

Agenda
HERMON PLANNING BOARD
Public Safety Building
April 16, 2024 – 6:30PM

1. CALL TO ORDER BY CHAIRPERSON

Vice Chair Joshua Pelletier called the meeting to order at 6:52 PM.

2. PLEDGE OF ALLEGIANCE

Vice Chair Joshua Pelletier led the audience in the Pledge of Allegiance.

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

Members Present: Joshua Pelletier, Jeremy Snow, Deborah Whitman, Kyle Sullivan, Greg Newell

Members Absent: Ed Marsh, Curtis Bartram - **Excused**

Others Present: Code Officer Jessefa Murphy, Fire Chief Cody Sullivan, Deputy Clerk Keely Gonyea, and three guests

4. CONSENT AGENDA-

- A. Consent April 16, 2024, Agenda
- B. Approve minutes of the March 19, 2024

Kyle Sullivan made a motion to approve the minutes of the March 19, 2024 meeting. Jeremy Snow seconded the motion. The motion passes accepted unless doubted by Vice Chair Joshua Pelletier.

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

No public comments were given.

6. PUBLIC HEARINGS

- A. **PB 24-001** - Ted McLeod is seeking subdivision amendment approval for a 3-lot subdivision, previously approved lot #4 of PB96-034 located on Hammond Street, Tax Map and Lot 022-083-000

The public hearing was opened at 6:54 PM. Public comments were made. The public hearing was closed at 6:56 PM.

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 24-001** - Ted McLeod is seeking subdivision amendment approval for a 3-lot subdivision, previously approved lot #4 of PB96-034 located on Hammond Street, Tax Map and Lot 022-083-000

Jeremy Snow made a motion to approve PB 24-001 Ted McLeod is seeking subdivision amendment approval for a 3-lot subdivision, previously approved lot #4 of PB96-034 located on Hammond Street, Tax Map and Lot 022-083-000. Deborah Whitman seconded the motion. The motion passes 4-0.

Old Business

- B. **PB 23-015** – McLaughlin Fine Woodworking, LLC represented by Plymouth Engineering, is seeking final approval for a 13-lot Subdivision located off the end of Streamside Avenue. The property is located on tax map 024-002-000

Amy Young of Plymouth Engineering representing the project: I was here previously. I think it was November. Made a presentation to you guys and I resubmitted this a couple weeks ago with all your comments with the responses attached. And the only thing that could potentially still be pending is we're still working with Cody on making sure that the fire pond meets the standards. But, otherwise I think we had addressed all the issues that had arisen at the previous meeting.

Kyle Sullivan: The IF&W letter, do you guys have vernal pool assessments scheduled?

Amy Young: They've been done. There weren't any. Lee did this last spring and there were none identified.

Kyle Sullivan: Okay, so, DEP must have not known that when they wrote that letter?

Amy Young: IF&W puts it on the wetland delineator as to them being responsible for deciding whether it's a significant vernal pool or not.

Joshua Pelletier: I think the existing cul-de-sac was not fully paved. But the new one will be, right?

Amy Young: Yes. I think we talked about that at the last meeting that the cul-de-sac will be removed and basically relocated. And the new deed information will be taken care of. I believe Ed did have a concern about the last lot in the previous subdivision. And I think he spoke to you, Jesse, and it's been resolved.

Jessefa Murphy: I have one quick question while it's popped up in my head because I just ran into something else. The Postal Service, did they say that they would continue service down through there or were they going to do a cluster?

Amy Young: I don't know. I think Isaac was going to ask about that. I will definitely follow up with Isaac about that.

Jessefa Murphy: Because, if there is going to be a cluster then we'll probably have to adjust something on there.

Amy Young: Is it a cluster on Streamside right now or is it house by house?

Jessefa Murphy: It is house by house right now.

Kyle Sullivan made a motion to approve PB 23-015 – McLaughlin Fine Woodworking, LLC represented by Plymouth Engineering, is seeking final approval for a 13-lot Subdivision located off the end of Streamside Avenue. The property is located on tax map 024-002-000 contingent upon approval of the fire pond and the final determination of the postal cluster. Deborah Whitman seconded the motion. The motion passes 4-0.

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

8. WORKSHOPS

9. CEO Items

- A. Code Report – February & March

- For February we issued a total of 6 building permits, which equates to 3 Residential Homes (3 single family and 3 accessory permits [3 sheds]) for a total of \$1,150,000 in new construction. We issued 12 plumbing permits made up of 11 internal and 1 Subsurface Wastewater.
- We finalized inspections on 6 new homes for the month of February. We have 143 total open building permits which equates to 66 Accessory, 54 New Home construction (Single Family, Manufactured, and 2-3 units), and 23 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 35.0 per year. No new subdivisions were submitted to the planning board.
- For March we issued a total of 11 building permits, which equates to 1 Residential Home (1 single family) and 10 accessory permits (1 deck, 3 garages, and 6 solar units [1 pre-approved commercial solar field and 5 personal use]) for a total of \$8,800,000 in new construction. We issued 13 plumbing permits made up of 7 internal and 6 Subsurface Wastewater.
- We finalized inspections on 3 new homes for the month of March. We have 151 total open building permits which equates to 76 Accessory, 52 New Home construction (Single Family, Manufactured, and 2-3 units), and 23 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 35.0 per year. No new subdivisions were submitted to the planning board.

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

No public comments were made.

11. **PLANNING BOARD ITEMS**

Deborah Whitman: I was just wondering if they've broken ground yet at Dave's Way.

Jessefa Murphy: I don't believe so. I drove past there last week or the week before, I don't think they have. I know the solar folks are coming up this week, potentially meeting with them Thursday. I don't know if they're just laying out or what exactly. Should be soon.

Greg Newell: Solar Ordinance, are we going to have another workshop? What's the thought process on that?

Jessefa Murphy: The Ordinance Committee that I'm putting together, I'm going to have them rework it and move forward from there. I would probably expect another moratorium extension.

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

12. ADJOURN

Deborah Whitman made a motion to adjourn the meeting at 7:06 PM. Jeremy Snow seconded the motion. The motion passes accepted unless doubted by Vice Chair Joshua Pelletier.

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.