






**Lebanon, Maine Planning Board**  
**Meeting Minutes**  
**Monday, July 17, 2023**

Members Present

A. LePage, Chairman   
Mr. D. Wilson, Vice-Chairman   
L. Bragg   
A. Bridges   
M. Kennedy 

Others Present

Nick Walsh, Solar Projects update/extension  
Steve Serewicz  
Rod Furbush, CEO

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S. Nugent was not in attendance this evening.

A. Bridges made the motion to open the meeting. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

**Pledge of Allegiance**

**Voting of Officers:**

A. Bridges nominated current Chairman, LePage for Chairman. The nomination was seconded by L. Bragg. Current Chairman LePage accepted the nomination. The vote was taken. The motion carried. Vice-Chairman Wilson, L. Bragg, A. Bridges and M. Kennedy voted in favor. Chairman-LePage abstained from the vote. A. LePage will serve as Chairman of the Planning Board for the 2023-2024 fiscal year.

M. Kennedy nominated current Vice-Chairman, Wilson for Vice-Chairman. The nomination was seconded by L. Bragg. Current Vice-Chairman Wilson accepted the nomination. The vote was taken. The motion carried. Chairman LePage, L. Bragg, A. Bridges and M. Kennedy voted in favor. Vice-Chairman Wilson abstained from the vote. D. Wilson will serve as Vice-Chairman of the Planning Board for the 2023-2024 fiscal year.

**Steve Serewicz – Shoreland Zone – Best Possible Location, 133 Champion Street - Map U11 Lot 8:**

Mr. Serewicz came before the Board to propose the replacement of an existing 6' x 8' rotted shed with a new 8' x 12' shed. Currently Mr. Serewicz is having to store items under his deck and they are getting ruined and the construction of a garage is not feasible with this lot. The proposed shed is a premade shed which would be delivered and placed on a boxed in stone pad. M. Kennedy made motion to accept the application as complete. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0

A Site Visit was scheduled for Thursday, July 27, 2023 at 6:00 pm in order for the Board to measure the existing shed and determine the best possible location to place the new shed.

**Nick Walsh – Approximate time line updates on solar projects with the State**

Mr. Walsh came before the Board in regard to the Lebanon CSG, LLC solar project located off of West Lebanon Road. The project was approved in December of 2020 and has received several extensions due to the State and Central Maine Power setbacks.

The project has already been approved for the Energy Billing Award and they had an interconnection agreement in place with Central Maine Power. This award expires at the end of 2024. Currently, Central Maine Power has to upgrade their infrastructure in order to accommodate projects that have already been approved, which completion time is estimated to be in 2027.

One way to move forward with the project in order to take advantage of the award is to downsize the project from a 17-acre, 3.75 Megawatts AC project to a 4-to-5-acre, 1 Megawatt AC.

The project will need to come back before the Planning Board to review the changes. A new application, plan, review and public hearing are needed to move forward.

The approved, revised plans for Carrie Powers of 82 Sewell Shores Road were signed by the Board.

The Board signed plans to accompany the Findings of Fact Conclusions of Law for Tier 1 Extracts.

Vice-Chairman Wilson made the motion to accept the Findings of Fact Conclusion of Law for Christopher and Heather Roux. The motion was seconded by M. Kennedy. The vote was taken. The vote carried. 3 in favor - 2 abstentions

A. Bridges made the motion to accept the Findings of Fact Conclusion of Law for Rebecca Watkins of 152 Indian Lake Drive. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 4 in favor -1 abstention

The motion to adjourn was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0 7:18pm