

Minutes
HERMON PLANNING BOARD
Public Safety Building
May 20, 2025 – 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, Deborah Whitman, and Curtis Bartram.

Members Absent: Kyle Sullivan and Joshua Pelletier - **Excused**

Others Present: Code Enforcement Officer Jessefa Murphy, Assessing Appraisal Technician Gabriel Brady, and 3 guests.

4. CONSENT AGENDA-

- A. Consent May 20, 2025, Agenda
- B. Approve minutes of the April 22, 2025, meeting

Deborah Whitman made a motion to approve the minutes for the April 22nd, 2025, meeting. Curtis Bartram seconded the motion. The motion passes accepted unless doubted.

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

No public comments were given.

6. PUBLIC HEARINGS

- A. Cindy Sockwell represented by Suncovia, LLC is seeking site plan approval for a 290sf roof mounted solar array within the shore land zone. The property is located at 305 Smith Road, Tax Map/Lot 005-021-000

Chair Ed Marsh opened the public hearing at 6:33 PM. Russell Graves representing Suncovia, LLC spoke about the proposed site plan for a 290sf roof mounted solar array within the shore land zone located at 305 Smith Road, Tax

Map/Lot 005-021-000. The public hearing was closed at 6:42 PM.

Close Public Hearing

7. SCHEDULED AGENDA ITEMS

New Business

- A. Cindy Sockwell represented by Suncovia, LLC is seeking site plan approval for a 290sf roof mounted solar array within the shore land zone. The property is located at 305 Smith Road, Tax Map/Lot 005-021-000

Deborah Whitman made a motion to approve new business item - Cindy Sockwell represented by Suncovia, LLC is seeking site plan approval for a 290sf roof mounted solar array within the shore land zone. The property is located at 305 Smith Road, Tax Map/Lot 005-021-000. Curtis Bartram 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.heronmaine.gov) for all old business and new business comments.

Old Business

8. WORKSHOPS

No workshop items discussed.

9. CEO Items

- A. Code Report – April

Code Enforcement Officer Jessefa Murphy discussed the code report.

• For April we issued a total of 21 building permits, which equates 12 accessory permits (1 accessory, 3 additions, 3 decks, 1 garage, 1 shed, and 3 solar), 9 single family homes for a total of \$3,694,000 in new construction. There was an increase in single-family home permits as applicants aimed to complete submissions in

accordance with the existing code prior to the scheduled update. We issued 12 plumbing permits made up of 5 internal permits and 7 SSWW.

• We finalized inspections on 2 new single-family homes for the month of April. We now have 101 open building permits which equates to 39 Accessory, 53 New Home construction (Single Family, Manufactured, and 2-3 units, and multi-family 4+ units), and 9 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 commercial site plan and one subdivision amendment.

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

• Beginning April 7th, the MUBEC building codes updated from the 2015 I-Codes to the 2021.

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

No public comments were given.

11. PLANNING BOARD ITEMS

A. 2025-2026 Planning Board Schedule

Curtis Bartram made a motion to accept the 2025-2026 Planning Board Schedule. Deborah Whitman seconded the motion. The motion passes accepted unless doubted.

12. ADJOURN

Curtis Bartram made a motion to adjourn the planning board meeting at 6:51 PM. Deborah Whitman seconded the motion. The motion passes accepted unless doubted. The meeting was adjourned at 6:51 PM.

Respectfully Submitted,

Gabriel Brady, Assessing Appraisal Technician

Please see the complete video at [Planning Board | Hermon \(hermonmaine.gov\)](https://hermonmaine.gov) 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.