






Lebanon, Maine Planning Board
Meeting Minutes
Monday, January 8, 2024

Members Present

 Mr. D. Wilson, Vice-Chairman
 L. Bragg
 A. Bridges
 M. Kennedy
 S. Nugent, Alternate

Others Present

Deborah Wilson
Keith Vallarta
Jared Lusk
Chip Fredette
Danny Bouzianis
Joseph M. Godin
Chris Byers
Steve Blake

A. Bridges made the motion to open the meeting. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0 The meeting opened at 6:06 pm.

Chairman LePage was not in attendance.

A. Bridges made the motion to make S. Nugent a full voting member. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0

Deborah Wilson – 25 Bigelow Road – Site Plan Review – Food Pantry:

Mrs. Wilson came before the Board after a referral from the Code Enforcement Officer in regard to the Adams Community Food Pantry, a program of the Lebanon Momentum Networking LLC, to be affiliated with the Good Shepherd Food Bank. The Good Shepherd Food Bank questioned the fact that the food pantry would be located on the property of Mrs. Wilson, for they deal with commercial properties. Mrs. Wilson explained that Lebanon does not have “zoning” and that properties are considered “mixed use”. She was instructed to obtain a letter from the Code Enforcement Officer stating as such. A building permit was obtained for a pre-made, 19’ x 12’ shed, which has been placed on the property. The shed came prewired, insulated and with heating in place. The Code Enforcement Officer has already signed off on the Certificate of Completion and the structure meets all the required setbacks. The interior will be shelved and will have a freezer as well as a refrigerator. At this time, there will not be a sign, however, a building permit will be obtained when a sign is needed. Parking is not an issue. Mrs. Wilson has two driveways as well as two fields. Recently she had received a large donation of food and there were no issues with parking. Items to be distributed will be both perishable and non-perishable. Mrs. Wilson stated that the pantry would be open twice a week with two volunteers. Patrons will not be entering the pantry. A volunteer will come to the vehicle with a list of items available to choose from, they will then collect the items requested and bring them to the car. S. Nugent made the motion to draft a letter of Findings of Fact Conclusions of Law to accept the commercial use due to no zoning for Deborah Wilson for a food pantry. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

Jared Lusk/Chip Fredette Verizon – Site Plan Review – Hersom Lane Map R15 Lot 33:

Mr. Lusk & Mr. Fredette reviewed their replies to the questions from the September 18, 2023 meeting as well as the materials distributed at the December 4, 2023 meeting. Chairman Wilson asked if lithium batteries were going to be used for back up purposes and if they will be enclosed. The batteries will be in a cabinet and they will not be lithium. The batteries will last approximately six (6) to eight (8) hours. Due to the short construction time, additional traffic should be minimal and therefore the potential of the road being damaged is minimal as well. A site visit was scheduled for Saturday, February 3, 2024 with a rain date of Sunday, February 4, 2024. Verizon will have the property staked and will be “floating” a balloon between the hours of 8:00 am to 12:00 pm. The balloon will be the height of the proposed tower and photos will be taken from the roads approximately one (1) mile around the site regardless of whether the balloon is visible or not. Member M. Kennedy mentioned that any additional carriers that may be utilizing the tower, will also have to come to the Planning Board. Abutters will be sent notice of the site visit in addition to being posted on the website and an agenda.

**Lebanon CSG LLC – Chris Byers/Steve Blake –Solar project off of West Lebanon Road
McCrillis-Cox Map R06 Lot 70 and U07 Lot 05:**

The Board reviewed the Findings of Fact, Conclusions of Law. The motion to approve the Findings of Fact Conclusions of Law for Lebanon CSG, LLC, Verna McCrillis-Cox, 252 West Lebanon Road was made by L. Bragg. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 4 in favor with member M. Kennedy recusing himself from the vote. A revised plan noting the Findings of Fact Conclusions of Law was signed by the Board.

Grace Ventures – 77 Carl Broggi Highway – Site Plan review – Event Venue:

A. Bridges made the motion to approve the Findings of Fact Conclusions of Law for Grave Ventures, 77 Carl Broggi Highway. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

**Fred Cotreau – Site Plan review – Lebanon Fabrication & Repair – 572 Upper Guinea Rd, R06-47:
Not in attendance**

Joseph Godin – Site Plan Review – Site work - 1721 Carl Broggi Hwy – Map U01 Lot 66:

Mr. Godin came before the Board after being referred by the Code Enforcement Officer, after site work had taken place at 1721 Carl Broggi Highway. An area was cleared, a light was placed on an existing pole and fence is in the process of being installed. This area is to be utilized for the storage of trailers, equipment, etc. for he has had items stolen from the property. Mention of the light and how bright it is was made. Mr. Godin stated that he can angle the light so it doesn't interfere with an oncoming driver's ability to see at night. Code Enforcement Officer Furbush brought up the matter of the State Right of Way and that it seems to go through the area of where the fence will be. Mr. Godin stated that if needed, he will move the fence if the State requires him to do so. It was his understanding that anything behind the pole is his property and anything in front of the pole is the State Right of Way. Mr. Godin was emailed a copy of a State Right of Way plan and was given information where additional information may be found. Code Enforcement Officer Furbush stated he would be satisfied with something from the State stating that they had no issue with the site work and the placement of the fence. The fence does not need a permit, however, since over 2,500 square feet of the site was disturbed, per the Site Plan Review Ordinance, Mr. Godin is required to come before the Planning Board. A Site Visit was scheduled for Saturday, January 13, 2024 at 8:00 am.

Danny Bouzianis – Site Plan Review – Lebanon Crossing/291 Carl Broggi Hwy, Map R08 Lot 15A:

Code Enforcement Officer referred Mr. Bouzianis to the Planning Board when he noticed a cement pad being poured. Mr. Bouzianis is proposing to place a storage container in the same area where the dumpsters are located on site. Currently one of the units is being used as storage, however, the unit is anticipated to be leased in the near future. A motion was made by A. Bridges that this be considered a minor review. The motion was seconded by D. Nugent. The vote was taken. The motion carried. 5-0
A Site Visit was scheduled for Saturday, January 13, 2024 at 8:30 am.

Mr. Bragdon had contacted the Code & Land Use Admin stating that the Registry of Deeds would not accept the revised plan without a new stamp and had asked how the Board would like him to do. The Board would like to have the plan recorded, so the plan will need to be stamped. The Code & Land use Admin will let Mr. Bragdon know this.

Code Enforcement Officer Furbush brought to the Boards attention that Nick Boston, The Can Man has moved forward with his project by placing approximately fifteen (15) dumpster containers on the property. Mr. Boston has not completed the Site Plan Review Process. The Code & Land Use Admin will create an outline of the project for the Code Enforcement Officer to present to the Selectboard.

A. Bridges made the motion to adjourn. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 5-0 The meeting adjourned at 8:24 pm.