

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

MINUTES

Members Present: James McCaw (Chairman), Robert Slate (Secretary), Jim Bender, Carl Bender,
John Drum, Jim Hallene, Dennis Latchum
Members Absent: Dean Gustafson, 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 Chairman McCaw.

II. Approval of Minutes:

- a. **Mr. Hallene made a motion, seconded by Mr. Slate, to approve the January 8, 2017 Regular Meeting Minutes as presented. Motion unanimously approved. (Abstained: Latchum, C. Bender)**

III. Old Business: None.

IV. New Business:

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

Owner Gints Vitkovskis, discussed the site plan dated 1/31/18 prepared by Dutch & Associates, Land Surveyors. Also submitted was an engineering report and map prepared by John Martucci, P.E., LBM Engineering LLC, dated 1/31/18 and a map dated 1/31/18 of wetlands delineated by Brian Golembiewski, Soil Scientist.

The Commission asked that a review of the plan by the town's engineer is necessary due to the length and grade of the proposed driveway and significant drainage. Other items to be addressed are fire department emergency access, septic or sewer connection and an existing easement of a neighbor's 10 foot right of way crossing.

The Commission scheduled a site walk of the property for Saturday, February 24, 2018, 9:00 a.m. with a rain/snow date of March 3, 2018 at 9:00 a.m. This item will be placed on next month's agenda.

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

Mark Reynolds, Reynolds Engineering Services LLC, reviewed the site plan dated 1/30/18. Also submitted were erosion and sedimentation control notes and a wetlands report dated 2/1/18 prepared by Brian Golembiewski, Soil Scientist, stating the project will have minimal impact on wetlands.

The Commission noted that the limits of impact to wetlands need to be more clearly defined on the plan and the driveway turnaround needs to be revised to show correct setback from the property line. They also requested a plan review by the town's engineer because of the small lot size and drainage. Mr. Chester noted that no steps or deck are shown on the property.

The Commission scheduled a site walk of the property on Saturday, February 24, 2018, 9:30 a.m. with a rain/snow date of March 3, 2018 at 9:30 a.m. This item will be placed on next month's agenda.

- c. **IW-AR-18-6873:** Andrew P. Clark (applicant), Ronald Ives (owner), Fowler Road, Assessor Map 266, Lot 18. Selective timber harvest.

Andrew Clark, Certified Forest Practitioner of Limb-It-Less Logging, LLC, was present to discuss his application. He stated there are significant wetlands on the 95-acre parcel, including two perennial streams, a pond and a vernal pool. Existing landings will be used and only the East Hebron Turnpike and not Fowler Road access will be utilized.

Motion by Mr. Slate, seconded by Mr. Drum, that this application is acceptable as an as-of-right activity. Motion unanimously approved.

V. Town Planner's Report: None.

VI. Election of Officers:

Mr. Slate nominated Jim McCaw as Chairman of Inland Wetlands Commission, seconded by Mr. Latchum. Motion unanimously approved and Mr. McCaw was elected Chairman of IWC.

Mr. Bender nominated Robert Slate as Secretary of the Inland Wetlands Commission, seconded by Mr. Drum. Motion unanimously approved and Mr. Slate was elected Secretary of IWC.

Mr. Slate made a motion to adjourn, seconded by Mr. Drum and unanimously approved at 8:15 p.m.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
February 6, 2018

(Minutes are unapproved as of transcription date.)