


**Lebanon, Maine Planning Board  
Regular Planning Board Meeting Minutes  
Monday September 21, 2020**

Members Present


Others Present



S. O'Brien – Vice-Chair



D. Harriman



B. Harris-Howard



J. Bradshaw

Chris Byers – SPR – Solar Projects

Steve Oles – BPL Rev. Busteed 160 Sewell

Ryan Sostak - SPR

Guy & Lyn Drapeau – BPL 126 Rocky Cove

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*D. Harriman made a motion to open the meeting. B. Harris-Howard seconded the motion. The vote was taken. The motion carried. The meeting opened at 6:20 pm.*

**Chris Byers - SPR – ME West Lebanon Road Solar, LLC - ReneSola –**

Mr. Byers submitted updated packets for the ME West Lebanon Road Solar, LLC - ReneSola project. They will be acquiring the necessary Forestry permit by rule from the DEP. One waiver was requested in regard to the scale of the Site Plan, which was approved. They will not be creating a new entrance for they will be utilizing the existing crossing. Vice-Chair O'Brien asked the Board if they had any questions. They did not.

**Chris Byers - SPR – Lebanon CSG, LLC – Dimension Renewable Energy –** Mr. Byers submitted updated packets for the Lebanon CSG, LLC – Dimension Renewable Energy project. The footprint has expanded from the last time Mr. Byers submitted information to the Board. The footprint is located on higher ground towards the woods still staying under the 20 acres. They created a vegetative buffer around the project. They rearranged the project to respect abutter requests. They were still able to maintain the project so it does not infringe upon the wetlands. There will be a road created, the disturbance for this is included in the DEP permit. Vice-Chair O'Brien asked the Board if they had any questions. They did not. A Public Hearing will take place on Monday, October 5, 2020 at 5:30 pm.

**Steve Oles – BPL - Revision Busteed – 160 Sewell Shores Road - Site Review @ 5:15 pm**

Vice-Chair O'Brien asked the Board if they had any questions and or concerns about the revision of the previously approved project. They did not. J. Bradshaw made the motion to accept the revision as presented. B. Harris-Howard seconded the motion. The vote was taken. The motion carried.

**\*\* Steve Oles mentioned that he will be bringing a Best Possible Location to the Planning \*\***  
Located at 22 Pleasant Point Road.

**Guy & Lyn Drapeau – BPL – 126 Rocky Cove Road – Site Review @ 5:35 pm**

Vice-Chair O'Brien stated she felt that the current location is the best possible location for the proposed project. Vice-Chair O'Brien asked the Board their thoughts on this. Mrs. Drapeau really wants to have a walk out basement, for that to happen, the new structure would have to be behind the 75' 100 year flood plain mark in order to have the height approved. Not as many trees would have to be removed however at the 100' flood plain mark. This would also be outside of the FEMA Flood Zone.

A new map showing the location of the new structure, septic and well will need to be submitted as well as an erosion control plan and a revegetation plan. An email with the State requirements for revegetation will be sent.

**Ryan Sostak – Avery Property Holdings, LLC – SPR-** Mr. Sostak approached the Board with the proposal of building a rental structure. This will be an addition to an existing building on the property. The Site Plan Review process was discussed. J. Bradshaw asked Mr. Sostak as to what would the units be rented as. Mr. Sostak stated that they would be rented as Medical Marijuana Grows, not for adult use/retail. Question of stormwater control measures for there are wetland concerns. Question of if this will be considered a subdivision due to the proposed three separate rental units. Questions of fire suppression were also voiced this will have to be addressed with the Fire Chief.

Vice-Chair O'Brien requested that Mr. Sostak have a full survey completed showing the wetlands on the property, a copy of the original septic design and a proposed storm water control plan to address the water runoff from the roof. Vice-Chair O'Brien made the motion that this project will need a Major Site Plan Review. J. Bradshaw seconded the motion. The vote was taken. The motion carried.

**Minutes:** 8/17/2020 – reviewed, approved and signed

**Other Business –**

**New Fire Chief –** The Board will be sending out an invitation to the Fire Chief to attend the next Planning Board meeting which is scheduled for Monday, October 5, 2020. The Board would like to discuss with the Chief current the Subdivision Regulations and if the fire suppression requirements should be updated.

**Wolcott – Vice-Chair O'Brien** made a motion to release of the letter of credit from the Hayes Farm Subdivision. B. Harris-Howard seconded the motion. The vote was taken. The motion carried.

D. Harriman made the motion to adjourn. B. Harris-Howard seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 8:00 pm.