

Town of Lebanon

INLAND WETLANDS COMMISSION

Regular Meeting

Lebanon Town Hall
Lower Level Conference Room

Monday, May 10, 2010 – 7:00 PM

MINUTES

Members Present: Chairman James McCaw, Secretary Robert Slate, John Drum, Carl Bender, Dean Gustafson, James Hallene, Keith Wentworth
Members Absent: James Bender, David Martin
Others Present: Philip Chester, Town Planner, Brandon Handfield, Town Engineer, Holli Pianka, Secretary

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

II. Acceptance of Minutes:

- a) April 5, 2010~Regular Meeting. R. Slate motioned, J. Drum seconded, and members voted unanimously to approve the minutes with the following correction: Members Present: Change John to James Bender

A motion was made by D. Gustafson, seconded by J. Hallene, and the Commission approved unanimously to add the following two items to this evening's agenda:

- 1) Acceptance of Minutes, May 10, 2010, Special Meeting Sitewalk, 83 Smith Road
- 2) New Business, Item (d), Corey Robert Spaulding, 83 Smith Road.

May 10, 2010, Special Meeting Sitewalk at 83 Smith Road minutes. R. Slate motioned, J. Halene seconded, and members voted unanimously to approve the minutes as presented.

At this time, the Commission took up New Business, Item (d).

III. New Business:

- d. **Show Cause Hearing, Corey Robert Spaulding, 83 Smith Road, Map 246, Lot 32 & Lot 32.001:**

Chairman McCaw read the Notice of Violation into the hearing record.

The violation includes creating a discharge channel beside the dam at Spaulding Pond without a permit. On May 4, 2010, Mr. Chester went to the site, after being notified by neighbors of work being done there that day and the previous day, and verified that the work had created a spillway around the dam, emptying Spaulding Pond. Photographs from the sitewalk, photos from David Kushka, State arial photos from previous years, and minutes of the sitewalk will be entered into the hearing record.

Corey Spaulding, owner, 83 Smith Road was present and submitted photographs showing the extent of erosion and damage around the spillway area. He stated he

filled in the area that had washed out in the spillway with whatever material he could find nearby. He also lowered the channel that had eroded by two feet to lower the water level further to prevent a surge of water from the pond if it rained, possibly causing the dam to burst. He is concerned that the pond lacks the capacity to hold water back which could cause the Smith Road Bridge to wash out. With no further questions or discussion, Chairman McCaw closed the hearing.

IV. New Business:

a. **#IW-10-03: Sean Sullivan, 134 Lakeside Drive, Assessor's Map 106, Lot 46. Replacement of existing dock.**

Mr. Sullivan, owner, is present requesting to replace a deteriorating dock which extends 30 ft. into the lake and to remove an attached 10 ft. by 15 ft. platform. This item will be placed on next month's agenda.

b. **#IW-10-04: David Wigfield, 220 Lakeside Drive, Assessor's Map 107, Lot 13. Install beach area and remove wall at lake.**

Mr. Wigfield, owner, is present requesting to remove 8 ft. x 8 ft. deteriorating timber wall and install a 10 ft. x 10 ft. beach area. This item will be placed on next month's agenda.

c. **#IW-10-05: Town of Lebanon, Leonard Bridge Road Phase V. Road reclaiming, paving and widening.**

Brandon Handfield, Town Engineer presented a plan stating the work will be of minor impact with approximately 500 square feet of wetlands being affected. The Town will replace drainage pipes on the roadside to conserve costs. This item will be placed on next month's agenda.

V. Old Business:

d) **Show Cause Hearing, Corey Robert Spaulding, 83 Smith Road, Map 246, Lot 32 & Lot 32.001:**

Mr. Spaulding will contact DEP and inform the Commission on what is recommended. Mr. Spaulding will then consult with the Town Engineer and provide a plan that includes options for remediation at the June meeting. The owner is to reimburse for any Town Engineer expense.

K. Wentworth made a motion, seconded by R. Slate, that the owner shall install temporary erosion and siltation controls as instructed by the Town Engineer and contact DEP within 15 days and at the June IWC meeting, provide the Commission with options for further remediation. Owner to reimburse Town for Town Engineer expense.

Vote: Approved unanimously.

a) **#IW-10-02: Heidi & Joseph Adgalanis, 133 East Hebron Turnpike. 1-lot resubdivision with portion of driveway and septic leaching area in regulated area.**

Mark Reynolds, civil engineer, was present on behalf of the owners and presented a revised plan with the regulated area clarified.

J. Drum made a motion to approve the application, K. Wentworth seconded.

Vote: Approved unanimously.

b) **#AR-06-07: Byron Lennox, 785 Beaumont Highway, barn relocation in regulated area.**

T. J. Benoit, land surveyor, was present on behalf of the owner and presented a revised plan, dated May 8, 2010, showing the barn relocated and also a proposed 12 ft. high retaining wall which will allow access on that side of the building. The structure is setback 48 ft. from the pond.

**K. Wentworth made a motion to approve the application, R. Slate seconded.
Vote: Approved unanimously.**

- VI. Correspondence:
Windham County Extension Service Workshop, May 17, 2010.

Town Planner's Report:

#IW-BUF-10-03: 856 Trumbull Highway, Lebanon Historical Society, owner, to locate a 17.5' x 24.5' building within the regulated area.

- VII. Moved by R. Slate, seconded by J. Drum to adjourn the meeting at 9:30 p.m.
Vote: Approved unanimously.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
May 15, 2010 *(Minutes are unapproved as of transcription date.)*