


**Lebanon, Maine Planning Board
Meeting Minutes
Monday, December 4, 2023**

Members Present

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

Others Present

Stacey Nast

Jason DiDonato
Jamie Scott
Jeremy Bradshaw
Glenn Griswold
Carolyn Ziadeh
Lisa Currie
Karen Milne
Steve Blake
Chris Byers
Cris Emmons

L. Bragg made the motion to open the meeting. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0 The meeting opened at 6:04 pm.

**Paul Morrisette/Bruce Marshall – East Coast Cannabis Site Plan Review/Shoreland/Demo Rebuild
1716 Carl Broggi, Map U01 Lot 68:** Not in attendance

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

A revised plan, updated septic inspection and lighting information were submitted to the Board. The Board reviewed the revised plan and noticed that the dumpster was not included on the plan. It was on the previous plan behind the three-car garage in the back. The proposed future parking area will consist of approximately 60 spots. Vice-Chairman Wilson made the motion to approve the project with the following waivers: Topography, Stormwater Control Plan, Erosion Control Plan and proof of Financial and Technical Capability with the location of the dumpster to be included in the Findings of Fact Conclusions of Law. The motion was seconded by L. Bragg. The vote was taken. The motion carried 5-0

Cris Emmons – Minor 3 lot subdivision Jim Grant/Emmons Ln R11- 13 86 Jim Grant Rd

Cris came before the Board with the deeds outlining the splits/divisions of the parcels. A survey of the existing property showing the location of the existing structure(s), well and septic system as well as a building envelope, proposed well and approximate septic system location(s) for the proposed lot will need to be submitted to the Board. Once survey is completed and staked, the Board will schedule a Site Visit.

Vice-Chairman Wilson made the motion for M. Kennedy to recuse himself during the Lebanon CSG, McCrillis-Cox project. The motion was seconded by L. Bragg. The vote was taken. The motion carried 4 in favor.

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

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

Mr. Byers and Mr. Blake submitted the revised plan with the following note changes, to include access to the cemetery on note 12 and on the second page, the fence details included the six (6) inch “critter gap”. The State has categorized the property as “farm land” which requires the removal of all materials to the depth of four (4) feet, however, the applicant has agreed to remove all materials.

Vice-Chairman Wilson made the motion to approve the Lebanon CSG, LLC solar project also known as McCrillis-Cox with Conditions of Approval to be included with the Findings of Fact Conclusion of Law. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

The Findings of Fact Conclusions of Law to be signed on January 8, 2024, along with the Conditions of Approval will also be referenced on the final plan.

A. Bridges made the motion for M. Kennedy to rejoin the meeting. The motion was seconded by L. Bragg. The vote was taken. The motion carried 5-0

A. Bridges made the motion for S. Nugent to return to an Alternate member. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

Glenn Griswold/Melissa Anderson/Bradshaw - Major Subdivision - Sam Wentworth Rd. - R12-88:

Mr. Griswold presented a revised plan where the access point to the back lot, between lots two (2) and three (3), was changed to an easement and incorporated into the lot. Once an updated application has been received, a site visit can be scheduled. With the property being purchased in April of 2023 and the splitting of the lot into two (2) lots in October of 2023, the Code & Land use Admin will contact Southern Maine Planning Department Commission to confirm that the further division of the property is permissible. Carolyn Ziadeh, and abutter had concerns in regard to the logging that took place in the wetlands prior to the property being delineated as well as native brook trout noted in the area. The Subdivision is proposed to consist of single-family dwellings with individual wells and septic systems.

Karen Milne – Shoreland – Remove well house & replace shed - 39 Pickeral Cove Map U13 Lot 11:

Karen came before the Board to request the replacement of an existing shed on her property located at 39 Pickeral Cove Road, which falls within the Shoreland Zone. The existing structure is set into the stepped retaining on the water side of the property. There will not be any electric service for the new structure, it will be the same dimensions of 12’ x 12’, the same height and in the same location as the existing shed. The current shed sits approximately 30’ from the water. Photos of the proposed structure were distributed to the Board along with photos of the current site conditions.

Mrs. Milne mentioned the addition of a patio towards the water, which was explained could not be permitted. It was also mentioned that she would like to plant micro-clover in the “beach area” in the future. There is an old pump house in which the pump is not in working order and an old well which is not used by the water that Mrs. Milne would like to remove/fill in. Code Enforcement Officer Furbush has been on site and has been in contact with the State DEP in regard to this. Once an application has been received, a site visit will be scheduled.

A. Bridges made the motion to accept the Findings of Fact Conclusions of Law for David Boisclair, Boisclair Tire & Brake. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The

motion carried. 3 in favor, M. Kennedy, A. Bridges, Vice-Chairman Wilson with 2 abstentions, L. Bragg, Chairman LePage.

A. Bridges made the motion to approve the Findings of Fact Conclusions of Law for the change of use for Timothy Bragdon, Bragdon's Holdings, Natures Gift. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 3 in favor, M. Kennedy, A. Bridges, Vice-Chairman Wilson with 2 abstentions, L. Bragg, Chairman LePage.

A. Bridges made the motion to accept the site visit minutes of 11/18/2023 for Lebanon CSG, LLC. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried 4 in favor with 1 abstention

A. Bridges made the motion to accept the meeting minute of 11/18/2023. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried 3 in favor, Chairman LePage, Vice-Chairman Wilson and A. Bridges with 2 abstentions, L. Bragg and M. Kennedy.

A. Bridges made the motion to accept the Public Hearing and meeting minutes of 11/20/2023. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried 4 in favor with 1 abstention

A. Bridges made the motion to accept the minutes of 11/06/2023. The motion was seconded by L. Bragg. The vote was taken. The motion carried 3 in favor, A. Bridges, Vice-Chairman Wilson and L. Bragg with 2 abstentions, Chairman LePage, M. Kennedy

Vice-Chairman Wilson made the motion for the revision of the Findings of Fact Conclusions of Law for the ME West Lebanon Road Solar, LLC, signed on November 20, 2023 to add the following verbiage to the first paragraph: "Greenbacker Capital is the current owner of ME West Lebanon Road Solar, LLC." The motion was seconded by S. Nugent. The vote was taken. The motion carried 3 in favor, A. Bridges, Vice-Chairman Wilson and S. Nugent with 2 abstentions, Chairman LePage and L. Bragg.

L. Bragg made the motion to adjourn. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0 Meeting closed at 9:34 pm.