



Town of Lebanon
INLAND WETLANDS COMMISSION
Regular Meeting
Monday, May 9, 2022
7:00 p.m.

Lebanon Town Hall, 579 Exeter Road
Downstairs Conference Room

MINUTES

Members Present: James McCaw (Chairman), Carl Bender, Jim Hallene, John Drum, Dennis Latchum, Dean Gustafson, Robert Slate
Members Absent: James Jahoda, Jim Bender
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. April 4, 2022

Motion made by D. Gustafson and seconded by J. Hallene to approve the minutes of the April 4, 2022 meeting. Motion carried unanimously.

III. OLD BUSINESS

a. IW-BUF-22-8: 75 Lebanon Avenue, LLC (applicant), 74 Norwich Avenue, Assessor Map 275, Lot 58. Building and parking addition in regulated area.

Bruce Hanes and Richard Arsenault were present. Plan to rebuild some of the existing building and to add a dock. Some clearing will be done on the west and north of building to allow for the dock and driveway.

Mr. Chester asked where the excavated soil would be moved to. Mr. Hanes provided a landscaping drawing in response. Mr. Chester noted that this project will also be required to go through the Planning and Zoning Commission and asked how close the driveway on the west side of the building would be to the wetlands area. Mr. Hanes estimated twenty feet.

A draft report from Mr. Hanes' Soil Scientist was provided.

C. Bender asked that the site and landscaping plans be combined so that all work to be done is contained on one picture for easier review and contractor work.

D. Gustafson noted that the Soil Scientist's report does not clearly outline the impact to the wetlands and that the Commission had asked for this information at

the last meeting. A Wetlands Assessment Report is necessary outlining mitigation to any expected impact.

Mr. Hanes will acquire the items requested.

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

Matt Sanford, Soil Scientist representing Prides Corner Farms has been working with the town Engineer on this project. Test pits showed that bedrock appeared at 11 to 12 feet deep.

C. Bender asked if the new plan showed the revised pipe size and was told it does.

Motion made by D. Gustafson and seconded by D. Latchum to approve IW-22-9. Motion carried unanimously.

- c. IW-BUF-22-10: Niantic Bay Group LLC, 459 Deepwood Dr., Assessor Map 105, Lot 102. New home construction.

Gregg Fetis, Fetis Engineering presented. There are wetlands two (2) properties away to the Southwest. The property is approximately seventy feet from the wetlands. They are proposing a home that satisfies all the wetland requirements. Also proposing a rain garden to accommodate water runoff from the roof. Silt fencing will be installed along eastern side of property during construction. There will be a grass swale to the rear of the building. They have been working with the town Engineer.

P. Chester discussed a communication from the town Engineer regarding this project.

C. Bender asked if town officials have been out to the property and Mr. Chester said that the town Engineer, Building Inspector, and he had been out several times.

Michael Mc Mann who owns the property spoke. He noted that the lot is higher than Cove Road and though those lower lots have had water running over them in years past, this property has remained dry.

Laurel Hennebury, 61 Deepwood Drive noted that she has been having issues with water coming off the house under construction by the applicant abutting her property for some time and was relieved to hear that the new home would not have a basement and hopes the drainage situation in the area will be addressed.

Motion made by D. Gustafson and seconded by J. Hallene to approve IW-BUF-22-10. Motion carried unanimously.

IV. NEW BUSINESS

- a. IW-22-14: Catherine Hinkley, Elyse Road, Assessors Map 107, Lot 58. New home and dock construction.

Matthew Maynard, PE, Towne Engineering, Inc. presented. Richard Sherman, Project Architect was also present. Mr. Maynard passed out copies of the proposed home site. Soil testing has been done for the septic system. The only significant impact to the wetland area would be for the construction of the dock. Access to the home will be off Elyse Drive. No stockpiling of soil will be done on the property during construction.

P. Chester said that should the Commission determine it was necessary for the town Engineer to look at the project a fee would be required.

D. Latchum asked how large the house footprint was going to be. It will be a bit less than 2,000 square feet. D. Gustafson indicated that as most of the project is in the upland buffer area the town Engineer should review the plan.

C. Bender asked that extra barriers be installed during well drilling as all soils would run toward the lake.

D. Gustafson noted that DEEP should provide approval for the building of the dock as it is in their area of concern. P. Chester asked the applicant to email DEEP concerning this, and to put him on copy so that he can follow up with them.

Motion made by D. Gustafson and seconded by J. Hallene that a \$1,000 retainer should be provided to the town within 10 days of this meeting to employ the town Engineer to review the project.

- b. IW-22-15: Sean Sullivan, 134 Lakeside Drive, Assessors Map 106, Lot 46. New home construction and beach reconstruction.

P. Chester gave a quick outline of the project and noted that the Town Engineer should have a review for next month's meeting.

- c. IW-BUF-22-16: Martin and Suzanne Brogie, Gates Road, Assessors Map 206, Lot 16. New home construction.

Martin Brogie, owner and Soil Scientist presented. Property bounds Willimantic and Lebanon town lines. Home to be built on Lebanon property. Access to the lot will be off a Willimantic town road and would cross over to the Lebanon town line. UNCAS noted that the test pits do not line up with where the plan shows the septic system is located and has asked for the pits to be redone. There are no vernal ponds on the property.

As the property is within five hundred feet of wetlands in the Town of Windham their Wetlands Commission must be notified by both the town and applicant.

Motion made by D. Latchum and seconded by C. Bender to add IW-BUF-22-17 to the agenda. Motion carried 6-0-1 with Dean Gustafson abstaining.

- d. IW-BUF-22-17: Dean Gustafson, 30 Bogg Lane, Assessors Map 215, Lot 13. Septic replacement.

Mr. Gustafson has been working with Wentworth Septic and UNCAS regarding required septic repairs on his home. He does not expect any impact to wetland areas. It was the consensus of the Commission that the agent can approve the permit.

V. TOWN PLANNER REPORT

P. Chester noted that there is a fair of new homes going up as the meeting agenda attests. He also noted that there is interest in redevelopment of the Grand Lake Spa property and that Mr. Mattern, owner of property on Scott Hill Road abutting Route 2, is proposing a zone change from Business to Rural Senior Residential in order to develop 25-unit age-restricted housing units. The town is working on developing 16 affordable senior housing units at the Senior Center.

VI. CORRESPONDENCE

Letter from Solitude State noting pesticide use at Red Cedar Lake.

VII. ADJOURNMENT

Motion made by J. Drum and seconded by C. Bender to adjourn the meeting at 8:35 pm. Motion passed unanimously.

Minutes respectfully submitted,
Catherine McCall