

**Lebanon, Maine Planning Board  
Planning Board Meeting Minutes  
Monday August 2, 2021**

Members Present

A. LePage - Chairman

B. Jancosko – Vice Chairman

B. Harris-Howard

L. Bragg – Alternate

M. Walsworth - Alternate

Others Present

Roger Dowling

Glenn Griswold – Norway Plains

Andrew Vardakis – Wood PLC

Brett Pingree – Soltage, LLC

Sarah O'Brien

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Vice-Chairman Jancosko made the motion to open the meeting. B. Harris Howard seconded the motion. The vote was taken. The motion carried. The meeting opened at 6:02 pm.

**Brett Pingree/Andrew Vardakis/SPR Solar Project:**

Mr. Vardakis who is representing Brett Pingree of Lebanon West Lebanon Solar 1. LLC, submitted a Site Plan Review application and presented the proposal of a 2.5 MW ground mount solar photovoltaic development which is to be located off of West Lebanon Road, Map U7 Lot 3, owner of which is Joshua O'Meara. Of the approximate 12.9 acres, approximately 9.3 of those acres will be fenced in by a seven (7) foot chain link fence for the project.

Mr. Pingree spoke of various projects that Soltage has completed and or in the process of in Naples, Acton, Parsonsfield, Limington, Standish, Berwick and Limerick. Mr. Pingree stated that if the Town wanted to meet with any of the Towns that they have had or have projects, they have no doubt that they would validate that Soltage strives to minimize issues and conflicts with land owners as well as the Town. He also added they try to build the projects out of the public eye.

A new access road which will be gravel, would need to be created for construction as well as future maintenance such as repairs or mowing. Mr. Vardakis is seeking the permits and/or studies that will be/are needed for this project with the State and/or other agencies as required.

The noise level is extremely low, much like that of an air conditioner and only during the daylight hours. They pay for CMP (Central Maine Power) to upgrade the line/service along with a short run of telephone poles. A decommissioning plan will be in place for when the lease ends, materials will be removed and recycled.

There will be little earth work, trees will be cut, the site will be grubbed and stumped. There will be no grading and or filing of the property and a pollinator mix for reseeding the site. It will be mowed approximately twice a year. No pesticides, herbicides or chemicals will be used.

A site visit was scheduled for Monday, August 30, 2021 at 5:30 pm. The site will be flagged.

**Glenn Griswold/Norway Plains: Dowling – 100 Rocky Cove Road**

Mr. Griswold presented a proposed removal and rebuild of an existing dwelling within the Shoreland Zone. The house currently sits six (6) feet from the water. The site is only eighty feet (80') by one hundred feet (100'). The owner, Mr. Dowling would like to have the ability to use year-round. There is a ROW that runs thru the middle of the property which places limits on the project. The design is currently being finalized.

The proposal is a one and a half story dwelling and to move the structure back outside of the twenty-five foot (25') high water mark. There will however be some grading outside of that. The existing footprint is 836 square feet. The intent is to use part of the current driveway as a right of way and to park in another area. The project would be just under twenty percent (20%) lot coverage. There will be a pump septic system, it will need a variance for it is less than one-hundred feet (100%) from the well.

The property shows as two lots of record which includes across the street. There were some issues with the title in the past, however it has since been corrected.

A site visit was scheduled for Monday, August 16, 2021 at 5:30 pm.

**Other Business:**

Ethics Policy – Copies of the Ethics Policy were distributed to the members of the Board to review.

Vice-Chairman Jancosko made the motion to adjourn. The motion was seconded by B. Harris-Howard. The vote was taken. The motion carried. The meeting adjourned at 7:20 pm.