



Town of Lebanon  
**INLAND WETLANDS COMMISSION**  
**Regular Meeting**

Monday, October 2, 2023  
7:00 p.m.

**Lebanon Town Hall, 579 Exeter Road**  
**Downstairs Conference Room**

**MINUTES**

Members Present: James McCaw (Chairman), Carl Bender, John Drum, Jim Bender, Jim Jahoda, Jim Hallene, Dennis Latchum, Dean Gustafson  
Members Absent: Robert Slate  
Others Present: Philip Chester (Town Planner), Brandon Handfield, Yantic River Consultants (Town Engineer), Catherine McCall (minutes)

**I. CALL TO ORDER**

The meeting was called to order by Chairman James McCaw at 7:00 p.m.

**Motion made by D. Gustafson and seconded by D. Latchum to add the following items to the agenda under NEW BUSINESS:**

**b. IWC-23-24: Jeremy Ramer, 10 Browning Road, Assessors Map 251, Lot 20. Construct 1,590 SF addition to existing home.**

**c IWC-23-25: Chris Casadei LLC (applicant), Patricia Browning and Justine Lapenna (owners), Cook Hill Road, Map 210, Lot 15. Selective timber harvest.**

**Motion carried unanimously.**

**II. APPROVAL OF MINUTES**

a. September 11, 2023 Regular Meeting

**Motion made by J. Jahoda and seconded by J. Hallene to approve the September 11, 2023 Regular meeting minutes. Motion 6-0-2 with D. Gustafson and J. Bender abstaining.**

b. September 26, 2023 Special Meeting/Site Walk

**Motion made by D. Gustafson and seconded by J. Drum to approve the September 26, 2023 Regular meeting minutes. Motion carried 7-0-1 with J. Jahoda abstaining.**

### **III. OLD BUSINESS**

- a. IWC-BUF-23-18: Kai Anderson, 358 Lakeside Drive, Assessors Map 107, Lot 48. Building addition.

Hans Hanson, Hans Hanson Architectural Design presented. Mr. Hanson provided information on how the overflow would be mitigated and said that the building will be downsized to satisfy zoning and the deck will be removed from the plans.

Mr. Handfield reviewed his 10/2/23 memo which had three (3) comments.

Mr. Chester suggested that the Commission should require a fee of up to \$500.00 to be used to pay Mr. Handfield for the review of the revised plans and monitoring of the project by Mr. Handfield.

**Motion made by C. Bender and seconded by D. Gustafson to approve IWC-BUF-23-18 with the following conditions:**

- 1. The capacity of the roof collection system shall be increased to store and infiltrate the first one inch (1") of rainfall over the proposed roof area.**
- 2. Information shall be added to the plan with outlet location, size, protection, and adequate erosion controls to ensure discharge is directed in a northwesterly direction to the lake and not through the sand or towards abutting property owners.**
- 3. The discharge area shall be moved to the right of the sandy area noted on the plan. A small yard drain of similar structure shall be added at the outlet end of the infiltrators to provide visual evidence of the presence of underground chambers and a point for inspection and maintenance.**
- 4. A five-hundred dollar (\$500.00) fee for engineering plan review and project monitoring is required.**

**Motion carried unanimously.**

- b. IWC-23-20: Prides Corner Farms Inc, 122 Waterman Road, Assessor Map 250, Lot 118. Erect propagation houses, gravel roads and water quality basins, and make drainage improvements.

Kevin Grindle, Barton and Loguidice presented the project. They are proposing building propagation houses on a ten-acre parcel abutting their property (the former Wolf property). Disturbance of the upland review area would be minor, and only in the area already impacted by clearing done previously. The water flow is designed to not impact current wetlands, with excess water piped to the nearby existing overflow pond. Excess topsoil stockpiles will be kept on the Prides Corner property with none impacting the upland review area.

D. Latchum asked if the pond has capacity for increased flows and was told yes.

Mr. Handfield provided a 9/27/23 review letter which addresses previous comments. His only comment tonight is with the amount topsoil to remain onsite and suggests they could use the topsoil to create a berm, particularly under the Trumbull Highway plantings. Mr. Grindle said they could accommodate this suggestion.

C. Bender asked for details on the water quality basins to which Mr. Grindle responded. He also asked for further information on the existing overflow pond.

D. Gustafson asked for an explanation of how the water quality basins will work to stop unwanted flow into the wetland areas and noted that the contractor must take care to properly place berms protecting the wetlands to insure they do not fail.

**Motion made by J. Hallene and seconded by C. Bender to approve IWC-23-20 with the planted berm along Trumbull Highway. Motion carried unanimously.**

- c. IWC-BUF-23-22: Thomas Ratelle, 166 Deepwood Drive, Assessor Map 103, Lot 63. Improve landscaping, repair existing retaining walls, replace deck, add concrete basement foundation, and install perimeter fencing.

Mr. Ratelle presented, describing the latest plan with changes based on the site walk that was done 9/26/23.

J. Drum noted that he believes the silt fencing along the lake should be increased. Various suggestions were made as to what could be used and the applicant agreed.

Mr. Handfield noted that all items identified at the site walk have been addressed by Mr. Ratelle.

Mr. Chester asked if the existing shed was going to be removed and was told it would be. He noted he will contact Amston Lake Association regarding the proposed development.

C. Bender asked where the soil being removed to create the swale will be stockpiled. Mr. Handfield suggested it be removed from the property.

**Motion made by C. Bender and seconded by J. Drum to approve IWC-23-22 with the following conditions:**

- 1. Excess material associated with construction of the swale shall be exported offsite.**
- 2. All work associated with this permit shall be completed within one year of this meeting.**

**Motion carried with J. Jahoda abstaining.**

#### **IV. NEW BUSINESS**

- a. IWC-23-23: John M. Peters Jr., 49 Ryan Terrace, Assessors Map 103, Lot 29. Grading, filling, and drainage to construct single family residence.

Mark Reynolds, Reynolds Engineering presented giving an overall review of the plan and an explanation of how the nuisance flooding would be handled. He is working with a soil scientist to flag wetlands.

Mr. Chester noted that the site contains a driveway recently constructed and has standing water and provided photos. Mr. Handfield provided photos of the site prior to construction of the driveway showing standing water.

A site walk of the property was scheduled for Tuesday Oct. 17, 2023 at 6:00 p.m.

**Motion made by C. Bender and seconded by D. Latchum to require a fee of one thousand dollars (\$1,000.00) for engineering plan review and project monitoring. Motion carried unanimously.**

- b. IWC-23-24: Jeremy Ramer, owner, 10 Browning Rd., Assessors Map 251, Lot 20. Construct 1,590 SF addition to existing home.

Mr. Chester told the Commission that the applicant will be at the next Commission meeting.

- c. IWC-23-25: Chris Casadei LLC (applicant), Patricia Browning and Justine Lapenna (owners), Cook Hill Road, Map 210, Lot 15. Selective timber harvest.

Mr. Chester noted that the site is proposed access through adjacent landowner's property but no documentation permitting this has been submitted. The Commission asked that the applicant provide information regarding about how they determined there are no vernal pools on the property.

#### **V. TOWN PLANNER REPORT**

#### **VI. CORRESPONDENCE**

#### **VII. ADJOURNMENT**

**Motion made by J. Bender and seconded by D. Gustafson to adjourn the meeting at 8:17 pm. Motion carried unanimously.**

Respectfully submitted,  
Catherine McCall, Secretary