

MINUTES
HERMON PLANNING BOARD
Public Safety Building
August 15, 2023 – 6:30PM

1. CALL TO ORDER BY CHAIRPERSON

2. PLEDGE OF ALLEGIANCE

Chari Marsh led those in attendance in the Pledge of Allegiance

3. ROLL CALL- Appoint Alternate Member(s) if necessary.

Members Present: Ed Marsh, Joshua Pelletier, Deborah Whitman, Curt Bartram, and Greg Newell

Members Absent: Jeremy Snow, Kyle Sullivan - Excused

Others Present: Code Officer Jessefa Murphy, Clerk Kristen Cushman, Deputy Clerk Keely Gonyea and 10 guests.

Alternates: Deborah Whitman made a motion to appoint alternates, Curtis Bartram and Gregory Newell as voting members for tonight's meeting. Joshua Pelletier seconded the motion. Accepted unless doubted.

4. CONSENT AGENDA- Approve minutes of the July 18, 2023

Greg Newell to approve the Consent Calendar as presented. Curtis Bartram seconded the motion. Motion passes accepted unless doubted.

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

No public comments were given.

6. PUBLIC HEARINGS

- A. PB 23-012 – Poseidon Innovations is seeking site plan approval for a Light Manufacturing Facility located at 69 Freedom Parkway, Building 19-1 Tax Map and Lot 023-056-000**

Chair Ed Marsh opened the public hearing at 6:34 PM. Public hearing was closed at 6:41 PM. Public comments were given.

- B. **PB 23-013** – BD Solar Dave’s Way LLC, represented by Haley Ward, is seeking a site plan amendment for previously approved PB 20-005 solar array located off Dave’s Way, Tax Map/Lot 007-001-000

Chair Ed Marsh opened the public hearing at 6:41 PM.
Public hearing was closed at 6:45 PM. No public comments were given.

- C. **PB 23-014** – RL Sales is seeking a Site Plan Amendment to previously approved PB 22-008 for a commercial building on a legal non-conforming lot located at 6 New Boston Road, Tax Map/Lot 028-004-000

Chair Ed Marsh opened the public hearing at 6:45 PM.
Public hearing was closed at 6:47 PM. No public comments were given.

Close Public Hearings

7. SCHEDULED AGENDA ITEMS

New Business

- A. **PB 23-012** – Poseidon Innovations is seeking site plan approval for a Light Manufacturing Facility located at 69 Freedom Parkway, Building 19-1 Tax Map and Lot 023-056-000
a) **Act on PB 23-012**

Deborah Whitman moved to approve PB 23-012. Curtis Bartram seconded the motion. The motion was accepted. Motion passes 5-0.

- B. **PB 23-013** - BD Solar Dave’s Way LLC is seeking a site plan amendment for previously approved PB 20-005 solar array located off Dave’s Way, Tax Map/Lot 007-001-000
b) **Act on PB 23-013**

Greg Newell moved to approve PB 23-013 with conditions of DEP and all applicable approvals. Curtis Bartram seconded the motion. The motion was accepted. Motion passes 5-0.

- C. **PB 23-014** - RL Sales is seeking a Site Plan Amendment to previously approved PB 22-008 for a commercial building on a non-conforming lot located at 6 New Boston Road, Tax Map/Lot 028-004-000

c) **Act on PB 23-014**

Joshua Pelletier moved to approve PB 23-014 with conditions to meet Village Commercial standards. Curtis Bartram seconded the motion. The motion was accepted. Motion passes 5-0.

- D. **PB 23-015** – McLaughlin Fine Woodworking, LLC represented by Plymouth Engineering, is submitting a Sketch Plan for a 14-lot Subdivision located off of Streamside Avenue and will include construction of a new 1,300ft roadway

No action.

Old Business

A.

8. WORKSHOPS

9. CEO Items

A. June Code Report

- For July we issued a total of 18 building permits, which equates to 2 Commercial (two 4-unit apartments), 3 New Single-Family Homes, and 3 accessory permits (1 accessory, 0 additions, 3 garages, 2 pools, 1 shed, 3 decks, and 3 roof mounted solar) for a total of \$2,660,000 in new construction. We issued 14 plumbing permits made up of 6 internal and 8 Subsurface Wastewater.

- We finalized inspections on 1 new home, 0 commercial buildings, and 0 accessories the month of July. We have 107 total open building permits which equates to 47 Accessory, 46 New Home construction (Single Family, Manufactured, and 2-3 units), and 14 commercial permits (includes multi-family 4+ units) that will most likely be completed within the next 2 to 18 months.

- The 7 years average for new single-family homes built in Hermon is 35.4 per year. There were zero subdivisions submitted to the planning board for approval.

10. PLANNING BOARD ITEMS: None

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

No public comments were given.

12. ADJOURN

Joshua Pelletier made a motion to adjourn the Planning Board meeting at 7:18 PM. Greg Newell seconded. With no objection the council meeting was adjourned at 7:18 PM.

Respectfully Submitted,

Kristen Cushman
Clerk

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