMY LYNN  
458 FULLER ROAD  
HERMON, ME 04401

CRONK, MICHAEL  
411 Fuller Road  
HERMON, ME 04401

TRACY, JAMIE L  
387 FULLER ROAD  
HERMON, ME 04401

BRONSON, ERIC DALTON & AIMEE JT  
500 FULLER ROAD  
HERMON, ME 04401

SHIELDS, GLORIA A  
13 LONGRALE PARK APT G  
BANGOR, ME 04401

BROWN, ALDEN G  
368 FULLER ROAD  
HERMON, ME 04401

PEARSON, MICHAEL D  
509 YORK ROAD  
HERMON, ME 04401

WITHAM, ARTHUR R  
348 FULLER ROAD  
HERMON, ME 04401

PATTEN, RUSSELL D  
156 BILLINGS ROAD  
HERMON, ME 04401

KEIRSTEAD, DWIGHT D  
381 FULLER ROAD  
HERMON, ME 04401

STAPLES, COREY STAPLES, KELLY  
21 WESTRIDGE DRIVE  
HERMON, ME 04401

SMITH, DEAN  
418 FULLER ROAD  
HERMON, ME 04401

SMITH, BRIAN L  
464 FULLER ROAD  
HERMON, ME 04401

MSG LLC  
2729 ROUTE 2  
HERMON, ME 04401 0218

REDMAN, ANN M  
380 FULLER ROAD  
HERMON, ME 04401

STARLING, CAROLE N  
428 FULLER ROAD  
HERMON, ME 04401

RANKIS, WOLF OLAF & THERESA A JT  
210 BILLINGS ROAD  
HERMON, ME 04401

CHUTE, GARNETT L CHUTE, JO-ELLEN R  
471 FULLER ROAD  
HERMON, ME 04401

PEARSON, JEAN C  
493 FULLER ROAD  
HERMON, ME 04401

SAWYER, THOMAS L SAWYER, DOREEN M JT  
26 CONE ROAD  
CHARLOTTE, ME 04666

KNAPP, DUANE E  
15001 UNITY AVENUE  
KIDDER, MO 64649

SADELL, JASON A & LARA A JT  
228 BILLINGS ROAD  
HERMON, ME 04401

LEGRO, JEFFREY H  
465 FULLER ROAD  
HERMON, ME 04401

CARLETON, JOHN W  
390 FULLER RD  
HERMON, ME 04401

RAYMOND, BRIAN A RAYMOND, KENDRA W JT  
1 WESTRIDGE DRIVE  
HERMON, ME 04401

WIGGIN, DUSTIN ALLEN  
479 FULLER ROAD  
HERMON, ME 04401

MAILLOUX, HELENA  
11 WESTRIDGE DRIVE  
HERMON, ME 04401

STUTZMAN, LINDA STUTZMAN, ROBERT E JT  
24 OLD TRAIL ROAD  
HERMON, ME 04401

STAIRS, TERRY A Stairs, Tammy J  
404 FULLER ROAD  
HERMON, ME 04401

PERRY, DAVID  
513 YORK ROAD  
HERMON, ME 04401

KEYES, ELIJAH J  
457 FULLER ROAD  
HERMON, ME 04401

AREY, ZACHARY M & IRELAND, HEATHER N  
485 FULLER ROAD  
HERMON, ME 04401

DEVOE, TROY L  
454 FULLER ROAD  
HERMON, ME 04401

MILES, SHAWNA MILES, SHAWN  
395 FULLER ROAD  
HERMON, ME 04401

OUELLETTE, JUDITH A  
53 OUELLETTE'S WAY  
HERMON, ME 04401

WILBUR, PHYLLIS E  
513 FULLER ROAD  
HERMON, ME 04401

MILES, SHAWNA MILES, SHAWN  
395 FULLER ROAD  
HERMON, ME 04401

DEKOSCHAK, VINCENT E  
421 FULLER ROAD  
HERMON, ME 04401

ROY, RONALD J ROY, DEBORAH J  
27 OLD TRAIL ROAD  
HERMON, ME 04401

HENDERSON, DELMA J  
374 FULLER ROAD  
HERMON, ME 04401

HAMILTON, CLARENCE L  
470 FULLER ROAD  
HERMON, ME 04401

PEARSON, MICHAEL D  
497 FULLER ROAD  
HERMON, ME 04401

WILBUR, PHYLLIS E  
513 FULLER ROAD  
HERMON, ME 04401

TOWLE, HOWARD R TOWLE, ELAINE L  
443 FULLER ROAD  
BANGOR, ME 04401

WHITE, DONNA M  
46 OLD TRAIL ROAD  
HERMON, ME 04401

BASQUE, BYRON  
442 FULLER ROAD  
HERMON, ME 04401

OUELLETTE, LEROY, JR  
48 OUELLETTE'S WAY  
HERMON, ME 04401

BENNETT, GINA K & GLOCKNER, PAULA A  
616 BLACKSTREAM ROAD  
HERMON, ME 04401

GRAY, CHRISTOPHER D  
512 FULLER ROAD  
HERMON, ME 04401

AUBE, MARCEL III & AMY JT  
148 BILLINGS ROAD  
HERMON, ME 04401

MICHAUD, LIBBY R & FOLSOM, KYLE M JT  
534 Fuller Road  
Hermon, ME 04401

LUSIGNAN, BARBARA A LUSIGNAN, GARY J  
475 FULLER ROAD  
HERMON, ME 04401

GURSCHICK, LEONA M GURSCHICK, WALTER A JT  
120 BILLINGS RD  
HERMON, ME 04401

## Jessefa Murphy

---

**From:** Laura George <lgeorge@bangordailynews.com>  
**Sent:** Monday, April 3, 2023 4:56 PM  
**To:** Jessefa Murphy  
**Subject:** RE: Legal Ad  
**Attachments:** Legal Ad.jpeg

Hi Jessefa,  
This is all set for the BDN on April 11 at \$195.  
Thanks!  
Laura



**BDN** *We bring Maine*  
**together**

**Laura George** | Print Advertising Manager

[lgeorge@bangordailynews.com](mailto:lgeorge@bangordailynews.com) 207.990.8110 | 1.800.432.7964

1 Merchants Plaza | P.O. Box 1329 | Bangor, ME 04402-1329 | [bangordailynews.com](http://bangordailynews.com)

**Legal Notices**  
**PUBLIC HEARING**

By order of the Hermon Planning Board, a Public Hearing has been scheduled for Tuesday April 18, 2023 at 6:30pm in the public safety meeting room to hear comment from the public regarding 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.

The application is available for public inspection at the Town of Hermon's Code Enforcement office. (848-1042) This notice was posted at C and K Convenient Store, Danforth's Down Home Supermarket, and the bulletin board at the Town of Hermon's Town Office on April 11, 2023.

April 11, 2023



**R22-23-35**

Be it resolved by the Hermon Town Council in Town Council assembled for a Zone Change request to Map 007 Lot 003-000 & 007-004-000, Dysarts, Phase III of the Coldbrook Industrial Park Subdivision. The proposed zone change will be from Agricultural Forestry to Industrial.

---

**SIGNED** this April 27, 2023 by the Hermon Town Council:

---

**Steven Thomas**

---

**Ronald Murphy**

---

**Richard Cyr**

---

**Danielle Haggerty**

---

**John Snyer III**

---

**G. Stephen Watson**

---

**Derek Wood**

**Attest Original:** \_\_\_\_\_

Motion _____	Yeas _____	Date _____
Second _____	Nays _____	



## Memo

**To:** Joshua Berry – Town Manager  
Hermon Town Council

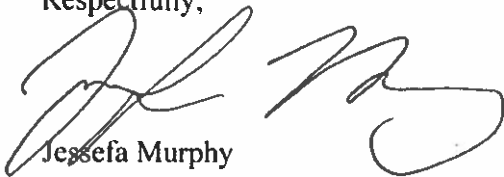
**CC:** Kristen Cushman – Town Clerk

**From:** Jessefa Murphy – Code Enforcement

**Re:** Dysart's Parcel 007-003-000 and 007-004-000 Zone Change from AF to Industrial

On April 18, 2023, the town of Hermon's Planning Board held a public meeting and voted 4-0 in favor to recommend a zone change from Ag/Forestry to Industrial for parcels 007-003-000 and 007-004-000 to complete Phase III of the Coldbrook Industrial Park Subdivision. The Planning Board and Code Enforcement feel that it coincides with current zoning and land use ordinance and has the Town of Hermon's best interest at hand.

Respectfully,



Jessefa Murphy  
Code Enforcement Officer

Mailing Address  
333 Billings Rd  
Hermon, ME 04401

Telephone: 207-848-1010  
Fax: 207-848-3316

Physical Address  
333 Billings Rd  
Hermon, ME 04401





# Plymouth Engineering, Inc.

P.O. Box 46 - 30 Lower Detroit Road  
Plymouth, Maine 04969  
engineering@midmaine.com  
tel: (207) 257-2071 fax: (207) 257-2130

March 28, 2023

Job No. 22233

Hermon Planning Board  
% Jessefa Murphy, Code Enforcement Officer  
Town of Hermon  
PO Box 6300  
Hermon, ME 04402

*Zone Change Request from AF to I Zone* off the end of Dave's Way, Hermon, Maine

Dear Mr. Murphy:

Plymouth Engineering, Inc. is pleased to submit the attached plan of land owned by Dysart Realty off the end of Dave's Way. By submittal of this plan and the material contained herein, Dysart Realty is requesting that the Planning Board consider this request for a zone change.

At the present time Hermon is experiencing significant growth and it is likely to continue into the near future. The town has a very limited inventory for commercial and industrial development. The proposed location is remote to residential and other uses, is an extension of the existing industrial zone, and is a natural area for expansion for the town's continued interest. Only a detailed site-specific analysis can determine land suitable for development and density levels. In addition, the comprehensive plan has not assessed nor will it assess, the individual landowner's desire to sell his/her land for development, to develop it or to leave it undeveloped. (Town of Hermon Comprehensive Plan page 48)

The intent of this request is to provide an opportunity for an alternate development in a remote area of Hermon that is adjacent to existing industrial zoned land and proposed to be part of a pending business park expansion. The lot is currently zoned Agriculture and Forestry (AF), the adjacent land to the east is zoned Industrial (I). Lands to the north and west would continue to be AF. We are requesting that the lot be rezoned to the I Zone.

We look forward to working with you and the Planning Board on this project, and we are available to answer any questions you may have either before or at the next Planning Board meeting. As always, thank you for your time and consideration.

Sincerely,  
Plymouth Engineering, Inc.

Scott E. Braley, PE, CPESC  
President

Enc. Zone Change Plan



**Hermon**  
**ZONE CHANGE APPLICATION**

The Hermon Planning Board will hold a Public Hearing on the following request for a zone change and forward their findings on to the Hermon Town Council for an additional Public Hearing and shall vote to approve or deny the request.

Application fee: \_\_\_\_\_

Fee: \$300.00 plus mailing costs

1. Current property owner: Dysart Realty

2. Owner's address: PO Box 1689, Hermon, ME 04401 Phone: 942-4878

3. Street address of property: off end of Dave's Way, no current street address

4. Applicant's name: Dysart Realty

5. Applicant's address: PO Box 1689, Hermon, ME 04401

6. Applicant's phone #: 942-4878

7. Present Zoning classification: AR

8. Requested zoning classification: Industrial

9. Attach legal description of property to be rezoned. see portion of proposed subdivision plan

Please answer the following questions in detail. This information will be used to evaluate whether your request complies with the criteria for a zone change.

1. Is the current zoning of this property a mistake

no. Town representatives suggest that no real thought went into this area since it was remote at the time of discussion. The current industrial zone is undersized for needed growth and use by businesses.

2. Will the change in zoning conform with the policies and objectives of the Comprehensive Plan ?

Mailing address  
PO Box 6300  
Hermon, ME 04402-6300

Physical Address:  
333 Billings Rd  
Hermon, ME 04401

Telephone: 207 848-1010  
FAX: 207 848-3316

3. Will the overall change in the zoning district result in development which is compatible to the surrounding districts?

It will be an expansion of the existing zone and contiguous to that area. It will be a considerable distance from any AR type uses.

4. Will the change affect the current use of other land in the vicinity?

no. adjacent land to the east is industrial and it is undeveloped contiguous owned land to the north, south and west.

5. Why is it appropriate at this time to permit the specific type of zone change?

there is no more room in the industrial zone to expand the existing business park to house new businesses in Hermon. Inventory for industrial zone uses is very low.

6. What are the current uses on the abutting parcel(s)?

all land surrounding this requested area is contiguous to the same lot and owner. Uses are industrial and commercial to the east and undeveloped to the north, south and west.

7. Explain how the surrounding property within 200' of the perimeter of your property is zoned.

AR, Residential B, and Industrial

8. Have any changes taken place which would make the zone change appropriate now rather than at an earlier date?

expansion of the industrial / commercial uses in the area has been great and perhaps unanticipated when the zoning was completed originally.

You may consider such things as development of surrounding property, new streets, sewer or water lines and housing trends

9. Has a zone change ever been attempted before on this property by you or anyone else ?

no

#### ADDITIONAL REQUIREMENTS:

- A. Attach a copy of the most current tax map / lot of the property to be rezoned
- B. Provide a list of the names and addresses of all property owners within 100' of the exterior boundaries of the subject property
- C. Provide evidence you are the owner or purchaser of the property or have written consent from the property owner to make application for a zone change
- D. Enclose the application fee of \$300.00 ( Mailing cost for public hearing will be charged to the applicant)

The above and attached statements are true to the best of my belief and knowledge. I understand this application must be completed and accurate before a hearing can be scheduled and that only those items specifically mentioned in the application can be considered and acted upon at the Planning Board level and at the Town Council level.

  
\_\_\_\_\_  
Applicant's signature

3-22-23  
\_\_\_\_\_  
Date

Mailing address  
PO Box 6300  
Hermon, ME 04402-6300

Physical Address:  
333 Billings Rd  
Hermon, ME 04401

Telephone: 207 848-1010  
FAX: 207 848-3316

# Dysart Realty

## ZONE CHANGE REQUEST SUPPORT

Zone change requests must meet with certain criteria to be found viable and worthy of recommendation by the Planning Board and Approval by Town Council. In support of the proposed Town Findings of Fact, we offer the following:

*A. That the granting of such Zone Change will not be detrimental to the public welfare or injurious to the property or improvements in such vicinity in which the property is located.*

The proposed zone change will not be injurious to the property or vicinity improvements. In fact, we believe the change is beneficial to the property's value, and the town's ability to continue to provide opportunities.

*B. That no deed restriction or easements prohibit reclassification and / or any uses permitted under the proposed zoning on the property(s) in question.*

No such restrictions or easements exist.

*C. That this particular property is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone.*

The lot layout potential with the I zone is more suitable for the property:

- The property is adjacent to existing I uses and costs to develop can only be realized with commercial and industrial uses.
- The only practical access to the area is through the existing business park, and as such residential uses are not attractive.

*D. The request is consistent with the applicable State and Federal Laws*

We are aware of no State or Federal restrictions that would prohibit the rezoning. The existing business park is already permitted by the DEP for the intended uses, and as such expansion of commercial uses are acceptable.

*E. The request is consistent with the applicable goals and policies of the Town of Hermon*

From the Comprehensive plan we find general goals and priorities and visions that include the following:

1. utilize the Land Use Ordinance and Zoning for "continued balanced growth in Hermon".

We believe that the existing zoning map overlaying an aerial topography clearly shows Hermon does not have significant zone I opportunities for development.

2. A range of quality housing opportunities provides a variety of safe, decent, and affordable housing options for all residents.

We believe this area is not suitable with its access via the business park for residential development. Additionally, the infrastructure costs would be prohibitive to the residential development.

*F. The request is consistent with the Comprehensive Plan*

The policies, goals and visions mentioned above in E are from the Comprehensive Plan.

*G. The change in zoning will result in a development which is compatible with the surrounding properties / zoning*

The proposed zone change will connect to an existing I zone with the construction of the access. Continuation of the zoning makes more sense than trying to establish a spot zone area somewhere else to provide I opportunities.

Tax Map  
7  
**HERMON**  
MAINE

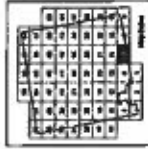


**LEGEND**

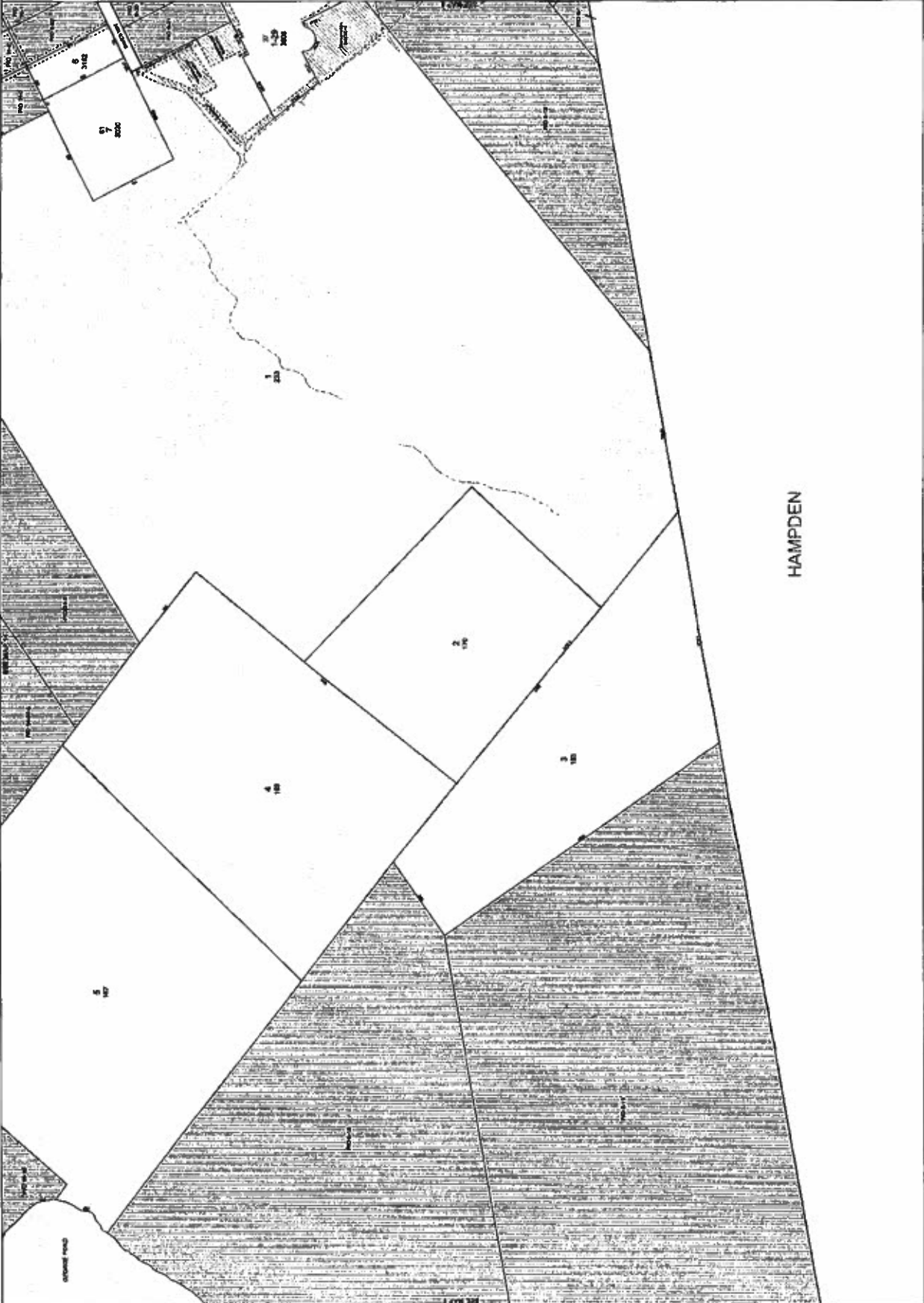
- PROPERTY LINE
- SUBSIDENT
- PUBLIC RIGHT-OF-WAY
- PRIVATE RIGHT-OF-WAY
- BALDING RIGHT-OF-WAY
- FENCED POND
- STREET NUMBER
- PAVED NUMBER
- UNPAVED NUMBER
- SURVEY EMBODIMENT (\*)
- WETLAND
- HYDROLOGY

This map has been prepared for the purpose of showing the location of property lines, public and private rights-of-way, and other features. It is not intended to be used for legal purposes. The accuracy of the information shown on this map is not guaranteed. The user of this map should consult the appropriate authorities for more information.

SCALE: 1 in = 200 ft  
0 200 400



Print Date: 10/22/2014  
Hermon Assessor's Office  
338 Main Street  
Hermon, ME 04401  
(207) 842-1040



HAMPDEN

13-79

Daniel McQuarrie  
5 Sleepy Hollow Dr  
Holden, Maine 04429

13-65-1

Larry & Carolyn Brasslett  
15 October Lane  
Hermon, Maine 04401

13-65

Aaron & Kristen Brasslett  
12 October Lane  
Hermon, Maine 04401

14-16

Beverly Gray  
99 Webster Ave  
Bangor, Maine 04401

20-5

Beverly Gray  
99 Webster Ave  
Bangor, Maine 04401

14-17

David & Anne Sleeper  
824 Coldbrook Road Apt 1  
Hermon, Maine 04401

21-58

David & Anne Sleeper  
824 Coldbrook Road Apt 1  
Hermon, Maine 04401

14-24

Coldbrook Holdings LLC  
800 Coldbrook Road  
Hermon, Maine 04401

14-13-7

Nicole & Timothy Niles  
2071 Cedar Brook Drive  
Hermon, Maine 04401

**14-21**

**Matthew Babb  
770 Coldbrook Road  
Hermon, Maine 04401**

**14-20**

**Margaret Babb  
768 Coldbrook Road  
Hermon, Maine 04401**

**14-19**

**Francis & Peggy Conner  
2029 Cedar Brook Drive  
Hermon, Maine 04401**

**14-18**

**Richard Babb  
2039 Cedar Brook Drive  
Hermon, Maine 04401**

**14-17**

**David & Anne Sleeper  
824 Coldbrook Road Apt 1  
Hermon, Maine 04401**

**14-18-5**

**Dysart Realty Co  
PO Box 1689  
Bangor, Maine 04402**

**14-13-16**

**Dysart Realty Co  
PO Box 1689  
Bangor, Maine 04402**

**14-13-15**

**Dysart Realty Co  
PO Box 1689  
Bangor, Maine 04402**

**14-18-32**

**Josiah & Jessica Ladd  
PO Box 1182  
Bangor, Maine 04402**



**14-18-31**

**Patrisha & Matthew Farmer  
242 Partridge Lane  
Hermon, Maine 04401**

**14-18-30**

**Maurice Fredette  
PO Box 324  
Bangor, Maine 04402**

**14-18-29**

**Adam & Taylor Kaspala  
238 Patridge Lane  
Hermon, Maine 04401**

**14-18-28**

**Roger & Pamela Ivey  
236 Patridge Lane  
Hermon, Maine 04401**

**14-18-27**

**Thomas & Shaylee Tardiff  
234 Patridge Lane  
Hermon, Maine 04401**

**15-13**

**Kerry & Keith Wilson  
678 Coldbrook Road  
Hermon, Maine 04401**

**15-2**

**Snowman Inc  
1 Printer's Drive  
Hermon, Maine 04401**

**14-1**

**Breakthrough Properties, LLC  
c/o Peter Caron  
105 West Grouse Lane  
Swanville, Maine 04915**

**14-2**

**Breakthrough Properties, LLC  
c/o Peter Caron**

105 West Grouse Lane  
Swanville, Maine 04915

14-3  
J M Brown General Contractor, Inc.  
52 Autocar Lane  
Hermon, Maine 04401

7-7  
Paradis Properties LLC  
61 Dave's Way  
Hermon, Maine 04401

8-21  
Black Bear Crane, LLC  
56 Dave's Way  
Hermon, Maine 04401

7-1-29  
The Westmoreland Company, Inc.  
c/o Fedex Ground Package System  
100 Fedex Drive  
Moon Township, PA 15108

8-2  
Wayne Bouchard  
896 Coldbrook Road  
Hermon, Maine 04401

8-5  
Richard Cook  
PO Box 224  
Holden, Maine 04429

8-8  
SSR II LLC  
PO Box 435  
Stillwater, Maine 04489

8-12  
Sargent Realty LLC  
PO Box 435  
Stillwater, Maine 04489

8-1-19  
BVTTS, LLC  
2245 Odlin Road  
Hermon, Maine 04401

8-9  
Sargent Realty LLC  
PO Box 435  
Stillwater, Maine 04489

8-24  
Daigle & Houghton Inc  
130 Market Street  
Fort Kent, Maine 04743

8-48  
Bangor Water District  
PO Box 1129  
Bangor, Maine 04402

Hampden  
Map 9 Lot 48  
Dysart Realty Co  
PO Box 1689  
Bangor, Maine 04402

Map 9 Lot 49-A  
Whitehouse Motel, Inc.  
155 Littlefield Ave  
Bangor, Maine 04401

Map 9 Lot 49  
J Daniel Lafayette  
155 Littlefield Ave  
Bangor, Maine 04401

**QUITCLAIM DEED WITH COVENANT**  
**003424**

EDWARD R. DYSART, of Hampden, Penobscot County, Maine and RICHARD H. CAMPBELL, of Holden, Penobscot County, Maine, for consideration paid, grant to DYSART REALTY CO., a Maine corporation with a mailing address of P.O. Box 1689, Bangor, Maine 04402-1689, with Quitclaim Covenant, the land, together with all buildings and improvements thereon, in Hermon, Penobscot County, Maine described as follows:

**FIRST PARCEL:** Beginning on the westerly side of the Coldbrook Road, so-called, leading from Hampden to Hermon, at a stake and stones in the stump fence at the northeast corner of land now or formerly known as the George H. Redman place; thence southerly on the line of said stump fence and extending in the same direction in a straight line to Hampden town line; thence westerly on said Hampden town line to the Worthley lot now or formerly owned by Elmathan Robinson; thence northerly to land now or formerly occupied by Fowler; thence easterly to land now or formerly owned or occupied by A. G. Wyman; thence southerly on the line of said Wyman about sixty (60) rods to said Wyman's southwesterly corner; thence easterly about sixty (60) rods to land owned by G. E. Barnes, now or formerly; thence southerly on said Barnes' line about twenty (20) rods to said Barnes' southwesterly corner; thence on said Barnes' line one hundred and sixty (160) rods to said Coldbrook Road; thence on said road to the place of beginning.

EXCEPTING, HOWEVER, from the above-described parcel two lots as follows:

**FIRST LOT:** Beginning at the extreme southeasterly corner of said land above-described at the center of the Coldbrook Road; thence in a southwesterly direction on and by the southerly line of said land above-described thirty-nine (39) rods to the right-of-way of the Bangor & Aroostook Railroad; thence in a northerly direction by the easterly line of said Railroad right-of-way, fifteen and one-half (15 1/2) rods; thence in an easterly direction thirty-four (34) rods, more or less, to the center of said Coldbrook Road; thence southerly on and by the center of said road thirteen (13) rods to the point of beginning.

Said parcel was conveyed by Adoniram J. Keniston to Wilbur F. Keniston by warranty deed dated January 28, 1921, and recorded in Penobscot County Registry of Deeds in Book 1078, Page 85.

**SECOND LOT:** Beginning at the extreme northeast corner of said land first above-described at the center of said Coldbrook Road; thence in a southerly direction on and by the northerly line of said first described land eleven (11) rods twelve (12) feet; thence southerly six (6) rods; thence easterly eleven (11) rods, three (3) feet to the center of said Coldbrook Road; thence northerly on and by the center of said road six (6) rods to the point of beginning.

Said parcel was conveyed by Adoniram J. Keniston to Estella L. Goodell by warranty deed dated December 14, 1912, and recorded in said Registry in Book 1078, Page 299.

EXCEPTING ALSO, a right-of-way of the Northern Maine Seaport Railroad Company (now Bangor and Aroostook Railroad Company) recorded in the Records of County Commissioners for Penobscot County in Book 13, Page 18.

Being all and the same premises conveyed to Fred C. Libby by warranty deed of Adoniram J. Keniston dated May 17, 1920, and recorded in said Registry in Book 925, Page 251. EXCEPTING HOWEVER, also the following conveyances by Fred C. Libby: June 3, 1948 to Robert S. Libby, recorded in said Registry in Book 1287, Page 257; October 1, 1952 to Robert S. Libby, recorded in said Registry in Book 1370, Page 245; July 13, 1954 to Francis Cadorette et al., recorded in said Registry in Book 1498, Page 1; April 4, 1956 to Chester D. Pinkham et al., recorded in said Registry in Book 153, Page 56. Fred C. Libby died intestate December 5, 1956, leaving no widow, and as his only heirs-at-law six children, namely: Irven C. Libby, Vernon H. Libby, Robert S. Libby, Dorothy L. Cadorette, Beverly L. Robinson and Eleanor L. Peavey. Being all and the same premises conveyed to Henry H. Page by said Irven C. Libby, Vernon H. Libby, Robert S. Libby, Dorothy L. Cadorette, Beverly L. Robinson and Eleanor L. Peavey by deed dated June 18, 1958, recorded in Penobscot County Registry of Deeds in Book 1630, Page 100.

Meaning and intending to convey and hereby conveying all and the same premises as described in deed from Henry H. Page to M. J. Garber dated July 2, 1968, and recorded in the Penobscot County Registry of Deeds in Book 2136, Page 212, and as described in deed from M. J. Garber to M/G Corp. dated January 30, 1969, and recorded in said Registry in Book 2198, Page 64.

**SECOND PARCEL:** Beginning at a stake standing in the westerly line of the Coldbrook Road, so-called leading from Hampden to Hermon, at the southeast corner of the Williamson & Triggs lot, so-called; thence South 14 degrees East by the westerly line of said road, eighty (80) rods to land now or formerly of G. Littlefield; thence South 66 degrees West, one hundred and sixty (160) rods to a stake; thence North 33 degrees West, twenty (20) rods to a stake and stones; thence South 66 degrees West, fifty-six (56) rods to land now or formerly of Keniston; thence North 27 degrees West on said Keniston's line, thirty-six (36) rods to a stake; thence North 35 degrees West, twenty-six (26) rods to a hemlock tree; thence North 63 degrees East by

said Triggs, line about two hundred and thirty-one (331) rods to the bounds begun at, containing about one hundred and seven (107) acres.

There is expressly EXCEPTED AND RESERVED, HOWEVER, from the above-described Second Parcel so much of the premises as is described in the following deeds: Annie E. Morrison to Northern Maine Seaport Railroad Company dated December 19, 1905 and recorded in Penobscot County Registry of Deeds Book 757, Page 374; Annie E. Morrison to Philander Crosby dated April 23, 1908, and recorded in said Registry, Book 787, Page 41; Annie E. Morrison et al., to Grace M. Morrison dated August 3, 1908, and recorded in said Registry, Book 791, Page 155.

Meaning and intending to convey and hereby conveying all and the same premises as described in the deed from Kenneth F. Carle (sometimes known as Kenneth F. Carle, Sr.) and Agnes R. Carle to MJB Corp. dated May 5, 1969, and recorded in the Penobscot County Registry of Deeds in Book 2159, Page 32.

EXCEPTING AND RESERVING THEREFROM, a certain lot or parcel of land with the buildings thereon, more particularly described as follows:

Beginning at an iron rod set in the westerly line of the Coldbrook Road as shown on plan entitled "Maine State Highway Commission Right-of-Way Map, State Aid Highway #3" recorded in Penobscot County Registry of Deeds in Plan Book 26, Page 77, said iron rod located 329.44' southerly from a granite right-of-way monument found at a location 40' left of Center Line Station 197.50 as shown on said plan, said iron rod also being in the southerly line of a parcel of land described in a deed from Kenneth F. Carle to Coburn T. Carle dated January 12, 1961, recorded in said Registry in Book 1767, Page 242; thence westerly along the southerly line of said Carle Lot, forming an interior angle with the said westerly line of the Coldbrook Road of  $84^{\circ} 46' 20''$ , one hundred forty and forty-six hundredths (140.46) feet to an iron rod set at the southwest corner of said Carle lot; thence northerly by and along the westerly line of said Carle lot, forming an interior angle of  $274^{\circ} 58'$ , one hundred fifty (150.00) feet to an iron rod set at the northwest corner of said Carle lot, being in the southerly line of a parcel of land described in a deed from Annie E. Morrison to Grace M. Morrison dated August 3, 1908, recorded in said Registry in Book 791 Page 155; thence westerly, by and along the said southerly line of said Morrison lot, forming an interior angle of  $85^{\circ} 02'$ , one hundred eighty (180.00) feet to an iron rod set at the southwest corner of said Morrison lot; thence northerly, by and along the westerly line of said Morrison lot forming an interior angle of  $274^{\circ} 58'$ , one hundred thirty-two (132.00) feet to an iron rod set at the northwest corner of said Morrison lot, being in the southerly line of the formerly Williamson or Triggs line; thence westerly, by and along the southerly line of said Williamson or Triggs line, also being the southerly line of Lot #263 according to the

lotting plan of Hampden, forming an interior angle of 85° 02', three hundred ninety-one and twenty-one hundredths (391.21) feet to an iron rod set; thence southerly, forming an interior angle of 95° 13' 40", five hundred twenty-seven and seventy-one hundredths (527.71) feet to an iron rod set; thence easterly, forming an interior angle of 90° 00', seven hundred (700.00) feet, to an iron rod set in the said westerly line of the Coldbrook Road shown on said plan; thence northerly, forming an interior angle of 90° 00', by and along the westerly line of the Coldbrook Road, forty (40.00) feet; thence easterly continuing along Coldbrook Road as shown on said plan, twenty (20.00) feet; thence northerly continuing along said Coldbrook Road line one hundred fifty (150.00) feet; thence westerly continuing along said Coldbrook Road as shown on said plan, ten (10.00) feet; thence northerly continuing along the said westerly line of the Coldbrook Road at right angles from the last course, one hundred twenty and fifty-six hundredths (120.56) feet from the point of beginning, containing 7.7 acres.

The above-described premises are conveyed SUBJECT TO:

(1) Mortgage granted by Edward R. Dysart and Richard H. Campbell to Lloyd D. Robinson and Carlene E. Robinson dated July 14, 1988 and recorded in Book 4273, Page 255 of the Penobscot County Registry of Deeds, in the original principal amount of \$250,000.00; and

(11) Mortgage of Edward R. Dysart and Richard H. Campbell to Fleet Bank of Maine dated August 31, 1989 and recorded in Book 4518, Page 332 of said Registry of Deeds, in the original principal amount of \$195,000.00,

which Mortgages and the Promissory Notes secured thereby, Dysart Realty Co., for itself and its successors and assigns, by its acceptance of this Deed, agrees to pay. Grantee further agrees to perform and fulfill all of the covenants, duties, and obligations of the Grantors under said Mortgages and Notes in accordance with their terms, and to save harmless and indemnify the Grantors their heirs, personal representatives, and assigns from all claims, demands, suits, and actions of every name and nature accruing after the date hereof directly or indirectly, under said Mortgages and Notes, and all costs, charges, and expenses, including attorneys' fees attributable directly or indirectly thereto.

Being the same premises conveyed to the Grantors herein by deed of Lloyd D. Robinson and Carlene E. Robinson dated July 14, 1988 and recorded in Book 4273 Page 244 of the Penobscot County Registry of Deeds.

IN WITNESS WHEREOF, EDWARD R. DYSART and RICHARD H. CAMPBELL have hereunto set their hands and seals this 14th day of January, 1992.

WITNESSES:

James H. Reid Edward R. Dysart  
EDWARD R. DYSART

BK4995 PG182

*Edward H. Reis*

*[Signature]*  
RICHARD H. CAMPBELL

STATE OF MAINE  
PENOBSCOT, ss.

*January 14th*, 1992

Then personally appeared the above-named EDWARD H. OYSART and  
acknowledged the foregoing instrument to be his free act and deed.

Before me,

*[Signature]*  
Name: *Jaqueline J. Redmond*  
Notary Public  
Attorney-at-Law



STATE OF MAINE  
PENOBSCOT, ss.

*January 14th*, 1992

Then personally appeared the above-named RICHARD H. CAMPBELL and  
acknowledged the foregoing instrument to be his free act and deed.

Before me,

*[Signature]*  
Name: *Jaqueline J. Redmond*  
Notary Public  
Attorney-at-Law



"Maine Real Estate Transfer Tax Paid"

PENOBSCOT, ss REC'D

92 FEB -7 PM 4: 20

ATTEST:  
*[Signature]*  
REGISTRAR

- 5 -

*Rudman & Winnell*



ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

**PLYMOUTH ENGINEERING, INC.**

8 MAIN STREET, UNIT C  
NEWPORT, ME 04953  
(207) 257-2071

SEBAST/COOK VALLEY FEDERAL CREDIT UNION  
PITTSFIELD, MAINE 04967

62-88172112

7446

3/28/2023

PAY TO THE  
ORDER OF

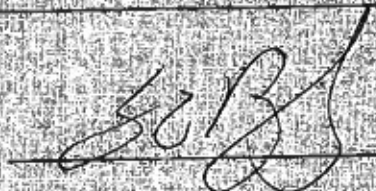
Town of Hermon, ME

\$ 300.00

Three Hundred and 00/100

DOLLARS

Town of Hermon, ME  
333 Billings Road  
Hermon ME 04401



MEMO

⑈007446⑈ ⑆211288174⑆ 700451067669⑈

PLYMOUTH ENGINEERING, INC.

Town of Hermon, ME

Permit Fee

3/28/2023

7446

300.00

SVFCU Checking

300.00





**LEGEND**

**LANDUSE CLASSIFICATION**

-  Agriculture-Forestry
-  Commercial - 300'
-  Industrial
-  Residential A
-  Residential B
-  Residential C
-  Transportation
-  Village Commercial
-  Water
-  Wetland
-  (See Shoreland Zone Map)
-  Parcel boundaries

## Jessefa Murphy

---

**From:** Laura George <lgeorge@bangordailynews.com>  
**Sent:** Monday, April 3, 2023 4:51 PM  
**To:** Jessefa Murphy  
**Subject:** RE: Legal Ad  
**Attachments:** Legal Ad.jpeg

Hi Jessefa,  
This is all set at \$195 for the BDN on April 11.  
Thanks!  
Laura



**BDN** *We bring Maine*  
**together**

**Laura George** | Print Advertising Manager

[lgeorge@bangordailynews.com](mailto:lgeorge@bangordailynews.com) | 207.996.8110 | 1.800.432.7961

1 Merchants Plaza | P.O. Box 1329 | Bangor, ME 04402-1329 | [bangordailynews.com](http://bangordailynews.com)

**Legal Notices**  
**PUBLIC HEARING**

By order of the Hermon Planning Board, a Public Hearing has been scheduled for Tuesday April 18, 2023 at 6:30pm in the public safety meeting room to hear comment from the public regarding 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.

The application is available for public inspection at the Town of Hermon's Code Enforcement office. (848-1042) This notice was posted at C and K Convenient Store, Danforth's Down Home Supermarket, and the bulletin board at the Town of Hermon's Town Office on April 11, 2023.

April 11, 2023



**R22-23-36**

Be it resolved by the Hermon Town Council in Town Council assembled for a partial Zone Change request to Map 040 Lot 049-000, Steven and Debra Wiggin 11 Wiggins Way. The proposed zone change will be from Agricultural Forestry to Residential B.

---

**SIGNED** this April 27, 2023 by the Hermon Town Council:

---

**Steven Thomas**

---

**Ronald Murphy**

---

**Richard Cyr**

---

**Danielle Haggerty**

---

**John Snyder III**

---

**G. Stephen Watson**

---

**Derek Wood**

**Attest Original:** \_\_\_\_\_

Motion _____	Yeas _____	Date _____
Second _____	Nays _____	



## Memo

**To:** Joshua Berry – Town Manager  
Hermon Town Council


**CC:** Kristen Cushman – Town Clerk

**From:** Jessefa Murphy – Code Enforcement

**Re:** Steven & Debra Wiggin - Parcel 040-049-000 Zone Change from AF to Residential B

On April 18, 2023, the town of Hermon's Planning Board held a public meeting and voted 4-0 in favor to recommend a zone change from Ag/Forestry to Residential B for parcel 040-049-000 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 for a single-family home. The Planning Board and Code Enforcement feel that it coincides with current zoning and land use ordinance and has the Town of Hermon's best interest at hand.

Respectfully,



Jessefa Murphy  
Code Enforcement Officer





## ZONE CHANGE APPLICATION

The Hermon Planning Board will hold a Public Hearing on the following request for a zone change and forward their findings on to the Hermon Town Council for an additional Public Hearing and shall vote to approve or deny the request.

Application fee: 300.00 Fee: \$300.00 plus mailing costs

1. Current property owner: Steven + Debra Wiggins
2. Owner's address: 11 Wiggins Way Hermon Phone: 207-944-5702
3. Street address of property: 11 Wiggins Way Hermon
4. Applicant's name: Steve Wiggins
5. Applicant's address: 11 Wiggins Way Hermon ME 04401
6. Applicant's phone #: 207-944-5702
7. Present Zoning classification: AF
8. Requested zoning classification: RB
9. Attach legal description of property to be rezoned.

Please answer the following questions in detail. This information will be used to evaluate whether your request complies with the criteria for a zone change.

1. Is the current zoning of this property a mistake No
2. Will the change in zoning conform with the policies and objectives of the Comprehensive Plan? yes

Mailing address  
PO Box 6300  
Hermon, ME 04402-6300

Physical Address:  
333 Billings Rd  
Hermon, ME 04401

Telephone: 207 848-1010  
FAX: 207 848-3316



3. Will the overall change in the zoning district result in development which is compatible to the surrounding districts? *yes*
  4. Will the change affect the current use of other land in the vicinity? *NO*
  5. Why is it appropriate at this time to permit the specific type of zone change?  
*to obtain residential Building site for immediate family*
  6. What are the current uses on the abutting parcel(s)?  
*Residential*
  7. Explain how the surrounding property within 200' of the perimeter of your property is zoned.  
*R13*
  8. Have any changes taken place which would make the zone change appropriate now rather than at an earlier date? *NO*
- You may consider such things as development of surrounding property, new streets, sewer or water lines and housing trends
9. Has a zone change ever been attempted before on this property by you or anyone else ?  
*NO*

**ADDITIONAL REQUIREMENTS:**

- A. Attach a copy of the most current tax map / lot of the property to be rezoned
- B. Provide a list of the names and addresses of all property owners within 100' of the exterior boundaries of the subject property
- C. Provide evidence you are the owner or purchaser of the property or have written consent from the property owner to make application for a zone change
- D. Enclose the application fee of \$300.00 ( Mailing cost for public hearing will be charged to the applicant)

The above and attached statements are true to the best of my belief and knowledge. I understand this application must be completed and accurate before a hearing can be scheduled and that only those items specifically mentioned in the application can be considered and acted upon at the Planning Board level and at the Town Council level.

*[Signature]*  
 \_\_\_\_\_  
 Applicant's signature

*3/30/23*  
 \_\_\_\_\_  
 Date

Mailing address  
 PO Box 6300  
 Hermon, ME 04402-6300

Physical Address:  
 333 Billings Rd  
 Hermon, ME 04401

Telephone: 207 848-1010  
 FAX: 207 848-3316

**WARRANTY DEED**

Christopher R. Patten and Heather S. Patten, both of Hermon, Penobscot County, Maine, for consideration paid, grant to Christopher R. Patten and Heather S. Patten of Hermon, Penobscot County, Maine (whose mailing address is 161 Fuller Road, Hermon, ME 04401) with Warranty Covenants, as joint tenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Lorenzo J. Daigle and Laurreta N. Daigle to the grantors herein, dated 1998, recorded on October 23, 1998, recorded in Penobscot Registry of Deeds, Book 6851, Page 226.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness our hands and seals this 8th day of December, 2022.

WITNESS:

Juli-Ann Debeck  
Juli-Ann Debeck

Christopher R. Patten  
Christopher R. Patten  
Heather S. Patten  
Heather S. Patten

STATE OF MAINE  
Penobscot, ss

Dec 8, 2022

Then personally appeared the above named Christopher R. Patten and Heather S. Patten and acknowledged the foregoing instrument to be their free acts and deeds.

Before me,

Juli-Ann Debeck  
Notary Public/Justice of the Peace  
Commission Expiration:

File No.: 2022-6709



JULI-ANN DEBECK  
Notary Public, State of Maine  
My Commission Expires:  
July 31, 2029

File No: 2022-6709

**“Exhibit A”**

A certain lot or parcel of land with any improvements thereon, situated in Hermon, Penobscot County, Maine, more particularly described as follows:

Beginning in the easterly line of the former Clark Road at the southwest corner of the land described in a deed from James A. Violette to James A. Violette and Jennifer E. Violette dated September 11, 2019 recorded in Penobscot Registry of Deeds Book 15281 Page 24; thence along the southerly line of said Violette, North 64° 14' 45" East 363.1 feet to the southeasterly corner of said Violette; thence along the easterly line of land of said Violette, North 15° 43' 15" West 150.0 feet; thence North 64° 14' 45" East 350.0 feet; thence South 15° 43' 15" East 150.0 feet; thence South 18° 34' 07" West 1028.4 feet to the northeasterly line of Fuller Road; thence by and along said Fuller Road, North 57° 08' 30" West 141.7 feet to the easterly line of said former Clark Road; thence by and along the easterly line of said former Clark Road, North 18° 24' 30" West 619.8 feet to the point of beginning.

**GENERAL NOTES**

1. MAP PREPARED FOR A PROPOSED ZONE CHANGE.  
THIS IS NOT A BOUNDARY SURVEY.

EXISTING HOME

931'

498'

549'

1125' +/-

1075' +/-

201' +/-

646'

400' +/-

PROPOSED ZONE CHANGE  
FROM RESIDENTIAL B  
TO AGRICULTURE FORESTRY  
RESIDENTIAL B  
234+/- ACRES

PARCEL OUTLINE  
FOR  
JASON WIGGIN  
AND  
RACHELLE COBB

WIGGIN WAY  
HERMON

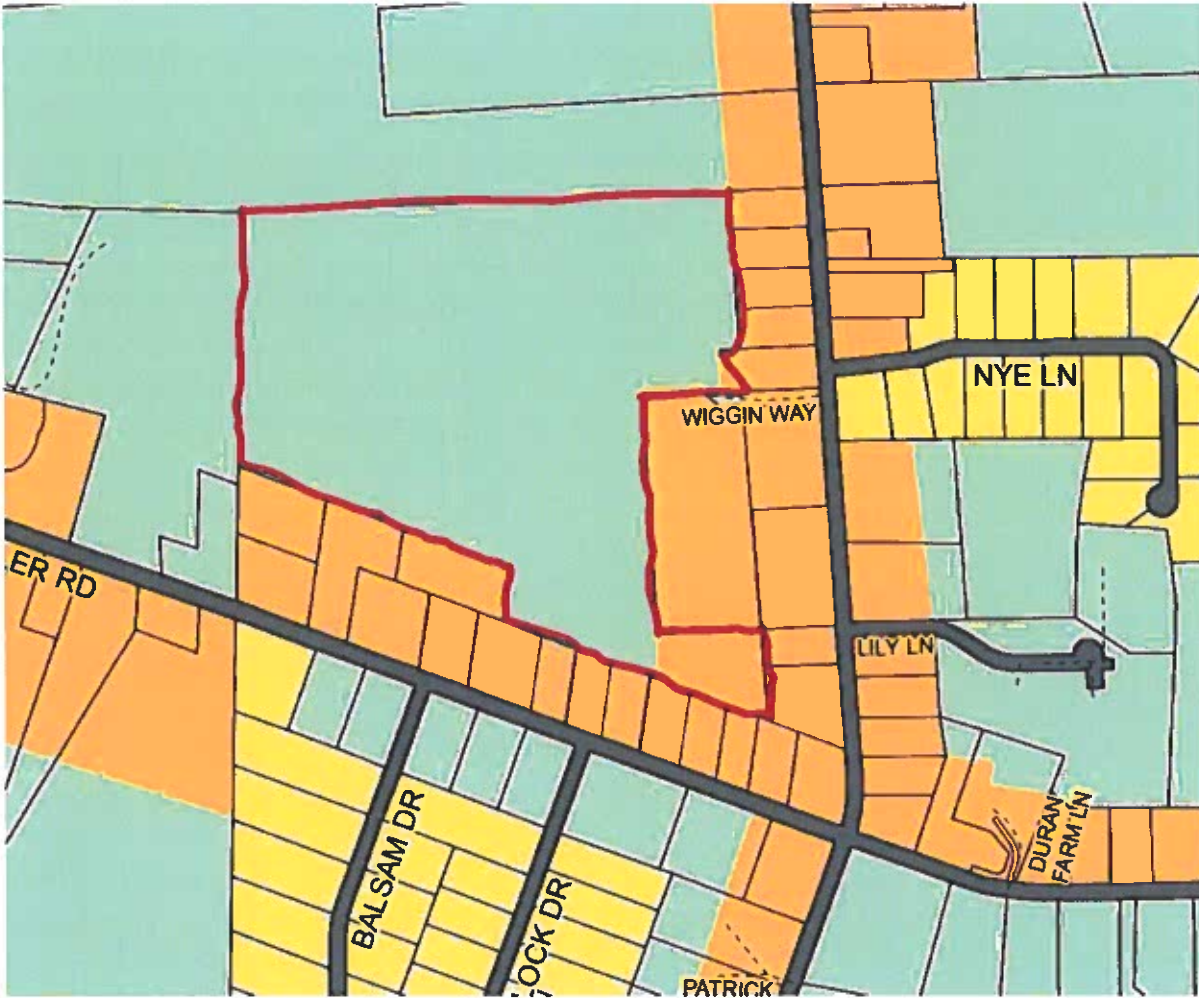
PERMIT AND SURVEYING

**LEGEND**

- UTILITY POLE
- PIREBAR --- CHAINED PILE 2" x 4"
- MONUMENT FOUND (TYPE AS NOTED)
- STONE WALL
- RESIDENTIAL B ZONE

DATE	01-11-2023
PROJECT	WIGGIN WAY HERMON
CLIENT	JASON WIGGIN AND RACHELLE COBB
SCALE	AS SHOWN
DRAWN BY	[Signature]
CHECKED BY	[Signature]
DATE	01-11-2023
PROJECT	WIGGIN WAY HERMON
CLIENT	JASON WIGGIN AND RACHELLE COBB
SCALE	AS SHOWN
DRAWN BY	[Signature]
CHECKED BY	[Signature]





**LEGEND**  
**LANDUSE CLASSIFICATION**

- Agriculture-Forestry
- Commercial - 300'
- Industrial
- Residential A
- Residential B
- Residential C
- Transportation
- Village Commercial
- Water
- Wetland
- (See Shoreland Zone Map)
- Parcel boundaries



April 5, 2023

Dear Landowner,

As the last listed landowner, under the Hermon Tax Assessing records, I am providing the following notice for your information as an abutter and/or direct abutter. If you have any questions, please give me a call at 207-848-1042.

Thank you,

*Jessefa Murphy*

Jessefa Murphy  
Code Enforcement Officer  
Town of Hermon

**Legal Notices**  
**PUBLIC HEARING**

By order of the Hermon Planning Board, a Public Hearing has been scheduled for Tuesday April 18, 2023 at 6:30pm in the public safety meeting room to hear comment from the public regarding 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 a son house lot. The property is located on tax map 040-049-000

The application is available for public inspection at the Town of Hermon's Code Enforcement office. (848-1042) This notice was posted at C and K Convenient Store, Danforth's Down Home Supermarket, and the bulletin board at the Town of Hermon's Town Office on April 11, 2023

Mailing Address  
333 Billings Rd  
Hermon, ME 04401

Telephone: 207-848-1010  
Fax: 207-848-3316

Physical Address  
333 Billings Rd  
Hermon, ME 04401

Name  
Address  
City, State, Zip

HOWARD, STEVEN P HOWARD, CATHERINE A  
34 MAPLELEAF LANE  
HERMON, ME 04401

ADAMS, ROGER L ADAMS, KATHY J  
525 WING ROAD  
HERMON, ME 04401

RAPP, FRANK M  
531 WING ROAD  
HERMON, ME 04401

DUBE, MICHAEL R & EMERY, LINDSAY R JT  
570 WING ROAD  
HERMON, ME 04401

DIPROFIO, CATHY A  
566 WING ROAD  
HERMON, ME 04401

STEVENS, RONALD F  
562 WING ROAD  
HERMON, ME 04401

WHITE, TERRY A WHITE, MELISSA D  
791 FULLER ROAD  
HERMON, ME 04401

DUBE, MICHAEL RYAN  
570 WING ROAD  
HERMON, ME 04401

BASCOM, BRYAN A  
707 FULLER ROAD  
HERMON, ME 04401

HASEY, ROBERT C JR HASEY, NANCY A JT  
723 FULLER ROAD  
HERMON, ME 04401

HASEY, ROBERT C JR HASEY, NANCY A JT  
723 FULLER ROAD  
HERMON, ME 04401

HASEY, ROBERT C JR HASEY, NANCY A  
723 FULLER ROAD  
HERMON, ME 04401

McGINLEY, DOUGLASS H JR  
822 BLACKSTREAM ROAD  
HERMON, ME 04401

McGINLEY, DOUGLASS H JR  
822 BLACKSTREAM ROAD  
HERMON, ME 04401

WAITE, AARON R  
755 FULLER ROAD  
HERMON, ME 04401

COUTURE, GERALD A COUTURE, TERRI L  
771 Fuller Road  
Hermon, ME 04401

DOYON, STEVEN W DOYON, JUSTUS K JT  
777 FULLER ROAD  
HERMON, ME 04401

THIBODEAU, KEVIN D THIBODEAU, SUSAN A  
521 WING ROAD  
HERMON, ME 04401

REICHENBACHER, RENATE E  
467 WING ROAD  
HERMON, ME 04401

GRAY, LISA MARIE & HATCH, JULIE ANN  
8 ACORN LANE  
HERMON, ME 04401 0468

ALBERT, DANIEL G ALBERT, TERRY M  
504 WING RD  
BANGOR, ME 04401

ROSSIGNOL, MICHAEL P & DEBRA S ROSSIGNOL, DEBRA S  
488 WING ROAD  
HERMON, ME 04401

GARLAND, RYAN M & GARLAND, ANDREA A  
532 WING ROAD  
HERMON, ME 04401

TAMBLING, ROBERT R TAMBLING, ANNIE H  
554 WING RD  
HERMON, ME 04401

HORTON, CHERYL E & ARCHER, REBEKAH A JT ARCHER,  
REBEKAH A  
783 FULLER ROAD  
HERMON, ME 04401

SMITH, ROBB Smith, Leslie  
729 FULLER ROAD  
HERMON, ME 04401

CARLE, KENNETH F III  
45 WHITE PINE DRIVE  
HERMON, ME 04401

WHITE, SANDRA L  
817 FULLER ROAD  
HERMON, ME 04401

LOVEJOY, RHONDA L & TWEEDIE, CARRIE J JT  
462 WING ROAD  
HERMON, ME 04401

FARQUHAR, MERITAA  
472 WING ROAD  
HERMON, ME 04401

MORRILL, IAN J  
796 FULLER ROAD  
HERMON, ME 04401

KFC HOLDINGS LLC  
45 WHITE PINE ROAD  
HERMON, ME 04401

MICHALOWSKI, MARK  
790 Fuller Road  
Hermon, ME 04401

ROBBINS, DALE A  
763 Fuller Road  
Hermon, ME 04401

COUTURE, GERALD A COUTURE, TERRI L  
771 Fuller Road  
Hermon, ME 04401

SINGER, AMY K & DOWNING, JUSTIN L JT  
305 ANNIS ROAD  
HERMON, ME 04401

POND, GORDON S POND, DENISE L  
571 WING ROAD  
HERMON, ME 04401

GUPTILL, ROBERT J GUPTILL, CAROL  
58 GUPTILL LN  
CARMEL, ME 04401

CHAMBERLAIN, BECKY L CHAMBERLAIN, STEVEN K  
492 WING ROAD  
HERMON, ME 04402

GARLAND, RYAN M & CYR, ANDREA A  
532 WING ROAD  
HERMON, ME 04401

CURTIS, LESLIE J CURTIS, DIANE C JT  
86 MAPLELEAF LANE  
HERMON, ME 04401

HORTON, CHERYL E &  
783 FULLER ROAD  
HERMON, ME 04401

FROST, SHIRLEY E  
574 WING ROAD  
HERMON, ME 04401

PHAIR, DAVID S  
560 WING ROAD  
HERMON, ME 04401

LANCASTER, MICHAEL  
508 WING ROAD  
HERMON, ME 04401

LITTLEFIELD, PATRICK G  
514 WING ROAD  
HERMON, ME 04401

TAMBLING, CATHERINE \* BUTTITTA, JAMES  
553 WING RD  
HERMON, ME 04401

BUZZELL, CLIFFORD E & LORIA BUZZELL, LORIA  
561 WING RD  
HERMON, ME 04401

BLAKE, FRANK H BLAKE, SUSAN M JT  
493 WING ROAD  
HERMON, ME 04401

BOYER, BONNIE L  
499 WING ROAD  
HERMON, ME 04401

SANDAU, ROBIN LYNN  
511 WING ROAD  
HERMON, ME 04401

McPHERSON, JOSHUA  
505 WING ROAD  
HERMON, ME 04401

McQUARRIE, ANDREW N  
66 MAPLELEAF LANE  
HERMON, ME 04401

SHERRARD, GERALD E SHERRARD, LINDA F  
702 FULLER ROAD  
HERMON, ME 04401

BLACK, JASON B BLACK, JILL M JT  
622 FULLER ROAD  
HERMON, ME 04401

HATCH, EDMUND J HATCH, JULIE A  
7 ACORN LANE  
HERMON, ME 04401

MURPHY FAMILY TRUST DATED 3/1/2014 RONALD S & VICKI  
D MURPHY TRUSTEES  
809 FULLER ROAD  
HERMON, ME 04401

GUPTILL, DONNA J  
28 GUPTILL LANE  
HERMON, ME 04401

CLEARVIEW ESTATES ASSOCIATION  
23 LILY LANE  
HERMON, ME 04401



BICKFORD, ERIEL P  
804 Fuller Road  
Hermon, ME 04401

GARLAND, RYAN M & ANDREA A JT GARLAND, ANDREA A  
532 WING ROAD  
HERMON, ME 04401

SPROUL, DARRELL L  
321A PAPERMILL ROAD  
HAMPDEN, ME 04444

DELMONACO, CHRISTOPHER & O'BRIEN, BRENDA  
724 FULLER ROAD  
HERMON, ME 04401

BROCK, JEREMY M BROCK, MCKENZIE H JT  
2006 HEMLOCK DRIVE  
HERMON, ME 04401

KILLIAN, KENNETH H KILLIAN, LAVONDA A JT  
2003 HEMLOCK DRIVE  
HERMON, ME 04401

MARTIN, TRAVIS MARTIN, KARA L JT  
2005 HEMLOCK DRIVE  
HERMON, ME 04401

GEROW, GARY  
780 FULLER ROAD  
HERMON, ME 04401

BROWN, TIMOTHY B  
1003 BALSAM DRIVE  
HERMON, ME 04401

LINKLETTER, JASON M LINKLETTER, ERIKA M JT  
1005 BALSAM DRIVE  
HERMON, ME 04402

DARRIGO, MARK J, JR & MELANIE J JT  
1006 BALSAM DRIVE  
HERMON, ME 04401

ALLEN, JOSHUA W & OLDAKOWSKI, KIMBERLY A  
2008 HEMLOCK DRIVE  
HERMON, ME 04401

GUPTILL, DONNA J  
28 GUPTILL LANE  
HERMON, ME 04401

CAUSE SHE SAID SO LLC  
PO BOX 16  
HAMPDEN, ME 04444

PIKE, SAMANTHA & CHAD JT  
123 MAPLELEAF LANE  
HERMON, ME 04401

CUMMINGS, JEFFREY & KATHERINE JT  
114 MAPLE LEAF LANE  
HERMON, ME 04401

WALSH, KRYSTAL ELIZABETH & NEWTON, KYLE ALLAN  
205 BEMIS ROAD  
CARMEL, ME 04419

COLE, BRENDA M  
96 MAPLELEAF LANE  
HERMON, ME 04401

GRAY, COREY GRAY, LISA  
11 ACORN LANE  
HERMON, ME 04401

BROWN, TROY ALAN BROWN, REBECCA HUBBARD JT  
5 NYE LANE  
HERMON, ME 04401

HANEY, JAMES  
18 NYE LANE  
HERMON, ME 04401

PEARL, KATIE  
27 NYE LANE  
HERMON, ME 04401

HACHEY, MICHAEL E HACHEY, MARY E JT  
17 NYE LANE  
HERMON, ME 04401

HACHEY, MICHAEL & MARY E JT  
17 NYE LANE  
HERMON, ME 04401

HUBBELL, MATTHEW & REBECCA JT HUBBELL, REBECCA J  
11 NYE LANE  
HERMON, ME 04401

L'HEUREUX, DAVID L'HEUREUX, LEAH JT  
28 NYE LANE  
HERMON, ME 04401

GALLANT, JAMES & SARA JT  
22 NYE LANE  
HERMON, ME 04401

DYLAN, ANDREL  
557 YORK ROAD  
HERMON, ME 04401

DOODY-CORRIVEAU, CHANDLER L CORRIVEAU, KARLIE A  
JT  
131 MAPLELEAF LANE  
HERMON, ME 04401

SPROUL, DARRELL L  
321A PAPERMILL ROAD  
HAMPDEN, ME 04444

COLE, MICHELLE R  
76 MAPLELEAF LANE  
HERMON, ME 04401

NADEAU LIVING TRUST DATED JUNE 7, 2011 NADEAU,  
VERNAL & PAULINE TRUSTEES  
144 MAIN ST  
ST FRANCIS, ME 04774

DUOLOS GROUP LLC  
C/O MAINE REAL ESTATE PO BOX 37271  
CHARLOTTTE, NC 28237 7271

DELMONICO, CHRISTOPHER G & O'BRIEN, BRENDA  
724 FULLER ROAD  
HERMON, ME 04401

BLACKWELL, HEATHER E H & TIBBETTS, RONALD K  
762 FULLER ROAD  
HERMON, ME 04401

DEAN, DOUGLAS ALAN DEAN, SUSAN JT  
754 FULLER ROAD  
HERMON, ME 04401

BARTLEY, CHAD BARTLEY, KATIE JT  
742 FULLER ROAD  
HERMON, ME 04401

DUOLOS GROUP LLC  
C/O MAINE REAL ESTATE PO BOX 37271  
CHARLOTTTE, NC 28237 7271

DUOLOS GROUP LLC  
C/O MAINE REAL ESTATE PO BOX 37271  
CHARLOTTTE, NC 28237 7271

SCHEID, BRIAN E SCHEID, KIMBERLY A  
776 FULLER RD  
HERMON, ME 04401

GAGNON, JARED G  
491 WING RD  
HERMON, ME 04401

COLE, BRENDA M  
96 MAPLELEAF LANE  
HERMON, ME 04401

HASSEL-BRAWN, GLORIA A  
500 WING ROAD  
HERMON, ME 04401

CADY, STEPHEN W  
451 WING ROAD  
HERMON, ME 04401

BARNES, REGINALD L  
447 WING ROAD  
HERMON, ME 04401

CARLE, KENNETH F III  
45 WHITE PINE DRIVE  
HERMON, ME 04401

## Jessefa Murphy

---

**From:** Laura George <lgeorge@bangordailynews.com>  
**Sent:** Monday, April 3, 2023 4:54 PM  
**To:** Jessefa Murphy  
**Subject:** Legal ad  
**Attachments:** Legal Ad.jpeg

Hi Jessefa,  
This is all set at \$195 for April 11 in the BDN.  
Thanks!  
Laura



**BDN** *We bring Maine*  
**together**

**Laura George** | Print Advertising Manager

[lgeorge@bangordailynews.com](mailto:lgeorge@bangordailynews.com) | 207.930.5110 | 1.800.432.7861

1 Merchants Plaza | P.O. Box 1329 | Bangor, ME 04402-1329 | [bangordailynews.com](http://bangordailynews.com)

**Legal Notices**  
**PUBLIC HEARING**

By order of the Hermon Planning Board, a Public Hearing has been scheduled for Tuesday April 18, 2023 at 6:30pm in the public safety meeting room to hear comment from the public regarding 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 a son house lot. The property is located on tax map 040-049-000.

The application is available for public inspection at the Town of Hermon's Code Enforcement office. (848-1042) This notice was posted at C and K Convenient Store, Danforth's Down Home Supermarket, and the bulletin board at the Town of Hermon's Town Office on April 11, 2023.

April 11, 2023



**R22-23-38**

Be it resolved by the Hermon Town Council in Town Council assembled to approve Hermon Golf Inc (DBA) Hermon Meadow Golf Club liquor license on Thursday, April 27, 2023.

---

**SIGNED this April 27, 2023, by the Hermon Town Council:**

\_\_\_\_\_  
Steven Thomas

\_\_\_\_\_  
Ronald Murphy

\_\_\_\_\_  
Richard Cyr

\_\_\_\_\_  
Danielle Haggerty

\_\_\_\_\_  
John Snyder III

\_\_\_\_\_  
G. Stephen Watson

\_\_\_\_\_  
Derek Wood

Attest Original: \_\_\_\_\_

Motion \_\_\_\_\_

Yeas \_\_\_\_\_

Second \_\_\_\_\_

Nays \_\_\_\_\_

Date \_\_\_\_\_



STATE OF MAINE  
 DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES  
 BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS  
 DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

**Application for an On-Premises License**

*All Questions Must Be Answered Completely. Please print legibly.*

Division Use Only	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Payment Type:	
OK with SOS:    Yes <input type="checkbox"/> No <input type="checkbox"/>	

**Section I:    Licensee/Applicant(s) Information;  
 Type of License and Status**

Legal Business Entity Applicant Name (corporation, LLC): <b>HERMON GOLF INC.</b>	Business Name (D/B/A): <b>HERMON MEADOW GOLF CLUB</b>
Individual or Sole Proprietor Applicant Name(s):	Physical Location: <b>281 BILLINGS RD HERMON ME</b>
Individual or Sole Proprietor Applicant Name(s):	Mailing address, if different: <b>281 BILLINGS RD HERMON ME 04401</b>
Mailing address, if different from DBA address: <b>56 BEECHRIDGE DR HERMON ME</b>	Email Address: <b>hermon meadow@GMAIL.COM</b>
Telephone #                      Fax #: <b>207-266-3830</b>	Business Telephone #                      Fax #: <b>(207) 848-3741</b>
Federal Tax Identification Number: <b>27-3294902</b>	Maine Seller Certificate # or Sales Tax #: <b>1146989</b>
Retail Beverage Alcohol Dealers Permit:	Website address:

1. New license or renewal of existing license?        New                      Expected Start date: \_\_\_\_\_  
        Renewal                      Expiration Date: 6/26/23



**O22-23-11**

**TOWN OF HERMON**

**MORATORIUM ORDINANCE**

**ON**

**UTILITY SCALE SOLAR FACILITIES**

The Town of Hermon Council hereby enacts a moratorium ordinance entitled the Utility Scale Solar Facilities Moratorium Ordinance as follows:

WHEREAS, area of the Town of Hermon is suddenly faced with the prospect of increased development pressure from Utility Scale Solar Facilities;

WHEREAS, residents of the Town of Hermon have expressed concerns about such proposed or anticipated developments, including concerns regarding the quality of life, adjacent property values, health and safety, decommissioning costs, visual impacts, and environmental impacts;

WHEREAS, without appropriate regulation, the development of such proposals could pose a threat to the quality of life, adjacent property values, and the health and safety of the Town of Hermon's residents;

WHEREAS, the Town of Hermon seeks to balance these risks with the benefits associated with clean energy projects like Utility Scale Solar Facilities through appropriate regulations;

WHEREAS, the Town of Hermon requires at least 180 days to consider, develop, and implement necessary ordinances and regulations to protect the health, safety, and welfare of the residents of the Town of Hermon; and

WHEREAS, in the judgment of the Town Council, the foregoing facts demonstrate that a moratorium on the development of Utility Scale Solar Facilities is necessary pursuant to 30-A M.R.S. § 4356(1).

**NOW, THEREFORE, the Town of Hermon hereby ordains that the following Utility Scale Solar Facilities Moratorium Ordinance be enacted:**

**I. Authority:** This Utility Scale Solar Facilities Moratorium Ordinance is enacted pursuant to 30-A M.R.S.A. § 4356; the Town of Hermon's home rule authority pursuant to the Maine Constitution and 30-A M.R.S.A. § 3001; and section 2.13(6) of the Charter of the Town of Hermon.

**II. Definitions:** The following definition shall be used in the interpretation and construction of this Moratorium Ordinance:

**a. Utility Scale Solar Facility:** is any solar facility, project, or installation which is intended to or in fact does generate solar power and feeds said power into the electric grid supplying the local utility with power. This shall include any ground-mounted or pole-mounted photovoltaic (PV) project that generates greater than 1 megawatt (MW) of solar energy. Residential/commercial solar arrays that generate less than 1 MW of solar energy are not included in this definition. Solar arrays installed on roofs of commercial or residential properties in compliance with existing ordinances and codes are not included in this definition.

**III. Purpose:** The purpose of this Moratorium Ordinance is to allow municipal officials a reasonable time to evaluate the concerns raised in regards to anticipated or proposed Utility Scale Solar Facilities, to determine the adequacy of existing land use ordinances and regulations, and, if necessary, develop additional ordinances and regulations to provide adequate protection for the property, health, welfare, and safety of the Town of Hermon's residents.

**IV. Moratorium on Utility Scale Solar Facilities:** The Town of Hermon hereby declares and imposes a moratorium, prohibiting the development of any and all Utility Scale Solar Facilities within the Town of Hermon. No person or organization shall develop or operate a Utility Scale Solar Facility within the Town of Hermon.

**V. Moratorium on Processing Applications:** No official, officer, board, or body of the Town of Hermon, including but not limited to the Code Enforcement Officer, the Planning Board, or the Municipal Officers, shall accept, process, review, deny, approve, authorize, or issue any applications, petitions, plans, permits, licenses, or requests for approval or authorization involving Utility Scale Solar Facilities development, construction, operation, or use located, in whole or in part, within the Town of Hermon.

**VI. Severability:** Any provisions of the Town of Hermon's existing ordinances that are inconsistent or conflicting with the provisions of this Moratorium Ordinance are hereby repealed to the extent applicable for the duration of this Moratorium Ordinance. If any section or provision of this Moratorium Ordinance is declared by any court of competent jurisdiction to be invalid, such a declaration shall not invalidate any other section or provision.



VII. Effective Date, Retroactivity & Term:

a. Pursuant to the Charter of the Town of Hermon, this Moratorium Ordinance shall take effect 30 days after passage by the Town of Hermon Council.

b. Upon its effective date, notwithstanding the provisions of 1 M.R.S. § 302, this Ordinance shall be retroactive and applicable, to the maximum extent permitted by law and subject to the severability clause above, to all filed, pending, or future applications and petitions for Utility Scale Solar Facilities which have not received all necessary development permits and licenses from the Town of Hermon and all proposed Utility Scale Solar Facilities that were not fully operational and/or did not have all the required State permits as of November 1st, 2022, the date the Moratorium Ordinance was first proposed to the Town of Hermon Council.

c. Unless, after notice and hearing, the Town of Hermon Council votes to extend it, this Moratorium Ordinance shall remain in full force and effect for 180 days after its enactment, or until a new and revised set of regulations is adopted by the Town of Hermon, whichever shall first occur.

VIII. Enforcement: The Municipal Officers are hereby authorized to institute any and all actions, either legal or equitable, that they deem necessary or appropriate to enforce the provisions of this Moratorium Ordinance.

IX. Civil Penalties: Any violation of this Moratorium Ordinance is subject to an enforcement action under 30-A M.R.S.A. § 4452. Any violation of this Moratorium Ordinance constitutes a nuisance. Each day of violation shall constitute a separate offense. All civil penalties shall inure to the benefit of the Town of Hermon.

SIGNED THIS 27th day of April 27, 2023, BY THE MUNICIPAL OFFICERS:

\_\_\_\_\_  
**Steve Thomas**

\_\_\_\_\_  
**Ronald Murphy**

\_\_\_\_\_  
**Richard Cyr**

\_\_\_\_\_  
**Danielle Haggerty**

\_\_\_\_\_  
**John Snyder III**

\_\_\_\_\_  
**Derek Wood**

\_\_\_\_\_  
**Stephen Watson**

**April 27, 2023**

Attest Original: \_\_\_\_\_

Motion \_\_\_\_\_ Yeas \_\_\_\_\_

Second \_\_\_\_\_ Nays \_\_\_\_\_

Date \_\_\_\_\_



**R22-23-38**

Be it resolved by the Hermon Town Council in Town Council assembled to schedule a Special Council Meeting on May 4, 2023 at 7:00 at the Hermon Public Safety building.

---

**SIGNED this April 27, 2023, by the Hermon Town Council:**

\_\_\_\_\_  
Steven Thomas

\_\_\_\_\_  
Ronald Murphy

\_\_\_\_\_  
Richard Cyr

\_\_\_\_\_  
Danielle Haggerty

\_\_\_\_\_  
John Snyder III

\_\_\_\_\_  
Derek Wood

\_\_\_\_\_  
G. Stephen Watson

Attest Original: \_\_\_\_\_

Motion \_\_\_\_\_

Yeas \_\_\_\_\_

Second \_\_\_\_\_

Nays \_\_\_\_\_

Date \_\_\_\_\_