

Town of Lebanon  
**INLAND WETLANDS COMMISSION**

Regular Meeting

Lebanon Town Hall, Lower Level Conference Room  
Monday, December 2, 2013 – 7:00 PM

**MINUTES**

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

- I. The meeting was called to order at 7:00 p.m. by Chairman McCaw. A motion was made by Dean Gustafson, seconded by Robert Slate to add two applications, #IW-BUF-13-3143 and #IW-13-3144 under new business. Motion unanimously approved.

II. Acceptance of Minutes:

- a. Robert Slate made a motion, seconded by John Drum, to approve the November 4, 2013 Regular Meeting Minutes with the following corrections:
1. Page 1, Item IV., paragraph 2, Change applicants names ‘Teri & Tom Banas’ to ‘Teri Banas & Tom Gwiazdowski’.
  2. Page 2, Item VII. Motion to adjourn seconded by David Martin.

III. Old Business:

- a. **#IW-BUF-13-3044:** 198 Deepwood Drive, Assessors Map 104, Lot 150. William & Leona Andrychowski, owner/applicant. Hot tub in regulated area.

Jason Nowosad, New Ground LLC, was present on behalf of the owners. Written correspondence was received from Jason Nowosad, dated November 22, 2013 to the Commission stating that the water from the existing hot tub will not be discharged into the 100 foot wetlands buffer area and not into the lake. He further stated that the hot tub has a 450 gallon capacity and the water would be discharged to a drain at the house via a sump pump with hose and discharged into the Amston Lake sewer system.

**Carl Bender made a motion to approve the application with a note added to the plan stating that the hot tub water shall be drained into the sewer system only and not on the site. Motion seconded by Dean Gustafson and unanimously approved.**

IV. New Business:

- a. **#IW-AR-13-3135:** Reservoir Road & Camp Mooween Road, Assessors Map 279/old Lynch Road. City of Norwich, applicant. Installation of water storage tank.

John Wood & Ellen Bartlett, P.E., Green Site Design LLC, representing Norwich Public Utilities. The existing cast iron 30" unlined water main installed during the 1920's is being replaced from the treatment plant on Reservoir Road to the proposed water storage tank on Camp Mooween Road. A proposed 24" PVC pipe will be slipped lined through the existing main. There will also be construction of a 12-foot wide gravel drive over the existing pipe in the NPU easement area for construction on the pipe and future maintenance. A temporary water main (two 16' pipes) will be utilized during construction. The Commission recommended that a turnaround be provided on the plans. The road will be gated in two areas.

**Dean Gustafson made a motion that application #IW-AR-13-3135 be determined an as of right activity, seconded by Jim Hallene. Motion unanimously approved.**

- b. **#IW-AR-13-3136:** Reservoir Road & Camp Mooween Road, Assessors Map 279, Lots 8, 16, 20, 21, 25, 26, 30, 32. City of Norwich, owner/applicant. Replacement of water main.

A one million gallon water storage tank approximately 70 feet in diameter and 35 feet in height is proposed on town land on old Lynch Road. Bob Russo, Soil Scientist also present stated he is requesting a determination of 'as of right use' from the commission for both applications and Norwich Public Utilities qualifies for this use under the Town of Lebanon wetlands regulations and Connecticut General Statutes. He stated that there will be a wetlands crossing in the area of the treatment plant and erosion and sedimentation controls will be installed as normal procedure. NPU has agreed to install a town water fire hydrant and an area for antenna for town emergency communications. Two property owners were present and concerned that the water tower would be viewed from Red Cedar Lake.

**Dean Gustafson made a motion that application #IW-AR-3136 be determined an as of right activity, seconded by Jim Hallene. Mr. Chester clarified that the applications must also be approved by PZC and Town Meeting. Motion unanimously approved.**

- c. 38 Deepwood Drive, Assessors Map 103, Lot 90, Deepwood 38 LLC owner. Foundation perimeter drain. Mr. Chester will contact owner to notify him that a wetlands permit is required.
- d. **#IW-13-BUF-3143:** Lake Williams Drive, Map 239, Lot 17. Peter Demar, applicant, Thomas J. Flanagan Trust, owner. New single family house construction.

- e. **#IW-13-3144:** Lake Williams Drive, Map 239, Lot 14. Peter Demore, applicant, Thomas J. Flanagan Trust, owner. New single family house construction.

These are pre-existing lots of record. Wetlands have been delineated by John Ienni, Soil Scientist and a report is to be submitted. Commissioners also require an impact analysis to be included. Both applications to be heard at next month's meeting.

V. Town Planner's Report:

The Commission asked Mr. Chester to inquire into the following activities.

- a. Kenneth Perry, 110 Clarke Road – report of excess fill near wetlands
- b. Jim Grover, 1102 Trumbull Highway – activity in wetlands
- c. Cushman Farm (behind Elementary School) – activity in wetlands
- d. Chesmer Farm (across from High School) – compliance with wetlands permit
- e. Szajda Farm, York Road – activity in wetlands
- f. Paul Ferreira, 965 Trumbull Highway – compliance with wetlands permit

VI. Correspondence:

- a. Request was received for reappointment of members. **Motion made by John Drum, seconded by Robert Slate, to reappoint Jim Hallene, Dean Gustafson and Carl Bender to the Inland Wetlands Commission for a new term. Motion unanimously approved.**

- VII. Robert Slate made a motion to adjourn. Motion seconded by Jim Bender and approved unanimously. Meeting adjourned at 8:23 p.m.

Respectfully Submitted,  
Holli E. Pianka, Land Use Secretary  
December 9, 2013

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