





**Lebanon, Maine Planning Board  
Planning Board Public Hearing/ Regular Meeting -Minutes  
Monday, February 07, 2022**

Members Present

A. LePage – Chairman  
D. Wilson – Vice-Chair   
L. Bragg   
A. Bridges   
M. Walsworth - Alternate 

Shaun Booker  
Atty. Fredette  
Shawn Meehan  
Christian Loranger  
Grace Charland  
Lindsey Melo

Others Present

Adam Rowley  
Brett Scott  
Emily Tyler  
Scott Couture  
Shawn Tobey  
Brian Charland

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L. Bragg made the motion to open the meeting. The motion was seconded by A. Bridges. The vote was taken, the motion carried. The meeting opened at 5:58 pm.

L. Bragg made the motion to open the Public Hearing for Scott Couture. The motion was seconded by Vice-Chair Wilson. The vote was taken the motion carried. The Public Hearing opened at 5:59 pm.

**Scott Couture – DoZia Farms, LLC – Public Hearing:**

Scott presented revised site plans for the Board to review for the property located at 178 Creamery Hill Road. At this time, there will not be any additions, however, in the future, Phase II and or Phase III maybe. There will be only two employees, which will be the owners. There will be no signs.

L. Bragg made the motion to close the Public Hearing. The motion was seconded by A. Bridges. The vote was taken. The motion carried. The Public Hearing was closed at 6:10 pm.  
The Board approved and signed the final site plans.

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L. Bragg made the motion to open the Public Hearing for Grace Charland. The motion was seconded by Vice-Chair Wilson. The Vote was taken. The motion carried. The Public Hearing opened at 6:11 pm.

**Grace Charland – Harvest Goddess – Public Hearing:**

Grace Charland, Lindsey Melo and Brian Charland presented revised plan/information to the Planning Board. It is proposed that existing pavement will be removed and sloped in order to divert water away from existing wetlands to what will be a newly vegetated area for storm water management.

The parking area will provide the Fire Department/EMS access around to the back of the property. There will be one entrance and one exit into the parking lot. There will be a spotlight out in front of the cultivation building. There will also be a fence, which will be locked. The Mills Road entrance/exit will be blocked from vehicles entering/exiting the parking lot with signs and chains. The well out front in the parking lot will have bollards around it to prevent vehicles hitting it.

They are still waiting to hear from the company to determine what would be the best spot to place the dumpster. They are aware that the dumpster will need to be enclosed by a fence.

L. Bragg made the motion to close the Public Hearing for Grace Charland. The motion was seconded by A. Bridges. The vote was taken. The motion carried. The Public Hearing closed at 6:20 pm.

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L. Bragg made the motion to open the Public Hearing for Eric Flynn. The motion was seconded by A. Bridges. The vote was taken. The motion carried. The Public Hearing opened at 6:20 pm.

**Eric Flynn – North Country Cannabis - Public Hearing:**

Eric Flynn presented a revised plan to the Planning Board. This is an existing building. The parking area has been recently paved and contains twelve (12) parking spaces and one (1) handicap space. The stop sign as well as the handicap sign have been ordered. Discussion took place as to whether or not the parking lines should be diagonal to allow vehicles the space to maneuver. Lights are already in place and a sign permit will be obtained from the Code Enforcement Officer. They are proposing to be open from 10:00 am to 6:00 pm with five (5) employees each day.

L. Bragg made the motion to close the Public Hearing. The motion was seconded by Vice-Chair Wilson. The vote was taken. The motion carried. The Public Hearing closed at 6:30 pm.

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L. Bragg made the motion to open the Public Hearing for Tim Bragdon. The motion was seconded by Vice-Chair Wilson. The vote was taken. The motion carried. The Public Hearing opened at 6:30 pm.

**Tim Bragdon – Nature's Gift - Public Hearing:**

Shaun Booker made the presentation to the Planning Board. Mr. Bragdon's Attorney, Mr. Fredette was also in attendance. This is an existing building. There will be an addition in the future which was depicted on the site plans which were submitted.

L. Bragg made the motion to close the Public Hearing. The motion was seconded by A. Bridges. The vote was taken. The Motion carried. The Public Hearing closed at 6:40 pm.

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L. Bragg made the motion to continue the regular meeting. The motion was seconded by Vice-Chair Wilson. The vote was taken. The motion carried. The meeting reconvened at 6:40 pm.

**Scott Couture – DoZia Farms, LLC –**

The Board discussed the site visit which was held on Saturday, December 18, 2021. The Board had requested that the location of the dumpster be placed on the site plan. The Board reviewed the Site Plan Review checklist. L. Bragg made the motion to accept the application as complete. The motion was seconded by A. Bridges. The motion to accept and approve the Site Plan Review submitted by Scott Couture/DoZia Farms, LLC was made. The vote was taken. The motion carried. The Site Plans were signed by the Board. Discussion of whether or not the Site Plans are to be recorded at the Registry of Deeds took place. The Site Plan Review Ordinance states that the plans should be recorded, however a previous applicant was told by the Registry of deeds that they would not record plans where no changes are proposed and or a hand drawn. Notarizing the plan was discussed, but the Notary would need to witness the signature. The Board requested that the applicant attempt to have the Site Plan recorded and if there were an issue, to contact the Land Use Clerk. Once a copy of the recorded plan has been returned to the Town Office, the Findings of Fact Conclusion of Law will be reviewed and signed by the Planning Board and then submitted to the Code Enforcement Officer. The Land Use Clerk will email the Registry of Deeds information to the applicant.

**Grace Charland – Harvest Goddess – 1104 Carl Broggi Highway**

The Board discussed the Site Visit which took place on Saturday, December 18, 2021. During the Site Visit, the applicant told the Board that two (2) existing sheds would either be moved to another area on the property, or will be removed from the property all together. There have been changes since the Site Visit which were not previously discussed which will include earthwork such as, removing pavement to redirect stormwater run-off, areas of the parking lot will be filled in to correct the slopes in the parking lot and repaved. The parking spaces

could not be lined due to the slopes causing an uneven parking lot creating puddling. A conditional approval was discussed for the parking area will not be able to be completed until the summer/fall. This project was originally determined to be a minor site review will leave it as such; The Board went through the check list the following items need to be addressed:

- Stormwater control – how is this being treated
- Revegetated area needs to be noted on the site plan
- Erosion control measures need to be noted on the Site Plan, e.g., Silt fencing, stump grindings as part of the revegetation plan – loam and seed the disturbed land
- The parking lot is to be completely leveled, clarification of pavement removal
- New pavement or overlay on existing pavement, overlay cement areas or remove cement and pave
- Can a landscape architect create as Stormwater Control Plan
- Mills Road entrance will this be permanently closed
- Bollards are to be placed around the well
- Lights are existing for employees in parking area
- Leach fields need to be placed on the Site Plan
- Where the dumpster is to be placed and that it is enclosed to be on Site Plan
- Any landscape buffers, plantings of shrubbery or trees be shown on the Site Plan

**Eric Flynn – North Country Cannabis ME, LLC – 1 Wiggin Road – Map U02 Lot 20**

This is an existing site. The parking lot was repaved and will be lined. There will be a stop sign exiting the parking lot onto Wiggin Road. Whether or not NO Parking signs was mentioned during the site visit. The Road Commissioner felt that they are not necessary. Question in regard to parking lot set-up and striping was mentioned and if there would be enough room for cars to back up. Employees will be parking in one area to allow cars to maneuver the lot easily.

L. Bragg made the motion to accept the application as complete. The motion was seconded by A. Bridges. The vote was taken. The vote carried.

The plans were signed with the condition that the parking lot would be lined when completed. The signed Plans will need to be recorded and a copy returned to the Planning Board.

**Timothy Bragdon – Nature's Gift – 1384 Carl Broggi Highway – Map R03 Lot 6**

Mr. Bragdon's attorney Mr. Fredette and Shaun from Nature's Gift, presented the project. There is an addition in the future, however, the proposed building is not included with the approval for the existing building. If there are any changes in the future, the applicant must come before the Planning Board to review the changes. Once weather allows, the parking area is to be lined, in and out arrows are to be painted as well as a stop bar/line exiting the parking lot into Route 202/Carl Broggi Highway. These also need to be shown on the plan. The Planning Board would like to see these conditions met no later than June 1, 2022. At this time, a dumpster will not be on site. In the future with the addition, placement will be determined. The container on site is currently used for storage and may not be permanent. L. Bragg made the motion for the conditional approval of Nature's Gift. The motion was seconded by Vice-Chair Wilson. The vote was taken. The motion carried.

**Eric Bergendahl – 270/272 Carl Broggi Highway – Not in attendance**

**Scott Wallingford – 214/218 Center Road - Not in Attendance**

**Brett Scott – Cannabis Haven – 826 Carl Broggi Highway**

Mr. Scott presented plans for project to be located at 826 Carl Broggi Highway. The existing structures will be used. There will not be any new construction at this time. In the future, the lot may be split with additional buildings constructed. The location of the septic and well were added to the plan. A stop sign as well as an enclosed dumpster need to be added. There will be five (5) employees, no public traffic. A Public Hearing was scheduled for Monday, March 7, 2022 at 6:00 pm.

**Karl & Karen Nash – Not in Attendance**

**Shawn Tobey/Hoyle Tanner – Upper Cross Solar Project – Glenn Carter**

Chairman LePage brought before the Board that Mr. Carter is his wife's Uncle and asked if anyone had cause for concern. The Board agreed that this would not be an issue.

The proposed project is located at Map R07 Lot 36 which consists of 42 acres, for a three (3) megawatt solar array where each panel is 550 watts. The panels will be tilted, produce no glare and are fixed. There are wetlands on the property, however, no fill will be brought onto site, there will need to be some revegetation which requires a Tier 1 Permit by Rule. The total project will consist of approximately ten (10) acres with the removal of trees on six (6) acres. The remainder of the property will be untouched. A double row of 7'– 8' spruce trees will be planted as a screen from Upper Cross Road as well as a security fence. An entrance gate with a Knox Box for Fire/EMS department to access, signage with emergency numbers, addresses etc. will be on site as well as a kill switch. A road entrance permit may have to be obtained by the Road Commissioner. There will also be remote monitoring.

No lighting will be on site. There will be a transformer towards the front of the project and the noise level is that of an air conditioner and is only during the daylight hours.

The panels are warranted for approximately twenty-five (25) years. A decommissioning plan with bond or irremovable letter of credit will be put into place.

Maintenance will consist of weed whacking approximately twice a year. There will not be any herbicides or chemicals used to restrict or halt vegetation growth.

The Board requested that a third-party engineer perform inspections throughout the construction process to provide a as built plan as well as SWWWP monitoring. Reports are to be submitted to both the Code Enforcement Officer and the Planning Board.

With this particular project, the current owner will be selling the property not leasing the property to the Solar company.

The motion that this project be considered a Major Site Plan Review was made by L. Bragg. The motion was seconded by Vice-Chair Wilson. The vote was taken. The motion carried.

Site Visit scheduled for Saturday, February 12, 2022 at 8:00 am. A Public Hearing was scheduled for Monday, March 7, 2022 at 6:10 pm.

**Fielding's Oil –**

Brief discussion took place in regard to the Fielding's Oil project coming back before the Board. The Land Use Clerk to set up a Saturday, March 5, 2022 Site Visit and invite the Fire Chief, Selectboard and Code Enforcement Officer.

The minutes of January 3, 2022 were reviewed. L. Bragg made the motion to accept as written. The motion was seconded by A. Bridges. The vote was taken. The motion carried.

The minutes of January 22, 2022 Site Visit were reviewed. A. Bridges made the motion to accept as written. The motion was seconded by Vice-Chair Wilson. The vote was taken. The motion carried.

Vice-Chair Wilson made the motion to accept the Findings of Fact Conclusion of Law for the West Lebanon, Lebanon Solar 1, LLC project. (Joshua O'Meara) The motion was seconded by L. Bragg. The vote was taken. The motion carried.

L Bragg the motion to adjourn. The motion was seconded by A. Bridges. The vote was taken. The motion carried. The meeting adjourned at 9:01 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 Ordinance, 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.