





Lebanon, Maine Planning Board
Meeting Minutes
Monday, August 21, 2023

Members Present

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

Others Present

Alex Craig - Resident

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.

Pledge of Allegiance

Due to there being no applicants in attendance, Vice-Chairman Wilson made the motion to move Public Participation to first on the agenda. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

Public Participation – Alexandria Craig, a resident of Lebanon came before the Planning Board to express her concerns with the Lebanon West Lebanon Solar 1, LLC Solar project. The upcoming project abuts her property, located off of West Lebanon Road. Ms. Craig purchased the property last year and the project was not disclosed that the project would be fifty feet from her kitchen window, during the sale. Ms. Craig feels that this project will have a negative impact on the environment by removing ten acres of forested land which will in turn have a negative impact on wildlife and pose a negative carbon impact as well. The project is not benefitting the Town of Lebanon. Ms. Craig would like to halt the building of the project. Refuse any clearing of the property without all permits in place, refuse the extension of building permits and not allow work to commence without a decommissioning bond. Chairman LePage informed Ms. Craig that the board had required a bond for the decommissioning of the project. Chairman LePage also explained that their extension expires on November 1, 2023 and they will then need to come back before the Board. If there are any changes, they must come back before the Board. It was also mentioned that the Town cannot stop Mr. O'Meara from clearing the property himself or hiring someone to do so. Ms. Craig thanked the Board for allowing her to address the Board with her concerns.

In regard to Steve Serewicz at 133 Champion Street. The Code Enforcement Officer is all set with the placement and had no issues for he did receive a signed and notarized note from the abutter, Terrance Higgins of 135 Champion Street, stating that he would not object the setback of the new shed.

L. Bragg made the motion for Jenn Griffin to apply for Notary. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 5-0

L. Bragg made the motion to allow the money for the application to be taken from the Planning Board budget. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 5-0

L. Bragg made the motion to accept the Lebanon Planning Board Site Visit minutes of August 14, 2023 as written. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 3 in favor 2 abstentions

L. Bragg made the motion to accept the Lebanon Planning Board minutes of August 14, 2023 as written. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 3 in favor 2 abstentions

L. Bragg made the motion to accept the Findings of Fact Conclusion of Law for Steve Serewicz of 133 Champion Street as written. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried 3 in favor 2 abstentions

L. Bragg made the motion to change the Shoreland Zoning application to add the deed book and page to box #12. The motion was seconded by Vice-Chairman Wilson who added to the motion with the stipulation that there be a revision date. The vote was taken. The motion carried. 5-0

Jeffrey Kalinich will be coming to Lebanon on Tuesday, August 29, 2023 to visit the Fleming property located off of Champion Street, Map U10 Lot 9 to review the property in regard to new construction within the Shoreland Zone.

With the solar project's extensions expiring and having to come before the Board to ensure no changes have been made and/or all permits are still valid, discussion of meeting with the Fire Chief and COE Enforcement Officer to ensure everyone was moving forward in the right direction.

Discussion on Decommissioning Bonds/Plans were discussed. How should the amount be determined? Discussion to take the highest of three (3) estimates of what the cost would be to dismantle and recycle the project at today's rates create a bond for 150% of that cost. The Board has used the requirement that 125 % of the construction cost be secured. An article online mentioned today's rates and add an additional 2.5% to determine the bond. Additional research will need to take place.

It was brought to the attention of the Board that earth work/filling was taking place on the property of 403 Carl Broggi Hwy. This project has not been approved. The applicant was instructed to have a wetlands delineation survey as well as to determine where the State MDOT easements are located. Code Enforcement will be asked to visit the site.

The motion to adjourn was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0

8:10 pm