






Lebanon, Maine Planning Board
Meeting Minutes
Monday, October 2, 2023

Members Present

A. LePage, Chairman 
Mr. D. Wilson, Vice-Chairman 
L. Bragg
A. Bridges 
M. Kennedy  (arrived at 6:18 pm)
S. Nugent  (left at 7:00 pm)

Others Present

Timothy Bragdon
David Boisclair
Zacharia Matthews
Chris Byers
Steve Blake
Drew Vardakis

L. Bragg made the motion to open the meeting. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

The meeting opened at 6:03 pm

David Boisclair - Site Plan Review, Home Auto Business - 86 Lower Barley Street – R05-78-1:

Mr. Boisclair came before the Board to propose an auto repair business. There would be no construction for the garage is existing. Work would be by appointment only and Mr. Boisclair will be the only employee. An application with a plot plan/survey along with the application fee will need to be submitted prior to scheduling a Site Visit. The plot plan must show the location of the well, septic, all structures, parking, sign, etc. Vice-Chairman Wilson made the motion that Boisclair Tire and Brake be considered a minor Site Plan Review. The Motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0

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

Mr. Matthews came before the Board. This site was previously approved by the Board for Scott/ Couture of DoZia Farms. A notarized letter from Mr. Couture needs to be submitted allowing Mr. Matthews to present this project to the Board. One of the conditions for the previous approval was to remove the “flooring sign” on site, which was never done. In order to obtain an occupancy from Code Enforcement, the sign will need to be removed. Vice-Chairman Wilson made the motion to approve Buzzed Bakery with the following conditions; a waiver of the stormwater management plan for there is no site work, a notarized letter from Scott Couture giving permission to present project and that the “flooring” sign out front of the property be removed. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

Timothy Bragdon – Site Plan Review, Nature’s Gift, change of use - 1384 Carl Broggi Highway – Map R03 Lot 6:

Mr. Bragdon came before the Planning Board in regard to the change of use of a previously approved Deminimus change to add a 12’ x 28’ shed on site. The shed was to be used as a temporary office, manufacturing space and storage and then removed once the proposed addition was completed.

Mr. Bragdon now has a kitchen for processing, manufacturing in the main building and is seeking approval for a change of use to an Adult Use store front. No appointment would be necessary. There is no plan for more than two (2) employees at this time.

Code Enforcement has been out to the site and the structure is on a cement pad and has the appropriate tie-downs. The structure has a 36' door which opens to a ramp. The propane tank is to be removed and the gas lines should be off and checked to make sure that they are capped.

The back of the site will be fenced with a gate with the appropriate parking, lighting and cameras once the addition for the lab, grow and office is complete.

Vice-Chairman Wilson made the motion to accept Bragdon's Holdings, LLC. application for a minor Site Plan Review as complete. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

Vice-Chairman Wilson made the motion for Bragdon's Holdings, LLC waive the site walk for we've seen the existing structure and the current Code Enforcement Officer has visited the site. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

Vice-Chairman Wilson made the motion that Bragdon's Holdings, LLC have a Public Hearing, to be held on Tuesday, October 17, 2023 at 6:00 pm. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

Lebanon West Lebanon Solar 1, LLC - Drew Vardakis – Solar project off of West Lebanon Road, Map U07 Lot 3:

Vice-Chairman Wilson made the motion to accept Michael Kennedy recusing himself from the Soltage Lebanon West Lebanon Solar 1, LLC based on being an abutter. The motion was seconded by L. Bragg. The vote was taken. The motion carried 4-0

The building permit has been applied for, waiting on answer in regard to the fees. Building permit fees for commercial projects are \$0.75 per square foot per the Town of Lebanon Maine Uniform Building and Energy Code Administration Ordinance. The Town did bring a referendum to the people in regard to solar fees in 2021 which failed to pass by 15 votes. Maine Municipal Association advised that due to the fees being included in an Ordinance, and a referendum on solar fees not passing, this must be brought before the people in another referendum. The Road Entrance permits has been obtained, soil samples have been taken for phase 1 of Geotech, the DEP renewed the Stormwater permit, there is a snake management in place. No wetlands will be disturbed during this project. A site walk took place with abutters along the property line to determine if and what trees could be left as a buffer, even though the approval allows clearing the property. Soltage is waiting on finalizing the contractors and a pre-construction meeting will take place. The meeting should include, the contractors, engineers, Road Commissioner, Fire Chief, Code Enforcement, a member of the Selectboard and the Planning Board.

The footprint of the project has not changed even though the wattage has changed several times. This is due to changes in the panels. Before going live, Soltage will meet with the Fire Chief in regard to Knox Box access and contact information. Discussion on performance bonds and decommissioning bonds were discussed and examples will be submitted from other projects. It needs to be determined whether or not the clearing of the trees required a separate forestry permit, or if it is included in the stormwater permit.

ME West Lebanon Road Solar LLC – Chris Byers/Steve Blake – Revisit approved Solar project off of West Lebanon Road, Map R05 Lot 104:

Chris Byers came before the Planning Board to revisit the previously approved ME West Lebanon Road Solar LLC project. This Site was recently harvested. There are wetlands on the property however there

were no vernal pools observed. The impervious surface for this project is 33,000 square feet which is just under an acre. This includes the road, three (3) equipment pads and electrical equipment. It has not been finalized; however, the panels will most likely move and follow the sun and reset the next day. The power will connect right into West Lebanon Road. The site will be grubbed leaving the loam for a meadow landscape which will serve as a stormwater buffer. This will only be mowed twice a year. There is a Permit by Rule application which has detailed plans on erosion control. The cut trees on site will be chipped and the stumps ground to be mixed with the soil. ECM mix will be used, no materials will be brought onto site, silt fencing will be utilized until mix is established. A decommissioning bond/permit had been approved/obtained from the State. The average is approximately \$30,000.00 per megawatt. L. Bragg made the 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 Friday, October 6, 2023 at 5:00 pm. A Public Hearing was scheduled for Tuesday, October 17, 2023 at 6:15 pm.

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

Not in attendance

A. Bridges made the motion to adjourn. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0 Meeting closed at 9:30 pm