



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

Lebanon Town Hall, 579 Exeter Road
Downstairs Conference Room

MINUTES

Members Present: James McCaw (Chairman), Dennis Latchum, Carl Bender, Jim Hallene, Robert Slate, John Drum, Jim Bender, Dean Gustafson
Others Present: Philip Chester (Town Planner), Catherine McCall (minutes)

I. CALL TO ORDER

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

Motion made by Dean Gustafson, seconded by Dennis Latchum to amend the agenda to add application from Lebanon Lions for Drainage of Agricultural Field under New Business item c. Motion passed unanimously.

II. APPROVAL OF MINUTES

a. January 3, 2022

Motion made by Robert Slate, seconded by Jim Hallene, to approve the minutes of the January 3, 2022 meeting. Motion carried 6-0-2 with Dennis Latchum and Dean Gustafson abstaining.

III. OLD BUSINESS

a. IW-21-29: Lou Russo, 33 Goshen Heights Rd., Assessors Map 269, Lot 24. Replace septic system. Further information needed. Tabled for next month's meeting.

IV. NEW BUSINESS

a. IW-22-2: Mark Matkovich, Beaumont Hwy, Assessors Map 229, Lot 59. Construct new home in upland review area. Wesley Wentworth, P.E., Wentworth Civil Engineers presented, Mark Matkovich, applicant also present. Mr. Wentworth familiarized the Commission with the property in question; The home would be built on the front of the property as far away from the wetland area as possible. Wetland impact would be minimal. Mr. Latchum asked about the area of 100-year flood zone indicated on the map and Carl Bender asked where the flood zone identification came from. Mr. Wentworth explained. P. Chester noted that the town will require an as built of the foundation plan in relation to the setback from wetlands and construction details for the driveway, limits of ground disturbance, grass mix type, and fill amounts to be shown on the plan. Mr. Wentworth said they would provide these items for the next meeting.

b. IW-22-3: Sharon & Sean Sullivan, 134 Lakeside Drive, Assessors Map 106, Lot 46. Construct portion of new home in upland review area. Wesley Wentworth, P.E. spoke

for the applicants who were not present. The property where the house is located originally held two homes, one of which is being demolished and a new larger home proposed in its place. A new well, part of the new house deck, and stabilization work at beach is proposed. Mr. Drum asked about runoff from property and Mr. Wentworth said there is currently no erosion on property. There was discussion about possible impacts of adding impervious surfaces and Mr. Chester said he would have the Town Engineer review the plans prior to issuing building permit. Jim Bender inquired about the septic and if it would require pumping or if there would be leach fields. Wentworth explained that new technology will be used that allows for smaller leach areas.

Motion made by Robert Slate, seconded by Dean Gustafson, to amend agenda to add a Timber Harvest application for 4 Babcock Hill Road, under New Business item d. Motion unanimously approved.

- c. IW-22-4: Lebanon Lions Club, Drainage of agricultural field. Carl Bender and Robert Slate recused themselves from the discussion. Rand Wells presented. The field in front of the Lions Club along Mack Road is used for hay and parking. Subsurface drains will be added to drain the field into an existing pond. The Lions Club is requesting a waiver of the town application fee.

Motion made by John Drum, seconded by Dean Gustafson to waive the \$100.00 application fee. Motion carried 6-0-2.

Action to be taken on this item next month.

- d. IW-AR-22-1: Timber Harvest, 4 Babcock Hill Road, Seth Frink. Mr. Frink presented the application. Access will be both through the owner's driveway and over Sean McGillicuddy's property. DEEP wants a 50-foot clear cut at the dam. Mr. Chester noted that the Commission will need letters from Mr. McGillicuddy providing permission to use his property and DEEP detailing the amount of clearance to take place, as well as a revised plan showing the dam, perennial stream, and vernal pools on the property, distance of harvest to Spencer Pond, and a complete out Timber Harvest form that answer to all questions and the signature of DPW. Chester asked if Mr. Frink is confident of the property lines and he said yes.

This item will be taken up at the next IWC meeting to occur on March 7, 2022.

V. TOWN PLANNER REPORT - None.

VI. CORRESPONDENCE

VII. ADJOURNMENT

Motion made by Jim Bender, seconded by Robert Slate, to adjourn at 8:11 p.m. Motion carried unanimously.

Minutes respectfully submitted,
Catherine McCall