





**Lebanon, Maine Planning Board**  
**Meeting Minutes**  
**Tuesday, October 17, 2023**

Members Present

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

Others Present

Timothy Bragdon  
Chris Byers  
Alexandra Craig, resident for Solar Public Hearing  
Steve Blake  
Gary & Ruth Grenier – residents for Solar Public  
Jason DiDonato  
David Boisclair  
Fred Pineault  
Tony Basso

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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 6:01 pm

**Public Hearing – Timothy Bragdon – Change of Use – Natures Gift**

L. Bragg made the motion to open the Public Hearing for Nature's Gift. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0

Mr. Bragdon presented a revised site plan for those in attendance. Mr. Bragdon is proposing a change of use of a temporary shed which was placed on the site of "Nature's Gift", Medical Marijuana Retail Store. The shed has been used as "lockable storage" and to "manufacture CBD products" and was to be removed once an addition to the store was completed. Mr. Bragdon is proposing to keep the shed as a permanent structure to be utilized as an Adult Marijuana Retail Store.

L. Bragg made the motion to close the Public Hearing. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0

L. Bragg made the motion to open the Public Hearing for ME West Lebanon Solar, LLC. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0

**Public Hearing - Chris Byers/Steve Blake – ME West Lebanon Road Solar, LLC – Rebecca Carson**

Mr. Byers introduced himself and Mr. Blake to those in attendance. This is a previously approved project which due to delays with the State and Central Maine Power, the approval extensions had lapsed. There have not been any changes in the project. This is a 19.80 acre community solar project. This is not power being "sent" out of state. The project site does have some wetlands; however, it was laid out so as to create as little impact as possible. There were no major vernal pools or streams on site. When the trees are cleared, the stumps will be removed and ground to be used as erosion control mulch. This will be placed around the project so alleviate stormwater runoff during development. There will be no concrete footers, the mounts will be screwed into the ground or eyebeams in the ground.

The plans are showing as tracking panels which will follow the sun and reset each night. There will be a seven (7) foot fence around the project with a "critter gap" to allow small animals to pass through. There is an access road for emergency vehicles. The State of Maine requires projects in excess of three (3) acres,

to have a decommissioning plan in place to obtain a permit. They must provide a bond or letter of credit for the State of Maine Department of Environmental Protection to ensure that the equipment is removed and the site restored.

Residents Alexandra Craig and Ruth Grenier had questions in regard to permitting, setbacks, buffers, fencing and wildlife. Mr. Byers answered their questions and offered to have a conversation after the meeting if anyone had additional questions.

L. Bragg made the motion to close the Public Hearing. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0

L. Bragg made the motion to re-open the Planning Board meeting. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0 The meeting re-opened at 6:48 pm

**Timothy Bragdon – Timothy Bragdon – Change of Use – Natures Gift - 1384 Carl Broggi Hwy:**

Mr. Bragdon presented the revised plan to the Board. The plan showed an explosion proof lab which was not on the original plan, nor was it discussed. Mr. Bragdon explained that it is a State requirement when extraction takes place on site. It is a steel container on a gravel pad. The Board would like to have more information as well as input from the Code Enforcement Officer, Fire Chief and the State. Mr. Bragdon explained that this is a long-term project which will be approximately 1 ½ to 2 years out. He will remove the structure from the plan and when the times comes, will come back before the Board. Additional handicapped parking spots are already on site, Mr. Bragdon will add them to the plan.

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

Mr. Byers reiterated to the Board that letters from the State Department of Environmental Protection and Department of Wildlife and Inland Fisheries are still considered valid. Discussion also took place in response to questions M. Kennedy had in regard to the wetland survey and the note that there were no vernal pools on site. Mr. Byers stated that engineers are qualified to determine whether there are vernal pools on site even during off season inspections by locating depressions of where they have been historically.

Due to a large agenda and time constraints, the motion to table this item until the end of the meeting was made by L. Bragg. 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:**

Mr. Boisclair came before the Board with an application. He will be the only employee and there will be no set hours. Work will be by appointment only. Mr. Boisclair has a convex box on site for storage. Currently the box sits less than 25' from the sidelines. Mr. Boisclair will touch base with the Code Enforcement Officer in regard to this. M. Kennedy made the motion accept the application as complete. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0. The motion to hold a site Visit was made by L. Bragg. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 5-0 A Site Visit was scheduled for Saturday, October 28, 2023 at 8:30 am.

**Zacharia Matthews – Buzzed Bakery – Site Plan Review/Leasing space – 178 Creamery Hill Road Map R08 Lot 52-A: Not in Attendance**

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

Jason DiDonato presented a revised plan showing the following items that were requested; parking lot, stop sign, dumpster, fence, handicap parking, well, septic and lighting. The Board asked what type of lighting was going to be used and where it will be placed to ensure that it would not disturb the neighbors. The parking area will hold approximately 50-80 cars. There is concern that the grassy area will break down and dirt/mud will be tracked onto Carl Broggi Highway. There are a couple of dipped areas that will be filled in and if need be, the area will be scraped and gravel will be brought in to control tracking dirt/mud onto the road. Parking in the front will be utilized for employees and vendors as well as overflow parking for guests. There was discussion on the septic design and leach field and whether it was adequate for the venue. Mr. DiDonato stated that the septic was recently done. The Board requested that he speak with the Code Enforcement Officer to determine if the size of the system will be sufficient. The Board also requested the following information; what is the maximum occupancy allowed for the venue, are no parking signs and/or fire lane signs needed, is there a certain size area that is needed for emergency vehicles to maneuver, how many fire extinguishers are required, are sprinklers required, how many bathrooms are required, ADA compliance, life safety recommendations from the Fire Chief and structural requirements from Code Enforcement.

**Jared Lusk – Version: Not in Attendance**

**Drew Vardakis – Lebanon West Lebanon Solar 1, LLC - Not in Attendance**

### **Tony Basso – East Cast Cannabis – Site Plan Review - 1716 Carl Broggi Hwy, Map U01 Lot 68**

Mr. Basso presented an updated plan to the Board. There had been a delay with the Maine Department of Transportation and things are now moving forward looking in to the site distances and determining the layout of the parking lot vs the State right of way. Mr. Basso stated that they will not need a stormwater permit from the Department of Environmental Protection, however they will need a Natural Resources Protection Permit. There have been some questions as to what has and what has not been permitted as far as the removal of vegetation on the site. Mr. Basso stated that he should have a significant amount of information for the next meeting. There has been correspondence with the State in regard to the seventy-five (75) foot buffer to the tributary stream and he will forward that correspondence.

### **Fred Pineault – Hometown Mobil - Site Plan Review – 1498 Carl Broggi Hwy, Map U04 Lot 01:**

Mr. Pineault came before the Board in regard to upgrades at the Home Town Mobil station. The upgrades are to include, new pumps, canopy over the pumps, lighting and sign.

L. Bragg made the motion that the Planning Board by majority vote delegate to the Code Enforcement Officer as reviewing and approval authority for Home Town Mobil signs, changes and updates. The motion was seconded by A. Bridges. The vote was taken. The motion carried 5-0

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

Discussion continued in regard to consultation letters, abutters and decommissioning plans. The Board is looking to ensure that in addition to the State decommissioning plan, the plan set notes shall list additional conditions required by the Board one of which being that all equipment both above and below the surface are to be removed from the site.

The question if all abutters were contacted and was Shane Savage was one of them was asked and discussed. The abutter list from the original submittal was reviewed to confirm whether or not the

property was owned by the same person and if the correct mailing address was listed by the Code & Land use Clerk. The lot Mr. Savage owns was not on the tax map in 2020 and therefore not on the original list. When confirming the lots this time, the lot was still not on the Tax Map and therefore Mr. Savage was not notified of the Public Hearing. However, Mr. Savage is the grandson of Mrs. Carson and he is aware of the project.

L. Bragg made the motion to adjourn. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 5-0 Meeting closed at 9:08 pm