



Town of Lebanon  
**INLAND WETLANDS COMMISSION**  
Regular Meeting  
Monday, April 5, 2021 7:00 p.m.

**TELECONFERENCE MEETING**

Minutes

Members Present: James McCaw (Chair), Dennis Latchum, Carl Bender, Jim Hallene, Robert Slate  
Members Absent: John Drum, Jim Bender, Michelle Trani, Dean Gustafson  
Others Present: Philip Chester (Town Planner), Brandon Handfield (Town Engineer), Catherine McCall (minutes)

**I. CALL TO ORDER**

The meeting was called to order by the Chairman James McCaw at 7:01 pm.

**II. OLD BUSINESS**

- a. IW-BUF-20-2: Seth Coty, 412 Norwich Avenue, Assessors Map 276, Lot 9.001. 30' x 80' storage garage. Seth Coty present. Mr. Chester shared the site plan for the project. The building size has been decreased to 30' x 60' and will be a steel garage to replace the hoop-houses used for storing construction tools. No customer work will be done in the building and no electricity or water installed. The plans show a defined separation between the building and wetlands. Mr. Chester noted that the previous plan approved in 2018 showed a minimum 30-foot buffer to wetland which should be indicated on the plans.

Brandon Handfield, Yantic River Consultants, LLC is reviewing the site for the town. Mr. Handfield indicated that there should be installation of silt fencing to protect the wetlands and that the wetlands buffer should be cleaned up and restored with a conservation seed mix. Mr. Coty agreed that the area would be cleaned up, and that it has already started. He is also planning on bringing in boulders to define the separation. The applicant would like to ask the commission for a 35-day extension so that he can get the proper setbacks to wetlands drawn on the plan and to show dimensions from building to the boulders, and from the boulders to the wetlands. Also, the applicant should document on the plan how the cleanup of the wetlands will proceed. Mr. Bender asked for a detail on the foundation grading and Mr. Coty stated that will be added to the plans.

**III. NEW BUSINESS**

- a. IW-AR-21-7: Daniel Durnik (owner), Riendeau & Sons Logging (forester), 116 Card St., Assessors Map 205, Lot 8. As-of-right determination for timber harvest. Scott Person presented the timber harvest notification materials which propose access points across Eversource property. Mr. Slate asked if Eversource has approved access through their easement area. Mr. Person said he is working on obtaining this, but also indicated approval is not necessary if landowner permission is granted. Mr. Handfield agreed that this permission should be obtained from Eversource and CL&P prior to the Commission approving the application. The Commission indicated it would like to conduct a site walk once approvals for access are granted. This application will be brought up again next month when further information has been obtained.

- b. IW-AR-21-8: Lori K. Budney (owner), Cold River Logging LLC (forester), 92 Church Road, Assessors Maps 266, Lots 32 & 35 and Map 261, Lot 27. As-of- right determination for timber harvest. David Labombard of Cold River Logging LLC and Skye Budney presented. This is a 34.5-acre area with a number of over-mature and dead trees to be removed. Entry and access to the area will be a through a current farm road off 92 Church Road where a tracking pad and landing will be installed. The Commission was concerned about activity that might occur in Goshen Brook and the abutting wetlands areas. Mr. Labombard stated he is amending his plan to withdraw logging of any wetland areas in or abutting Goshen Brook and that the Brook will not be crossed.

**Motion made by Carl Bender to accept the application as amended to show no activity in wetlands or within 100 feet of Goshen Brook. Motion seconded by Robert Slate and carried unanimously.**

- c. IW-BUF-21-9: GND Lebanon, LLC, 18 Doctor Manning Dr. (currently 39R West Town Street, Assessors Map 236, Lot 10.001. Construction of 8 housing units with detention pond. Bruce Goldstein and Kevin Grindle (Barton and Loguidice) presented. Mr. Handfield is reviewing the plan for the town and feels there will be minimal impact to any wetlands area as the drainage area proposed is separate from the existing wetlands. He noted that caution should be taken to insure there will be no impact to abutting properties. Mr. Chester indicated that the project would need to get permission from this Commission to subdivide the property and that an application will need to be submitted for that at the next meeting. Mr. Handfield will continue his review and the application will be discussed again at the Commission's next meeting.

#### IV. APPROVAL OF MINUTES

- a. February 1, 2021

**Motion made by Robert Slate to accept the February 1, 2021 meeting minutes. Motion seconded by Dennis Latchum and carried with two abstentions.**

#### v. TOWN PLANNER REPORT - Buffer Approvals:

- a. IW-BUF-21-3: Pepas Landscaping & Excavation, LLC (applicant), Margaret Pechar (owner), 430 Deepwood Drive, Assessors Map 105, Lot 193. Replacement of existing retaining wall. Mr. Chester approved the buffer permit application after requesting an evaluation from Brandon Handfield.
- b. IW-BUF-21-4: Harness the Sun LLC (applicant), Ron & Carol Goldstein (owner) 88 Babcock Hill Road, Assessors Map 218, Lot 4. Solar array installation. Mr. Chester approved the buffer permit application after requesting modifications be made.
- c. IW-BUF-21-5: Keith & Donna Payne, 29 Sunset Drive, Assessors Map 105, Lot 81, Replace existing retaining wall. Mr. Chester approved this application.

#### VI. CORRESPONDENCE

#### VII. ADJOURNMENT

**Motion made by Robert Slate to adjourn the meeting at 8:19 pm. Motion seconded by Dennis Latchum and unanimously carried.**

Minutes respectfully submitted,  
Cathe McCall