




**Lebanon, Maine Planning Board  
Regular Planning Board Meeting Minutes  
Monday August 31, 2020**

Members Present

 A. LePage – Chairman  
 S. O'Brien – Vice Chairman  
 D. Harriman  
B. Harris-Howard  
J. Bradshaw

Others Present

Chris Byers  
Dale Knapp  
Mr. & Mrs. Drapeau  
Rachelle Conde  
Seth Russell  
Steve Oles

---

D. Harriman made a motion to open the meeting. B. Harris-Howard seconded the motion. The vote was taken. The motion carried.

Jeremy Bradshaw was appointed by the Board of Selectmen as a Planning Board member at the Thursday, August 27, 2020 meeting with the term ending June 30, 2021.

**Chris Byers & Dale Knapp – SPR - Solar Projects:** Chris and Dale approached the Board in regard to two proposed Solar Projects on West Lebanon Road. Formal information packets were distributed to the Planning Board for review.

They explained that this project is still somewhat in the “conceptual phase”. They are still in the process of applying and obtaining various permits through the State. Boundary surveys also need to be completed.

Discussion of what the Board thought of the information that has been submitted/presented to date. The Board was in agreement that these projects will most likely need to go through a major Site Plan Review, however, they will be better able to determine that once the actual application has been submitted.

D. Harriman asked if neighbors are apt to complain about projects such as these. Mr. Byers explained that you will always have people who will be unhappy with the project, however, usually, there isn't a pushback. If there are residents who have questions, Mr. Byers is more than happy to speak with them.

B. Harris-Howard asked if there are usually complaints about noise. Mr. Byers stated that yes, there is some noise associated with the project, and it can be compared to the hum of an air conditioner or comparable to the powerlines/transformers. However, this is only during the day hours, not at night.

**Mike Giddings – Small Engine Repair SPR Workshop:** Mr. Giddings was not in attendance

**Steve Oles – Busted – revision of BPL:** Mr. Oles approached the Board and submitted revised plans for a previously approved Best Possible Location located at 160 Sewell Shores Road. The owners would like to move the structure back in order to have a second floor. Mr. Oles is

proposing to move the structure back 10 feet instead of the original 5 feet which will bring the structure within the 75 from the flood zone mark and moving both the septic and the well. The owners are fine if it is determined that there cannot be a full basement for they would rather have a second floor.

Vice Chair O'Brien asked if Mr. Oles had any house plans. He did not have plans with him, however he stated that it is the same design as another home on the same road which was recently approved.

A site visit was scheduled for Monday, September 21, 2020 at 5:15 pm. This will be a regular meeting, not a workshop.

*Chairman LePage asked if Mr. Giddings was in attendance for the second time. He was not.*

**Mr. & Mrs. Drapeau – 126 Rocky Cove Road BPL:** Mr. & Mrs. Drapeau came before the Board for guidance and direction in the process of expanding their current structure or determining the best possible location for new construction or whether or not a foundation would be possible. The current structure is on a non-conforming lot, however they did acquire another piece of land in which to place the septic. Mark Truman, is in the process of designing the septic system.

Chairman LePage stated that for a Best Possible Location determination, a plan is needed with the 100 year flood zone delineated every 25'. It also needs to show the size of the existing structure, the proposed structure, where the septic and well will be located as well as any other structures, impervious surfaces on the property.

Different scenarios were discussed and the many variables that can be associated with a best possible location.

Chairman LePage had a plan from another best possible location project and used it as an example for Mr. & Mrs. Drapeau.

They are currently waiting for Corner Post Survey to finish the plan so they can submit it to the Planning Board. Mr. & Mrs. Drapeau were informed that a revegetation and erosion control plan will also need to be submitted, They were told that a full set of house plans is not needed to determine the best possible location, just the dimensions. If the plans are completed by the next Planning Board meeting which is scheduled for Monday, September 21, 2020, the Board will do a site visit before the meeting at 5:35 pm.

**Rachelle Conde – Seth Russell – SPR:** Ms. Conde and her legal representative attended the Planning Board meeting for a Site Plan Review workshop. Ms. Conde is a Registered Caregiver and has moved her appointments from her home to a "shed" which is located on the same property. The Board asked if there was a change in the footprint of the structure, which there was not. There is electricity, but there is no plumbing and no plans of plumbing in the future. Patients are seen by appointment only, normally one patient has left prior to the next patient arriving, rarely are their two patients at the same time, if there is, they are passing, therefore there is adequate parking. In the colder months, a portable propane heater that had been used in her home will be used.

Mr. Russell stated his understanding is the goal of a Site Plan Review is generally to make sure there is no significant impact on the environment or the local community as a whole as well as making sure that the nature of the property isn't significantly impacted negatively. He also stated he his understanding was that the Planning Board has the ability to choose if a project would

need to go through a full Site Plan Review because it is a small minor change of an existing structure.

Vice Chairman O'Brien made the motion that this does not have to through a full Site Plan Review, but a sign permit does need to be issued from the Code Enforcement Officer. Chairman LePage added that if there were any future modifications, she will need to come back before the Planning Board for a full Site Plan Review. The Board was in agreement.

#### **Minutes:**

The minutes from 8/3/2020 were approved signed by the Board

The minutes from 8/17/2020 were reviewed and minor changes were made. To be corrected, reviewed and voted on at the 9/21/2020 meeting.

#### **Other Business:**

FFCL for Jolene Tobey was signed by the Board

Chairman LePage mentioned that J.T. filled in the new Fire Chief on the proposed Fielding's Oil project on Carl Broggi Highway, Route 202 as well as researching other Town's fire suppression regulations to compare with ours.

Vice Chair O'Brien mentioned that Mr. Corliss had sent an email with fire suppression guidelines from Somersworth, NH, which have no bearing for it is a different state. The Planning Board does not determine the fire suppression codes, this only can be done by the Fire Chief.

The subject of marijuana establishments and the review was brought up. When new Ordinances or procedures are to affect the Planning Board directly, they should not only be notified of any changes, but someone should meet with the Board where these changes and or added responsibilities are outlined and discussed any answer and questions that the Board may have to alleviate any possible situations. Vice Chair O'Brien would like to invite James Duprie to attend a Planning Board meeting for an overview of Marijuana Establishments.

B. Harris-Howard made the motion to adjourn. D. Harriman seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 7:13 pm.