



Town of Lebanon
INLAND WETLANDS COMMISSION
Regular Meeting
Monday, June 6, 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, James Jahoda, Jim Bender
Members Absent: Dean Gustafson, 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 7:00 pm.

Mr. McCaw welcomed James Jahoda to the Commission.

II. APPROVAL OF MINUTES

a. May 9, 2022

Motion by J. Hallene and seconded by D. Latchum to approve the May 9, 2022 meeting minutes. Motion passed 6-0-2 with J. Bender and J. Jahoda abstaining.

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.

The Commission received a letter dated May 31, 2022 on June 6, 2022 from applicants Bruno Hayn & Richard Arsenault, 75 Lebanon Ave LLC requesting an extension on this application.

Motion made by J. Drum and seconded by D. Latchum to provide a 65- day extension. Motion unanimously carried.

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

Matthew Maynard, PE, Towne Engineering, Inc presented. The application is for a proposed single-family home with dock and boathouse on Red Cedar Lake. Mr. Maynard explained that adjustments that have been made to the original plans for the septic system, curtain drains and other items, and that they are currently awaiting UNCAS Health District approval for the changes made.

D. Latchum asked if the applicant had spoken with the Red Cedar Lake Association regarding the proposed driveway access and the applicant stated that an easement is forthcoming.

P. Chester brought to Commission's attention a June 6, 2022 letter received from the Town Engineer and suggested that the Commission hold off approval for the outcome from UNCAS Health District and DEEP's review of dock installation.

This application will be discussed at the next Commission meeting.

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

Sean Sullivan presented. The existing ½-acre property has a 700 sq. ft. cottage on it which the owner plans to replace with a 2,000 sq. ft. house. He noted that when it rains heavily there are some erosion issues which he is addressing in the new plan by directing water to a proposed field stone pad at edge of the lake. The house is outside of the 100-foot buffer area except for a deck, while the boathouse, well, and dock is within the 100-foot buffer area. He has applied for UNCAS approval for the septic system. The plan has been reviewed by the Town Engineer who submitted a June 3, 2022 letter.

Two driveways have been proposed and P. Chester suggested Mr. Sullivan speak to the Red Cedar Lake Association if he has not already done so.

J. Drum asked how close the adjacent homes are as he is concerned that water might be diverted onto those properties.

J. Jahoda asked if there were trees on the property or if it was predominantly lawn. Mr. Sullivan described where the trees are located and gave a general overview of the property.

D. Latchum asked where the water flows from Lakeside Drive. Mr. Sullivan answered that when it rains very heavily it sheets across the road, but under normal circumstances this is not an issue.

C. Bender noted that the well will need to be drilled before the house is built as there may not be room for a drill truck to get to the proposed location, added that it looks as if the well could be moved further away from the lake, and inquired about the sequence of removing the existing cottage and use of erosion controls.

The Commission decided that a site walk was necessary. Mr. Sullivan agreed to a 35-day extension of his application. A site walk was scheduled for Tuesday June 14, 2022 at 6:00 p.m.

Motion made by D. Latchum and seconded by C. Bender to provide a 35-day extension. Motion carried unanimously.

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

Martin Brogie presented. This is a 17.5-acre house lot. The driveway will come in from Windham and the house will be in Lebanon. Comments from the commission last month suggested increasing the planned erosion control which was added to the plan. Notice was provided to the Town of Windham and UNCAS has approved the septic system plan. The applicant outlined the wetlands in the area and noted that he is not planning on building a house at this time but is hoping to get the appropriate approvals before selling the lot.

Motion made by C. Bender and seconded by J. Drum to approve IW-BUF-22-16 with the changes presented in the latest plans. Motion carried unanimously.

IV. NEW BUSINESS

- a. IW-BUF-22-19: Riley Leppo, 444 Deepwood Drive, Assessors Map 105, Lot 190. Replace stone/slate patio with 187 sq. ft. permeable pavers.

Riley and Sandy Leppo presented the proposed work and provided an overview of the documents provided. Brett Harlow, the contractor also spoke.

C. Bender asked if other work had been done as photos show there is silt fencing already in place. Mr. Leppo explained why the fence was there. Bender asked if material would be removed and was told there would not be.

The consensus of the Commission was that they would allow P. Chester to sign-off on this application.

- c. IW-AR-22-20: PLH LLC, 1 Williams Crossing Rd., Assessors Map 218, Lot 19. Tree and brush cutting impacting 31,890 sq. ft. of wetlands for pasturing sheep.

Rodney Galton, PLH presented. Sheep will be utilized once a year to maintain the property around the solar installation on the property. The area that will be cleared is mostly brush, though there are some trees. Clearing would be done in the buffer and wetland areas over an approximately five (5) acres.

P. Chester asked how the area would be cleared, where the sheep were housed, and if any vernal pools were present. Mr. Galton said it would be brush hogged, sheep were housed at a farm offsite, and that no vernal pools were on the site.

D. Latchum asked if there is any standing water in the area at any time. P. Chester noted that there was standing water when he was last on site. Mr. Galton said it has been dry for at least two years.

J. Drum noted that trees shading the brook should not be removed as it keeps the water temperature down which is necessary for some fish species.

P. Chester stated that DEEP best management practices which the Commission has adopted requires that a minimum 50% crown cover be maintained within 100-feet from perennial stream banks with remaining crown cover representing 50% of pre-cut mature tree cover.

J. Bender asked since there are few trees in the area, why are any being taken down. The answer was that they are hoping to maximize the space.

J. Jahoda asked where else in Connecticut sheep have been used for this purpose. The answer was that it is being done at their site in Windham. Jahoda also asked how the sheep were being provided water and if they would have access to the brook. Mr. Galton said they would be provided water.

The Commission asked that the plan be amended to move the fence line back from the perennial stream and that a soil scientist report be provided, which included the presence or not of vernal pools.

Mr. Galton withdrew his application and will reapply once the plan is amended and soil scientist report provided.

- d. IW-BUF-22-21: Jennie Morrell, 22 Clubhouse Road, Assessors Map 223, Lot 4. New home construction.

Jennie and Chris Morrell presented. They are looking to construct a home and detached garage on the property. There is a pond on the property which currently has very little water in it.

C. Bender asked if the home would have footing drains. The answer was yes, and Mr. Morrell explained where he expects it to discharge and noted that his engineer is preparing the grading and drainage plans.

Mr. Latchum explained that the pond in question sounds like a vernal pool which provides a reproduction area for a variety of wildlife.

The Commission would like to see a detailed plan providing grading, silt fencing, drains, elevations around the house, topography, etc. for the next meeting.

V. TOWN PLANNER REPORT - None.

VI. CORRESPONDENCE – None.

VII. ADJOURNMENT

Motion made by J. Bender and seconded by J. Drum to adjourn the meeting at 8:46 pm. Motion passed unanimously.

Minutes respectfully submitted,
Catherine McCall