


**Lebanon, Maine Planning Board
Regular Planning Board Meeting Minutes
Monday August 17, 2020**

Members Present

A. LePage - Chairman
S. O'Brien - Vice-Chair
D. Harriman
Bettie Harris-Howard

Others Present

Gerard van Helvoort – Marina/Yurts
Marleny Vasquez – Marina/Yurts
Dale Knapp – Solar Project
Chris Byers – Solar Project
Jolene Tobey – SPR
Brian Bilodeau – SPR – Music/Carpentry
Jonathan Bilodeau
Joseph Griffin

B. Harris-Howard made a motion to open the meeting. D. Harriman seconded the motion. The vote was taken. The motion passed. The meeting opened at 6:00 pm.

Chris Byers & Dale Knapp – SPR – Solar Projects – Mr. Byers and Mr. Knapp, who represent Boyle & Associates, made an informal presentation. They discussed past projects they have been involved with the current state of the solar industry and how quickly it has grown in the past several years. They wanted to get a feel of how the residents may feel about such a project and would like direction in how to move forward. There are two proposed projects which would both be located off on West Lebanon Road. Much discussion took place in regard to the land owners responsibilities, what takes place when lease/contract expires, will there be routine maintenance, is there a procedure in place in the event of damage, how will this affect the property itself, stormwater run-off, wetlands, land disturbance, environmental/wildlife, etc. *(The State of Maine does not regard the solar panels as impervious surfaces. Once the lease has expired, the land is restored to its original natural state prior to the project.)*

Selectwoman Cole asked if they company has had a project located at a covered landfill site. They have done this in the past, but there are very few. There are different variables which do not allow a project such as this.

Mr. Byers and Mr. Knapp asked the Board for direction as to what their next steps would be. This will be placed on the August 31, 2020 agenda as a workshop to provide additional information and to answer any questions that the Board may have. One of the topics to be discussed at the workshop will be if the project would need to be reviewed by one of the engineering firms that the Town uses. Currently they are John Turner Consulting and Gorrill Palmer.

This most likely will fall under a major review which will include a Public Hearing. A document from the land owners giving Mr. Byers and Mr. Knapp permission to represent them in this

process will need to be submitted to the Planning Board with the Site Plan Review Application and fee.

Mr. Byers and Mr. Knapp were instructed to contact one of the firms directly in order to make arrangements for payment for the review process. B. Harris-Howard asked what the timeframe would be for the start of the project(s). The hope is that one of the projects would be ready to begin this coming spring. The other project still needs some survey work and they are looking at three to six months for a start time.

Jolene Tobey – SPR – Crafting Business – Jolene explained to the Board that she would like to expand her business to mail order items and perhaps having some items in local shops. Currently Jolene makes crafts in her home by special order or for family and friends.

Jolene would not be hiring any employees. There would not be additional space created for this business. There will not be any signage and customers would not come to the house to purchase items. The majority of sales would be mail order.

The motion that Jolene will not have to go through the Site Plan Review process was made by Vice-Chair O'Brien. B. Harris-Howard seconded the motion. The vote was taken. The motion carried.

Minutes:

The Board reviewed and approved the minutes of August 3, 2020.

Other Business – Public Participation –

Chris Bilodeau – SPR – Music and Carpentry – Mr. Bilodeau came into the Town Office today to fill out a "Doing Business As" form and was directed to the Planning Board for a possible Site Plan Review.

Mr. Bilodeau explained that he and his family perform at libraries and have performed through "ZOOM" curating stories specific to Maine. They would not be hosting live performances on their property (with the exception of family and or friends).

Mr. Bilodeau also inquired about a carpentry "business". Mr. Bilodeau was informed that if customers would not be coming to his home/property and or an additional space is being created for the business that he would not have to go through the Site Plan Review process.

Gerard Van Helvoort - Marleny Vasquez – Everett Cove Marina – Yurts

Mr. van Helvoort and Ms. Vasquez came before the Board to ask some questions in regard to the possibility of adding yurts to the property to create a bed and breakfast atmosphere to the marina. They are looking to add six to ten yurts. Each yurt would be approximately 700 square feet and will be equipped with heat, a bathroom and would sleep approximately seven people.

The Board questioned whether or not this would go through Site Plan Review and or through a Shoreland Zoning review.

Once an engineered survey and proposed layout are complete, they will return to the Planning Board.

Marijuana establishments and Site Plan Review – Would marijuana establishments have to come before the Planning Board for Site Plan Review in addition to a license application review was discussed. Some of the criteria is the same for both the license application and the Site Plan Review process.

The main question is:

Would the Planning Board be responsible for approving marijuana businesses?

OR

Would the Planning Board be responsible for reviewing and approving/denying the location *only*, which during a normal Site Plan Review would include: parking, utilities, lighting, driveway/road entrance(s) as well as other criteria.

The marijuana licensing authority would ensure that the additional licensing requirements are met.

The Code Enforcement Officer would perform the necessary inspections for building safety as required by MUBEC.

Joe Griffin – Chairman LePage introduced Mr. Griffin to the Board as a potential member. Mr. Griffin is a civil engineer and would be a great addition to the Board. Mr. Griffin will think about becoming a member and will make contact with a decision.

B. Harris-Howard made the motion to adjourn. D. Harriman seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 7:20 pm.