

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

1. CALL TO ORDER BY CHAIRPERSON

Chair Ed Marsh called the meeting to order at 6:31 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, Kyle Sullivan, and Deborah Whitman.

Members Absent: Curtis Bartram – Excused

Others Present: Code Enforcement Officer Jessefa Murphy, Assessing Appraisal Technician Gabriel Brady, and 12 guests.

4. CONSENT AGENDA-

- A. Consent June 17, 2025, Agenda
- B. Approve minutes of the May 20, 2025, meeting

Chair Ed Marsh made a motion to move Article 8 up to item 5.A on the June 17, 2025, Agenda. Kyle Sullivan seconded the motion. The motion passes accepted unless doubted.

Deborah Whitman made a motion to approve the minutes for the May 20, 2025, meeting. Ed Marsh seconded the motion. The motion passes accepted unless doubted.

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

No public comments were given.

- 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.

A Plymouth Engineering representative alongside the owner of Freedom Rentals discussed their request to change the zoning of their property (Tax Map/Lots 050-038-000, 050-040-000, and 050-039-000) from Residential B to Village Commercial to allow for more storage space. They noted that they wish to demolish preexisting structures and replace them with up to seven rental spaces.

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

Chair Ed Marsh opened the public hearing at 6:43 PM. A Sebago Technics, Inc. representative spoke about the proposed site plan for a proposed warehouse and distribution facility located at 1674 Hammond Street, Tax Map/Lot 023-067-000. The public hearing was closed at 6:56 PM.

- 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

Chair Ed Marsh opened the public hearing at 6:56 PM. A representative with McLaughlin Fine Woodworking spoke about the requested preliminary and final subdivision approval for (4) four single story duplexes, (8) units total at 1018 Fuller Road, Tax Map/Lot 038-021-000.

An abutter to 1018 Fuller Road, Robert Miller, discussed a survey they had around their property. They addressed their concerns to the planning board around boundaries for any new construction being done on 1018 Fuller Road. The public hearing was closed at 7:05 PM.

- 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

Chair Ed Marsh opened the public hearing at 7:06 PM. An Artifex representative spoke about the requested

preliminary and final subdivision approval for a 6 Lot Subdivision located off Pendleton Drive, known as Cottage Lane, Tax Map/Lot 011-052-000. The public hearing was closed at 7:07 PM.

- 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

Chair Ed Marsh opened the public hearing at 7:07 PM. A Revision Energy representative spoke about requested 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. The public hearing was closed at 7:09 PM.

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. 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

Kyle Sullivan made a motion to approve new business item - 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. Contingent upon receipt of permits, sewer connection with Bangor, and including an exception for the height of lights up to 33 feet used around the facility. Deborah Whitman seconded the motion. Motion passed 3-0. Motion passes accepted unless doubted.

- 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

Deborah Whitman made a motion to approve new business item - 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. Kyle Sullivan seconded the motion. Motion passes 3-0. Motion passes accepted unless doubted.

- 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

Kyle Sullivan made a motion to approve new business item - 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. Deborah Whitman seconded the motion. Motion passes 3-0. Motion passes accepted unless doubted.

- 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

Deborah Whitman made a motion to approve new business item - 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. Kyle Sullivan seconded the motion. Motion passes 3-0. Motion passes accepted unless doubted.

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

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.

Bill Bart spoke on the requested 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.

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

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

See 5.A per motion to move Article 8 up to item 5.A on the June 17, 2025, Agenda.

9. CEO Items

- A. Code Report – May

Code Enforcement Officer Jessefa Murphy discussed the code report.

• For May we issued a total of 12 building permits, which equates 12 accessory permits (1 addition, 3 decks, 2 pools, and 6 sheds), for a total of \$152,500 in new construction. We issued 10 plumbing permits made up of 5 internal permits and 5 SSWW.

• We finalized inspections on 2 new single-family homes and 1 commercial renovation for the month of May. We now have 110 open building permits which equates to 50 Accessory, 53 New Home construction (Single Family, Manufactured, and 2-3 units, and multi-family 4+ units), and 8 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 has dropped to 32.4 per year.

• The Planning Board approved 1 site plan.

• The Zoning Board of Appeals did not meet due to lack of applications.

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

Resident Dana Hill addressed concerns regarding culverts towards the entrance of the Streamside Road Extension. Code Enforcement Officer Jessefa Murphy noted that the granting of a certificate of occupancy requires culvert inspection. The certificate would be conditional on proper implementation of the culverts.

11. PLANNING BOARD ITEMS

No planning board items discussed.

12. ADJOURN

Kyle Sullivan made a motion to adjourn the planning board meeting at 7:46 PM. Deborah Whitman seconded the motion. The motion passed accepted unless doubted. The meeting was adjourned at 7:46 PM.

Respectfully Submitted,

Gabriel Brady, Appraisal Technician

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

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.