

**MINUTES**  
**HERMON PLANNING BOARD**  
**Public Safety Building**  
**August 29, 2023 – 6:30PM**

**1. CALL TO ORDER BY CHAIRPERSON**

**2. PLEDGE OF ALLEGIANCE**

**Chair 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, Jeremy Snow, Deborah Whitman, Kyle Sullivan, Curt Bartram, and Greg Newell

**Members Absent:** None

**Others Present:** Code Officer Jessefa Murphy, Clerk Kristen Cushman, Deputy Clerk Keely Gonyea and 16 guests.

**4. CONSENT AGENDA- Approve minutes of the August 15, 2023**

**Deborah Whitman moved to approve the Consent Calendar as presented. Joshua Pelletier seconded the motion. Motion passes accepted unless doubted by Ed Marsh.**

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

**No public comments were given.**

**6. PUBLIC HEARINGS**

**A. PB 23-016 – Tylor Perry is seeking Site Plan Revision approval for previously approved PB21-014 and PB23-004 C&K Site Plan.**

**Chair Ed Marsh opened the public hearing at 6:32 PM. Public hearing closed at 6:39 PM. Public comments were given.**

**Attorney Sam Hamilton thanked the Town of Hermon, Town Manager Joshua Berry, and Code Enforcement Officer Jessefa Murphy for their work with him and his client.**

**Randy Bragg, Project Engineer of Carpenter Associates: Randy Bragg of Carpenter Associates, representing the project this evening. As you**

indicated earlier this is our third attempt to come back with final approval we hope. We did work with DOT for about, it seems like a year now, to get that plan approved from them. The whole focus there was to make the intersection a lot safer. Everybody's been there and it's really tough to get in and out. I think we've made a lot of good improvement. The store is already down and I think everybody will agree that it looks a lot safer there already. You can see the whole intersection, people coming from all directions. So the primary, not really a lot of changes, just some details for signage, sidewalk markings, and defining these existing lanes currently. We were asked to take the road and move it further away from the intersection as far as we could so it would allow us to be able to come out and turn into the left lane to be able to turn left towards Bangor. They did ask us also to improve the right hand out lane to make sure nobody was sneaking in the back door. People will still do that but it's more of a deterrent in this position. And the other big thing that they asked was the town to leave enough space for a sidewalk to basically come from this street all the way to the front of the intersection and up into the store so we've added that as well. That's pretty much the improvements from the DOT. If you have any specific questions, I'd be happy to answer any of those regarding that or anything else. Thank you.

Nancy Delong at 21 Stage Rd: I just have a question. The sidewalk, are you going to be taking any of the First Choice Realty property? Like five feet? If I come down Stage Road and I want to hang a left is that five feet of sidewalk going to start there? And they will lose probably five feet of their lawn? I just had that question and how that was going to happen.

#### Close Public Hearing

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

## 7. SCHEDULED AGENDA ITEMS

### New Business

- A. **PB 23-016** – Tylor Perry is seeking Site Plan Revision approval for previously approved PB21-014 and PB23-004 C&K Site Plan

Ed Marsh: We'll start right off with the question that was asked by Nancy Delong on the standpoint of the sidewalk revisions. I believe the question was in regards to First Choice Real Estate and how that's going to work out.

Randy Bragg: The priority of the negotiations I'll say, or communications, with both DOT and the town it was decided to start,

what was the name of the street that you spoke? Stage Road, I'm sorry. Stage Road, this road. We were asked to extend the sidewalk along this road edge, the entire way to the intersection and up into the new driveway location. So, that will not be on their property. That will be within the DOT right of way.

Please see the complete video at [Planning Board | Hermon \(hermonmaine.gov\)](https://www.hermonmaine.gov) for all new business.

a) Act on PB 23-016

Joshua Pelletier made a motion to approve PB23-016. Deborah Whitman seconded the motion. The motion passes 5-0.

Old Business

A.

8. WORKSHOPS

9. CEO Items

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 6:50 PM. Deborah Whitman seconded the motion. The motion was accepted unless doubted by Ed Marsh. The meeting was adjourned at 6:50 PM.

Respectfully Submitted,

Keely Gonyea  
Deputy Clerk

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