

Town of Lebanon

INLAND WETLANDS COMMISSION

Regular Meeting

Lebanon Town Hall
Lower Level Conference Room

Monday, April 5, 2010 – 7:00 PM

MINUTES

Members Present: Chairman James McCaw, Secretary Robert Slate, Carl Bender, John Bender, John Drum, Dean Gustafson, James Hallene, David Martin, Keith Wentworth

Others Present: Philip Chester, Town Planner
Holli Pianka, Land Use Secretary

I. The meeting was called to order at 7:02 p.m. by Chairman James McCaw.

II. Approval of Minutes:

- a) March 1, 2010 ~ Regular Meeting. R. Slate motioned, J. Drum seconded, and members voted unanimously to approve the minutes as presented.
Abstained: Gustafson and Wentworth.

III. New Applications:

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

Mark Reynolds, P.E., Reynolds Engineering Services, LLC, 68 Bogg Lane, Lebanon, CT, 06249, representing the applicant, submitted and gave a description of the proposed plan dated March 9, 2010. The site can be viewed from the road, approximately 10 acres and includes a house, barn, outbuildings and small pond. Other than a ledge outcrop in the center, it is mainly pasture, cleared with a few ornamental trees. The property is actively farmed. Applicant proposes to subdivide a single lot with no direct wetland impact. The upland review area is outlined and areas of activity include a portion of the driveway, septic and reserve area, approximately 4,800 sq. ft. The proposed lot will be approximately two and a half acres and meets the buildable square and frontage requirements. The Commission requested the regulated area be clarified on the plan.

This application will appear on next month's agenda.

IV. Old Business:

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

Thomas Benoit, L.S., 51 Schalk Road, Lebanon, CT, is present on behalf of the applicant. Several permits have been issued previously regarding a barn and driveway and an amendment to the permit is being proposed to revise the location of a proposed cow barn. Soil retesting has revealed that the location of the barn may not be suitable for construction and an alternate site is proposed. Work to date includes silt fence, swale, underdrain, and a pipe installation on the hillside. The Commission has requested that Mr. Benoit submit a revised plan at next month's meeting showing the following revisions:

- Driveway
- Proposed grading
- Stockpile area(s)
- Overview plan

This application will appear on next month's agenda.

V. Town Planner's Report:

- a) #IW-BUF-10-02: 175 Seabury Road, Sandy Smith, owner, for garage addition.
b) Lance Magnuson, As of Right application.
c) Graywall Farms inspection, replacement of silage basin
d) 37 Andrews Street, drainage issues
e) Historical Society, relocating Buckingham Library

VI. Correspondence:

FEMA Flood Zone correspondence on file in the Land Use Office.

- VII. Moved by K. Wentworth, seconded by R. Slate to adjourn the meeting at 7:50 p.m.
Vote: Approved unanimously.

Respectfully Submitted,

Holli E. Pianka, Land Use Secretary
April 11, 2010

(Minutes are unapproved as of transcription date.)