

Town of Lebanon  
**INLAND WETLANDS COMMISSION**

Regular Meeting

Lebanon Town Hall, Lower Level Conference Room  
Monday, September 9, 2013 – 7:00 PM

**MINUTES**

Members Present: Chairman Jim McCaw, Secretary Rob Slate, John Drum, Dean Gustafson,  
Jim Bender, Carl Bender, David Martin, Dennis Latchum

Members Absent: J. Bender, J. Hallene

Others Present: Philip Chester, Town Planner, Holli Pianka, Secretary

- I. The meeting was called to order at 7:00 p.m. by Chairman McCaw.
- II. Acceptance of Minutes:
  - a. Rob Slate made a motion to approve the August 5, 2013 Regular Meeting Minutes, seconded by John Drum. Minutes unanimously approved as presented. Dean Gustafson and Robert Slate abstained.
- III. Old Business:
  - a. **#IW-13-2444:** 20 Industrial Park Road, Assessors Map 233, Lot 15, Scotts-Hypoxex Corp., owner. Construct gravel storage lots.

Wes Wentworth, Wentworth Civil Engineer, was present on behalf of the owner. Mark Cooper, Plant Manager was also present. Mr. Wentworth stated that the request is to expand the gravel storage lot areas approved in 2010. The total new area affected is just over 4 ½ acres. Several members of the Commission and the Town Planner walked the site on August 30<sup>th</sup>. Plan review comments dated 9/9/13 were received from Brandon Handfield from Anchor Engineering. Wes Wentworth will submit revised plans and this item will be placed on the October 7<sup>th</sup> meeting agenda.
  - b. **#IW-13-2061:** 145 Kick Hill Road, Assessors Map 216, Lot 1, William Morsey, owner. Work in watercourse and wetlands.

Mr. Morsey was present and submitted a report/plan from George Logen, Soil Scientist dated 9/6/13. Mr. Chester stated that the 65-day deadline for a decision is fast approaching and Mr. Morsey has already received one extension.

Carl Bender made a motion to schedule a sitewalk on September 17, 2013 at 6:00 p.m. at the Kick Hill site. Motion seconded by Dennis Latchum and unanimously approved.

IV. New Business:

- a. **#IW-BUF-13-2674:** 178 Deepwood Drive, Assessors Map 104, Lot 155, Steven Baccei, owner. Hot tub on paver patio.

At a new dwelling certificate of occupancy site inspection by the Town Planner, a hot tub was observed approximately 25 feet from the lake edge and installed without permits or approvals. The hot tub was not located on the final as-built for the certificate of occupancy. Steven Baccei, owner, was present and stated that the tub is placed on impervious patio pavers and that the pavers were approved on the site plan. He did not realize that approvals were necessary for installation of the hot tub, which measures 7½' by 7½' and holds 500 gallons of water. David Martin asked Mr. Baccei how he was going to empty the hot tub and he stated he has no intention of draining it; however, if it needed to be emptied there were commercial companies he could use. Mr. Baccei has an application for a variance before the Zoning Board of Appeals for the hot tub and the Commission decided to continue the application to the October 7<sup>th</sup> meeting pending the ZBA decision.

- b. **#IW-AR-13-2750:** Sisson Road & Randall Road (west side of junction), Assessors Map 272, Lot 7, Emery & Jeannine Gluck, owners. Selective timber harvest and wetlands crossing.

Emery Gluck, owner was present and presented his plan for a timber harvest and placing stones permanently in a wetlands crossing.

**John Drum made a motion to approve the application, seconded by Rob Slate.  
Vote: Unanimously approved.**

- c. Dave Martin made a motion to add the following agenda item #IW-AR-13-2796. Motion seconded by Rob Slate. Unanimously approved.

**#IW-AR-13-2796:** Horiska Road, Assessors Map 274, Lot 5, Mary Kendzior owner, John Trowbridge, applicant. Selective timber harvest in regulated area.

Dean Gustafson made a motion, seconded by Robert Slate, that the use was As-of-Right and not effecting wetlands.

- V. Correspondence: Mr. Chester discussed plans received from Princeton Hydro for dam maintenance at Waters Edge Campground.

- VI. John Drum made a motion to adjourn. Motion seconded by Rob Slate and approved unanimously. Meeting adjourned at 9:15 p.m.

Respectfully Submitted,  
Holli E. Pianka, Land Use Secretary  
September 16, 2013

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