



Town of Hermon
Public Safety Meeting Room
April 9, 2026
Town Council Meeting
6:00 PM
AGENDA

To watch Council Meetings go to hermonmaine.gov click Council click Town Council Meetings click Zoom

Please see the complete video at [Town Council Meetings | Hermon \(hermonmaine.gov\)](http://Town Council Meetings | Hermon (hermonmaine.gov))

*****ALL ITEMS ARE SUBJECT TO APPROPRIATE COUNCIL ACTION*****

I. CALL TO ORDER BY CHAIRPERSON:

II. PLEDGE OF ALLEGIANCE:

III. ROLL CALL:

IV. PUBLIC ITEMS OR COMMENTS*: *(ITEMS NOT ALREADY ON THE AGENDA)*

*This is an opportunity for members of the public to comment on non-agenda items, contribute information that may be of interest to the Town Council or ask clarifying questions. Please wait to be recognized and identify yourself before speaking. This is not the time to register complaints or promote a personal agenda. Please remember that you may not identify any person by name or job function.

V. REVIEW CONSENT CALENDAR: REGULAR BUSINESS, APPOINTMENTS, SIGNATURES, AND APPROVAL OF MINUTES:

MINUTES	-APPROVE	03/12/2026
SIGNATURES	-APPROVE	RE# 1192 M/L 048-013-000 & RE# 545 M/L 001-050-000
RESOLVES	-SIGN	
WARRANTS	-SIGN	03/27/2026, 04/10/2026

VI. NEWS, PRESENTATIONS AND RECOGNITIONS:



VII. PUBLIC HEARINGS:

- **Hold a public hearing** – Dangerous Building for 2038 Park Drive real estate # 1513
- **ADU moratorium extension**

VIII. COMMITTEE REPORTS:

IX. SCHEDULED AGENDA ITEMS:

1. OLD or INCOMPLETE BUSINESS:

2. NEW BUSINESS:

- O25-26-47** Consider appointing identified Hermon residents and Town staff as Election Clerks for the State and local Elections
- O25-26-48** Consider awarding roadside mowing contract
- O25-26-49** Consider accepting the Housing Opportunity Program Municipal Ordinance Development Grant
- O25-26-50** Consider accepting 180-day ADU moratorium extension
- O25-26-51** Consider awarding winter sand contract
- O25-26-52** Consider approval to abate uncollectible Personnel Property
- O25-26-53** Consider 2038 Park Drive a dangerous building RE # 1513

3. WORKSHOPS:

- **School Budget discussion** – Dr. Barbara Sargent
- **Tax Acquired properties** – Stephen Fields
- **Transfer Station review** – Stephen Fields
- **Town Budget discussion** – Stephen Fields

4. OTHER ITEMS: (FROM TABLE PACKAGE)

X. APPOINTMENTS:

XI. MANAGER STATUS REPORT:



XII. FINAL PUBLIC ITEMS OR COMMENT*: *(ITEMS NOT ALREADY ON THE AGENDA)*

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XIII. COUNCIL ITEMS:

- **Sign orders and resolves from section IX**

XIV. EXECUTIVE SESSION:

XV. ADJOURNMENT:

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Explanatory note #1: All items in the CONSENT CALENDAR are considered routine and are proposed for adoption by the Town Council with one motion without DISCUSSION or deliberation. If DISCUSSION on any item is desired, any member of the Council or public may request the removal of an item for it to be placed in the regular agenda prior to the motion to approve the Consent Agenda.

Explanatory Note #2: In the interest of effect decision-making: At 10:00 p.m., the Chairman shall poll the Council and Town Manager to identify remaining items which shall be carried forward to the next Regular Meeting.

Explanatory Note #3: A Councilor who feels the need for the Council excusing his/her absence will make the request to the Town Manager or the Town Clerk prior to the meeting.



Town of Hermon
Public Safety Meeting Room
March 12, 2026
Town Council Meeting
6:00 PM
MINUTES

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ALL ITEMS ARE SUBJECT TO APPROPRIATE COUNCIL ACTION

I. CALL TO ORDER BY CHAIRPERSON:

II. PLEDGE OF ALLEGIANCE:

Chair Murphy led those in attendance in the Pledge of Allegiance

III. ROLL CALL:

Members Present: Joshua Berry, Adam Brewer, Jason Forbes, Christopher Gray,
Terry Hamm-Morris and Ronald Murphy

Members Absent: Richard Cyr - Excused

Others Present: Town Manager Stephen Fields, Town Clerk Kristen Cushman,
and 26 residents/guests

IV. PUBLIC ITEMS OR COMMENTS*: *(ITEMS NOT ALREADY ON THE AGENDA)*

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- None



V. REVIEW CONSENT CALENDAR: REGULAR BUSINESS, APPOINTMENTS, SIGNATURES, AND APPROVAL OF MINUTES:

MINUTES	-APPROVE	02/12/2026
SIGNATURES	-APPROVE	
RESOLVES	-SIGN	
WARRANTS	-SIGN	02/27/2026, 03/13/2026

Councilor Gray moved to approve the Consent Calendar. Councilor Brewer seconded the motion. Motion passes 6-0.

VI. NEWS, PRESENTATIONS AND RECOGNITIONS:

VII. PUBLIC HEARINGS:

- Hold a public hearing – Dangerous Building for 10 Finch real estate # 1503

Chair Murphy opened the public hearing at 6:02 PM. Public comments were Made by Michael Behling owner of Hermon MHP LLC. The hearing closed at 6:08PM.

VIII. EXECUTIVE SESSION:

Councilor Gray made a motion to enter into executive session. Councilor Berry seconded the motion. The motion was accepted. Motion passes 6-0.

Executive Session started at 6:09PM

1. Consider entering into Executive Session regarding labor negotiations per 1 M.S.R.A. § 405(6)(D)

Councilor Gray made a motion to end executive session and return to the regular meeting. Councilor Forbes seconded the motion. Motion passes 6-0.

Executive Session ended at 6:31PM

IX. COMMITTEE REPORTS:

X. SCHEDULED AGENDA ITEMS:

1. OLD or INCOMPLETE BUSINESS:



2. NEW BUSINESS:

O25-26-38 Consider deeming 10 Finch Lane account # 1503 a dangerous building

Councilor Berry moved to approve O25-26-38. Councilor Brewer seconded the motion. The motion was accepted. Motion passes 4-2. Councilor Forbes and Hamm-Morris in opposition.

O25-26-39 Consider awarding the “Winter Snow Removal & Deicing Services” contract

Councilor Berry moved to approve O25-26-39. Councilor Brewer seconded the motion. The motion was accepted. Motion passes 6-0.

O25-26-40 Consider approving the labor agreement between the Town of Hermon and International Association of Firefighters, AFL-CIO, CLC Local 5458 (aka Hermon Fire Department)

Councilor Gray moved to approve O25-26-40. Councilor Hamm-Morris seconded the motion. The motion was accepted. Motion passes 6-0.

O25-26-41 Consider scheduling:

- June 09, 2026 Secret ballot Election for Municipal and School & State Primary
- June 11, 2026 Annual Town meeting to vote on budget warrant articles
- November 03, 2026 State Election

Councilor Gray moved to approve O25-26-41. Councilor Hamm-Morris seconded the motion. The motion was accepted unless doubted. Motion passes.

O25-26-42 Consider awarding the “Sidewalk Snow Removal & Deicing Services” Contract

Councilor Berry moved to approve O25-26-42. Councilor Brewer seconded the motion. The motion was accepted. Motion passes 6-0.

O25-26-43 Consider awarding the “Street & Parking Lot Sweeping/Catch Basin Cleaning Services

Councilor Berry moved to approve O25-26-43. Councilor Brewer seconded the motion. The motion was accepted. Motion passes 5-0.



O25-26-44 Consider entering into an agreement for the “Route 2 Pump Station Replacement Design Project”

Councilor Berry moved to approve O25-26-44. Councilor Forbes seconded the motion. The motion was accepted. Motion passes 6-0.

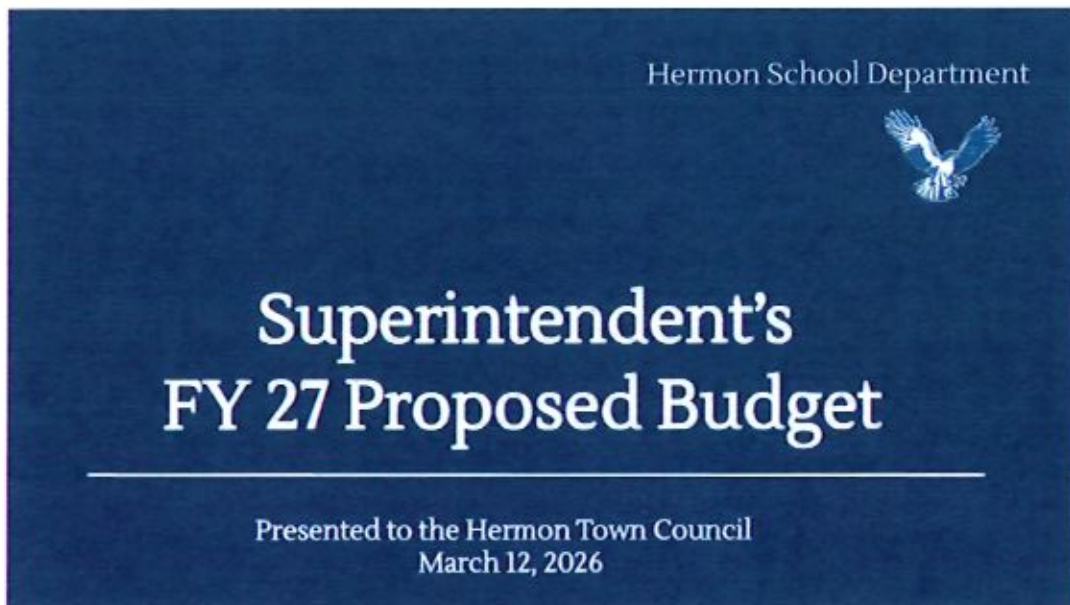
O25-26-45 Consider entering into an agreement for the “Logistics Lane Sewer Project”

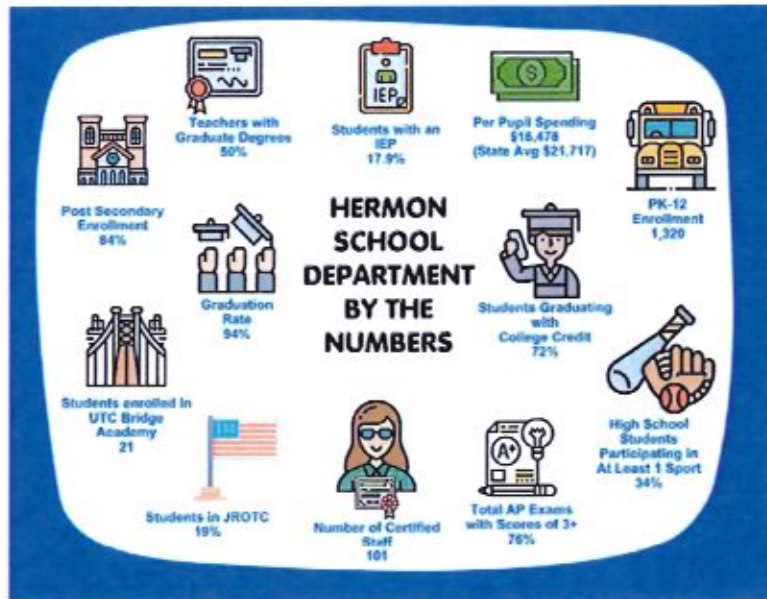
Councilor Berry moved to approve O25-26-46. Councilor Gray seconded the motion. The motion was accepted. Motion passes 5-0.

The Council recessed at 7:15 p.m. and reconvened at 7:20 p.m.

3. WORKSHOPS:

- **FY2027 Draft School budget presentation and discussion– Barbara Sargent**





DISTRICT STRATEGIC PLAN GOALS



The Hermon School Department is committed to preparing Students for personal success in college, career, and community.

Priority #1: Cultivate an **academic environment** that fosters critical thinking, creativity, and innovation.

Priority #2: Energize **district, school, and teacher leadership** to create an innovative and dynamic learning community.

Priority #3: Ensure **institutional and financial sustainability** in the face of economic and demographic challenges.



FY 27 Budget Priorities

- Relevant and appropriately challenging curriculum and programming delivered by exemplary instructors.
- Support professional learning for educators and leaders.
- Safe, clean, comfortable learning spaces that allow learning to occur without interruption.
- A fiscally prudent budget that addresses educational and facility needs.
- Early childhood education programming.
- Appropriate support for all learners, including academic, behavioral, physical, and social-emotional interventions, as needed.

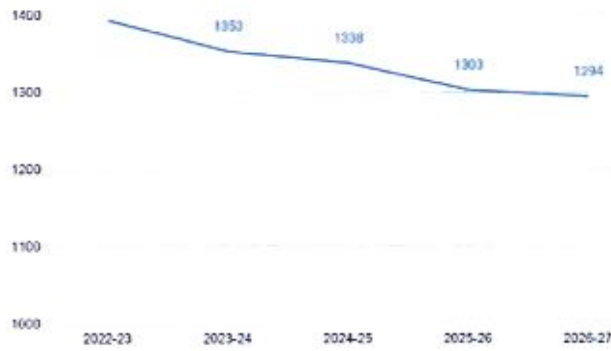
District Enrollment

	2022-23	2023-24	2024-25	2025-26	2026-27 Projected
PreK-4 Elementary School	484	462	458	470	432 (Not including 3-year-olds)
Hermon Middle School	329	327	317	312	341
Hermon High School	580	564	563	521	521
TOTAL	1393	1353	1338	1303	1294



District Enrollment History

Hermon School Department Enrollment



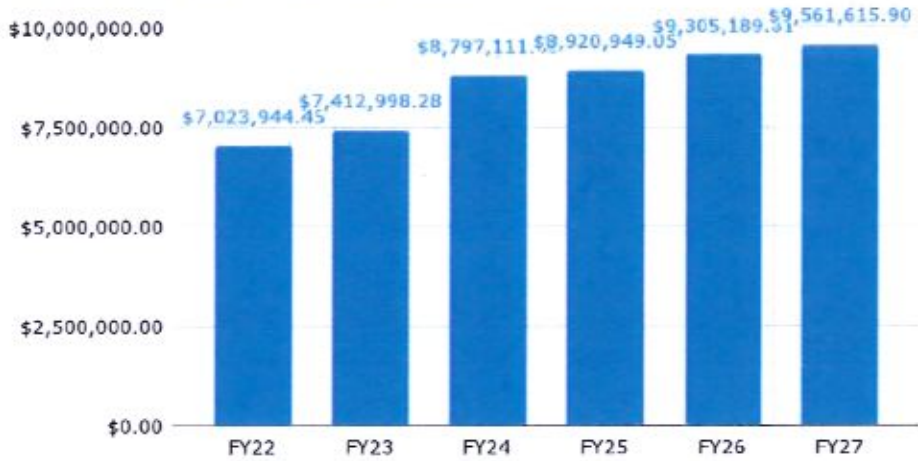
FY25 Total Per Pupil Expenditures



Data Source: Maine DOE



State Aid to Hermon Schools



FY26 Secondary Tuition Rates



Data Source: Maine DOE

Hermon School Department Budget History				
2021-22	2022-23	2023-24	2024-25	2025-26
\$16,087,542. (+5.38%)	\$17,516,987. (+8.89%)	\$19,051,198. (+8.76%)	\$19,728,262. (+3.55%)	\$20,592,564. (+4.38%)



Expense Budget Recommendation (March 12, 2025)

BUDGET SUMMARY	FY 26 Budget	FY27 Proposed	\$ Change	% Change
Regular Instruction	8,783,111.34	8,858,976.12	75,864.78	0.86%
Special Education	3,202,284.43	3,770,024.91	567,740.48	17.73%
Other Instruction	745,347.27	814,452.08	69,104.81	9.27%
Student and Staff Support	1,879,593.00	1,911,521.37	31,928.37	1.70%
System Administration	612,575.95	653,144.70	40,568.75	6.62%
School Administration	1,153,767.77	1,119,010.43	-34,757.34	-3.01%
Transportation	1,019,971.37	929,710.30	-90,261.07	-8.90%
Facilities Maintenance	2,634,683.82	2,650,235.69	15,551.87	0.59%
Debt Service	561,229.50	550,596.00	-10,633.50	-1.89%
All Other Expenditures	0.00	0.00	0.00	0.00%
Total	20,592,564.45	21,257,171.00	664,607.15	3.23%

In considering budget reductions . . .

<u>Reduction Tier</u>	<u>Description</u>
Efficiency Gains	Reductions that don't hurt output.
Strategic Deferrals	Projects we still need to do that can be delayed by a year.
Service Level Adjustments	Changes to how we operate day-to-day.
Hard Reductions safety	Cuts that impact students' experiences, academic programs, school



Hermon School Department

Request for reductions from School Committee members

First Draft Proposal of March 2, 2026 4.05% Expense Increase (15.42% Increase to Town)	Approved at March 11, 2026 Special Meeting 3.23% Expense Increase (12.10% Increase to Town)
<p>Includes these reductions:</p> <ul style="list-style-type: none"> 1 Ed Tech III General Education 1 District G/T Teacher Elimination of Assistant Director of Special Services (.4) Tennis Court Resurface \$25,000 Roof replacement at district office \$42,000 <p>\$3,378,000 budget gap</p>	<p>Column #1 and these additional reductions:</p> <ul style="list-style-type: none"> Fire pump system paid through Capital Reserve fund \$80,000 Bus/van removed \$125,000 Miscellaneous budget adjustments \$43,687 <p>\$3,129,314 budget gap</p>

Patricia Duran Elementary School

Staffing for 2026-27

- 3 PreK teachers (State-mandated class sizes of ≤ 16)
- 5 Kindergarten teachers (15-16 students each)
- 5 Grade 1 teachers (15-16 students each)
- 5 Grade 2 teachers (17-18 students each)
- 5 Grade 3 teachers (16-17 students each)
- 4 Grade 4 teachers (18 students each)
- 4 Special Education teachers
- Five (5) Unified Arts teachers: Art, Music, P.E., Library, Computer/STEM

Grade Level	2025-26	2026-27
PreK	60	
Kindergarten	75	Projecting 75
Grade 1	86	75
Grade 2	80	86
Grade 3	72	80
Grade 4	98	72

FY26	FY27	Change	%
\$226,157.73	\$180,780.65	\$-45,377.08	-20.06%

- Budgeted numbers do not include salary/benefits.
- Includes the transfer of one teacher to Hermon Middle School for Grade 5.
- Two (2) Intervention teachers and one (1) Ed Tech are covered under Title I federal funds.
- Includes instructional resources for Science, SS, Math, and ELA.
- Provides for implementation of Grade 4 Band program.
- One of the PreK teachers is funded by the state of Maine.



Hermon Middle School

Staffing for 2026-27

Grade 5: 5 Core Subject teachers

Grade 6: 4 Core Subject teachers

Grade 7: 4 Core Subject teachers

Grade 8: 4 Core Subject teachers

Special Education: 3 teachers

Electives: Health, Physical Education, Computer Science, Art, Chorus

Grade Level	2025-26	2026-27
Grade 5	75	98
Grade 6	82	75
Grade 7	89	82
Grade 8	69	89

FY26	FY27	Change	%
\$132,495.55	\$136,745.90	+ \$4,250.35	+ 3.21%

- Budgeted numbers do not reflect salary/benefits.
- Includes sharing two teachers from Hermon High School for middle school Chorus. (Budget neutral)
- Includes additional instructional materials for another section of Grade 5.
- Supports all co-curricular and athletic programs.

Hermon High School

Teachers (Full-time equivalents, FTE)

English: 6 Social Studies: 5 Science: 5
 Health/PE: 3 Music: 1 V/P Arts: 3
 Math: 6 World Language: 1 Career/Tech: 2
 Special Ed: 4

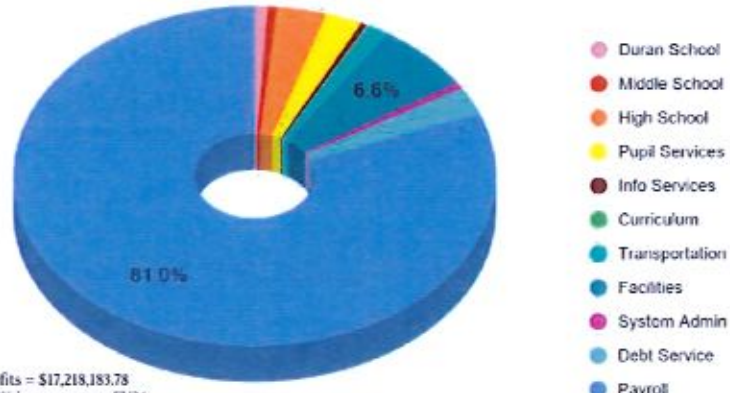
Grade Level	2025-26	2026-27
Grade 9	117	129 <small>(Anticipate 132 for 2027-28)</small>
Grade 10	153	117
Grade 11	135	153
Grade 12	129	135

FY26	FY27	Change	%
\$561,300.49	\$706,493.15	+ \$145,192.66	+ 25.87%

- Budgeted numbers do not reflect salary/benefits.
- Includes sharing two teachers from Hermon High School for middle school Chorus. (Budget neutral)
- Supports all co-curricular and athletic programs, including increases in officials' fees.
- Includes new auditorium sound system: \$40,000

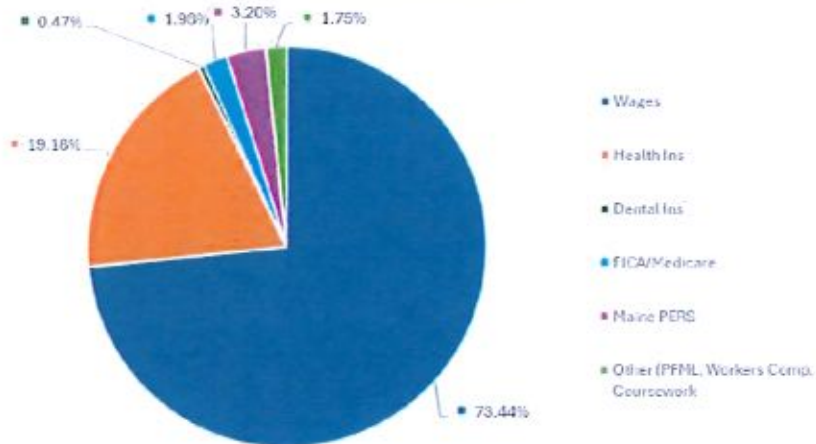


FY27 BUDGET BY AREA



Total salary and benefits = \$17,218,183.78
 This represents a 3.54% increase over FY26.
 It represents a 5.3% increase in teacher salaries.

FY27 Projected Payroll





Federal Entitlement Funds

Title Funds

- Title I Part A provides financial assistance to districts/schools with high percentages of children from low-income families to help ensure that all children meet state academic standards. **\$235,015.98**
- Title II Part A **\$20,509.64**
This is allowed to be transferred to Title IA.
- Title IV Part A **\$26,582.67**
This is allowed to be transferred to Title IA.
The combined total for the above funds (\$282,108.29) covers salary and benefits for two (2) Literacy Intervention teachers and one (1) Math Intervention Ed Tech III at Duran Elementary School.
- Title V Part B(2) is designed to meet the needs of rural school districts that frequently lack the personnel and resources needed to compete for federal competitive grants. **\$5,828.75**

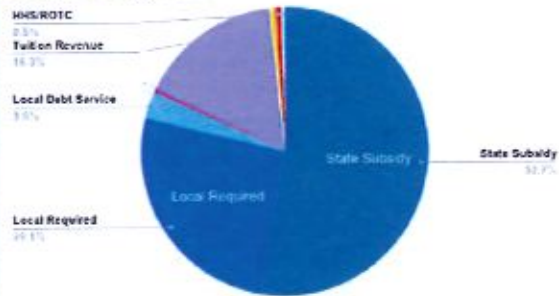
IDEA Funds

- \$299,358.05
 - 1 Self Contained Teacher in FY26
 - 3 Self contained Ed Techs in FY26
- Preventing Student Homelessness - \$2,309.00 (FY25)

Revenue Budget Comparison

Revenue Source	FY26	FY27
State Subsidy	\$9,306,190	\$9,561,616
Local Required	\$4,441,517	\$4,725,712
Local Debt Service	\$ 561,229	\$ 550,896
State Agency Client	\$ 30,000	\$ 70,000
Tuition Revenue	\$3,138,754	\$2,898,934
Interest Income	\$ 80,000	\$ 72,000
HHS Events	\$ 30,000	\$ 30,000
Misc Revenue	\$ 30,000	\$ 30,000
Facilities Use	\$ 500	\$ 3,000
Transportation	\$ 8,000	\$ 8,000
HHS/ROTC	\$ 97,078	\$ 98,000
Unassigned Fund Balance	---	---
Designated Reserve Funds	\$ 375,000	\$80,000
Local Additional	\$ 2,495,302	---
TOTAL	\$20,592,565	\$18,127,858

Revenue Budget FY27



\$21,257,171.60 Total School Department Expense Budget
\$3,129,313 Budget Gap after Local Required and Debt Service



FY26 Secondary Tuition Rates



Data Source: Maine DOE

Why a decrease in tuition revenue?

FY25 = \$12,293.04 FY26 = \$11,949.19 (-\$343.85 per high school student)

Computation of tuition rate

The tuition rate at a public secondary school shall be the sum of all expenditures divided by the number of students. Expenditures shall be all expenditures for public secondary education for the period July 1 to June 30 of the year immediately before the school year for which the tuition charge is computed, except expenditures for:

- (1) Special education;
- (2) Career and technical education;
- (3) Community services;
- (4) Major capital outlay;
- (5) Debt retirement; and
- (6) Tuition and transportation.



Undesignated Fund Balance

FY22	\$4,353,891
FY23	\$3,170,988
FY24	\$2,344,348
FY25	\$1,597,163
FY26	

Highlights of FY27 Budget

- Expanded Band, Chorus, and Art experiences for all students
- Supports curriculum enrichment per the Curriculum Renewal schedule
- One special education Resource Room teacher (Duran Elementary School)
- Includes several facility needs/enhancements:
 - School security hardware
 - School security technological infrastructure
 - Audio system at Hermon High School's auditorium
 - New bus lift
 - Interior and exterior door replacements
 - Replace gymnasium lights with LED fixtures
 - Replace DOM hot water tanks and piping
 - Replace fire pump system



Budget Process

January 7, February 4, and February 25, 2026: Finance Committee Meeting FY27 Budget



January 22 and February 25, 2026: Informal meeting with Town Council Representatives



March 2 and March 11, 2026: Hermon School Committee Meeting - First Reading FY27 Budget



March 12, 2026: FY27 School Budget Presentation to Town Council



April 6, 2026: Final FY27 Budget Presentation



April 9, 2026: Final Budget Workshop with Town Council



May 7, 2026: Town Council Meeting to Sign Warrants

- **FY2027 Draft Municipal budget discussion– Stephen Fields**

Council gave guidance on where they would like changes in the CIP. Councilor Gray and Brewer asked for a meeting on 3/16/2026 to discuss the budget with Stephen Fields.

4. OTHER ITEMS: (FROM TABLE PACKAGE)

XI. APPOINTMENTS:

XII. MANAGER STATUS REPORT:

I would like to personally thank the elected officials for both the Town and the School Department who have worked diligently with the Town Manager and Superintendent throughout the budget development process. The Superintendent and I continue to look for opportunities to streamline operations and reduce costs that impact the tax levy. At the same time, we face the ongoing challenge of balancing responsible long-term planning for capital infrastructure and maintenance while maintaining the level of services our community expects.

To the Citizens of Town of Hermon:

As we approach the June State and Town elections, I want to take a moment, in my role as your Town Manager, to encourage our community to carry forward the values that make Hermon strong — respect, fairness, and civility.

Elections are an important part of our democratic process. They provide each of us with the opportunity to express our views, support the candidates and issues of our choice, and have a voice in shaping our shared



future. In doing so, it is equally important that we treat one another with courtesy and humility, regardless of differing opinions.

I respectfully ask that as neighbors, we:

- Listen respectfully to differing viewpoints, even when we disagree.
- Discuss ideas, not individuals, and avoid personal attacks.
- Participate responsibly in civic life, whether at the polls, in public meetings, or in conversations with one another.
- Accept the results of the election as part of the democratic process.

Our community is strongest when we show that we can engage in spirited debate while also remaining kind, civil, and united. Thank you for helping make this election season one that reflects the best of Town of Hermon.

Finally, I would like to take a moment to recognize an individual. This person has shown great dedication to the profession since joining the Town. Across the State of Maine, there are approximately 160 credentialed professionals, representing about 25% of the profession. I am pleased to share that the newest individual to earn the Maine Town and City Clerks' Association designation of "Certified Clerk of Maine" is Kristen Cushman.

In my short time working with Kristen, she has demonstrated a vast knowledge base in the role of Town Clerk and a strong commitment to her profession. This recognition is well deserved, and we are fortunate to have her serving our community.

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- **None**

XIV. COUNCIL ITEMS:

- **Sign orders and resolves from section IX**

Councilors thanked Dr. Barbara Sargent and Stephen Fields for the work and presentation on the FY27 Budget.

Jason Forbes: I would just like to congratulate the new owners of Hermon Mountain. It's very exciting to see that it's staying in the community.



Christopher Gray: Congratulations to Kristen, that's a great achievement.

While we have plenty of people here in the audience tonight, I think it's also important to just revisit the fact that only 80 people showed up to vote last year at the annual town meeting. That number is abysmal when it comes to population of almost 7000 people. So, tell your friends, tell your neighbors, and get out to vote. This set of workshops tonight emphasizes the need to get out and cast your vote.

Terry Hamm-Morris: I want to congratulate Kristen also, for her achievement. And I would like to remind people that this is our country's 250th birthday. And I think they're going to be some things coming forward, you can participate in our 250th birthday. I'm working on some things with the recreation department and with the senior citizens. But I really hope that children will get involved, because the children need to know our history, and they need to be proud of their country. I hope that you'll be looking for things to decorate your house to participate in celebrating that birthday.

Ronald Murphy: First of all, Kristen, congratulations. I know that was a lot of hard work, and you put a lot of time in. How long did it take you to go through that whole process?

Kristen: It's a five-year process, of taking classes, then you may apply for testing the following year either by July 1st or December 1st. I applied in December and was accepted and then took the test in February 2026.

Ronald Murphy: Congratulations.

XV. EXECUTIVE SESSION:

XVI. ADJOURNMENT:

Councilor Gray moved to adjourn the meeting at 8:59 PM. Councilor Hamm-Morris seconded the motion. With no objection the meeting was adjourned at 8:59 PM.

Respectfully Submitted,

**Kristen Cushman, CCM
Town Clerk**

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April 3, 2026

Memorandum for Honorable Council Members

From: Stephen Fields, Town Manager

Re: Position Paper, Town Council Meeting April 9, 2026

**This document is a summary of the agenda,
therefore, for reference and general guidance to discussion only.**

Council Chair may use the information to describe and inform the public of the item.

Agenda Item - Presentation:

No Presentations

Agenda Item - Public Hearing:

Dangerous Building for 2038 Park Drive (Real Estate Account 1513)

The noted public hearings documentation is all in order and the staff support for discussion.

Accessory Dwelling Unit (ADU) Moratorium Extension.

The Ordinance Committee and Code Enforcement Officer have made extensive progress in developing a document with the Town Attorney. The request for extension is necessary to be able to finalize the document after the current end date of the current moratorium. The document is expected to be presented to Planning Board and the Town Council in April/May 2026.

The noted public hearings documentation is all in order and the staff support for discussion.

Agenda Item – New Business:

Order 25-26-47: Appointing of identified Hermon Residents and Town Staff as Election Clerks for the State and Local Elections.

This order is to authorize the acceptance of list of individuals necessary to work in state and local elections within the Town as requested by the Town Clerk in accordance with Maine Statute, Title 21-A. This request for acceptance is supported by the Administration and is in order for final Council action.

Order 25-26-48: Awarding of Roadside Mowing Contract.

This order is to authorize acceptance and issue a contract for the roadside mowing of local roads for three years, FY26-28. Total roadside mowing includes 61.22 miles and capped landfill mowing. Total of two (2) companies replied to Request for Proposal. This request for the award of contract is supported by the Administration and is in order for final Council action.

Order 25-26-49: Acceptance of Housing Opportunity Program Municipal Ordinance Development Grant.

This order is to accept grant funding of \$15,000 (fifteen thousand dollars), with no required local fund match, from the Maine Office of Community Affairs for the Housing Opportunity Program Municipal Development Grant. The funding awarded may be utilized to support the costs related to development of housing regulatory guidelines and ordinances.

Order 25-26-50: Moratorium 180-day extension for Accessory Dwelling Units (ADU).

This order is to authorize acceptance and issue a moratorium on the future development of accessory dwelling units within the boundary of Hermon. The Ordinance Committee and Code Enforcement Officer have made extensive progress in developing a document with the Town Attorney. The request for extension is necessary to be able to finalize the document after the current end date of the current moratorium. The document is expected to be presented to Planning Board and the Town Council in April/May 2026. All relevant material and documentation have been reviewed by the Code Enforcement Officer and Town Attorney. This request for the acceptance of the moratorium is supported by the Administration and is in order for final Council action.

Order 25-26-51: Awarding of Winter Sand Contract.

This order is to authorize acceptance and issue a contract for the delivery of winter sand and to be mixed with the aggregate salt to stockpile at Town Public Works Yard area for two years, FY27-28. Product and material description was included within the Request for Proposal (RFP). Total of three (3) companies replied to RFP. This request for the award of contract is supported by the Administration and is in order for final Council action.

Order 25-26-52: Approval to abate uncollectible Personal Property Assessment.

In accordance with Maine Statute, Title 36. The treasurer must take this legal action within six years of the date of the tax collector's warrant, or the remedy is lost. 36 M.R.S. § 761. The Town has made attempts to contact the individual accounts with no success in collecting. My request as Treasurer is to allow for the write off the tax based on above statute. The Town is improving on collection of overdue taxes in accordance with statutory regulations.

(The following order is tentative at the time of this publication and may be removed until future date.)

Order 25-26-53: Dangerous Building Notice of Hearing for 2038 Park Drive.

This order is the acceptance of said location as a dangerous building. All relevant material and documentation have been reviewed by the Code Enforcement Officer and Attorney. This request is supported by the Administration and is in order for final Council action.

Agenda Item – Workshops:

FY27 Hermon School Department Budget update will be provided by Dr. Barbara Sargent, Superintendent. The update is required based on guidance from the March 2026 Town Council Meeting. The second reading of the school budget is scheduled for April with the School Committee.

Tax Acquired Property. Town Manager/Treasurer Stephen Fields will provide update on the current status of accounts, solution options for collecting assessment, and actions allowable via Maine Statute. I provided informational handouts to Council prior to this meeting for review.

Transfer Station Status and Review. I am providing a three-year history and summary of concerns, positive and negative, on the continuation of transfer station operations for CY2027 and beyond. **The Transfer Station will remain open this year, April – November 2026.** I have provided informational documentation prior to this meeting for your review. There are three options to consider. The tax-payer has had to supplement the cost of operations for the past few years that has increased respectively.

FY27 Municipal Budget update. Town Manager will provide updates to the budget as necessary for Council.

Agenda Item – Appointments:

No appointments.

Agenda Item – Executive Session:

No executive session requested at time of publication.

Legal Notices
PUBLIC HEARING NOTICE

By Order of the Hermon Town Council, the following Public Hearing have been scheduled for Thursday, April 9, 2026, at 6 p.m. at the Public Safety Meeting Room.

TO CONSIDER comments regarding:

- Assessory Dwelling Unit (ADU) Moratorium extension

The Public shall be given the right to comment before the Council acts.

Per Order 21-22-02, 07/12/2022

March 31, 2026



O25-26-47

Pursuant to: Title 21-A M.R.S. §503-A

March 12, 2026

Be it resolved by the Hermon Town Council in town council assembled to appoint the following Hermon residents and Town Staff as Election Clerks. The undersigned municipal officers of the Town of Hermon do hereby vote to appoint and confirm all Town employees and the following list of Election Clerks, such appointment to be effective from May 1, 2026, until May 1, 2028. Other Election Clerks maybe appointed by the Town Clerk when needed.

List nominated volunteers by caucus 2/2026:

Democratic:

Andrew Farnham
Kurt Keef
Cheryl Olson

Republican:

Danielle Haggerty Linda Jellison
Terry Hamm-Morris Jaylyn McCue-Sproul
Marianne Hunsinger Laura McIntyre
Amy Oliver Stubbs

Election Clerks as appointed by the Town Clerk, with additional election workers assigned as needed:

Gabriel Brady, Doug Campbell, Jeff Cunningham, Rylee Cushman, Brooke Deschaine, Ehan Demmons, Robert Dibona, Mary Dibona, Stephen Fields, Vicki Gonyea, Keely Gonyea, Nick Haggerty, Sally Hartford, Angela Ireland, Isaiah Marseille, Jessefa Murphy, Julie Nadeau, Kimberly Nichols, Lindsey Ouellette, Scott Perkins, Shelby Reynolds, Katherine Waite, Rebecca Wilber, and Sue Woodilla

SIGNED this April 9, 2026, by the Hermon Town Council:

Joshua Berry

Adam Brewer

Richard Cyr

Jason Forbes

Christopher Gray

Terry Hamm-Morris

Ronald Murphy

Attest Original: _____

Motion _____

Yeas _____

Second _____

Nays _____

Date _____



O25-26-48

Roadside Mowing FY 2026 - 2028

Be it resolved by the Hermon Town Council in town council assembled the Town Manager, or his Designee, be authorized to sign on behalf of the Hermon Town Council a three (3) year contract mutually agreed upon with
for FY26 - FY28

“Roadside Mowing”.

SIGNED this April 9, 2026 by the Hermon Town Council:

Joshua Berry

Adam Brewer

Richard Cyr

Jason Forbes

Christopher Gray

Terry Hamm-Morris

Ronald Murphy

Attest Original:

Motion _____

Yeas _____

Second _____

Nays _____

Date _____

Town of Hermon

Bid Opening for Roadside Mowing & Landfill Maintenance: March 18, 2026 @ 1:00pm
 Scott Perkins & Kristen Cushman

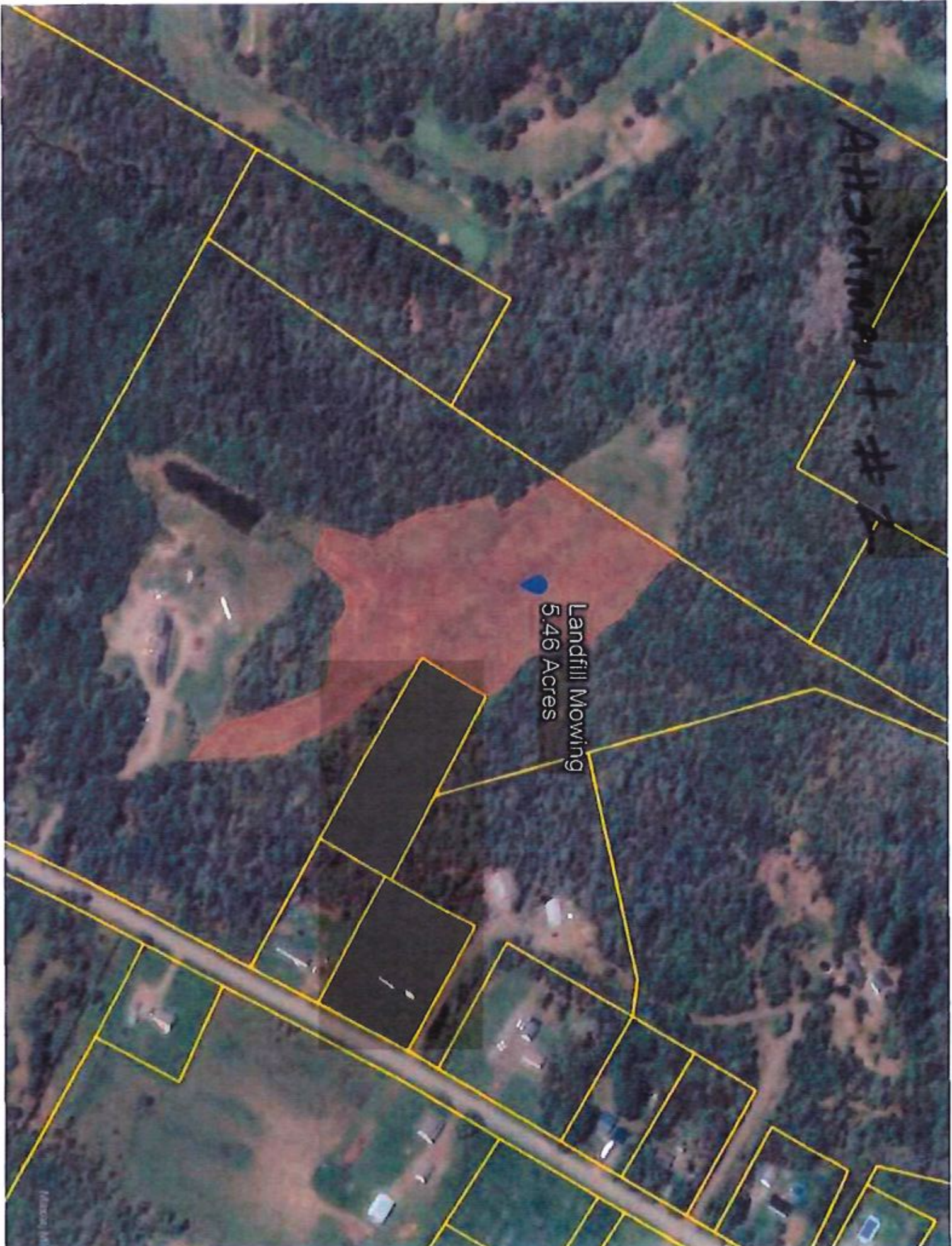
	Municipal Mowing, LLC (1108 Main Road, Carmel)	NELTS of ME, LLC (PO Box 551, Ashaway, RI)
Total 2026:		
Roadside Mowing (61.22 miles)	\$11,264.48	\$12,500.00
Transfer Station- Capped Landfill Mowing	\$425.00	\$1,200.00
Additional Work- Per mile:	\$92.00	\$105.00
	\$11,689.48	\$13,700.00
Total 2027:		
Roadside Mowing (61.22 miles)	\$11,386.92	\$12,875.00
Transfer Station- Capped Landfill Mowing	\$425.00	\$1,250.00
Additional Work- Per mile:	\$93.00	\$108.00
	\$11,811.92	\$14,125.00
Total 2028:		
Roadside Mowing (61.22 miles)	\$11,509.36	\$13,200.00
Transfer Station- Capped Landfill Mowing	\$425.00	\$1,300.00
Additional Work- Per mile:	\$94.00	\$110.00
	\$11,934.36	\$14,500.00
Grand Total FY26 - FY28:	<u>\$ 35,435.76</u>	<u>\$42,325.00</u>
Certificate of Insurance included or on file?	YES	NO
Worker's Compensation or Waiver provided?	YES	NO
Equipment:	2020 Kubota M7060 HDC 70 HP w/7' Offset flail mower	Not provided

Attachment 1- Town of Hermon Roadside Mowing

Allard Drive	0.5	Hermon Heights	0.34	Shaw Hill Road	0.04
Allard Drive Extension	0.05	Higgins Drive	0.28	Shelby Drive	0.16
Amberside/Edenfield	0.42	Hillcrest Drive	0.34	Silas Warren Drive	0.39
Arlene Drive	0.1	Hinckley Hill Road	0.02	Skyway Drive	0.5
Ash Lane	0.31	Homstead Lane	0.59	Skyway Valley	0.58
Autocar Lane	0.28	Hopkins Road	0.37	Smith Road	1.54
Balsam Drive	0.21	Jackson Beach Park	0.36	Springbrook Drive	0.36
Bond Road	0.47	Kayden's Way	0.25	Spruce Street	0.65
Bonnie Lea Drive	0.37	Kelley Road	1.11	Stage Road	0.19
Boxwood Lane	0.21	Klatte Road	1.18	St. Louis Avenue	0.48
Beech Ridge Drive	0.3	Lewis Road	0.17	Stoneybrook Way	0.78
Birch Drive	0.11	Lexington Drive	0.26	Stone Farm Drive	0.63
Bishop Drive	0.39	Liberty Drive	0.31	Streamside Avenue	0.48
Black Forest Drive	0.39	Lily Lane	0.24	Summer Lane	0.25
Blackstream Road	2.11	Logistics Lane	0.31	Swan Road	1.3
Bog Road	3.07	Littlefield Avenue	0.37	Teal Lane	0.07
Boxwood Lane	0.31	Mack Lane	0.18	Timberview Drive	0.61
Cambridge	0.51	Mansell Road	0.17	Treadwell Acres	0.65
Carriage Lane	0.15	Mapleleaf Lane	0.4	Vafiades Avenue	0.21
Cedar Brook Drive	0.52	McDougal Drive	0.35	Wendy Acres Drive	0.74
Chestnut Lane	0.23	Meadow Ridge Drive	0.2	Westridge Drive	0.2
Clark Road	1.64	Mountain View Drive	0.9	Westwood Drive	0.26
Coldbrook Road	2.00	Munn Drive	0.39	Wheeler	0.23
Cole Circle	0.11	Newburgh Road	3.64	White Pine Road	0.33
Copper Ridge	0.28	New Boston Road	1.93	Woods Edge Road	0.31
Concord Drive	0.26	North County Road	0.14	York Road	1.12
Connors Avenue	0.3	Northridge Drive	0.1		
Contractor Drive	0.3	North Street	0.14	Maintenance Miles:	61.22
Cottage Lane	0.1	Nye Lane	0.19		
Creamery Road	0.38	Nye Lane Extension	0.11	*****IMPORTANT*****	
Crogan Road	0.82	Oak Ridge Drive	0.13	Do not include State Aid sections in mowing bld:	
Dave's Way	0.67	Ohio Street	0.27		
Deerfield Drive	0.36	Old Trail Road	0.47		
Diesel Shop Road	0.3	Orchard Drive	0.15		
Elaine Drive	0.09	Page Road West	0.16	Annis Road	1.54
Emerson Mill Road	0.35	Partridge Lane	0.63	Billings Road (north)	1.86
Evergreen Drive	0.54	Patten/ Webber	0.65	Billings Road (south)	1.43
Fenway Drive	0.27	Pendleton Drive	0.34	Fuller Road (Billings to Wing)	2
Freedom Parkway	0.6	Pine Tree Road	1.26	Odlin Road	1.32
Fuller Road	4.45	Printer's Drive	0.19	Union Street	2.87
George Road	0.18	Propane Lane	0.17	Wing Road	1.77
Glenwood Avenue	0.34	Reed Hill Road	0.12		
Hardwood Drive	0.39	Richardson Drive	0.27		
Harvest Lane	0.14	Ridge Drive	0.43		
Hawk's Crossing	0.38	Robinhood Drive	0.22		
Hawthorne Lane	0.09	Rockwood Drive	0.17		
Hemlock Drive	0.57	Schoolhouse Lane	0.27		

Attachment # 1

Landfill Mowing
5.46 Acres





O25-26-49

Housing Opportunity Program Municipal Ordinance Development Grant

Be it resolved by the Hermon Town Council, in Town Council assembled, to authorize the appointment of Stephen Fields as an “authorized person” to accept a grant through the Maine Office of Community Affairs (MOCA) for the Housing Opportunity Program Municipal Ordinance Development Grant. This grant is 100% funded with no local match required, in the total amount of \$15,000.00.

SIGNED this April 9, 2026 by the Hermon Town Council:

Joshua Berry

Adam Brewer

Richard Cyr

Jason Forbes

Christopher Gray

Terry Hamm-Morris

Ronald Murphy

Attest Original:

Motion _____

Yeas _____

Second _____

Nays _____

Date _____



Order 25-26-50

TOWN OF HERMON

MORATORIUM ORDINANCE

ON

ACCESSORY DWELLING UNITS

The Town of Hermon Council hereby enacts a moratorium ordinance entitled the Accessory Dwelling Unit Moratorium Ordinance as follows:

WHEREAS, area of the Town of Hermon is suddenly faced with the prospect of increased development pressure from Accessory Dwelling Units;

WHEREAS, residents of the Town of Hermon have expressed concerns about such proposed or anticipated developments, including concerns regarding the quality of life, adjacent property values, health and safety, related zoning and land use issues, visual impacts, and environmental impacts;

WHEREAS, without appropriate zoning consideration and development guidelines, the development of Accessory Dwelling Units could pose a threat to the quality of life, adjacent property values, and the health and safety of the Town of Hermon's residents;

WHEREAS, the Town of Hermon seeks to balance these risks with the benefits associated with Accessory Dwelling Units through appropriate regulations;

WHEREAS, the Town of Hermon requires at least 180 days to consider, develop, and implement necessary ordinances and regulations to protect the health, safety, and welfare of the residents of the Town of Hermon; and

WHEREAS, in the judgment of the Town Council, the foregoing facts demonstrate that a moratorium on Accessory Dwelling Units is necessary pursuant to 30-A M.R.S. § 4356(1).

NOW, THEREFORE, the Town of Hermon hereby ordains that the following Accessory Dwelling Unit Moratorium Ordinance be enacted:

I. Authority: This Accessory Dwelling Unit Moratorium Ordinance is enacted pursuant to 30-A M.R.S.A. § 4356; the Town of Hermon's home rule authority pursuant to the Maine Constitution and 30-A M.R.S.A. § 3001; and section 2.13(6) of the Charter of the Town of Hermon.

II. Definitions: The following definition shall be used in the interpretation and construction of this Moratorium Ordinance:

a. Accessory Dwelling Unit: is any dwelling, project, or installation which is intended to or in fact does provide an accessory structure, building or improvement to a property pursuant to P.L. 2021, Ch. 672 (LD 2003).

III. Purpose: The purpose of this Moratorium Ordinance is to allow municipal officials a reasonable time to evaluate the concerns raised in regards to P.L. 2021, Ch. 672 (LD 2003) or proposed Accessory Dwelling Units, to determine the adequacy of existing land use ordinances and regulations, and, if necessary, develop additional ordinances and regulations to provide adequate protection for the property, health, welfare, and safety of the Town of Hermon's residents.

IV. Moratorium on Accessory Dwelling Units: The Town of Hermon hereby declares and imposes a moratorium, prohibiting the development of any and all Accessory Dwelling Units within the Town of Hermon. No person or organization shall develop or construct an Accessory Dwelling Unit within the Town of Hermon.

V. Moratorium on Processing Applications: No official, officer, board, or body of the Town of Hermon, including but not limited to the Code Enforcement Officer, the Planning Board, or the Municipal Officers, shall accept, process, review, deny, approve, authorize, or issue any applications, petitions, plans, permits, licenses, or requests for approval or authorization involving Accessory Dwelling Units development, construction, operation, or use located, in whole or in part, within the Town of Hermon.

VI. Severability: Any provisions of the Town of Hermon's existing ordinances that are inconsistent or conflicting with the provisions of this Moratorium Ordinance are hereby repealed to the extent applicable for the duration of this Moratorium Ordinance. If any section or provision of this Moratorium Ordinance is declared by any court of competent jurisdiction to be invalid, such a declaration shall not invalidate any other section or provision.

VII. Effective Date, Retroactivity & Term:

a. Pursuant to the Charter of the Town of Hermon, this Moratorium Ordinance shall take effect 30 days after passage by the Town of Hermon Council.

b. Upon its effective date, notwithstanding the provisions of 1 M.R.S. § 302, this Ordinance shall be retroactive and applicable, to the maximum extent permitted by law and subject to the severability clause above, to all filed, pending, or future applications and petitions for Accessory Dwelling Units which have not received all necessary development permits and licenses from the Town of Hermon and all proposed Accessory Dwelling Units that were not fully operational and/or did not have all the required State permits as of June 27th, 2024, the date the Moratorium Ordinance was first proposed and approved by the Town of Hermon Council.

c. Unless, after notice and hearing, the Town of Hermon Council votes to extend it, this Moratorium Ordinance shall remain in full force and effect for 180 days after its enactment, or until a new and revised set of regulations is adopted by the Town of Hermon, whichever shall first occur.

VIII. Enforcement: The Municipal Officers are hereby authorized to institute any and all actions, either legal or equitable, that they deem necessary or appropriate to enforce the provisions of this Moratorium Ordinance.

IX. Civil Penalties: Any violation of this Moratorium Ordinance is subject to an enforcement action under Any violation of this Moratorium Ordinance constitutes a nuisance. Each day of violation shall constitute a separate offense. All civil penalties shall inure to the benefit of the Town of Hermon.

SIGNED THIS 9th day of April 2026, BY THE MUNICIPAL OFFICERS:

Joshua Berry

Adam Brewer

Richard Cyr

Joson Forbes

Christopher Gray

Terry Hamm-Morris

Ronald Murphy

April 9, 2026

Attest Original: _____

Motion _____

Yeas _____

Second _____

Nays _____

Date _____



O25-26-51

Winter Sand FY 2027 - 2028

Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to sign an agreement on behalf of the Town Council for a two (2) year contract mutually agreed upon with _____ to deliver winter sand and mix the aggregate with salt and stockpile as described in the "Request for Bids-Winter Sand Supply Town of Hermon" for FY27 and FY28.

SIGNED this April 9, 2026 by the Hermon Town Council:

Joshua Berry

Adam Brewer

Richard Cyr

Jason Forbes

Christopher Gray

Terry Hamm-Morris

Ronald Murphy

Attest Original:

Motion _____	Yeas _____	
Second _____	Nays _____	Date _____

Winter Sand Supply - Bid Tabulation 4-1-2026 1:00pm @ Hermon Town Office
 (Stephen Fields, Kristen Cushman, Scott Perkins, Nick Haggerty)

			<u>Street's Landscaping</u>	<u>Hopkins Paving, LLC</u>	<u>Whitmore Contracting, LLC</u>
Winter Sand Supply	(per yard)	FY27	\$15.00	\$15.50	\$18.50
		FY28	\$15.00	\$15.50	\$19.50
	(stockpile per cu. yard)		\$3.00	\$0.50	\$2.00

3.0 PRODUCT/MATERIAL DESCRIPTION

3.1 The material shall be of hard, durable particles free from vegetable matter, lumps or balls of clay and other deleterious material. The material shall meet the following grading requirements:

Sieve designation % weight passing square mesh sieve

3/8 inch:	100%
#4	80%-100%
#50	0%-35%
#200	0-3%

3.2 The amount of material meeting requirements of Section 2.3 required to be delivered by September 30, 2026, is up to 3,000 cubic yards. An amount up to an additional 2,500-3,000 yards will be delivered during the winter season (December, January or February) when notified by the Town of Hermon. The sand hauled during the winter will be free from frozen lumps or must be screened.

3.3 Delivery of the first 3,000 yards will be completed upon request of the Town but no later than September 30 annually. The Town reserves the right to verify whether the loads of sand being delivered to the site are reflective of the stated quantity and quality by the contractor. The Public Works Supervisor will have the final say. Further, the contractor shall bear all legal expenses incurred by the Town in the enforcement of any term of an executed agreement if the material does not meet the gradation schedule.



O25-26-52

Uncollectible Personal Property

Be it resolved by the Hermon Town Council in Town Council assembled to authorize the Treasurer or his/her designee, to abate the following Personal Property Taxes because they have been deemed uncollectible.

Acct	Year	Name	Amount
242	2019	ADAM'S AUTOMOTIVE LLC	244.60
319	2019	ADVANCED DEVELOPMENT	143.88
281	2019	AT & T MOBILITY LLC	688.23
151	2019	BICKMORE, BRIAN	80.33
308	2019	CLEAR WIRELESS LLC	35.97
344	2019	DORR, ALAN INC	2,437.57
445	2019	DOUGLASS PHOTOGRAPHY	73.14
490	2019	FAOUZI TLILI	99.52
510	2019	GALLANT, JAMES	3.06
348	2019	GARNER, MICHELLE L	4.80
203	2019	GREATAMERICA FINANCIAL SERVICES CO	145.08
119	2019	HARRIS CORP - GCSD	3.60
137	2019	HERMON CORNER INC ROBERT J DURAN	715.80
127	2019	JOHNSON, HEATHER	67.14
108	2019	MAILFINANCE INC	15.59
225	2019	MEUCCI, ELIZABETH	260.18
830	2019	MOBILE CONCRETE PUMPING INC	111.51
517	2019	RAINWATER SOLUTIONS	73.14
682	2019	THAYERS AUTOMOTIVE	595.90
389	2019	TOSHIBA LEASING FINANCE SERVICE	139.08
312	2019	TUCKER SHAWN	229.38
21 Accounts			\$6,167.50

O25-26-52

Uncollectible Personal Property

SIGNED this April 9, 2026 by the Hermon Town Council:

Joshua Berry

Adam Brewer

Richard Cyr

Jason Forbes

Christopher Gray

Terry Hamm-Morris

Ronald Murphy

DRAFT

Attest Original:

Motion _____

Yeas _____

Second _____

Nays _____

Date _____



April 3, 2026

Memorandum for Honorable Council Members

From: Stephen Fields, CMM, Town Manager

Re: Tax Acquired Property List 2026

Greetings. I am providing information on the Town's current list of Tax Acquired Property as of April 2, 2026, as seen with the attachment "Non-Zero Balance on all accounts". I am providing a copy of Maine Municipal Association Legal Notes for the 2024 statute and process change for disposing of said properties. Key indicators to note is how the process is done with sale and warrant article wording.

As of April 2, 2026, there are 14 accounts delinquent on taxes that resulted in foreclosure with the Town. Until an account is paid in full for all past due taxes or disposed, the account is considered tax acquired by the town.

I am requesting guidance as the Treasurer in how the Council would like to proceed.

Option 1 – Remain status quo and allow accounts to be paid by owners

Option 2 – Dispose through Maine Statute procedural processes

If the Council wishes to move forward with disposition/sale of property, the following will be required:

- RFP – Real Estate Agent/Broker to list and sell properties, and
- Warrant Article will be required for the Annual Town Meeting.

Thank you for your assistance and consideration on this matter. This process has not been accomplished in many years for the Town. When making recommendations, the outcome will be for all properties not selected.



O25-26-53

2038 Park Drive – Dangerous Building

Be it resolved by the Hermon Town Council in Town Council assembled to

Order will be handed out at the Council meeting.

SIGNED this April 9, 2026 by the Hermon Town Council:

Joshua Berry

Adam Brewer

Richard Cyr

Jason Forbes

Christopher Gray

Terry Hamm-Morris

Ronald Murphy

Attest Original:

Motion _____

Yeas _____

Second _____

Nays _____

Date _____

Bangor Daily News



Publication Name:

Bangor Daily News

Publication URL:

Publication City and State:

Bangor, ME

Publication County:

Penobscot

Notice Popular Keyword Category:

Notice Keywords:

hermon

Notice Authentication Number:

202604031138416777805

3097082024

Notice URI.:

[Back](#)

Notice Publish Date:

Thursday, March 19, 2026

Notice Content

NOTICE OF HEARING NOTICE OF HEARING Pursuant to 17 M.R.S.A. § § 2851-2859 (Dangerous Buildings) You are hereby notified that the MUNICIPAL OFFICERS OF HERMON, Maine will hold a hearing at the HERMON TOWN OFFICE, located at 333 BILLINGS ROAD, HERMON, MAINE 04401 on April 9, 2026, at 6:00 P.M., to determine whether the building located at 2038 PARK DRIVE owned by BILLY SANBORN and JENNIFER SANBORN, as shown on TAX MAP 035, LOT 026-020, of the current Tax Maps of Hermon Maine, described in BOOK 12874, PAGE 53, see at the Penobscot County Registry of Deeds, located on land owned by the HERMON MHP, LLC, as shown on TAX MAP 035, LOT 026-000, of the current Tax Maps of Hermon, Maine, described in BOOK 13363, PAGE 1, see at the Penobscot County Registry of Deeds, is a nuisance or dangerous within the meaning of 17 M.R.S. § 2851. If the Municipal Officers, following the public hearing, find that one or more buildings or structures on the propertles constitutes a "dangerous building," they may order appropriate corrective action, including but not limited to demolition and removal of the buildings or structures. If the order is not complied with by the deadline stated in the order and no appeal is taken, the Municipal Officers may take the corrective action at municipal expense and recover all expenses, including reasonable attorney's fees, by means of a special tax or civil action. This hearing is your opportunity to present evidence as to why the buildings or structures are not dangerous and to oppose any corrective action ordered by the Municipal Officers.

[Back](#)

Legal Notice

From Katherine Waite <waitek@hermonmaine.gov>

Date Fri 4/3/2026 12:44 PM

To Kristen Cushman <cushmank@hermonmaine.gov>

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Legal Notices
NOTICE OF HEARING
PURSUANT TO 17 M.R.S.A. § § 2851-2859
(DANGEROUS BUILDINGS)

You are hereby notified that the **MUNICIPAL OFFICERS OF HERMON, Maine** will hold a hearing at the **HERMON TOWN OFFICE**, located at **333 BILLINGS ROAD, HERMON, MAINE 04401** on **April 9, 2026, at 6:00 P.M.**, to determine whether the building located at **2038 PARK DRIVE** owned by **BILLY SANBORN** and **JENNIFER SANBORN**, as shown on **TAX MAP 035, LOT 026-020**, of the current Tax Maps of Hermon Maine, described in **BOOK 12874, PAGE 53**, see at the Penobscot County Registry of Deeds, located on land owned by the **HERMON MHP, LLC**, as shown on **TAX MAP 035, LOT 026-000**, of the current Tax Maps of Hermon, Maine, described in **BOOK 13363, PAGE 1**, see at the Penobscot County Registry of Deeds, is a nuisance or dangerous within the meaning of 17 M.R.S. § 2851.

If the Municipal Officers, following the public hearing, find that one or more buildings or structures on the properties constitutes a "dangerous building," they may order appropriate corrective action, including but not limited to demolition and removal of the buildings or structures. If the order is not complied with by the deadline stated in the order and no appeal is taken, the Municipal Officers may take the corrective action at municipal expense and recover all expenses, including reasonable attorney's fees, by means of a special tax or civil action. This hearing is your opportunity to present evidence as to why the buildings or structures are not dangerous and to oppose any corrective action ordered by the Municipal Officers.

March 19, 26, April 2, 2026

Legal Notices

Legal Notices

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Katherine Waite

Assessor | Town of Hermon

PHONE (207) 848-1010 | DIRECT (207) 848-1044
EMAIL waitek@hermonmaine.gov
WEB www.HermonMaine.Gov
ADDRESS 333 Billings Road, Hermon, ME 04401

Hermon Mobile Home Park Certificate of Occupancy Inspection Report

Date: 4-3-2026

Date of inspection: 3-31-2026 and 4-3-2026

Present at time of inspection:

- Jessefa Murphy – Town of Hermon Code Enforcement Officer

General Notes:

This report documents inspections conducted for mobile home located at 2038 Park Drive. Previous inspections within Hermon Mobile Home Park indicate that the property has been abandoned since at least April of 2025 +/-.

A visual inspection was performed on 3-31-2026, as well as an exterior inspection on 4-3-2026.

Property Address: 2038 Park Drive

Observations & Conditions:

An exterior inspection of the above-referenced mobile home was conducted on March 31, 2026 under dry conditions, with no precipitation on the day of or preceding the inspection, and again on April 3, 2026 at approximately 7:35 AM as rainfall was beginning. The mobile home is abandoned and exhibits significant deterioration due to prolonged neglect and environmental exposure. The lot lacks adequate drainage, as evidenced by standing water observed throughout the site, including around and beneath the structure. This poor drainage has resulted in saturated soil conditions and has compromised the stability of the original gravel pad supporting the home.

The structural support system of the mobile home is severely impacted. Concrete block piers beneath the unit have shifted, settled unevenly, and in several locations have fallen over entirely. This movement appears directly related to prolonged exposure to moisture and the instability of the underlying soil. As a result of this structural shifting, interior damage is evident, including cracked wall surfaces observed through a rear access opening. The plywood skirting surrounding the base of the mobile home is in a state of deterioration, having absorbed substantial moisture. Portions of the skirting are rotted, missing, or removed entirely, leaving the understructure exposed to the elements and allowing for continued water intrusion and pest access.

Significant moisture-related damage is present throughout the exterior of the home. The siding shows visible staining and discoloration consistent with mold and mildew growth, indicating ongoing moisture intrusion. The roof appears to have undergone a prior repair attempt using an unidentified patching material; however, this repair is inadequate, as visible gaps and deterioration remain, likely allowing water to penetrate the structure. Openings in the building envelope further exacerbate these conditions. A window on the structure is broken and has been improperly covered with plywood and insulation, and the rear access panel, previously used for a water heater, remains open and unsecured. This opening exposes the interior and subfloor area directly to weather conditions.

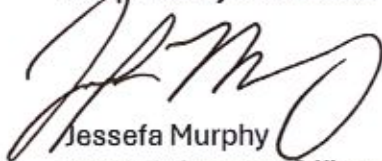
Evidence of rodent infestation is substantial. A large accumulation of rodent fecal matter was observed beneath the structure, and a strong odor of urine and feces was present at the time of inspection. These conditions present a significant health hazard. Limited interior observation through the rear access opening revealed additional concerns, including cracked wall surfaces likely caused by structural movement and visible accumulation of garbage and debris, contributing to unsanitary conditions within the dwelling.

Both sets of stairs providing access to the mobile home are structurally unsound and do not meet applicable safety standards, posing a serious risk to anyone attempting to enter or exit the structure. Overall, the property presents numerous health and safety hazards, including structural instability, mold and mildew growth, rodent infestation, unsafe access points, and ongoing water intrusion.

Additionally, a 20-pound propane tank was observed adjacent to the structure that is not properly secured or connected and has tipped over. This condition does not meet applicable safety codes for the storage and handling of LP gas containers and presents a significant safety hazard, particularly given the unstable ground conditions and exposure to the elements.

Based on these observations, the mobile home is in a severely deteriorated condition and is not fit for human occupancy. The extent of the damage and the presence of multiple hazards indicate that the structure poses a significant risk to public health and safety. Additionally, correction of the site's drainage deficiencies will be necessary to prevent continued deterioration of the property.

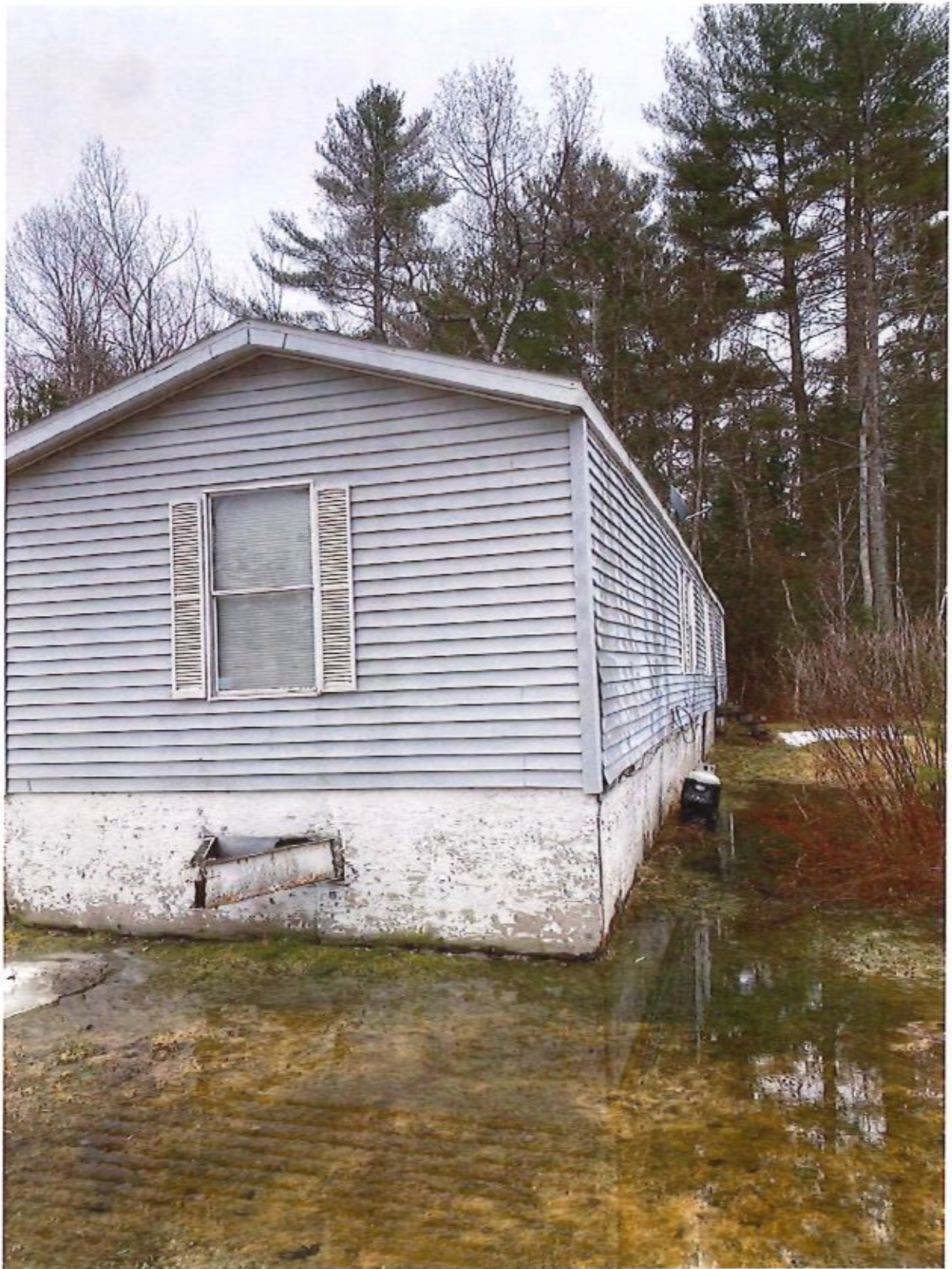
Respectfully submitted

A handwritten signature in black ink, appearing to read 'Jessefa Murphy', is written over the typed name.

Jessefa Murphy
Code Enforcement Officer INS #2320

Photos: 3-31-2025





Photos 4-3-2026



































































