

Town of Lebanon  
**INLAND WETLANDS COMMISSION**  
Regular Meeting

Lebanon Town Hall, Lower Level Conference Room  
Monday, June 1, 2015 – 7:00 PM

**MINUTES**

Members Present: Chairman Jim McCaw, Jim Bender, Jim Hallene, John Drum,  
Carl Bender, Dennis Latchum

Members Absent: Robert Slate, Dean Gustafson, David Martin

Others Present: Philip Chester (Town Planner), Brandon Handfield (Town Engineer),  
Holli Pianka (Land Use Secretary)

- I. The meeting was called to order at 7:04 p.m. by Chairman McCaw.

Dennis Latchum a motion, seconded by Jim Hallene to add the following item (d) under New Business. Motion unanimously approved.

- d. **IW-BUF-15-4542:** Joe Wyspianski, 47 Williams Crossing Road, Assessors Map 218, Lot 21. 2-lot subdivision.

II. Approval of Minutes:

- a. Jim Hallene made a motion, seconded by John Drum, to approve the May 11, 2015 Regular Meeting Minutes as presented. Motion unanimously approved.
- b. Jim Hallene made a motion, seconded by Jim Bender, to approve the May 26, 2015 Special Meeting Minutes as presented. Motion unanimously approved.

III. Old Business:

- a. **IW-BUF-15-4441:** Brett Harlow, (applicant), Stephen Bezrucik, (owner), 40 Deepwood Drive, Map 103, Lot 89. Drain pipe installation.

Members attended a site walk at the property on May 26. The application has been amended to include only the drain pipe installation. No rebuilding of the stonewall at the lake shore will take place at this time.

**John Drum made a motion to approve the application, seconded by Dennis Latchum, with the condition that the applicant will install silt fence and hay bales prior to work and submit an as-built upon completion. Motion unanimously approved.**

The following item (b) was moved to item (e) under New Business:

- b. **IW-AR-15-4526:** Karl Riendeau, (applicant), Cory Spaulding, (owner), 83 Smith Road, Assessors Map 246, Lot 32 and 32.001. Selective timber harvest.

IV. New Business:

- a. **IW-15-4499:** Joseph Thibeault, Exeter Road (North Side), Map 245, Lot 22. Single-family dwelling construction.

Wes Wentworth, Wentworth Civil Engineers, was present to speak on the application. Mr. Wentworth reviewed the existing conditions of the lot and flagged wetlands. The owner has no plans to build immediately, but would like wetlands approval for this lot of record. The plan shows no proposed work in wetlands and no wetlands disturbance. Soil testing has been done for an approved septic.

This item will be placed on next month's agenda.

- b. **IW-15-4533:** Howard Wayland (applicant), Howard Wayland/Steven Preli (owners), 105 & 119 West Town Street, Assessors Map 235, Lots 13 & 15. Rebuild existing farm road.

Mr. Wayland was present stating he has been working with NRCS to design a plan to correct poor conditions to the existing farm road caused by wetlands shifting and filling in with sediment. Use of the road has been limited and is difficult to get farm equipment through. A dewatering ditch is proposed to divert the water from the road. The road crosses the back of the neighboring property, owned by Steven Preli, and leads to the pond. Mr. Chester and Mr. Handfield have both walked the property but have not formally reviewed the plan. In addition to rebuilding the road, some shrubs and trees will need to be removed.

A sitewalk will be planned with the commission, Town Engineer and the NRCS engineer. This item will be placed on next month's agenda.

- c. **IW-BUF-15-4528:** Michael Gobin, 89 Lake Shore Drive, Assessors Map 101, Lot 26. Septic repair.

The commission requested more plan details and this item will be placed on next month's agenda.

- d. **IW-BUF-15-4542:** Joe Wyspianski, 47 Williams Crossing Road, Assessors Map 218, Lot 21. 2-lot subdivision.

Mark Sullivan, Land Surveying and Environmental Consulting LLC, 30 Pleasant View Cove, Lisbon, CT, 06351, reviewed the plan.

**It was determined that there is no wetlands impact in the proposed activity area. Jim Bender made a motion, seconded by John Drum, for the commission to declare no jurisdiction for this application. Motion unanimously approved.**

- e. **IW-AR-15-4526:** Karl Riendeau, (applicant), Cory Spaulding, (owner), 83 Smith Road, Assessors Map 246, Lot 32 and 32.001. Selective timber harvest.

Members attended a site walk earlier this evening on the property with DEEP agent.

**Carl Bender made a motion to approve the application, seconded by Dennis Latchum, with the following condition:**

- 1. Amend plan to require corduroy crossing at intermittent stream and removal of crossing upon completion of work.**

**Motion unanimously approved.**

V. Town Planner's Report:

- a. Buffer Permits: **#IW-15-BUF-4552:** 54 Reservoir Road, Prime Electric LLC (applicant), Norwich Public Utilities, owner. Concrete pads. **APPROVED.**
- b. As of Right Permits: **IW-AR-15-4527:** Karl Riendeau, (applicant), Helen Szajda, (owner), 41 York Road, Assessors Map 252, Lot 7. Timber harvest. **APPROVED.**
- c. Enforcements:
- d. Other

VI. Correspondence: On file.

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

Respectfully Submitted,  
Holli E. Pianka, Land Use Secretary  
June 8, 2015

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