

**Lebanon, Maine Planning Board
Planning Board Site Visit/Workshop -Minutes
Saturday February 12, 2022**

Members Present
Site Visit

A. LePage – Chairman 
D. Wilson – Vice-Chairman 
L. Bragg 
A. Bridges 
M. Walsworth - Alternate

Members Present
Workshop

A. LePage - Chairman
D. Wilson – Vice-Chairman
L. Bragg
A. Bridges

Others Present

Project Representative (SV)

Map R07 Lot 36 - Upper Cross Road - 8:00 am

The Board met at the site, Map R07 Lot 36 (42.28+/- acres) which is the location for the proposed Solar Facility project by Lebanon Maine Solar, LLC. The proposal is for a ground mount facility with a gravel access drive with a paved road apron, which a permit will need to be obtained from the Road Commissioner.

Noise level will be minimal, that of an air conditioner, and will only be during the daylight hours. There will be a Knox Box in the event the Fire-EMS department need to access the site. The company will provide training for the Fire-EMS Department. There will not be any lights and the panels do not create glare.

Currently, they are waiting results from “Cluster Studies” that are being conducted through the State. Once approved, the project should take approximately four (4) months to complete. The applicant is willing to work with the abutters.

Workshop: 8:48 am

Recording of Site Plans:

Discussion of the recording of Site Plans took place. The Registry of Deeds has sent applicants away stating that in order to have plans recorded, they must be professional, stamped plans. The Board agreed that the Site Plan Review Ordinance does state that the plans must be professionally drawn and stamped, however, for a minor review where the applicant must show a plan of the property with setbacks, existing structures, well and septic placement, lined parking area, etc., it seems excessive for applicants to pay for professionally drawn plans.

Fire Suppression:

The Board briefly discussed fire suppression methods:

- Fire ponds are not always viable
- Cisterns pose concern in regard to upkeep
- Sprinklers – unless the dwelling has an automatic generator, if the power goes out, the well cannot supply the sprinklers once the tank has been depleted
- Individual decision – should the owner of the dwelling make the decision

The motion to adjourn was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. The meeting adjourned at 9:30 am

Note:

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 Ordinance, 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.