

MINUTES
HERMON PLANNING BOARD
Public Safety Building
July 18, 2023 – 6:30PM

1. **CALL TO ORDER BY CHAIRPERSON**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL- Appoint Alternate Member(s) if necessary.**

Members Present: Ed Marsh, Jeremy Snow, Deborah Whitman, Kyle Sullivan, Curt Bartram, Greg Newell

Members Absent: Joshua Pelletier- Excused

Others Present: Code Officer Jessefa Murphy, Deputy Clerk Angie Ireland, Jim Kiser representing Bangor Realty Group, Andrew Sjogren representing Coldbrook Holdings LLC and 4 guest.

4. **CONSENT AGENDA-** Approve minutes of the May 16, 2023

Jeremy Snow moved to approve the Consent Calendar as presented.
Deborah Whitman seconded the motion. Motion passes unless doubted.

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

No public comments were given.

6. **PUBLIC HEARINGS**

- A. **PB 23-011 – Coldbrook Holdings, LLC, represented by Plymouth Engineering, is seeking Site Plan Amendment for construction of a Light Manufacturing facility located in the Commercial Zone at 901 Coldbrook Road. The property is located on tax map 021-039-000**

Chair Ed Marsh opened the public hearing at 6:32 PM.
Public hearing was closed at 6:35 PM. Public comments were given.

Andrew Sjogren: This is to move the building that was existing down to the manufacturing site and get it off the road which enables an easier traffic flow and less intrusion to the road.

Ed Marsh: This was one of the existing greenhouse buildings, correct?

Andrew Sjogren: I believe it was the sales office that was there.

Ed Marsh: The plan will stay the same except for the relocation of the building, correct?

Andrew Sjogren: Yes, I believe it was their existing sales office

Ed Marsh: Is that the one that when I drove by I saw a lot of rot?

Andrew Sjogren: Yes, there was a lot of rot and it was scary. When we demoed it, there was no rebar and no mesh in the concrete at all. This (new building) makes it a lot easier for customers and traffic flow.

Ed Marsh: I see we have a plan. Plymouth Engineering has checked the plan and it pretty much stays the same except for the relocation of the building, is that correct?

Andrew Sjogren: Yes, that is correct

Ed Marsh: I've looked at it, I've actually seen it and I don't have any issues with it, I don't know if anyone else does?

Curt Bartram: Have we seen the septic design?

Jessefa Murphy: Yes, I have anyway. It is a small 2 chamber concrete system.

Ed Marsh: I will ask if anyone from the public has any questions, comments, or concerns.

Guest: I've seen the black mold in the building, no matter what they did, it had to come down because there is no way you are going to fix it, they have moved it out of the way.

Close Public Hearing

7. SCHEDULED AGENDA ITEMS

New Business

- A. PB 23-011** – Coldbrook Holdings, LLC, represented by Plymouth Engineering, is seeking Site Plan Approval for construction of a Light Manufacturing facility located in the Commercial Zone at 901 Coldbrook Road. The property is located on tax map 021-039-000

b) Act on PB 23-011

Kyle Sullivan moved to approve 23-011. Deborah Whitman seconded the motion. The motion was accepted. Motion passed 4-0.

- B. PB22-012 – Fieldstone Phase II Multi-Family Development project on Annis Road. This property is shown as tax map 40, lot 13-14.**

Jim Kiser: The existing facility was approved back in 2014. We are looking to add three 4 plex buildings that are single story buildings on the property and convert a loop around so it's easier maneuvering both for emergency vehicles and residents. Each building will have its own independent septic system and we are calling out for two new wells to be drilled on the property. The water supply is very plentiful. One of the existing wells is an artesian well that is flowing and has a pressure relief on the well case. The property is just over 10 acres for multi-family. We have graded of the site so that almost all of the site to go through a retention pond that was created in the original development, and we are enhancing that to treat stormwater in accordance with DEP stormwater rules. It will also serve as a second dry hydrant for the area. The fire pond out front is only partially usable during certain times of the year because it is not holding water. While we are making the improvements to the stormwater treatment pond, we will be putting a poly or clay liner in it to satisfy the police chief, I didn't bring a copy but I', sure you have a copy of the chief's approval of that, pending it holds water. We expect it will once make the improvements. We have submitted DEP Stormwater permit, a copy of that is into the town. We have not received any feedback from DEP. They are extremely behind schedule. I have had to put almost every job that I have with them on hold because they don't have the manpower to review and get the approvals in an allotted time by the regulatory criteria. We have given them an extension on other projects and expect in a couple of weeks to receive a request for an extension on this project also. They will be single story with garages, so that we are looking to bring in the target market of "empty nesters" which has been a very popular, in demand, in the housing market, as they want a single story instead of the 2 story. They do garages with them for storage or for cars during the winter. There may be a couple in the current development that may move down into these new units.

Ed Marsh: When you mentioned earlier, just for the record, it was fire chief and not the police chief?

Jim Kiser: Did I say police? Oops

Ed Marsh: When you mentioned sewer, is it each unit or each cluster?

Jim Kiser: Each 4-plex will have a separate disposal system

Ed Marsh: That was my understanding, I just wanted to make sure

Kyle Sullivan: The two that are to the northwestern side, is there a reason why the (septic) systems are there?

Jim Kiser: It was a matter of getting one by gravity versus of three by pumps. We will have two that will be served by pump stations and one by gravity.

Kyle Sullivan With the fire pond and the volume, is there some kind of management plan in place to make sure that volume stays?

Jim Kiser: It is a part of the stormwater maintenance plan that we do the inspection on it all the time. I believe the fire chief does have a maintenance plan, as a part of this approval, if the pond did not hold water, we would be in violation of the site plan and would have Jessefa coming out and talking to us at that point in time.

Kyle Sullivan: I think that it holding water is less likely than it filling up with plants and trees

Jim Kiser: There may be a little bit along the edges like the existing pond, but with the lining it is less likely to create that, depending on how it is maintained. It will be deep enough that you won't get a lot along the first couple of feet of the shore line

Ed: I did get a chance to run into the fire chief the other day, he was aware of this and he has approved it with the modification.

Jim Kiser: We have to enlarge it a little bit and direct the water to it to keep it full at those levels. I think that it is part of the reason why it is not staying full because it doesn't have enough of the water directed into it at this point in time.

Ed Marsh: I can't remember who the owner is, but at the end of the Clark Road, is this the same owner?

Jessefa Murphy: No

Jim Kiser: This is Nate Wicklow; he is a part of the organization of Bangor Realty Group

Jim Kiser: There is a minor change on the subdivision plan than what you have, there was a mix-up, when this was approved as a part of Leather's Corner subdivision, the back 5 acres never got transferred. It is on the tax map, but the deed is in the process of getting transferred into Bangor Realty Group.

Ed Marsh: I don't have anything else other than this will be conditional upon DEP Stormwater permit.

Deb Whitman: I saw something on the zoning

Ed Marsh: That has been corrected along with the fire pond. They have worked it out so that there will be about 132,000 gallons

b) Act on PB 22-012

Jeremy Snow moved to approve 23-012. Deborah Whitman seconded the motion. The motion was accepted. Motion passed 4-0. Conditional upon receipt of DEP Stormwater Permit

Old Business

A.

8. WORKSHOPS

9. CEO Items

A. May Code Report

ED Marsh: I think that it is important to note that the 7-year average for “New Single-Family Homes” is 34.7

10. PLANNING BOARD ITEMS

Ed Marsh: I have asked, and I believe that it is proper to bring up, I have asked about C&K Variety, and I have heard some community rumblings that they want to open August 1. I just want to make it clear, that the planning board made it very clear that there would be DOT (entrance) permit in hand, and not just the DOT permit in hand, but a plan of action. I am concerned that his applicant hasn’t fulfilled what they have stated, and I just want to make sure that the board, code enforcement, and everyone is ready that they do what is required. It is a plan of action of how the new entrance is going to go in, how the existing store gets torn down and landscaping. The existing store and apartment look abysmal, and that was not the intent when that was approved.

Greg Newell: I know there was the solar ordinance (draft) that the lawyers were dealing with, do they still have it?

Jessefa Murphy: I have their edits, it is now a matter of going through all of the edits. I would not be surprised to see another extension of the solar moratorium

Greg Newell: Is that going to come before the board for approval?

Ed Marsh: It will come before the board for approval. Is that the same for the mobile food ordinance?

It is the same for that one too

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

11. ADJOURN

Deb Whitman made a motion to adjourn. Kyle Sullivan Seconded the motion. The motion was accepted unless doubted by Ed Marsh. The meeting adjourned at 6:59pm on 7-18-2023

If you require any assistance to fully participate in this meeting, please notify us at 848-1042 or write to the Town of Hermon, 333 Billings Rd, Hermon, ME 04402.