

Minutes
HERMON PLANNING BOARD
Public Safety Building
October 22, 2024 – 6:30PM

1. CALL TO ORDER BY CHAIRPERSON

Chair Ed Marsh called the meeting to order at 6:30 PM.

2. PLEDGE OF ALLEGIANCE

Chair Ed Marsh led the audience in the Pledge of Allegiance.

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

Members Present: Ed Marsh, Curtis Bartram, Jeremy Snow, Greg Newell

Members Absent: Kyle Sullivan, Deborah Whitman, Joshua Pelletier –**Excused**

Others Present: Code Officer Jessefa Murphy, Deputy Clerk Keely Gonyea, and 11 guests

4. CONSENT AGENDA-

A. Consent October 22, 2024, Agenda

B. Approve minutes of the September 17, 2024

Jeremy Snow made a motion to appoint Greg Newell as a voting member of the Planning Board for the meeting. Curtis Bartram seconded the motion. Motion passes accepted unless doubted.

Greg Newell made a motion to approve the minutes of the September 17, 2024 meeting. Jeremy Snow 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 24-010 – Sandra Dorr, represented by Plymouth Engineering, is Seeking Preliminary and Final Subdivision approval for a 9-lot subdivision located along Clark Road. Tax map and lots 049-001-000 and 049-002-000.

The public hearing was opened at 6:33 PM. Public comments were given. The public hearing was closed at 6:36 PM.

- **Amy Young, Plymouth Engineering**
- **Trisha Richardson, Clark Rd**

- B. PB 24-013 – Emma Swift is Seeking Site Plan Approval for a medical clinic located at 2478 Route 2. Tax map and lot 027-092-000

The public hearing was opened 6:36 PM. Public comments were given. The public hearing was closed at 6:38 PM.

- **Emma Swift, Billings Rd**

- C. PB 24-014 – Aquatic Development Inc. represented by Plymouth Engineering, is seeking a contract zone change to Village Commercial for the property located at 2717 Route 2. Tax Map and Lot 026-085-000

The public hearing was opened at 6:38 PM. Public comments were given. The public hearing was closed at 6:41 PM.

- **Adam Violet, Plymouth Engineering**
- **Doreen Garber, Annis Rd**

- D. PB 24-015 – Aquatic Development Inc. represented by Plymouth Engineering, is seeking site plan approval for the property located at 2717 Route 2. Tax Map and Lot 026-085-000

The public hearing was opened at 6:41 PM. Public comments were given. The public hearing was closed at 6:43 PM.

- **Adam Violet, Plymouth Engineering**

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

Close Public Hearing

7. SCHEDULED AGENDA ITEMS

New Business

- A. PB 24-010 – Sandra Dorr, represented by Plymouth Engineering, is Seeking Preliminary and Final Subdivision approval for a 9-lot subdivision located along Clark Road. Tax map and lots 049-001-000 and 049-002-000.

Jeremy Snow made a motion to approve PB 24-010 Sandra Dorr, represented by Plymouth Engineering, is Seeking Preliminary and Final Subdivision approval for a 9-lot subdivision located along Clark Road. Tax map and lots 049-001-000 and 049-002-000. Curtis Bartram seconded the motion. The motion passes 4-0.

- B. PB 24-013 – Emma Swift is Seeking Site Plan Approval for a medical clinic located at 2478 Route 2. Tax map and lot 027-092-000

Greg Newell made a motion to approve PB 24-013 Emma Swift is Seeking Site Plan Approval for a medical clinic located at 2478 Route 2. Tax map and lot 027-092-000. Curtis Bartram seconded the motion. The motion passes 4-0.

- C. PB 24-014 – Aquatic Development Inc. represented by Plymouth Engineering, is seeking a contract zone change to Village Commercial for the property located at 2717 Route 2. Tax Map and Lot 026-085-000

Greg Newell made a motion to approve PB 24-014 Aquatic Development Inc. represented by Plymouth Engineering, is seeking a contract zone change to Village Commercial for the property located at 2717 Route 2. Tax Map and Lot 026-085-000. Curtis Bartram seconded the motion. The motion passes 4-0.

- D. PB 24-015 – Aquatic Development Inc. represented by Plymouth Engineering, is seeking site plan approval for the property located at 2717 Route 2. Tax Map and Lot 026-085-000

Jeremy Snow made a motion to approve PB 24-015 Aquatic Development Inc. represented by Plymouth Engineering, is seeking site plan approval for the property located at 2717

Route 2. Tax Map and Lot 026-085-000. Curtis Bartram seconded the motion. The motion passes 4-0.

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

Old Business

8. WORKSHOPS

- A. Dale St. Louis – Potential Partial Zone Change to Residential
- B. Tax Map and Lot 054-008-000

The board discussed the potential partial zone change with Code Officer Jessefa Murphy and Dale St. Louis. The board saw no major issues that stood out to them regarding the potential partial zone change.

- B. Commercial Kennel Ordinance Amendment

Code Officer Jessefa Murphy let the board know that during the monthly Ordinance Committee meetings it had been brought up that a commercial kennel was looking into moving into town. The current Commercial Kennel Ordinance requires five acres of land. Where the potential commercial kennel would like to go has no residential area around it and it is all industrial. In discussion with the committee, it had been agreed on that it would make sense to reduce that acreage requirement to one and half acres. Jessefa Murphy wanted to bring it in front of the board to let them know it could be brought before them at one the next meetings as an Ordinance Amendment.

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

9. CEO Items

- A. Code Report – September

-For September we issued a total of 15 building permits, which equates to 2 Residential Homes, 1 manufactured home, and 12 accessory permits (2 garages, 2 sheds, 1 addition, 4 decks, 1 pool, 1 roof mounted solar array for personal use, and 1 accessory) for a total of \$1,900,000 in new construction. We issued 12 plumbing permits made up of 5 internal and 7 Sub Surface permits.

-We finalized inspections on 3 new homes for the month of September. We have 141 total open building permits which equates to 81 Accessory, 43 New Home construction (Single Family, Manufactured, and 2-3 units, and multi-family 4+ units), and 17 commercial permits (includes commercial and commercial accessory) 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 37.0 per year. 1 subdivision was submitted to the planning board for approval.

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

No public comments were given.

11. PLANNING BOARD ITEMS

- A. Change November Planning Board Submission Date from 11/20/2024 to 11/22/2024.**

Jeremy Snow made a motion to change the November Planning Board Submission Date from 11/20/2024 to 11/22/2024. Greg Newell seconded the motion. The motion passes accepted unless doubted.

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

12. ADJOURN

Chair Ed Marsh adjourned the meeting at 7:21 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.