
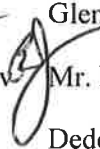



**Lebanon, Maine Planning Board  
Planning Board Meeting Minutes  
Monday August 16, 2021**

<u>Members Present</u>	<u>Site Visit</u>	<u>Others Present</u>	<u>Meeting</u>
A. LePage – Chairman 	Glenn Griswold		Heather Storlazzi-Ward
B. Jancosko – Vice Chairman 	Mr. Dowling		Kaylee Crissman
B. Harris-Howard 	Dede Bruce		Ben Dritenbas
L. Bragg – Alternate	Christopher Estes		Daniel Herzlinger
M. Walsworth – Alternate sv			

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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 6:28 pm.

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

Chairman LePage reviewed what transpired during the site visit at 100 Rocky Cove Road.

The right of way concerns during a previous site visit where the application/plan from a different firm was presented has been resolved. Mr. Dowling will be granting a new ROW to the abutting properties.

Mr. Estes, an abutter had the concern of water runoff drainage being redirected towards his property. Mr. Griswold who is representing Mr. Dowling, presented a new drainage plan to replace the existing drainage run off which currently flows under the existing structure. Mr. Griswold is to add a revegetation plan, new ROW and relocated septic system. House will be moving approximately fifteen feet (15') back from the water instead of the previous proposed five

**Next Era – Solar Project:** Representatives from NextEra came before the Planning Board with a power point presentation proposal for a solar project to be located off of Heath Road along “County Road” which was discontinued from Heath Road to Old Route 202 (Ferry’s Corner) in 1936.

The company currently has forty (40) large scale operations in thirty-eight (38) states and Canada.

Commitment to answer questions and address concerns that residents may have when working with the Towns/Communities where projects are to be located, is common practice.

They are looking to submit the Site Plan Review Application Winter/2021, start the project in the Winter of 2022-2023 and begin operating in October/2023.

Natural and Cultural Resource Assessments have been completed as well as site specific assessments such as Geotech (2021), Boundary Surveys (2020) and Site-Specific Soil Survey (2020 and 2021).

The project is not located in the flood zone and the solar panels will be placed over the wetlands, the wetlands will not be filled in. The Army Corp of Engineers had assessed the property during three (3) seasons for these determinations.

The project will feed into the local power grid, Lebanon power station NOT out of State. The property will be leased, common time commitment is usually twenty (20) years with the option of an extension. A decommission program will be in place when the lease is up and the project is dismantled. The land will

be restored according to State regulations. For those who would like to see the power point presentation, you may set up an appointment to do so.

**Minutes:** The minutes of July 19, 2021 were reviewed by the Board. A motion to accept the minutes as written was made by B. Harris-Howard. The motion was seconded by L. Bragg. The vote was taken. The motion carried.

**Other Business:**

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 7:58 pm.