



Town of Lebanon
INLAND WETLANDS COMMISSION
Regular Meeting
Monday, July 11, 2022
7:00 p.m.

Lebanon Town Hall, 579 Exeter Road
Downstairs Conference Room

MINUTES

Members Present: James McCaw (Chairman), Carl Bender, Jim Hallene, Robert Slate, James Jahoda, Jim Bender, Dean Gustafson, John Drum
Members Absent: Dennis Latchum
Others Present: Philip Chester (Town Planner), Catherine McCall (minutes)

I. CALL TO ORDER

The meeting was called to order by Chairman James McCaw at 7:02 pm.

Motion made by R. Slate and seconded by D. Gustafson to add the following three (3) items under New Business. Motion passed unanimously.

- a. IW-AR-22-24: Adam Wolak (owner), Scott Person (applicant), Goshen Hill Road, Assessors Map 261, Lot 27. Selective timber harvest.
- b. IW-AR-22-25: PLH, LLC (owner), Vineyard Sky Farms Corp. (applicant), 1 Williams Crossing Road, Assessors Map 218, Lot 19. Selective tree and brush cutting affecting 31,890 square foot wetland for pasturing sheep.
- c. IW-22-26: Ala-Bri Acres Farm LLC (owner), 139 West Town Street, Assessors Map 235, Lot 11. Excavation, driveway, and septic construction for development of tasting room and retail sales for winery.

Motion made by R. Slate and seconded by J. Drum to move NEW BUSINESS application a. IW-AR-22-24 to first agenda item. Motion passed unanimously.

IW-AR-22-24: Adam Wolak (owner), Scott Person (applicant), Goshen Hill Road, Assessors Map 261, Lot 27. Selective timber harvest.

Scott Person presented. This will be a small timber harvest. There are approximately 1.4 acres of wetlands in the harvest area and one (1) wetland crossing. All the timber is marked. All wetland areas will be matted. The harvest and crossing road areas have been marked with flags. He has obtained a letter from the highway foreman approving the planned access to the town road. This letter was not presented to the commission. Person said they would be following best management procedures for this harvest.

The Commission entered into the record a 7/11/22 letter received from Marc Lang, Chairman of Lebanon Conservation and Agriculture Commission regarding this application, in which Mr. Lang states:

The property contains Goshen Brook which bisects the property and is identified in Lebanon's POCD as an important component of the town's wetlands system and habitat value. Goshen Brook feeds into the Yantic River which is a trout-management area. The property is also bisected by a large swath of wetlands and has a strong possibility of containing vernal pools. In total, 21% of this sensitive site (2.5 acre) contains the brook, wetlands, and 100' upland review area.

Therefore, it is recommended that the Commission consider requiring that a soil scientist to identify the wetland areas and possibility of vernal pools. It is also recommended that the Commission consider this a permitted activity so that the town engineer can monitor this timber harvest.

R. Slate asked if the stream on the property was running now and was told no. He said he would like to see the wetlands delineated and the trees to be removed within the wetlands noted on the site map.

J. Jahoda would also like to see specifics on what trees in the wetlands would be left or taken down.

Gustafson asked for the submittal of a report from a soil scientist to include a sketch the limits of wetlands on a scaled map, and an indication of where any vernal pools might be located.

II. APPROVAL OF MINUTES

a. June 6, 2022 Regular Meeting

Motion made by R. Slate and seconded by J. Drum to approve the minutes of the June 6, 2022 Regular Meeting. Motion passed unanimously.

b. June 14, 2022 Special Meeting

Motion made by J. Bender and seconded by J. Hallene to approve the minutes of the June 14, 2022 Special Meeting. Motion carried 7-0-1

III. OLD BUSINESS

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

The Commission entered into record a letter received from Brandon Handfield, PE of Yantic River Consultants, LLC dated 7/11/22 regarding this application and suggesting conditions of approval.

Charlie Dutch, Dutch and Associates presented. Soil Scientist Rick Senoski presented his report. No clearing will need to be done along the brook as it is currently mowed. There are no vernal pools.

Mr. Gustafson noted that he read the assessment and concurred with Mr. Senoski.

Motion made by C. Bender and seconded by D. Gustafson to approve IW-BUF-22-8 with the following conditions:

- 1. The drainage calculations should include a watershed map depicting the pre and post development watershed limit, cover types, and time of concentration paths to confirm the values in the calculations.**
- 2. The Soil/Wetlands report should be revised to reference the watershed used in creating the watershed comparisons. Waterman Brook would be appropriate to use for this site.**
- 3. The proposed biofilter has adequate capacity to retain 100% of the Water Quality Volume (WQV) from both existing and proposed impervious surfaces in the contributing watershed. The following should be added to the plan:**
 - a. Sediment forebay to retain at least 10% of the WQV before discharging to the biofilter.**
 - b. Additional detail to ensure impervious surfaces are drained towards the sediment forebay.**
 - c. Emergency overflow with adequate stabilization for larger storm events.**
- 4. A statement by a professional engineer should be provided for the record that the construction of the biofilter and associated excavation and/or filling will not reduce the water holding capacity of the floodplain. Additional Federal, State and/or Local permits may be required.**

Motion passed unanimously.

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

Matt Maynard, Towne Engineering presented and passed out revised site plans. UNCAS has approved the project, DEEP indicated they will work with the applicant on installation of a dock.

Mr. Chester noted that he had spoken with the Red Cedar Lake Association President with regard to the parking and been part of the DEEP email chain regarding the proposed dock.

Motion made by J. Drum and seconded by J. Hallene to approve IW-22-14 contingent on the approval of DEEP on the installation of the dock. Motion passed unanimously.

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

Sean Sullivan presented. The Commission conducted a site walk on 6/14/22 with Brandon Handfield and Mr. Chester. C. Bender noted that going to the site helped clarify the project and how it might affect wetlands. He sees no issues with plan.

Motion made by C. Bender and seconded by J. Drum to approve IW-22-15. Motion passed unanimously.

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

Chris Morrell provided a letter from the applicant stating that he could represent her on the application. At last meeting the Commission asked for further detail on the plan regarding drainage and direction of water run-off. The applicant provided a revised plan.

C. Bender noted that the grade and elevation numbers on the site plan appeared off and the applicant agreed to make the correction.

Motion made by R. Slate and seconded by J. Drum to approve IW-BUF-22-8 with the condition that corrected elevation numbers be added to the site plan. Motion passed unanimously.

IV. NEW BUSINESS

- b. IW-AR-22-25: PLH, LLC (owner), Vineyard Sky Farms Corp. (applicant), 1 Williams Crossing Road, Assessors Map 218, Lot 19. Selective tree and brush cutting affecting 31,890 square foot wetland for pasturing sheep.

There was no one at the meeting to represent this application. The Commission entered into the record a 7/11/22 letter received from Marc Lang, Chairman of Lebanon Conservation and Agriculture Commission regarding this application, in which Mr. Lang states:

The applicant requests permission to cut the trees and brush on 5.5 acres that contains wetlands, 100' upland review area, and water course that leads to the Shetucket River. This property is part of the applicant's commercial solar array and is not a farm. It is not clear that the proposed activity will not have an adverse effect on the wetlands, upland review area, and the water course.

D. Gustafson has concerns with the amount of clearing proposed in the wetlands and upland review area.

C. Bender questioned the need is to clear the property in the wetlands area if the purpose of the activity is to maintain the area around the solar panels.

This item was tabled for the next meeting.

- c. IW-22-26: Ala-Bri Acres Farm LLC, 139 West Town Street, Assessors Map 235, Lot 11. Excavation, driveway, and septic construction for development of tasting room and retail sales for winery. R. Slate recused himself from the discussion.

Wes Wentworth, PE presented. A topology survey has been done of the site. The vineyard is licensed with the state and currently producing wine. They would like to put in a tasting room with outdoor deck and parking. They are proposing a 16' wide gravel driveway that would go to a parking area for 23 cars. Today the area is grassland. The wetland disturbance would be about 4500 square feet.

Mr. Chester noted that the handicapped parking spot appeared to be located on a different property and asked for driveway/parking construction details.

C. Bender noted that the amount of materials that would be removed and brought in needed to be quantified. Wentworth said that details on this will be outlined for the Commission for the next meeting.

R. Slate rejoined the commission upon completion of this application presentation.

V. TOWN PLANNER REPORT

Mr. Chester note that the Commission should expect several applications for tear-down/rebuilds at the lakes in the future.

VI. CORRESPONDENCE

VII. ADJOURNMENT

Motion made by J. Drum and seconded by R. Slate to adjourn the meeting at 8:23 p.m. Motion carried unanimously.

Minutes respectfully submitted
Catherine McCall