



Town of Lebanon  
**INLAND WETLANDS COMMISSION**  
**Regular Meeting**  
Monday, February 5, 2024  
7:00 p.m.

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

**MINUTES**

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

**I. CALL TO ORDER**

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

**II. APPROVAL OF MINUTES**

a. January 8, 2024 Regular Meeting

**Motion made by Mr. Gustafson and seconded by Mr. Hallene to approve the minutes of the January 8, 2024 Regular Meeting. Motion passed 6-0-1 with Mr. Latchum abstaining.**

b. January 27, 2024 Special Meeting

**Motion made by Mr. Gustafson and seconded by Mr. Latchum to approve the minutes of the January 27, 2024 Special Meeting. Motion passed unanimously.**

**III. OLD BUSINESS**

a. Show Cause Hearing/Notice of Violation. Helen K. Neumann (Tanner Evans), 122 Oliver Road, Assessor Map 228, Lot 36.

James Sipperley, Certified Soil Scientist, described the work he has done regarding flagging the property at 122 Oliver Road thus far. The next step will be to prepare a site plan, but it has been difficult to obtain a surveyor and expects it will be a couple of months before the work is complete. Mr. Sipperley added that the site is stable at this time.

Tanner Evans brought a display of what the site looks like at this time and spoke of possible solutions.

Mr. J. Bender asked for further information on the amount of time it will take to get a survey and engineered site plan.

Mr. Chester suggested the Commission receive certification that a surveyor has been engaged for the next meeting and date certain of plan/application.

Heather Ricard, 147 Oliver Road, spoke in support for Mr. Evans.

Karen Carter, 119 Oliver Road spoke in support of Mr. Evans and his work ethic.

Andrew Dowd, Oliver Road spoke to say that Mr. Evans is still causing further damage on the property.

**Motion made by Mr. C. Bender and seconded by Mr. Gustafson that the Commission shall receive confirmation from the property owner at the next meeting that a surveyor and engineer will begin work creating a plan to be submitted by the May 2024 meeting. Motion unanimously approved.**

- b. IWC-BUF-23-30: Avni Martinaj, Martinaj Group Investments LLC, 1667 Exeter Road, Assessor Map 242, Lot 6. Site plan modification to add parking spaces.

Mark Reynolds, Reynolds Engineering reviewed the site plan and reason for the request for additional parking.

Mr. C. Bender asked if it would be paved and was told it would either be millings or pavement.

**Motion made by Mr. C. Bender and seconded by Mr. Gustafson to approve IWC-BUF-23-30. Motion carried unanimously.**

- c. IWC-24-1: Klaus Larsen, 744 Trumbull Highway, Assessors Map 235, Lot 34. Construct domestic solar array.

Mr. McCaw stepped down from hearing this item as he is an abutter. Mr. Gustafson ran this portion of the meeting.

Wesley Wentworth, Wentworth Civil Engineers, LLC presented. He described modifications to the original plan made in response to concerns expressed by the Commission at their January 27, 2024 site walk. He presented updated drawings.

Mr. C. Bender asked if the water emerging from the drainage piping might cause an issue and suggested additional rip rap might be necessary at the discharge area.

Mr. Gustafson asked Mr. Wentworth to describe options that had been considered regarding this project and he did so.

**Motion made by Mr. Drum and seconded by Mr. C. Bender to approve IWC-24-1 with the condition that the plan be modified to include the addition of flared ends and rip rap at the discharge of the 12" driveway pipes proposed. Motion passed unanimously.**

Mr. McCaw rejoined the Commission.

- d. IWC-BUF-24-2: Kevin Vonderkall, 7 Ruth Lane, Assessors Map 106, Lot 34. Construct 192 square foot addition.

Mark Reynolds, Reynolds Engineering presented the plan which has not changed. He noted that the work will have no impact on the existing septic system.

**Motion made by Mr. C. Bender and seconded by Mr. Gustafson to approve IWC-BUF-24-2 with the condition that there will be additional stone in the area outside of the crawl space. Motion carried unanimously.**

**IV. NEW BUSINESS**

- a. IWC-BUF-24-3: Shawn Murphy, 162 Lakeside Drive, Assessors Map 106, Lot 53. Remove existing cottage and shed, and construct residential house with grading, drainage and filling within 100' upland review area.

Wesley Wentworth, PE, presented the plan.

Mr. C. Bender recommended a site walk to which Mr. Gustafson agreed. A site walk was scheduled for Saturday February 10, 2024 at 9:00 am.

**V. TOWN PLANNER REPORT – nothing to report.**

**VI. CORRESPONDENCE – nothing to report.**

**VII. ADJOURNMENT**

**Motion made by Mr. Drum and seconded by Mr. Gustafson to adjourn the meeting at 7:56 pm. Motion passed unanimously.**

Minutes respectfully submitted,  
Catherine McCall, Secretary