






**Lebanon, Maine Planning Board
Public Hearing & Meeting Minutes
Monday, November 20, 2023**

Members Present

A. LePage, Chairman 
D. Wilson, Vice-Chairman 
A. Bridges 
M. Kennedy 
S. Nugent, Alternate 

Others Present

George Lovejoy
Elva Lovejoy
Chris Byers
Steve Blake
Alexandra Craig
Kenneth Lang
Gina Lang
Cris Emmons

A. Bridges made the motion to open the meeting. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 4-0 The meeting opened at 6:01 pm

L. Bragg was not in attendance.

A. Bridges made the motion to make alternate member S. Nugent a full voting member. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried 4-0

Member M. Kennedy recused himself from the Public Hearing for the Lebanon CSG, LLC solar project for he is an abutter. The motion to open the Public Hearing for the Lebanon CSG LLC, solar project was made by A. Bridges. The motion was seconded by S. Nugent. The vote was taken. The motion carried 4-0

**Lebanon CSG LLC – Chris Byers/Steve Blake –Solar project off of West Lebanon Road
McCrillis-Cox Map R06 Lot 70 and U07 Lot 05:**

Chris Byers and Steve Blake presented the project to those in attendance. The project was approved a couple of years ago. Due to delays in interconnections. The project has remained unchanged with the exception of the access road being changed from 14' in width to 16' in width to accommodate Fire/EMS vehicles. The project consists of two parcels of land on either side of the power lines on West Lebanon Road. These will be connected with an underground easement from CMP. Although this may look as if this is two separate projects, it is in fact one. The solar panels will be fixed. A nine-foot fence to serve as a security feature per the National Electric Codes will be put in place. The fence will have a "critter gap" to keep out large animals. The fence will blend in to its surroundings unlike a chain link fence. There will be minimal tree clearing and there will be no wetland impact. The property is currently categorized as "farmland" and therefore anything installed must be removed up to four feet in depth. The property will be seeded with a meadow mix which will serve as a stormwater buffer. The property will not be mowed more than twice a year. This is going to be a community solar project where the electricity is not shipped out of the State of Maine.

Regina Lane, a member of the public asked if anyone has signed up for the project as of yet. It was explained that at this time, there has not been any notices mailed out. They may wait until the project has

been completed before doing so. Public participation took place. During public participation, discussion turned to a resident voicing their opinions in regard to a different project. Chairman LePage asked for a motion to close Public Hearing/public participation. The motion to close the Public Hearing was made by A. Bridges. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 4-0

The property owner's daughter asked to speak and explained that her mother was approached by about five (5) different solar companies and they chose this one because they were the best. This was approved a couple of years ago, and her mother has been waiting for the project to take place.

Vice-Chairman Wilson made the motion to open the meeting. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 4-0

**Lebanon CSG LLC – Chris Byers/Steve Blake –Solar project off of West Lebanon Road
McCrillis-Cox Map R06 Lot 70 and U07 Lot 05:**

Mr. Byers reiterated the information presented during the Public Hearing. At the time of decommission, Nex-amp has stated they will be removing all materials installed for the project. A survey reserved a five (5) foot easement to the cemetery is in place which will be kept cleared so the cemetery can be accessed. This will be added onto the final plan.

In regard to the two entrances on parcel R06-70. The Road Commissioner will need to be contacted.

Mr. Byers can locate the pin to determine if the other entrance is in fact on R06-70 or the abutting property. Detail in regard to the measurements of the "critter gap" and the fence will be added to the plan. A qualified engineer will inspect, stamp and submit reports to both the Code Enforcement Officer and the Code and Land Use Admin. Inspection information will also be kept on site. A copy of the proposed site work costs must also be submitted to determine the amount of the performance bond. Small wheat grass was reported to be found in the transmission lines. A biologist will walk the site ahead of time to flag the area so adjustments can be made accordingly.

**ME West Lebanon Road Solar LLC/Chris Byers/Steve Blake – Solar project off West Lebanon Rd,
Carson Map R05 Lot 104:**

The Plans were signed for this project. Vice-Chairman Wilson made the motion for the Findings of Fact Conclusion of Law for ME West Lebanon Road Solar, LLC, Greenbacker capital, that the Town of Lebanon will not be listed as a beneficiary on the State of Maine Decommissioning Bod. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

Vice-Chairman Wilson made the motion to approve the Findings of Fact Conclusions of Law for the ME West Lebanon Road Solar, LLC project with the following conditions referencing the document, solar site plan and conditions of approval which will be attached to the Findings of Fact Conclusions of Law. (Vice-Chairman Wilson reads all of the conditions A-K). The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

**Cris Emmons – Possible minor subdivision Map R11 Lot 13 corner of Jim Grant Road and
Emmons Lane:**

Mr. Emmons is looking to split his lot and sell his home. The lot was created less than five (5) years ago. Mr. Emmons will bring more information of when the lot(s) were split and who the lots were conveyed to at the next planning Board meeting scheduled for Monday, December 4, 2023.

The motion to accept the minutes of August 7, 2023 was made by A. Bridges. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 5-0

The motion to accept the minutes of August 21, 2023 was made by A. Bridges. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 4-0

The motion to accept the minutes of September 5, 2023 was made by A. Bridges. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 5-0

The motion to accept the minutes of September 18, 2023 was made by A. Bridges. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 5-0

The motion to accept the minutes of September 22, 2023 was made by Vice-Chairman Wilson. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 4-0

The motion to accept the minutes of October 2, 2023 was made by A. Bridges. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 3-0

The motion to accept the site visit minutes of October 6, 2023 was made by A. Bridges. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 5-0

The motion to accept the minutes of October 17, 2023 was made by A. Bridges. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 5-0

The motion to accept the minutes of October 28, 2023 was made by A. Bridges. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 5-0

The motion to accept the FFCL for Zacharia Matthews/Buzzed Bakery was made by A. Bridges. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 5-0

Vice-Chairman Wilson made the motion to enter executive session pursuant to 1 M.R.S.A. § 405(6)(A). The motion was seconded by S. Nugent. The vote was taken. The motion carried. 5-0

S. Nugent made the motion to exit executive session. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 5-0

A. Bridges made the motion to adjourn. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 5-0 Meeting closed at 8:55 pm

