



Town of Lebanon  
**INLAND WETLANDS COMMISSION**  
**Regular Meeting**  
Monday, April 4, 2022  
7:00 p.m.

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

**I. CALL TO ORDER**

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

**II. APPROVAL OF MINUTES**

a. March 7, 2022

**Motion to approve the minutes of March 7, 2022 made by Dean Gustafson and seconded by Dennis Latchum. Motion approved unanimously.**

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

a. IW-BUF-22-13: Lebanon Fire Department, 171 Exeter Road, Assessor Map 234, Lot 25. Install 24' x 24' open shelter for Fire Department training.

Todd Kulman, Captain, Lebanon Fire Department presented. Permit was signed by First Selectman Kevin Cwikla. The open shelter building will be a minimum of 30 feet from the pond. It will be a pavilion structure for shade and weather protection to be used while training.

**Motion made by Dean Gustafson and seconded by Jim Bender to delegate Philip Chester as Wetlands Agent to approve the application following the required waiting time. Motion carried unanimously.**

b. IW-AR-22-12: Cushman Farm (Jim Smith), Corner Goshen Hill Road and North Street, Assessor Map 260, Lots 15, 15.001 and 16. Install farm field drainage.

Jim Smith, Cushman Farm described the project which is expected to be complete within two weeks at which time the field will be planted.

**Motion made by Jim Bender and seconded by Jim Hallene to approve this application as an As-of-Right activity. Motion passed unanimously.**

c. IW-BUF-22-8: 75 Lebanon Avenue, LLC (applicant), 74 Norwich Ave., Assessor Map 275, Lot 58. Building addition and parking in regulated area. The buffer permit was amended by the applicant to a full permit due to 15,000+ square feet of proposed ground coverage for the commercial/industrial building.

Bruce Hanes and Richard Arsenault plan to build an addition on an existing foundation pad where part of the building was removed and add a loading dock. B. Hanes described the proposed changes and pointed to areas that would be disturbed by the addition of a dock, parking, and driveway areas.

P. Chester noted that a site plan be prepared by a professional engineer with detailed grading, stormwater management (including areas of treatment and attenuation), and erosion and sediment control plan as recommended by the town engineer. He suggested that per the Commission's Fee Ordinance, the plans should be reviewed and construction monitored in the field by the town's engineering consultant at an estimated cost of no greater than \$1,200 to be borne by the applicant, with said fee provided to the town by April 14, 2022.

D. Gustafson agreed with these recommendations as there is a lot of activity proposed in the buffer areas. C. Bender noted that runoff will go directly into the Yantic River. P. Chester asked that a letter be prepared by the soil scientist explaining proposed impacts to wetlands and the Commission agreed to this request and that the applicant pay the \$1,200 review and monitoring fee to the town. The applicant agreed to both requests. This item will be discussed at the May meeting.

- d. IW-22-9: Prides Corner Farms, 122 Waterman Road, Assessor Map 251, Lot 5. Sedimentation basin for eastern bank of Pond #5.

Matt Sanford, Wetlands Scientist, SLR International Corporation and Christian Joseph, Prides Corner Farms, Inc. were present. Mr. Sanford described the site and proposed work to stop sediment from ending up in Pond #5. A sediment basin will be installed in the current arboretum. A small basin will also be installed on the upper side of the road located in that vicinity. Emergency spillways will be installed to handle a 100-year storm to protect the wetland areas.

P. Chester outlined the recommendations made by the town engineer for the applicant to provide for review (1) Test pits performed to determine seasonally high groundwater levels, ledge, etc., (2) Drainage Calculations, and (3) Comprehensive Evaluation of Alternatives. P. Chester suggested that per the Commission's Fee Ordinance, the plans be reviewed by the town's engineering consultant at the applicant's expense of \$500 to be paid to the town by 4/14/22.

P. Chester asked if test pits have been dug and M. Sanford said no. C. Bender asked where sediment could be cleaned out of the basin if necessary and M. Sanford explained how that can be done. J. Bender asked when they would be cleaned out and was told it would be prior to two feet of sediment accumulation. D. Gustafson inquired if there is an operational maintenance plan and was told it was on the plan. He also asked if there were any vernal pools in the area and was told there were not.

The Commission stated that they would like to adhere to the town engineer's recommendations and required \$500 be paid by the application to cover the cost of the town engineer's review per the fee ordinance.

- e. IW-BUF-22-10: Niantic Bay Group LLC, West Island Beach Road, Assessor Map 105, Lot 102. New home construction.

The Commission reviewed an email from the town's engineer requesting additional time to review the application. This item will be discussed at the May meeting.

- f. IW-AR-22-11: Distinctive Farms, 92 Church Road, Assessor Map 266, Lot 32. Improve farm road crossings. Dean Gustafson recused himself from this item and left the meeting room.

Matt Gustafson, soil scientist presented. The applicant is proposing improvements to two existing wetland crossings which will provide better access from the east to the west of the property. Due to evidence of vernal breeding pool within the northern crossing, construction will be done after May 15.

J. Hallene asked how far the proposed barn will be from the Northern crossing and was told approximately 300 feet by J. Yerke. C. Bender asked for specifics on the proposed rip-rap layering and it was described.

It was suggested that the Commission approve this application as an As-of-Right subject to an as-built letter from a soil scientist. C. Bender asked for before and after photos and P. Chester asked for an end date on the project.

The applicant amended their application to state they would provide an as-built letter from a soil scientist stating that the crossings have been built per the plans outlined in the permit including photo documentation.

**Motion made by J. Drum and seconded by J. Bender to accept this application as an As-of-Right activity. Motion carried unanimously.**

Dean Gustafson rejoined the Commission.

## **V. TOWN PLANNER REPORT**

## **VI. CORRESPONDENCE**

## **VII. ADJOURNMENT**

**Motion to adjourn made by J. Bender and seconded by D. Latchum at 8:08 pm.  
Motion carried unanimously.**

Minutes submitted by  
Catherine McCall