



Town of Lebanon
INLAND WETLANDS COMMISSION
Special Meeting
Monday, October 5, 2020 ~ 7:00 p.m.
Fire Safety Complex, 23 Goshen Hill Road
Meeting Minutes

Members Present: James McCaw (Chair), Robert Slate (Vice Chair), Dennis Latchum, Jim Bender, Carl Bender, Jim Hallene, Michelle Trani, John Drum
Members Absent: Dean Gustafson
Others Present: Wesley Wentworth (Wentworth Civil Engineers, LLC), Cory Spaulding, Lisa Foster, Michael Albert, Lynda Albert, David Lenkowitz (Lenkowitz Construction Co.), Philip Chester (Town Planner), Catherine McCall (Minutes)

I. CALL TO ORDER

The meeting was called to order at 7:00 pm by Chairman McCaw.

II. PUBLIC HEARING

- a. IW-20-8722: William Swale, Kelleys Corner, Assessors Map 105, Lots 143 & 145. Filling 2,150 square feet of wetlands for new home construction. (Continued from 9/14/20.) Wesley Wentworth presented changes made to the plan since the September meeting.
- Move the placement of the home back five (5) feet on the property, allowing it to be further from wetlands area.
 - Added the home's entrance and walkway.
 - Addition of planting plan created by Joe Theroux (Soil Scientist).
 - Added construction fencing that will be installed prior to clearing.

Dennis Latchum distributed data outlining historic rainfall in the area and noted that the site receives steady rainfall that has contributed to the health of the vernal pool. Philip Chester stated that the Commission received a 10/5/20 letter from Brandon Handfield (Yantic River Consultants) regarding project and a 10/5/20 memorandum from Mr. Chester both of which were entered into record.

The Chairman closed the public hearing at 7:22 pm.

III. OLD BUSINESS

- a. IW-20-8722: William Swale, Kelleys Corner, Assessors Map 105, Lots 143 & 145. Filling 2,150 square feet of wetlands for new home construction. Discuss and act. No discussion or action taken.
- b. IW-20-8894: Trevor Foster, 220 Norwich Avenue, Assessors Map 275, Lot 39. Complete pond construction. Discuss and act. Lisa Foster spoke and is asking for permission to move forward on this project.

MOTION made by Carl Bender to approve application with requirement that the project be completed including topsoil, seeding, and planting within twelve months from approval. The motion was seconded by Jim Bender and carried unanimously.

- c. IW-20-8731: Graywall Farms (Lincoln/Robin Chesmer), Chappell Road. Farm pond and well. Discuss and act. Mr. Chester stated that the applicant asked if the well could be completed at this time. The Commission felt that additional information requested of the applicant was necessary to be submitted and reviewed before work could take place.
- d. IW-20-8730: Graywall Farms (Lincoln/Robin Chesmer), Chappell Road at Susquetonscut Brook. Farm road and ford of brook. Discuss and act. No discussion or action taken.

IV. NEW BUSINESS

- a. IW-20-8957: Michael & Lynda Albert, 244 Lakeside Drive, Assessors Map 107, Lot 18. Terrace steep hill going to Red Cedar Lake. Discuss and act.
Michael and Linda Albert presented. They wish to terrace the hill leading down to the water and install stone steps. Landscaper plans were provided. The Commission will take this up at their next meeting.
- b. IW-20-8975: Lenkowitz Construction Co., Clubhouse & Olenick Roads, Assessors Map 243, Lot 3. 4-Lot Subdivision. Discuss and act.
David Lenkowitz presented his 4-lot subdivision and noted that all work will take place at least 100-feet from wetlands and there would be no impact to wetlands.

MOTION made by Robert Slate that there is no impact to wetlands or the upland review and to issue a declaratory ruling of non-jurisdiction. The motion was seconded by Carl Bender and carried unanimously.

V. APPROVAL OF MINUTES

- a. September 14, 2020

MOTION made by Jim Bender to approve the September 14, 2020 meeting minutes with the following correction: The 9/15/20 date of the Wentworth Engineering letter received into record was incorrect and should be 9/14/20. The motion was seconded by Jim Hallene and carried with Robert Slate abstaining.

VI. TOWN PLANNER REPORT

- a. IW-BUF-20-8861: Joe D'Agostino, 4 Ruth Lane, Assessors Map 106, Lot 31. Mechanical enclosure. Approved.
- b. 2021 Regular Meeting Schedule.
MOTION made by Robert Slate to approve the 2021-20 meeting schedule as presented by Mr. Chester. The motion was seconded by Michelle Trani and carried.
- c. Project updates. Mr. Chester presented a plan to replace the Lake Williams dry hydrant at the dam. The Commission determined this project was necessary and could move forward.

VII. CORRESPONDENCE – None.

VIII. MOTION made by Robert Slate to adjourn the meeting at 8:13 p.m. The motion was seconded by Dennis Latchum and carried unanimously.

Respectfully submitted,
Catherine McCall