

Town of Lebanon  
**INLAND WETLANDS COMMISSION**  
Regular Meeting  
Lebanon Town Hall, Lower Level Conference Room  
Monday, March 5, 2018 – 7:00 PM

**MINUTES**

Members Present: Robert Slate (Secretary), Jim Bender, Carl Bender, John Drum, Jim Hallene, Dennis Latchum, Dean Gustafson  
Members Absent: James McCaw, David Martin  
Others Present: Philip Chester, Town Planner and Holli Pianka, Land Use Secretary

- I. The meeting was called to order at 7:00 p.m. by Secretary Robert Slate (Acting Chair).
- II. Approval of Minutes:
- a. **Mr. Jim Bender made a motion, seconded by Mr. Hallene, to approve the February 5, 2018 Regular Meeting Minutes as presented. Motion unanimously approved. (Abstained: D. Gustafson)**
- b. February 24, 2018 special meeting minutes tabled to the next meeting.

III. Old Business:

- a. **IW-18-6871:** Gints Vitkovskis, (owner), Deepwood Drive, Assessors Map 104, Lot 6. New home construction and driveway.

A site walk was conducted on 2/24/18. Members noted lack of wetlands flags at the site. Charles Dutch (owners rep.) stated the site had been adequately flagged twice and will flag again. The following documents received into the file:

- Letter dated 2/22/18, from Brandon Handfield, PE, Yantic River Consultants, to Mr. Chester, plan review comments.
- Letter dated 2/5/18, from David Coughlin, R.S., Uncas Health District, to Mr. Vitkovskis, plan review comments.

Charles Dutch requested to extend the application and explained he had just recently received Mr. Handfield's letter and needs adequate time to address all items and prepare a revised site plan. Members discussed ruling whether this activity would be a significant impact activity and having possible additional jurisdictional requirements depending on the total square footage of direct impact to the wetlands. The site requires connection to public sewer and water which are not shown on the plans. In addition to addressing the town engineer's review comments, the commission requests a soil scientist's report showing effect on wetlands, impact to vernal pools, and impact of sewer and water line installation and mitigation.

**Mr. Drum made a motion, seconded by Mr. Latchum, deeming this application to be a significant impact activity to wetlands requiring a public hearing. Motion unanimously approved. 7-0-0.**

The public hearing for this application will take place at 7:00 p.m. on April 2, 2018.

- b. **IW-18-6872:** Barbara Lederer (applicant), Albert Mencarelli (owner), Deepwood Drive, Assessors Map 105, Lot 104. New home construction.

The following documents received into file:

- Letter dated 3/5/18, from Brandon Handfield, Yantic River Consultants, to Mr. Chester, plan review comments.
- Revised site plan dated 2/28/18, prepared by Reynolds Engineering Services, LLC.

Mr. Reynolds and the owner, Ms. Lederer, were present. Mr. Reynolds noted that the proposed foundation was relocated on the site plan per town engineer comments, which has increased the disturbance to wetlands from approximately 6,000 to 8,000 sq. ft.

Conditions of approval were discussed such as requiring the applicant to submit certification of the house foundation and rear yard location prior to construction to ensure no expansion of the rear yard. Mr. Chester, as ZEO can also require a foundation asbuilt.

The Commission asked and the owner agreed that plantings delineating the limit of wetlands disturbance we provided on the plans and site prior to CO.

This item will be placed on the April 2, 2018 meeting agenda.

IV. New Business:

- a. **IW-BUF-18-6919:** Jennifer E. Granger, 258 Lakeside Drive, Assessors Map 107, Lot 23. Septic system repair.

Mr. Reynolds spoke on the application. The application was amended as a buffer permit. It was the consensus of the Commission to authorize Mr. Chester to sign the permit pending receipt of a revised plan locating the stockpile and silt fence with hay bales acceptable to Mr. Chester.

- b. **IW-18-BUF-6920:** David Gendreau, 159 Lake Shore Drive, Assessors Map 101, Lot 14. Remove and rebuild existing house and septic system.

Mr. Gendreau spoke on the application. After review of the plan, it was the consensus of Commission to authorize Mr. Chester to sign the permit, pending receipt of a revised plan locating the stockpile and silt fence.

- c. Review IWC fees. The Commission authorized revisions to the IWC fees as presented by Mr. Chester.

V. Town Planner's Report: None.

VI. Correspondence: Letter and photos by Jane Erway regarding her property on Lake Shore Drive.

VII. Adjournment

Mr. Slate made a motion to adjourn, seconded by Mr. Drum and unanimously approved at 8:28 p.m.

Respectfully Submitted,  
Holli E. Pianka, Land Use Secretary  
March 12, 2018

*(Minutes are unapproved as of transcription date.)*