



Town of Lebanon
INLAND WETLANDS COMMISSION
Special Meeting

Monday, November 2, 2020

7:00 p.m.

Fire Safety Complex (23 Goshen Hill Road) and Teleconference

Minutes

Members present: James McCaw (Chairman), Dennis Latchum, Jim Bender, Carl Bender,
Jim Hallene, Robert Slate (Vice Chair), Dean Gustafson, John Drum
Members absent: Michelle Trani
Also present: Philip Chester (Town Planner), Catherine McCall (minutes)

I. CALL TO ORDER

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

II. OLD BUSINESS

- a. IW-20-8722: William Swale, Kelleys Corner, Assessors Map 105, Lots 143 and 145. Filling 2,150 square feet of wetlands for new home construction.

John Drum noted that the Commission has never approved an application for construction with as much wetlands impact. It was noted that 33% of the wetlands on this property will be filled. Robert Slate agrees that the commission has never approved a project that will impact wetlands as extensively as this and recommends against it. Carl Bender spoke to say that he believes the proposed plantings are inadequate and that instead of 4-foot trees, he believes they should be at least 10 feet to provide better shading and planted prior to construction to protect the vernal pool and wetlands. Mr. Gustafson said that trees should be at least six (6) feet tall, and the number of plantings doubled. He said that if the project were to move forward it should have weekly third-party monitoring to ensure all conditions are adhered to and properly implemented. He would like to see ongoing third-party monitoring for a period of three (3) years after completion of the building project to ensure the plants have taken and that no invasive plant species have been introduced. Mr. Gustafson estimates the cost of this monitoring will be approximately \$2,000.00. Mr. Drum expressed his concern about the future of this property and what would happen should it be sold. Chairman McCaw stated that as there are so many conditions and concerns the commission needs to consider this further.

During discussion, a motion was made by Jim Bender to approve the application and seconded by James Hallene. As the dialog continued the motion was withdrawn by Jim Bender and the withdrawal seconded by Mr. Hallene. The application will be brought up again next month.

- b. IW-20-8731: Graywall Farms (Lincoln/Robin Chesmer), Chappell Road. Farm pond and well. Discuss and act. Mr. Chester indicated that both applications were withdrawn via a phone call and email.

The Chairman noted that the email only says to withdrawal “the” application. The Commission asked that the applicant resend their written withdrawal to include both applications.

- c. IW-20-8730: Graywall Farms (Lincoln/Robin Chesmer), Chappell Road at Susquetonscut Brook. Farm road and ford of brook. Discuss and act. See b. above.
- d. IW-20-8957: Michael and Lynda Albert, 244 Lakeside Drive, Assessors Map 107, Lot 18. Terrace steep hill going to Red Cedar Lake. Discuss and act.

Motion made by Robert Slate to approve the application. Motion seconded by Jim Bender. Motion carried unanimously.

III. NEW BUSINESS

- a. IW-20-1: Michael Wengloski, 24 Lebanon Avenue, Assessors Map 254, Lot 7. Excavation of farm pond (as of right). Michael Wengloski presented and indicated all materials will be kept on the property.

Motion made by Robert Slate that this is an As of Right Use. Motion seconded by Jim Bender. Carl Bender suggested that some erosion control be implemented to the East and North of the proposed area of change. Motion unanimously carried with the amendment made by Carl Bender.

- b. IW-20-2: Neil Rich, 387 Oliver Road, Assessors Map 238, Lot 73. Single lot Subdivision. Mr. Chester spoke to the project. This is a large piece of property. The applicant would like to build a house and farm building on it. There has already been clearing but there is no impact to wetlands proposed.

Motion made by Robert Slate that this is a Declaratory ruling of non-jurisdiction as there is no impact to wetlands. James Hallene seconded the motion. Motion carried unanimously.

- c. IW-20-3: Michelle Wood, Hull Forest Products (applicant), James and Kimberlee Boulay (owner), Assessors Map 222, Lot 47.012. Timber harvest. Michelle Wood presented. Mr. Chester pointed out that Pease Brook is a perennial stream on the property that hasn’t been taken in consideration in the plan. He also stated that the Commission cannot rule on the impact to the Conservation Easement area on the property which is controlled by the Planning and Zoning Commission who will take up this item on November 16th. Mr. Latchum was not comfortable with proposed protections for the existing vernal pool and would like to see a fifty-foot buffer around it. Mr. Slate stated that he would like to see a revised map and proposal taking these items into consideration.

IV. APPROVAL OF MINUTES

a. October 5, 2020

Motion made by Robert Slate to accept the minutes of the October 5, 2020 minutes as written. Motion seconded by Jim Bender. Motion carried unanimously.

V. TOWN PLANNER REPORT

VI. CORRESPONDENCE

VII. ADJOURNMENT

Motion made by Robert Slate to adjourn the meeting at 8:05 p.m. Motion seconded by Dennis Latchum. Motion carried.

Respectfully submitted,
Catherine McCall