



INLAND WETLANDS COMMISSION REGULAR MEETING
October 3, 7:00 p.m.

Lebanon Town Hall, 579 Exeter Road
Downstairs Conference Room

MINUTES

Members Present: James McCaw (Chairman), Dennis Latchum, Jim Bender, Carl Bender, Jim Hallene, Robert Slate, Dean Gustafson, John Drum, Jim Jahoda

Others Present: Philip Chester (Town Planner), Kevin Cwikla (First Selectman), Catherine McCall (minutes)

I. CALL TO ORDER

The meeting was called to order by Chairman James McCaw at 7:02 pm.

Motion made by D. Gustafson and seconded by J. Bender to add the discussion of a proposed subdivision to be know as the 'Consentino Subdivision' to the agenda as item 'b' under New Business. Motion carried unanimously.

II. APPROVAL OF MINUTES

a. September 12, 2022 Regular Meeting.

Motion made by R. Slate and seconded by D. Gustafson to approve the minutes of the September 12, 2022 regular meeting. Motion carried 8-0-1 with J. Jahoda abstaining.

b. September 12, 2022 Special Meeting.

Motion made by R. Slate and seconded by D. Gustafson to approve the minutes of the September 12, 2022 special meeting amended to show that J. Bender was not present. Motion carried 7-0-2 with J. Bender and J. Jahoda abstaining.

III. OLD BUSINESS

a. IW-AR-22-29: Jeremy Trainor, Lake Shore Drive, Assessor Map 1015 Lot 25. Clearing land within the regulated area for recreation purposes. This item was tabled.

b. IW-BUF-22-31: Wayne Budney, Church Road, Assessors Map 266, Lot 31. Construct driveway for single family residence.

Motion made by C. Bender and seconded by J. Hallene to approve IW-BUF-22-31. Motion carried unanimously.

IV. NEW BUSINESS

- a. IW-22-33: Kevin Cwikla, Town of Lebanon, 22 Imogene Lane, Assessor Map 236, Lot 10. 16-unit senior housing development.

Brandon Handfield, PE, Yantic River Consultants, Lebanon presented. The conceptual plan is to build 16 senior housing units in the area north of the Senior Center. There will be four (4) building containing four (4) 1-bedroom units each. Each building will be served by its own leaching system and will be connected to the existing public water. Poorly drained soils will be removed and replaced with better draining fill.

J. Drum asked what kind of wetlands it is as it is currently a hayfield. Handfield explained that the wetland delineation is a bit of a mystery as it is generally dry. Mr. Drum asked if there would be any land left for building in the area once this part of the property is developed. The answer was no.

Mr. Chester explained that the Lebanon Board of Selectman has approved the project and is hoping to issue an RFP to see developer interest. The project is endorsed by the Commission on Aging, the Senior Center Director, and Social Services. Mr. Cwikla noted that there is a need for this type of housing.

Mr. Latchum asked for specific information regarding the higher function of the wetland area and what kind of grasses are currently growing there.

Mr. Gustafson suggested that a soil scientist to engaged to determine a functional analysis of the wetlands. This report would be reviewed by the commission, and at that time, they can consider how they want to proceed.

C. Bender inquired if the commission approves this plan would the developer still need to come before the commission. The answer was yes because this is just a conceptual plan currently.

C. Bender asked if a final plan was to be created so that the commission could approve or disapprove what an eventual developer would be required to build. Mr. Handfield noted that the developer would create their own plans. C. Bender suggested that the Selectman submit a more complete plan got the commission to consider, and that any changes the developer might propose would have to be brought back to the commission.

- b. Consentino Subdivision, 213 Horiska Road, Assessors Map 274, Lot 4.001. 1-lot subdivision.

Mr. Chester explained that no work is being proposed in wetlands or within 100 feet of wetlands. The Commission believes that the applicant should complete a formal application which they can rule on at their next meeting.

V. TOWN PLANNER

The Commission asked Mr. Chester to investigate work being conducted at 71 Village Hill Road.

VI. CORRESPONDENCE - None

VII. ADJOURNMENT

Motion made by C. Bender and seconded by D. Latchum to adjourn the meeting at 8:17 p.m. Motion carried unanimously.

Respectfully submitted,
Catherine McCall