


**Lebanon, Maine Planning Board
Planning Board Site Visit & Meeting Minutes
Monday September 20, 2021**

Members Present

Others Present

Site Visit & Meeting

Meeting

 A. LePage – Chairman

sv Brett Pingree

Glenn Griswold

 B. Jancosko – Vice Chairman

sv Drew Vardakis

Roger Dowling

 L. Bragg

Acacia Hernandez

Mel Warren

 D. Wilson

sv Nate Sewell

Michael

M. Walsworth – Alternate

sv

Allyn Gee

A. Bridges – Alternate

sv

Brenda Ball

Jeri Basko

Vice-Chairman Jancosko made the motion to open the meeting. L. Bragg seconded the motion. The vote was taken. The motion carried. The meeting opened at 6:30 pm.

Brett Pingree/Andrew Vardakis/SPR Solar Project Site Visit – West Lebanon Road Map U07 Lot 3

Brett Pingree from Soltage as well as Drew Vardakis and Acacia Hernandez met the Board at the site to review the entrance, wetland flagging, setbacks, etc. Some things which were discussed were to move the pad back in order to create more of a square, a road entrance permit will need to be obtained from the Road Commissioner. The tree line and fence placement were discussed. This project will be ground mounted with posts and the panels facing south.

Construction will take approximately six (6) months. They will stump once the trees are cut. The land is fairly flat, there will not be the need for bringing in fill or disturbing amount of land disturbance. There will be trenches dug for conduit. Once the project is completed, the area will be revegetated using a native, non-invasive pollinator- mix seed. No herbicides or pesticides will be used. Per the Department of Environmental Protection, the area may only be mowed twice a year, once in the spring and fall.

There is really no maintenance needed. Traffic is minimal, perhaps a pickup truck with two (2) people twice a year to mow and perhaps an additional three (3) visits as a routine overall check-in.

Mr. Pingree explained that Soltage has been developing this project for approximately two (2) years, Soltage own the projects that they create as well as operate and run once completed, they are asset managers watch over the projects. While looking into a project, they look for an area that the project can be set back from the road as to not be intrusive to surrounding properties.

Wood engineering performs the surveys, designs the plans, apply for and obtain all the necessary permits from the State as well as the Town and ensure that the plan specifications are adhered to during construction.

They would like to meet with the Fire Chief to discuss accessibility and if a knox box is wanted/needed.

There is no special training required for the Fire Department for a project such as this.

The fence would have a “critter gap” as to not prohibit the natural movement of smaller wildlife. There is no need for security monitoring., everything is monitored remotely via computer interface. This will

detect if there are any issues with the panels. There will be no lighting on site and a standard sign(s) will be placed on the property. The panels last approximately twenty-five (25) years. The transformers are similar to those that you may see behind a store. When asked if there have been fires associated with this type of project, Mr. Pingree replied that there have not. In the event that a fire ever did occur, there is a mandatory safety disconnect which is built into the design.

There was discussion of having another engineer review the plans as well as inspect the project as it takes place. Mr. Vardakis stated that his firm would provide periodical reports during construction. They will stamp and sign off on all aspects. Questions of what becomes of the project once the lease has expired. There is a decommissioning plan/contract that outlines how and when the equipment will be removed, what will be recycled, as well as a plan to restore the area back to its original state. A bond will be established as insurance that this will take place.

Chairman LePage accepted the application as complete. A Public Hearing will take place on Monday, October 4, 2021 from 5:30 pm – 6:30 pm. The Clerk is to send a list of conditions along with the cost of publishing the Public Hearing notice.

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

Mr. Griswold presented a revised plan with the changes that were discussed at the previous meeting and site visit. The right of way has been changed to allow the new structure to sit back from the water 25.23' feet accommodate the placement of the new structure will allow. The existing right of way is to be released and new deeded right of ways will be created. The well was moved to the bunk house location further away from the pump station. The septic was moved to the same side of the street. A detailed drainage swale to correct the current drainage flow has been added to the plan. The project will consist of 1,392 square feet, which is less than the 30% increase which is allowed of 1,440 square feet. The home cannot be more than twenty (20) feet in height. The property will be revegetated according to the State requirements to replace trees as well as loam and seed. Pictures of the property both before and after the project is complete must be submitted to the Planning Board.

Chairman LePage made the motion to accept with a revegetation plan. L. Bragg seconded the motion. The vote was taken. The motion carried.

Allyn Gee - SPR-MLR (Marijuana License Requirement)

Mr. Gee approached the Board in regard to Site Plan Review for the property located at 1674 & 1676 Carl Broggi Highway. The previous use was a used car dealership and a residence, the proposed use is for a retail store with a security building. This will need to go through the complete Site Plan Review process. Mr. Gee will be placed on the Monday, October 4, 2021 Planning Board agenda.

Mel Warren – SPR-MLR (Marijuana License Requirement)

Mel Warren approached the Board in regard to Site Plan Review for the property located at 1718 Carl Broggi Highway. The property has been used as a restaurant and an essential oils store. The proposed use is for a catering business and retail store. This will need to go through the complete Site Plan Review process. Ms. Warren will be placed on the Monday, October 4, 2021 Planning Board agenda.

Mel Warren – SPR-MLR (Marijuana License Requirement)

Mel Warren approached the Board in regard to Site Plan Review for the property located at 1498 Carl Broggi Highway, Unit B. The property was previously a quilt shop. This will need to go through the complete Site Plan Review process. Ms. Warren will be placed on the Monday, October 4, 2021 Planning Board agenda.

Brenda Ball – SPR: Mrs. Ball came before the Board to an in-home cleaning business and whether or not she would be required to complete the Site Plan Review process. After discussion, the Board determined that a Site Plan Review was not necessary. Vice-Chair Jancosko made the motion that a Site Plan Review is not needed. L. Bragg seconded the motion. The vote was taken. The motion carried.

Minutes:

The minutes of August 2, 2021 were reviewed by the Board. The motion to accept the minutes as corrected was made by L. Bragg. The motion was seconded by Vice-Chair Jancosko. The vote was taken. The motion carried.

The minutes of August 16, 2021 were reviewed by the Board. The motion to accept the minutes as corrected was made by L. Bragg. The motion was seconded by Vice-Chair Jancosko. The vote was taken. The motion carried.

Other Business:

L. Bragg made the motion to adjourn. The motion was seconded by Vice-Chair Jancosko. The vote was taken. The motion carried. The meeting adjourned at 8:39 pm.

Note:

The Planning Board follows the Site Plan Review Ordinance criteria which was enacted on Tuesday, November 6, 2018. Additional requirements, restrictions and/or criteria in regard to other Town Ordinances, State laws and or licensing are the responsibility of the applicant to research, apply for and obtain. The Planning Board does not review or approve any of the criteria/requirements or issue licenses, permits, etc. associated with marijuana businesses/establishments of any kind.