



Town of Lebanon
INLAND WETLANDS COMMISSION
Regular Meeting
Monday, December 5, 2022
7:00 p.m.

Lebanon Town Hall, 579 Exeter Road
Downstairs Conference Room

MINUTES

Members Present: James McCaw (Chairman), Carl Bender, Jim Hallene, Jim Bender, Dennis Latchum, Jim Jahoda, John Drum
Members Absent: Dean Gustafson, Robert Slate
Others Present: Philip Chester (Town Planner) by zoom, Kevin Cwikla (First Selectman), Catherine McCall (minutes)

I. CALL TO ORDER

The meeting was called to order by Chairman James McCaw at 7:03 pm.

II. APPROVAL OF MINUTES

a. November 1, 2022 Regular Meeting

Motion made by J. Hallene and seconded by D. Latchum to approve the minutes of the November 1, 2022 Regular Meeting. Motion passed unanimously.

III. OLD BUSINESS

a. IW-22-33: Paul & Jennifer Staehly (owners), 310 Deepwood Drive, Assessors Map 104, Lot 135. Erect stonewall at lake edge and dock, regrade yard, and install 1' high berm along Deepwood Drive to redirect road water to existing catch basin. Continued from November 1, 2022 meeting.

Mark Reynolds, Reynolds Engineering Services presented. He will provide detailed information about the proposed wall along lake at next commission meeting. There will also be landscaping around the house and topsoil brought in. Mr. Reynolds will provide further information on the amount of soil at the next commission meeting. A silt fence and/or hay bales will be installed to protect the lake during the work. There will also be changes done out of the upland review area. Proposed upgrades to the driveway will not affect wetlands. A stormwater management berm will stop the water from flowing over the driveway and onto the property. There is also a proposed dock. Planting will be done along beach side of the property for privacy.

Mr. Latchum asked if the wall was a restoration and was told it was. Mr. Hallene asked about a particular area in the yard that he was concerned might allow ponding that would flow back onto the road. Mr. Reynolds said it would not be an issue. Frank Hoisel president of Amston Lake Association asked if the pipe installed for the catch basin could overflow. Mr. Reynolds explained that it would handle all but the one-hundred-year storm. Mr. Hoisel asked what the wall would be made of, and was told

stone. He is also concerned that the homeowner is aware that the association has requirements on the dock. Mr. Bender asked that details on the dock be provided. Mr. Jahoda asked for dimensions on the wall.

- b. IW-BUF-22-36: Claudette Soboleski (owner), Dan Mackin Construction (applicant), 73 Lake Shore Drive, Assessors Map 101, Lot 29. Septic Repair. Continued from November 1, 2022 meeting.

Mr. Chester reported that nothing new has been received from the applicant and that the Commission is looking for a detailed site plan showing the proposed work regarding topsoil to be brought in and grades.

IV. NEW BUSINESS

- a. IW-22-37: Tony Morizio (applicant), Custom Designed Modular Homes LLC (owner), Schalk Road, Assessors Map 221, Lot 8, for new home construction, well, septic, driveway, and foundation.

Wesley Wentworth, Wentworth Civil Engineers presented. This is a lot of record with wetlands on property. UNCAS Health Department has approved the plan. The Commission approved a similar plan in 2006 which has expired. The proposed new house proposed is slightly larger than the original plan.

Mr. Jahoda asked how close the house will be to the wetlands and was told ten feet on one corner and twenty on another. Mr. Chester asked how close the steps into the house would be to wetlands and was told six feet away.

Mr. Drum asked if the wetlands were wooded and was told they were. It is not a swamp or a bog but simply poorly drained soil.

J. Bender asked what kind of basement the house would have. He was told that the foundation would be high with a walkout.

C. Bender is concerned that it will be difficult to build the house as the area is tight. He would like wetland areas well marked prior to any work being done and is concerned that protection be put around the area where the well will be drilled.

This item will be discussed at next meeting

V. TOWN PLANNER REPORT – None.

C. Bender asked Mr. Chester to assure driveway being installed at Larsen house on Green is consistent with the approved plan.

VI. CORRESPONDENCE

VII. ADJOURNMENT

Motion made by J. Drum and seconded by D. Latchum to adjourn the meeting at 8:45 pm. Motion passed unanimously

Minutes respectfully submitted,
Catherine McCall