

MINUTES
HERMON PLANNING BOARD
Public Safety Building
September 19, 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, Jeremy Snow, Deborah Whitman, Kyle Sullivan, Curtis Bartram, and Greg Newell

Members Absent: Joshua Pelletier **-Excused**

Others Present: Code Officer Jessefa Murphy, Deputy Clerk Keely Gonyea and five guests.

4. CONSENT AGENDA

A. Consent September 19, 2023, Agenda

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

B. Approve minutes of the August 29, 2023

Jeremy Snow moved to approve the minutes of the August 29, 2023, meeting. Deborah Whitman 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 23-017** – Old Dominion Freight Line, represented by Hoyt & Berenyi, seeking site plan approval for 20,095 sf trucking terminal off the end of Dave's Way. The property is located on tax map 007-001-000.

Chair Ed Marsh opened the public hearing at 6:33 PM. Public hearing closed at 6:38 PM. Public comments were given.

Kyle Hoyt, Civil Engineer from Hoyt & Berenyi representing the project:

What we're proposing to build is a motor freight terminal service center in the Coldbrook business park. I can kind of walk you through the plan sheets... Old Dominion Freight Line is a less than truck load freight carrier. So, they are in the movement of goods. It's not warehousing or storage. They pick up goods and bring them to the dock. They get redistributed on trucks and they get sent to another location... So, what we're looking at is a new facility at the end of Dave's Way... There's another project that's being done with Plymouth Engineer. We've been coordinating with Plymouth Engineering. Our goal is to be in a position to immediately follow the Coldbrook approvals. We don't have, we understand, some of those approvals are outstanding. But whenever this road can get extended, Dave's Way, we want to be ready to move forward with the facility. So, what we're proposing is off of the new road here. It's a one way in and one way out entryway... That's a small office in the front and behind extending off of that office is just a cross dock facility. The employee parking will function in the same one way in and one way out. The employee parking looks like a lot of spaces. It's not just for the office and the dock workers. It's for the truck drivers themselves... We are proposing an on-site fuel tank, so, a single fueling station... Happy to answer any questions you all may have. We certainly appreciate your time tonight. We've been working with Jessefa on the plans. Thank you for considering us and if you've got any questions, I'll do my best to answer them.

Close Public Hearing

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

- B. **PB 23-018** –Coldbrook Holdings, LLC is seeking a subdivision approval for a 4-unit apartment located at 696 York Road, Tax Map/Lot 048-015-000

Chair Ed Marsh opened the public hearing at 6:38 PM. Public hearing closed at 6:40PM. Public comments were given.

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

Close Public Hearing

7. SCHEDULED AGENDA ITEMS

New Business

- A. **PB 23-017** – Old Dominion Freight Line, represented by Hoyt & Berenyi, seeking site plan approval for 20,095 sf trucking terminal off the end of Dave's Way. The property is located on tax map 007-001-000.

Ed Marsh: Couple of questions looking at the plans, some of its curiosity. I think it's great. I'm very happy to see Old Dominion taking a look at Hermon... The different shades, is that concrete compared to asphalt? Or is that different grades of asphalt?

Kyle Hoyt: Yes, sir. That's concrete and asphalt... It's all hardened surface. There is a chance that asphalt might go to concrete. Sometimes they do that. But that will be like a budgetary thing...

Ed Marsh: And then, this may not be for you but I'm curious. Jessefa, I drove down Dave's Way kind of as far as I can or could and there is a gate with a pond and then a large debris pile. Do you know where that would be in relation to this?

Jessefa Murphy: I don't. I haven't been down there recently.

Ed Marsh: Probably Hoyt & Berenyi may know.

Kyle Hoyt: So, I didn't notice. I mean I drove to the end; we just drove there. And I was up here several months ago looking at the site. So, I think the pond you're referring to, if you pull in and Dave's Way kind of dead ends or takes that sharp right, you're talking about the pond that's right there?

Ed Marsh: Yep.

Kyle Hoyt: That pond is just off site...

Ed Marsh: Have you applied, do you have your MEP stormwater all that?

Kyle Hoyt: So, that's all being handled by Plymouth Engineering.

Ed Marsh: I think this is a great design, a great plan. Like I said, I'm very happy that Old Dominion is looking at Hermon. It's a great spot for it. I don't have any issues but I'm going to open up to planning board members.

Greg Newell: I think that it's a very detailed plan, put a lot of effort in.

Kyle Sullivan: As far as the fuel tank goes, have you met the state permitting with the fire marshal?

Kyle Hoyt: So, that will be fully permitted... There's a specialty consultant that will actually get involved, design, and current that will everybody. That's a specialty item.

Deb Whitman: I was just curious how many employees you might think? An estimate? I was just wondering.

Kyle Hoyt: Going on record for that kind of stuff is a little bit difficult. But, my guess is, at the facility's onset, you know it's a 41 door facility so, probably start between 20 and 30 and grow up to maybe 45 or 50. So, the facilities are built with some growth in mind... But, generally that's kind of like, one employee per door.

Ed Marsh: This hasn't come for community economy, TIF, or anything like that?

Jessefa Murphy: No, not yet... Maybe last winter, I want to say it was between 10 and 20 to start with growth after that. That may or may not have included drivers.

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

a) Act on PB 23-017

Kyle Sullivan made a motion to approve PB23-017. Code Officer Jessefa Murphy clarified the motion is contingent upon DEP approval. Kyle Sullivan agreed. Deborah Whitman seconded the motion contingent upon DEP approval. The motion passes 4-0.

B. PB 23-018 –Coldbrook Holdings, LLC is seeking a subdivision approval for a 4-unit apartment located at 696 York Road, Tax Map/Lot 048-015-000

Ed Marsh: The four-unit building, I have not been on that. I didn't drive up there. But, that's a full wooded lot, is that correct?

Adam Quinn: No, half of it actually is lawn that cuts to that house, that existing house that is for sale. And then a piece of that actually steps out in behind to give them that amount there. So, I'd say it's probably close to half and half.

Ed Marsh: I think the big thing is to just to assure that whenever a multi-unit building is going into a neighborhood it is I believe its own property, is that correct?

Jessefa Murphy: Correct.

Ed Marsh: It is its own. So, it is allowed. But, what we like to do is to make sure is that you're, and I think you already said it, is that you're paying close attention to the neighbors, trying to keep that residential feel. Not clear-cutting, you know, we can't control what you clear-cut.

Adam Quinn: That's definitely Mike's thought on that whole process. Just, you know, trying to be real respectful of the neighbors. I believe he's talked to all of them too just to let them know what he was thinking and trying to do. We're definitely not trying to ruin anybody's already, you know, life, I guess is the best way to describe it.

Ed Marsh: You know, this is one that we have, like Josh brought up, there are times where the planning board does not even see this. But, this one we are. Just to make sure we're doing the best we can to make sure that the abutters are taken care of and there's not a major impact.

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

b) Act on PB 23-018

Jeremy Snow made a motion to approve PB23-018. Deborah Whitman seconded the motion. The motion passes 4-0.

Old Business

A.

8. WORKSHOPS

9. CEO Items

A. July 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

Greg Newell: I just have a question. When does the solar ordinance end?

Jessefa Murphy: The moratorium ends? It ends November 27th.

Greg Newell: Okay.

Jessefa Murphy: The tentative plan is, I've got a bunch of us working on the revisions now right now for it, to have it in front of you folks at the next planning board meeting. I believe that's on a Tuesday. I believe that Thursday is a Council meeting. Either that or vice versa, there's a Council meeting Thursday and then we're Tuesday. There's going to be a workshop with the Council. So then, the first Town Council meeting in November they'll be before them to be voted on.

Ed Marsh: Well, I'm going to ask. C&K, Hawk's Nest, how long do they have to remove the redemption center, the miscellaneous materials?

Jessefa Murphy: So, we've given them a conditional certificate of occupancy until, I want to say it was November 13th. It was 90 days, no, I'm sorry. It was 60 days from when the issued conditional certificate of occupancy. So, some of the items that were included in that conditional were drainage, finishing up the stormwater ponds, paving up to Route 2/Billings, and cleaning that area up.

Ed Marsh: Thank you. I think it's good to finally get that open. But it also has to be finished. Is there been any progress on MDOT and getting all that work planned?

Jessefa Murphy: Yeah, so, that will be an item, that once the construction cost is finalized that will go to the Town Council for a vote.

Ed Marsh: That's probably not going to start until the spring?

Jessefa Murphy: More than likely.

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

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

No public comments were given.

12. ADJOURN

Kyle Sullivan made a motion to adjourn the Planning Board meeting at 6:58 PM. Deborah Whitman seconded the motion. The motion passes accepted unless doubted by Ed Marsh. The meeting was adjourned at 6:58 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.