

Town of Lebanon
INLAND WETLANDS COMMISSION
Regular Meeting

Lebanon Town Hall, Lower Level Conference Room
Monday, November 3, 2014 – 7:00 PM

MINUTES

Members Present: Chairman Jim McCaw, Jim Hallene, Jim Bender, Carl Bender, Dean Gustafson

Members Absent: Robert Slate, John Drum, David Martin, Dennis Latchum

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

I. The meeting was called to order at 7:03 p.m. by Chairman McCaw.

II. Acceptance of Minutes:

- a. Jim Bender made a motion, seconded by Carl Bender, to approve the October 6, 2014 Regular Meeting Minutes as presented. Motion unanimously approved.

III. Old Business:

- a. **NOTICE OF VIOLATION ~ Anthony M. Sylvester, for property at 1183, 1191 & 1207 Exeter Road (Assessors Map 253, Lots 13, 14 & 15).**

Carl Bender made a motion, seconded by Jim Hallene, to add the following application to this evening's agenda:

IW-14-4020: 1207 Exeter Road, Assessors Map 253, Lot 15, Anthony M. Sylvester owner. Excavate and stabilize wetlands.

The motion was unanimously approved.

Wes Wentworth, Wentworth Civil Engineers, reviewed the stabilization plan (revision date 10/15/14) and noted the plan has been amended with plantings added, 25 shrubs in total.

Mr. Chester noted that the application cannot be approved as is as there is work being proposed on the Davis property without owner permission.

Carl Bender made a motion, seconded by Jim Hallene, to approve the application with the following condition:

- 1) Amend plan to remove proposed work on the Davis property.**
- 2) Brush removal in wetlands to be done manually.**

Motion unanimously approved. The notice of violation was removed.

- b. **IW-14-BUF-3635:** 150 Barker Road, Assessors Map 245, Lot 29, Sara St. Marie. Clearing for horse barn and riding ring in regulated area.

Mr. Chester received an email notice on 11/3/14, from owner Sara St. Marie requesting to withdraw her application and it was accepted by the Commission.

- c. **IW-14-3990:** 7 Deepwood Drive, Assessors Map 103, Lot 99, Mario Aglieco, owner. New single family house and driveway construction.

Wesley Wentworth was present to address the Commission. He stated that a small wetland area was excavated and culvert installed by the town approximately 10 years ago. He reviewed existing drainage and proposed new house and driveway construction. He stated there would be some minimal filling of the area.

Jim Hallene made a motion to approve the application, seconded by Carl Bender. The motion was unanimously approved.

- d. **IW-14-BUF-3997:** Lake Williams Fox Island #8, Assessors Map 102, Lot 30, Joseph Jankowski, applicant, Linda Jankowski, owner. Replace existing dwelling and excavation for utilities and septic.

Joseph Jankowski, applicant, spoke on the application. He stated that excavation will be necessary for new pier foundation, reconnecting to the existing septic, new well and underground electrical line. Pavers are planned for the front of the house. A pre-existing hot tub and wastewater disposal were discussed.

Jim Hallene made a motion, seconded by Dean Gustafson, to approve the application with the following condition:

- 1) **Existing hot tub will be pumped and drained to the center of the island and not into the lake.**

The motion was unanimously approved.

V. New Business:

- a. **IW-14-4120:** 1114 Trumbull Highway, Assessors Map 247, Lot 9, Mark Sellew owner, Christian Joseph (Prides Corner Farms), applicant. Expansion of recycling basin.

Joseph Boucher, Towne Engineering, reviewed the plan (rev.10/8/14) which includes a proposed pipe overflow with catch basin for enlargement of the pond. Wetlands were previously delineated by Milone & MacBroom (8/6/12). Mr. Boucher noted that the pond was originally created in uplands with exception of the old highway (abandoned Station Road) and approved by the commission. The pond is designed for 100-year storm.

It was the consensus of the commission that the activity would cause no significant impact to wetlands. The commission also recommended that the applicant withdraw the current application and reapply under the as-of-right application. Christian Joseph was present and formally withdrew the regular application and submitted the as-of-right application.

Jim Bender made a motion to accept the following application, seconded by Dean Gustafson.

IW-AR-14-4142: 1114 Trumbull Highway, Assessors Map 247, Lot 9, Mark Sellev, owner, Christian Joseph (Prides Corner Farms), applicant. Expansion of recycling basin.

The motion was approved by the commission. (Abstained: J. Hallene)

The commission asked that Prides obtain a diversion permit prior to moving water from one body of water to another.

VI. Town Planner's Report:

- a. Buffer Permits: **IW-BUF-14-4037:** 35 Diane Road, Assessors Map 283, Lot 30, Janet Schuld, owner, Holly Morin, applicant. Addition and reserve septic system. **APPROVED.**
- b. As of Right Permits
- c. Enforcements:
 - 1) 596 Clubhouse Road, Assessors Map 253, Lot 20, Daniel Walsh, owner present. Mr. Chester received a letter from abutting property owner requesting assistance. It was the consensus of the commission for the applicant to complete an as-of-right application and submit with supporting documents. Upon receipt of the application, a site walk will be scheduled at the property on Saturday, November 15, 9:00 a.m.
 - 2) 21 Hinckley Road, Assessors Map 261, Lot 63. Chris Gebbie, owner present. Clearing in wetlands. The consensus of the commission is for the applicant to submit a plan for the December 1st meeting with proposed changes and details prepared by a soil scientist.
- d. Other

VII. Correspondence:

VIII. Jim Bender made a motion to adjourn, which was seconded by David Martin. Motion approved unanimously and meeting adjourned at 8:30 p.m.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
November 7, 2014

(Minutes are unapproved as of transcription date.)