

**Agenda**  
**HERMON PLANNING BOARD**  
**Public Safety Building**  
**June 17, 2025 – 6:30PM**

1. **CALL TO ORDER BY CHAIRPERSON**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL-       Appoint Alternate Member(s) if necessary.**
4. **CONSENT AGENDA-**
  - A.     Consent June 17, 2025, Agenda
  - B.     Approve minutes of the May 20, 2025, meeting
5. **PUBLIC ITEMS OR COMMENTS (Items Not Already on Agenda)**
6. **PUBLIC HEARINGS**
  - A.     SPA Properties, LLC, represented by Sebago Technics, Inc. is seeking site plan approval for a proposed warehouse and distribution facility located at 1674 Hammond Street, Tax Map/Lot 023-067-000
  - B.     McLaughlin Fine Woodworking, represented by Carpenter Associates, is seeking preliminary and final subdivision approval for (4) four single story duplexes, (8) units total at 1018 Fuller Road, Tax Map/Lot 038-021-000
  - C.     W.L. Properties, represented by Artifex, is seeking preliminary and final subdivision approval for a 6 Lot Subdivision located off Pendleton Drive, known as Cottage Lane, Tax Map/Lot 011-052-000
  - D.     Garrett Martin, Represented by Revision Energy, is seeking site plan approval for a ground mounted Personal Scale Solar Energy System – Major, to be located at 2718 Union Street, Tax Map/Lot 059-008-000

**Close Public Hearing**

**7.     SHEDULED AGENDA ITEMS**

**New Business**

- A.     SPA Properties, LLC, represented by Sebago Technics, Inc. is seeking site plan approval for a proposed warehouse and

distribution facility located at 1674 Hammond Street, Tax Map/Lot 023-067-000

- B.** McLaughlin Fine Woodworking, represented by Carpenter Associates, is seeking preliminary and final subdivision approval for (4) four single story duplexes, (8) units total at 1018 Fuller Road, Tax Map/Lot 038-021-000
- C.** W.L. Properties, represented by Artifex, is seeking preliminary and final subdivision approval for a 6 Lot Subdivision located off Pendleton Drive, known as Cottage Lane, Tax Map/Lot 011-052-000
- D.** Garrett Martin, Represented by Revision Energy, is seeking site plan approval for a ground mounted Personal Scale Solar Energy System – Major, to be located at 2718 Union Street, Tax Map/Lot 059-008-000

#### **Old Business**

- E.** PB 25-004 – Bill Bart is seeking Sketch Plan approval for a 3-lot subdivision located off of Annis Road and Wendy Acres Drive on tax map and lot 041-001-000.

#### **8. WORKSHOPS**

- A.** Potential Zone Change of 2277 Union Street from RB to Village Commercial, Tax Map/Lots 050-038-000, 050-040-000, and 050-039-000

#### **9. CEO Items**

- A.** Code Report – May

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

#### **11. PLANNING BOARD ITEMS**

#### **12. ADJOURN**

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.