






Lebanon, Maine Planning Board
Meeting Minutes
Monday, November 6, 2023

Members Present

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

Others Present

Timothy Bragdon
Don Fortin
Jamie Scott
Jason DiDonato
Glenn Griswold
David Boisclair
Alex Schild
Drew Vardakis
Steve Blake
Chris Byers

A. Bridges made the motion to open the meeting. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0 The meeting opened at 6:01 pm

Chairman LePage was not in attendance.

A. Bridges made the motion to make alternate member S. Nugent a full voting member. The motion was seconded by L. Bragg. The vote was taken. The motion carried 4-0

**Paul Morrisette/Bruce Marshall – East Coast Cannabis Site Plan Review/Shoreland/Demo Rebuild
1716 Carl Broggi, Map U01 Lot 68: Rescheduled for December 4, 2023**

Timothy Bragdon – Site Plan Review/Change of Use, Natures Gift 1384 Carl Broggi Highway:

Mr. Bragdon came before the Board with a revised plan with the explosion proof lab removed. Mr. Bragdon has ordered the fencing and it has been installed. Additional handicap parking spaces are in place. Mr. Bragdon stated the dumpster will be moved on November 8, 2023. The State requires a camera on the area and trash must be in clear bags to ensure nothing is being removed from the dumpster.

Vice-Chairman Wilson made the motion to accept Timothy Bragdon, Natures Gift as per the plan. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

The revised site plan was signed by the Board to be recorded with the Findings of Fact Conclusions of Law at the York County Registry of Deeds. Code Enforcement asked Mr. Bragdon to reach out once the renovations have been completed with the shed so he can come out and issue a Certificate of Occupancy for the change of use.

Grace Ventures – 77 Carl Broggi Highway – Site Plan review – Event Venue:

Mr. DiDonato came before the Board with a plan showing the layout of the venue. Vice-Chairman Wilson reviewed the previous meeting and site visit notes. Vice-Chairman Wilson asked Code Enforcement Officer Furbush his findings during the site visit with the Fire Chief. CEO Furbush stated that the visit went well stated that he will need a seating plan in order to determine the occupancy he is estimating the occupancy to be 134.

A fire lane must be painted down the side of the building around to the front and must be at least 20' wide and panic hardware must be installed. Sprinklers are not required when the occupancy is under 300. The structure is sound to accommodate the venue. However, there is one area where the sill does have water damage and will need to be replaced. Bathrooms will be ADA compliant. The parking area was discussed, it will be setback from the road and at this time be left as grass. There was concern about runoff as well as dirt/mud tracked onto Carl Broggi Highway. Mr. DiDonato stated that the contractor performing the site work suggested removing the top layer of loam and replacing it with crushed gravel. CEO Furbush added that the parking area should be at least 25' from sidelines.

Discussion on the septic and whether it has been inspected took place. Its approximately 10 years old. The design has two tanks, a 1,000 gallon and 250 gallons. A grease trap will not be needed. All food will be provided by outside vendors. The Board requested that the septic system be inspected and a report submitted to the Planning Board.

Don Fortin/Hometown Trailers & Auto – Site Plan Review/Addition on back of building located at 1536 Carl Broggi Hwy. Map U03 Lot 50-A

Mr. Fortin came before the Board in regard to building a storage area on an existing building on the Hometown Trailers & Auto site. Mr. Fortin has already met with CEO Furbush and discussed a monolithic slab. CEO Furbush stated that this is pre-existing non-conforming lot and that the addition is an expansion of workspace will meet all of the setbacks.

L. Bragg made the motion that the Planning Board delegate to the Code Enforcement Officer as the reviewing and approval authority for the addition to Hometown Trailers and Auto Sales, LLC at 1536 Carl Broggi Highway. The motion was seconded by A. Bridges. The vote was taken. The motion carried 5-0

David Boisclair - Site Plan Review, Boisclair Tire & Brake - 86 Lower Barley Street – R05-78-1:

Vice-Chairman Wilson reviewed previous notes in regard to this project. This is a residential property which Mr. Boisclair is proposing to utilize his existing garage as an auto shop. Mr. Boisclair will be the only employee; work will be done through appointment only so there will be no set hours. There is a storage container that does not meet the required setbacks. CEO Furbush stated that the container will need to be moved to meet the required setbacks. Vice-Chairman Wilson asked if there will be customers in the garage. There will not be an office, however, chairs will be available behind a line with signage to not go past the line. Vice Chairman Wilson made the motion to approve Boisclair Tire and Brake with the condition that the storage container be moved within ninety (90) days. The motion was seconded by A, Bridges. The vote was taken. The motion carried. 5-0

Glenn Griswold/Melissa Anderson – Major Subdivision – Sam Wentworth Rd – Map R12 Lot 88:

Mr. Griswold brought before the Board a proposal for a major subdivision. This would be a subdivision of Map R12 Lot 88 with the lots located off of Sam Wentworth Road. All homes would be serviced by individual wells and septic systems and will be protected by sprinklers. There is an existing cottage on the property which will be its own lot with just under 20 acres being developed and the remaining back property to be accessed with an easement. There was discussion on when property was purchased, split and then transferred to a trust all this year and whether or not the property could be developed at this time. Mr. Griswold will relay this to his client.

Drew Vardakis – Site Plan Review Update: Lebanon West Lebanon Solar 1, LLC:

Board member M. Kennedy recused himself from this discussion for he is an abutter to the project.

Mr. Vardakis and Mr. Schild came before the Board to offer an update of the Lebanon West Lebanon Solar 1, LLC project located on West Lebanon Road on the property known as Tax Map U07 Lot 3, owned by Joshua O'Meara. The required preconstruction meeting took place a couple of weeks ago. Construction has since begun, removing trees and creating the access road into the site. A biologist has visited the site to look for Black Racer snakes. Although no Black Racer snakes were found, two non-threatened species were found and a snake management plan was submitted. A building permit has been applied for and obtained. They have received approval for the fee of just over \$108,000.00, and just awaiting the final paperwork so it can be submitted.

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

Much discussion on decommissioning took place in regard to bonds, conditions and the removal of materials and whether or not the Town wants to be listed on the State bond. There are certain criteria which would trigger the decommissioning of a project; two examples are one being the developer notifying the Maine Department of Environmental Protection, another being the project has not been utilized in over a year. Vice-Chairman Wilson made the motion to accept the for the Carson project, ME West Lebanon Road Solar, LLC, to accept the decommissioning bond as written with the exception of all material that is installed be removed completely be included in the Findings of Fact Conclusion of Law. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0
The motion to approve the Site Plan Application for ME West Lebanon Road Solar project was made by A. Bridges. The motion was seconded by S. Nugent. The vote was taken. The motion carried 4 in favor with 1 abstention.

**Lebanon CSG LLC – Chris Byers/Steve Blake –Solar project off of West Lebanon Road
McCrillis-Cox Map R06 Lot 70 and U07 Lot 05:**

Mr. Byers and Mr. Blake presented the Lebanon CSG LLC solar project which was originally approved December 7, 2020. The property is considered farmland so when it comes time for decommissioning the project, all materials need to be removed up to four feet below grade. The project sits on either side of the powerlines and will be connected by a thirty (30) foot underground easement. There will be no wetlands impacted. A twenty (20) foot staggered tree buffer will be put in place. A seven (7) foot fence with a “critter” gap will be installed around each site separately. There was a flag for small wheat grass in the area. A letter has been submitted to the State for input. There has been a change in the width of the road from fourteen (14) feet to sixteen (16) feet in order to accommodate emergency vehicles.

Vice-Chairman Wilson made the motion to accept the Site Plan Review application form as complete. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4 in favor with 1 abstention.

Vice-Chairman Wilson made the motion that this project be considered a major Site Plan Review. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4 in favor with 1 abstention.

A Site Visit was scheduled for Saturday, November 18, 2023 at 8:30 am.

An additional meeting for November was scheduled for November 20, 2023. A Public Hearing will be held for the McCrillis-Cox, Lebanon CSG, LLC at 6:00 pm.

S. Nugent made the motion to adjourn. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0 Meeting closed at 9:41 pm