






**Lebanon, Maine Planning Board**  
**Meeting Minutes**  
**Monday, September 18, 2023**

Members Present

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

Others Present

Jamie Scott  
Chip Harlow  
Talia Burghard  
Chip Fredette  
Stacey Nast-DiDonato & Jason DiDonato  
Beverly & Roger Carter  
Tim Bragdon  
Rebecca Stanley  
Leigh LaMartina  
Zacharia Matthews

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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. 5-0 The meeting opened at 6:00 pm.

**Pledge of Allegiance**

**Talia Burghard/Chip Fredette – Verizon – Site Plan Review – Hersom Lane Map R15 Lot 35:**

Revised Plans from what were originally submitted prior to the meeting were distributed to the Board for review. Talia and Chip presented the cell tower project to the Board. Much discussion took place. Discussion of road drainage, there is only one (1) cross culvert, should a civil engineer review the road? The Board would like to have a third-party engineer review this. The access will be ultimately 12' wide, gravel road, only to be accessed by technicians in the Spring Summer and Fall. There will be no buildings on site, there will be outdoor grade cabinets which will house backup power of 800 amps. The entrance will be gated. The tower will be built to suit several carriers. The Carters, who abut the property asked if they would see the tower from their property. Sheet four shows that it will sit back 570' from Hersom Lane. The owner of the property will allow clearing of the trees and the tower in a particular area. After an application is submitted and a Public Hearing is held, Verizon will "float" a balloon and drive all of the roads within one mile and take photos to see if the tower will be seen. The Carters asked if there will be lights, and there will not be for the tower will be under 200' in height at 185'. The proposed timeframe would be to build in mid-summer of 2024. Construction time is about two (2) months if they don't have to pin the structure to ledge. Concern of the logging trucks causing additional wear and tear on the road is a concern. A pre-construction video of the road as well as a post construction video of the road will need to be submitted to the Road Commissioner as well as the Planning Board. The question of would FIRE/EMS need training of any sort was brought up. There is not, however, they are more than happy to install a Knox box at the entrance. There is a cooling fan on the side of the cabinet which is no louder than an air conditioner. There will be a generator on site which a weekly cycle will need to be scheduled which will run for approximately twenty minutes. The backup battery will last for approximately 4-6 hours and then

the generator will start. Privacy slats for the proposed eight-foot fence was requested and agreed to. The concern of if the tower fell was discussed. With the height of the tower being 185' and the nearest abutter being 185' from the boundary. The proposal to move the tower further from the property lines will be brought to the land owner for consideration. A site visit will be scheduled once an official application has been submitted. Vice-Chairman Wilson made the motion that the Verizon project be considered a major Site Plan Review. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

**Timothy Bragdon - Natures Gift – Site Plan Review – approval extension and change of use for 1384 Carl Broggi Hwy:**

Mr. Bragdon came before the Board to request a second extension for the Natures Gift, Site Plan Approval which was originally granted February 7, 2022 with the extension approved on March 6, 2023. Mr. Bragdon also brought before the Board a change of use to a temporary shed which was approved via Deminimus change, March 6, 2023. Mr. Bragdon would like to use the shed as an Adult Retail Store. The State has already been to the site and approved the structure. Mr. Bragdon was asked to come back before the Board with an application for a Site Plan Review for a change of use.

**Grace Ventures, Jason DiDonato/Stacey Nast-DiDonato - Site Plan Review for an Event Venue at 77 Carl Broggi Hwy, Map R08 Lot 27:**

Both Jason and Stacey came before the Board with a sketch plan of the property. They are proposing the removal of the existing batting cages and cement pad. A new cement pad, which will be reduced in size will be constructed. Question of whether or not this area falls within the Shoreland Zone and whether or not the project should be reviewed as a Site Plan Review and/or a Shoreland Zoning project. Currently there will not be any changes to the house, barn and two (2) garages. The coffee stand which is no longer in use, has already been removed from the property. A Site Visit was scheduled for Friday, September 22, 2023 at 5:00 pm.

**ME West Lebanon Road Solar LLC - Rebecca Stanley/Leigh LaMartina – Revisit approved Solar project off of West Lebanon Road, Map R05 Lot 104:**

Leigh LaMartina and Rebecca Stanley came before the Board and submitted binders to present the previously approved project, ME West Lebanon Road Solar, LLC which is proposed to be located on Map R05 Lot 104 on the property currently owned by Rebecca Carson of 252 West Lebanon Road. The project was originally presented under “Rensola Power Holdings” which has been renamed only as “Emeren”, there has been no change of hands. They are working with the same plans which were originally approved in December of 2020. There is one change in the notes, the original notes state that the project consists of 20+ acres when the correct number is 19.80 acres. They are looking to clear this winter 2023/2024 and begin construction in spring of 2024. Much discussion of Decommissioning Bonds and Plans took place. Once the applicants submit an application and fee, a Site Visit will be scheduled. Once the application is accepted as complete, a Public Hearing will be scheduled.

Vice-Chairman Wilson made the motion that ME West Lebanon Road Solar, LLC needs to go through the Site Plan Review process again. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

Vice-Chairman Wilson made the motion that the Me West Lebanon Road Solar, LLC project be considered a major Site Plan Review. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

**Zacharia Matthews – Buzzed Bakery – Site Plan Review/Leasing space – 178 Creamery Hill Road Map R08 Lot 52-A**

Zacharia presented an application which proposed to lease an 844 square foot area at 178 Creamery Hill Road. The proposed use of the space would be for a medical marijuana kitchen to manufacture edibles. A Site Plan Review was previously approved for DoZia Farms/Borderline Property Management in February of 2022 for Creamery Hill Cultivation, which was an adult use cultivation facility. The facility would not be open to the public, therefore, there would not be pedestrian traffic. There would be no more than three (3) employees. Product would only be delivered and the space would be used strictly as a kitchen. A grease trap in addition to the septic system is not needed for the kitchen is not a traditional bakery. The only change to the area is the addition of a sink. Discussion took place in regard to having the septic system inspected to determine whether or not the septic system will accommodate an additional three (3) employees using the facilities as well as the addition of a sink for washing the items used to manufacture the product. The motion that Buzzed Bakery is a minor Site Plan Review was made by Vice-Chairman Wilson. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0 A Site Visit was scheduled for Friday, September 22, 2023 at 5:30 pm.

**Kole Lord/Steve Foglio – Subdivision off of Orrills Hill Road, Map R12 Lot 65:**

Not in attendance

**Town of Lebanon Fire Department – Site Plan Review – 3 Upper Cross Road, Map R07 Lot 52:**

Selectmen Harlow came before the Board with two proposals in regard to housing for the Fire Department. There are concerns in regard to “Station 1” located at 3 Upper Cross Road, Map R07 Lot 52, being structurally unsafe, and the trailer which was placed on site as an office area is not equipped to be used as “living quarters”.

(1) At this time, the Town has a month to month on a building, located at 184 Merchants Row, Map R11 Lot 24-C-4, which was previously utilized by “Blue Prints” Daycare. Fire/EMS personnel have “moved” into the building as a temporary solution. The Chief will still utilize the trailer located at “Station 1” located at 3 Upper Cross Road as an office. Both an ambulance and engine would be on site to ensure a quick response time, however, once colder weather begins, the vehicles need to be in an enclosed heated structure. The question of would this be considered a change of use where the building was previously *leased* to the daycare and it is now being *leased* to the Town as temporary “Station”. The concern of carcinogens being washed and leaching in to the surrounding property from the fire fighters gear was mentioned. The gear would not be washed onsite, but at a neighboring station.

Vice-Chairman Wilson made the motion that the Town of Lebanon change of use, be considered a minor Site Plan Review, with the application fee waived. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0 An application must be submitted to the Board in order for the review to move forward.

(2) A sketch plan of 3 Upper Cross Road, showing a proposed single wide mobile home to be placed on site behind “Station 1” was distributed to the Board. Map R07 Lot 52 is an existing, non-conforming lot with existing structures which do not meet all of the required setbacks per the Lot Size Ordinance. The existing office trailer will remain on site. The existing cement pad cannot be used. The pad is not large enough to accommodate the proposed mobile home and it does not meet the required setbacks.

Vice-Chairman Wilson made the motion the Town of Lebanon Fire Department Site Plan Review be considered a minor review with the application fee waived. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

A Site Visit was scheduled for Friday, September 22, 2023 at 6:00 pm. An application must be submitted to the Board in order for the review to move forward.

A brief discussion on Fielding's Oil took place. The Board feels that the Code Enforcement Officer can handle any remaining questions, such as landscaping, moving of items on site, etc.

An additional meeting was discussed due to the increasing number of projects coming before the Board. The motion to hold an additional Planning Board meeting on Tuesday, October 17, 2023 was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0

The motion to adjourn was made by A. Bridges. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 5-0 9:05 pm