


**Lebanon, Maine Planning Board  
Planning Board Meeting Minutes  
Monday October 4, 2021**

Members Present


Others Present

 A. LePage – Chairman

George & Elva LoveJoy (PH)    Andrew Vardakis

 B. Jancosko – Vice Chairman

Nathaniel Sewell (PH)    Allyn Gee

 L. Bragg – Alternate

Brett Pingree    Mel Warren

 D. Wilson

Acacia Hernandez    Tom Cusano

A. Bridges - Alternate

Paul Zensky    Dana Brearley

Chase Gagnon    Jase Gregoire

Kayla Corriveau    Kelsey Gagnon

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L. Bragg made the motion to open the Public Hearing. D. Wilson seconded the motion. The vote was taken. The motion carried. The Public Hearing for Lebanon, West Lebanon Solar 1, LLC, opened at 5:36 pm.

**PUBLIC HEARING**

**Soltage/Wood – O'Meara – Solar Project - West Lebanon Road**

Brett Pingree and Andrew Vardakis presented the Lebanon West Lebanon Solar 1 LLC project to those in attendance. This is a ground mounted solar project to be located off of West Lebanon Road, on the property owned by Joshua O'Meara, Map U07 Lot 3. Wood Engineering has performed the surveying and has obtained all permits required through the State.

They are still awaiting approval from C.M.P., Central Maine Power once studies have been completed, so they are not sure of when the project may actually begin. They be able to being in a year or perhaps not until the Spring of 2023.

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

Vice-Chairman Jancosko made the motion to open the meeting. The motion was seconded by L. Bragg. The vote was taken, the motion carried. The meeting opened at 6:32 pm.

**Soltage/Wood – O'Meara – Solar Project - West Lebanon Road**

Andrew Vardakis presented the following revisions to the plan: signature block on all sheets, revised the vegetative barrier on the left side (facing) of the lot, Emergency contact sign detail added (Sheet 3, C-501), Fence detail added (Sheet 3, C-501), Revised array layout to avoid old barn area (per owner request, Sheet 2, C-101) as well as S.W.P.P.P. inspections, Stormwater Pollution Protection Plan.

The following information is to be added to the last page of the set of plans and signed by the Planning Board. Items to be added are: Inspections will be completed and signed off by Wood

Environmental & Infrastructure Solutions, Inc. Copies of the stamped construction plans and inspection sign offs both pre and post construction, will be submitted to the Planning Board in addition to Code Enforcement. Knox Box information is to be added, decommission bond verbiage is to be added. (The Code Enforcement Officer will approve the amount of the Decommission Bond).

L. Bragg made the motion to accept the Lebanon West Lebanon Solar 1, LLC with the condition that the notes be added on the last page prior to being recorded. The motion was seconded by Vice-Chairman Jancosko. The vote was taken. The motion carried.

**Allyn Gee – Tri-Force Realty - SPR – MLR**

Mr. Gee presented plans to the Board. The buildings are already existing on the property and will be enclosed by a fence. Mr. Gee was asked to place a stop sign where the driveway meets Carl Broggi Highway, Route 202 and a Road Entrance Permit from the State needs to be submitted along with a septic design and show where the existing well is on the property. Site visit scheduled for Saturday, October 16, 2021 at 8:00 am and a Public Hearing is scheduled for Monday, November 1, 2021 at 5:30 pm.

**Mel Warren – ECC Lebanon Retail - SPR – MLR**

Ms. Warren reviewed the proposed project to be located at 1718 Carl Broggi Highway, ROUTE 202 with the Planning Board. A Site visit was scheduled for Saturday, October 16, 2021 at 8:30 am and a Public Hearing was scheduled for Monday, November 1, 2021 at 5:50 pm.

**Mel Warren – SPR – MLR**

Ms. Warren reviewed the proposed project to be located at 1498 Carl Broggi Highway, Route 202, unit two (2) with the Planning Board. This unit was previously operated as a quilt shop. A Site visit was scheduled for Saturday, October 16, 2021 at 9:00 am and a Public Hearing was scheduled for Monday, November 1, 2021 at 6:10 pm.

**Jase Gregoire/Chase Gagnon – SUB**

Mr. Gregoire presented additional information in regard to a proposed minor subdivision to be located off of Jim Grant Road. A Site visit scheduled for Saturday, October 16, 2021 at 9:30 am

**Dan & Brenda Heon – BPL – SLZ**

This project is in regard to 27 Sunfish Lane. This project was originally approved November 2, 2020 and per the minutes, a plan was to be submitted. Mr. and Mrs. Heon would like to move forward and obtain a building permit. The Code Enforcement Officer stated he is fine with the paperwork that the Heon's had submitted to him without a full plan.

**Other Business:**

**Michael & Cindy Pedro – not in attendance**

Vice-Chairman Jancosko made the motion to adjourn. The motion was seconded by D. Wilson. The vote was taken. The motion carried. The meeting adjourned at 8:36 pm.

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 Ordinances, 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.