

Town of Lebanon
INLAND WETLANDS COMMISSION
Regular Meeting
Lebanon Town Hall, Lower Level Conference Room

Monday, September 10, 2012 – 7:00 PM

MINUTES

Members Present: Chair James McCaw
Sec. Robert Slate
Carl Bender
Jim Bender
James Hallene
Dennis Latchum
David Martin

Members Absent: John Drum
Dean Gustafson,

Others Present: Philip Chester, Town Planner
Brandon Handfield, Town Engineer

I. The meeting was called to order at 7:02 p.m. by Chair McCaw.

II. **APPROVAL OF MINUTES**

- a. Motion made by Robert Slate and seconded by Jim Hallene to approve the August 14, 2012, Special Meeting Minutes. Motion passed with David Martin and Robert Slate abstaining.
- b. Motion made by Robert Slate, seconded by Dennis Latchum to approve the August 21, 2012, Special Meeting Minutes. Motion passed with Jim Hallene abstaining.

III. **PUBLIC HEARING**

- a. **#IW-12-1399:** 1102 Trumbull Highway, Assessors Map 247, Lot 8, James Grover, owner. Clearing and creation of pond. Jim Hallene recused himself.

The Chair opened the Public Hearing at 7:03. Mr. Slate read the legal notice. The following items were entered into the record the following items.

- 1. 8/14/12 IWC Special Meeting Minutes.
- 2. 8/21/12 IWC Special Meeting Minutes.
- 3. 9/6/12 letter to IWC from Towne Engineering.
- 4. 7/9/12 IWC Application from Mr. Grover.
- 5. Towne Engineering letter to IWC with list of abutters and Green Cards.
- 6. 5/4/12 application plans revised through August 24, 2012.
- 7. 9/10/12 letter from Shawn McGuillicuddy in favor of application.
- 8. 8/6/12 letter from John Ianni regarding wetlands functions and values.
- 9. 9/10/12 Anchor Engineering review of application.

Mr. Boucher, PE and Mr. Ianni (soil scientist) presented the application. Plans have been amended to reflect the Commission's ruling that the original plan posed a "significant impact activity". Mr. Boucher stated that based on "feasible and prudent alternatives" the current plan eliminates draining wetlands as Mr. Grover has decided to use the land for pasture versus mowing. Also eliminated are stone wall tiers which are now replaced with grass berms. Plan calls for stumping and smoothing but no major regarding. Stumps will be hauled off-site or ground, but not buried.

Commission members asked that the recommendations in Anchor Engineers 9/10/12 report be incorporated into the plans; that the applicant engage an engineer to provide monthly monitoring reports to the Commission; and that the amount of wetlands to be eliminated be added to the plans.

Hearing no further testimony the Chair closed the public hearing at 7:40 p.m.

IV. NEW BUSINESS

- a. **#IW-12-1526:** 228 Waterman Road, Assessors Map 251, Lot 7, Christian Joseph, applicant, Three Sons Realty CCL, owner. Pond creation.

Mr. Joseph reviewed plans to build a farm pond within the regulated area as per his plans prepared by Towne Engineering, dated 8/16/12, revised through 8/24/12. The Commission felt that Mr. Chester could approve this plan.

- b. **#IW-12-1528:** 335 Oliver Road, Assessors Map 237, Lot 24. Jonathan M. Green, owner/applicant. Proposed 8-lot subdivision.

Rob Hellstrom (surveyor) and Mark Reynolds, P.E. presented the proposed subdivision plans dated 9/5/12. Homes will be located outside of the regulated with the exception of footing drains for lots 7 and 8.

The Commission asked that a soil scientist provide evidence that no vernal pools are located in the proposed work areas. Revised plans will be forthcoming.

This item will be discussed at the October 1, 2012 meeting.

V. OLD BUSINESS

Motion made by Robert Slate to add items c. and d. under Old Business, seconded by David Martin and passed unanimously.

- a. **#IW-12-1437:** Lincoln Chesmer, Exeter Road, Assessors Map 245, Lot 18.001. Clearing and brook crossing improvements.

Motion made by Jim Bender to approve, seconded by Jim Hallene, and passed unanimously.

- b. **#IW-AR-1438:** Mark Evans, 157 Oliver Road, Assessors Map 237, Lot 21. Pond maintenance.

Motion made by Jim Hallene to approve, seconded by David Martin, and passed unanimously.

- c. **#IW-AR-12-1481:** Clive West, 75 Valinsky Road. Pond maintenance.

Motion made by Robert Slate to approve, seconded by Jim Bender, and passed unanimously.

- d. **#IW-12-1399:** 1102 Trumbull Highway, Assessors Map 247, Lot 8, James Grover, owner. Clearing and creation of pond. Jim Hallene recused himself.

This item will be discussed at the October 1, 2012 meeting.

VI. EXECUTIVE SESSION – None.

VII. TOWN PLANNERS REPORT

Mr. Chester discussed increased regulated activity at Amston Lake; the addition of a new invasive at Lake Williams; and approval of Buffer Permit #IW-BUF-12-1527.

VII. CORRESPONDENCE

- VIII. Jim Bender made a motion to adjourn, seconded by Robert Slate and approved unanimously. Meeting adjourned at 8:59 p.m.

Respectfully Submitted,
Philip S. Chester, AICP
September 11, 2012

(Minutes are unapproved as of transcription date.)