

Town of Lebanon  
**INLAND WETLANDS COMMISSION**  
Regular Meeting  
Lebanon Town Hall, Lower Level Conference Room  
Monday, September 14, 2015 – 7:00 PM

**MINUTES**

Members Present: Acting Chairman Robert Slate, Jim Bender, Carl Bender, Jim Hallene and Dean Gustafson

Members Absent: James McCaw, John Drum, David Martin and Dennis Latchum

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 Robert Slate.

II. Approval of Minutes:

- a. Jim Bender made a motion, seconded by Jim Hallene, to approve the July 6, 2015 Regular Meeting Minutes as presented. Motion unanimously approved.

III. Old Business: None

IV. New Business:

- a. Town of Lebanon, owner, 37R West Town Street, Assessors Map 236, Lot 91. 2-lot resubdivision. Declatory ruling for no wetlands.

The following documents prepared by Tarbell Heintz & Associates Inc. were reviewed by the commission for :

- Proposed site plan for resubdivision dated 5/5/15.
- Wetlands Delineation Report dated 7/26/15.

The commission determined that there are no wetlands or watercourses on the subject property but made a request to confirm whether or not the retention pond is a resource area for later reference for any future proposed activities.

**Dean Gustafson made a motion, seconded by Jim Bender, for the commission to issue a declatory ruling of no wetlands on the subject property, with the following caviat:**

- **Confirmation of the retention pond being a resource or not.**

**Motion unanimously approved.**

- b. **IW-15-4730:** Derek Wheatley, owner, 330 Scott Hill Road, Assessors Map 281, Lot 13. Wetland crossing for new dwelling.

Site plan dated 7/24/15, prepared by Dutch & Associates, was reviewed. Considering that a modified access or curb cut could cause change to the regulated area, the commission requested a plan review by the Town Engineer and the plan should be revised to show the following:

- 1) Better details on limits of the farm road and identify wetlands.
- 2) Identify impact areas.
- 3) Add cross section view at culvert location.
- 4) Add proposed erosion and sedimentation controls plan
- 5) Add power supply in wetlands.

The commission scheduled a site walk of the property on October 3, 2015, 9:00 am with the owner and/or their consultant.

- c. **IW-AR-15-4790:** Girl Scouts of Connecticut, owner, 175 Clubhouse Road, Assessors Map 227, Lot 3, Rod Burgess, 11 Boulder Dell Road, Higganum, CT, 06441, applicant. Selective timber harvest.

Rod Burgess, Connecticut Certified Forester, representing Scotland Hardwoods, presented the application. As a courtesy, certified letters were sent to abutting neighbors of the harvest area. Approximately 60 acres are to be harvested during September through June 1, 2016, Monday through Saturday, 7:00 am to 6:00 pm, during time when camp use is limited. Old existing logging trails and drainage crossing will be marked and utilized for access.

**Dean Gustafson made a motion, seconded by Jim Hallene, that the commission has determined this application to be an as-of-right activity. Motion unanimously approved.**

- d. **IW-AR-15-4832:** Paul & Linda Desmarias, owner, 63 Gates Farm Road, Assessors Map 208, Lot 44 and Michael Vose, owner, 93 Gates Farm Road, Assessors Map 208, Lot 48, Richard Labbe, applicant. Selective timer harvest.

The commission reviewed the application and map.

**Dean Gustafson made a motion, seconded by Jim Hallene, that the commission has determined this application to be an as-of-right activity. Motion unanimously approved.**

- e. **IW-15-4833:** Lynn Borsa, owner, 185 Lake Shore Drive, Assessors Map 101, Lot 12. Replacement of lake wall and construction of dock.

Wes Wentworth presented the application and it was accepted by the commission. A well replacement was added to the application. This item will be added to the October 3, 2015, meeting agenda.

#### V. Town Planner's Report:

- a. Buffer Permits: 1) **IW-BUF-15-4769:** Neil & Audrey Scollan, owner, 58 Island Beach Road, Assessors Map 104, Lot 106. Construction of addition. **APPROVED.**
- 2) **IW-BUF-15-4776:** Greg & Janet Sinnott, owners, 64 Brookview Dr., Assessors Map 272, Lot 16. Construction of (2) Sheds. **APPROVED.**
- 3) **IW-BUF-15-4789:** John Musial, owner, 131 Tobacco Street, Assessors Map 228, Lot 16. Removal of cement patio & inground pool, fill & grade. **APPROVED.**

- b. As of Right Permits: : **IW-AR-15-4825**: David Majchier, owner, Richard Labbe, applicant, 179 Bascom Road, Assessors Map 238, Lot 25. Selective timber harvest.
- c. Enforcements
- d. Other:
  - DEEP permit
  - Jim Hallene made a motion to adopt the IWC 2016 Meeting Calendar, seconded by Dean Gustafson. Motion unanimously approved.
  - The commission agreed to appropriate \$500.00 towards organizing wetland files by street address and old records review and destruction following state statutes requirements.

VI. Correspondence: On file.

VII. Jim Bender made a motion to adjourn, which was seconded by Dean Gustafson. Motion approved unanimously and meeting adjourned at 8:10 p.m.

Respectfully Submitted,  
Holli E. Pianka, Land Use Secretary  
September 21, 2015

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