



Town of Lebanon
INLAND WETLANDS COMMISSION
Special Meeting
Monday, May 10, 2021
7:00 p.m.

Minutes

Members Present: James McCaw (Chairman), Dennis Latchum, Carl Bender, Jim Hallene, Robert Slate, Dean Gustafson, John Drum, Michelle Trani
Members Absent: Jim Bender
Others Present: Philip Chester (Town Planner), Catherine McCall (minutes)

I. CALL TO ORDER

The meeting was called to order by Chairman James McCaw at 7:02 pm.

II. OLD BUSINESS

- a. IWC-BUF-20-2: Seth Coty, 412 Norwich Avenue, Assessors Map 276, Lot 9.001. 30' x 80' storage garage. Withdrawn by applicant.
- b. IWC-AR-21-7: Daniel Durnik (owner), Riendeau & Sons Logging (forester), 116 Card Street, Assessors Map 205, Lot 8. As-of-right determination for timber harvest.

Carl Riendeau, Riendeau Logging read a letter to the Commission from Scott Person outlining the site walk he took with Dennis Latchum. A new wetlands crossing is proposed and they will not harvest timber from the two-acre westerly corner of the property unless they receive approval for access across the Eversource property. Mr. McCaw noted that the permission from Eversource should be forwarded to Mr. Chester.

Motion made by Carl Bender to approve this application as an As of Right activity with the caveat that the town must receive confirmation from Eversource that permission has been granted for use of their property before going forward with any logging in the westerly corner of property. Motion seconded by Robert Slate and carried unanimously.

- c. IWC-BUF-21-9: GND Lebanon, LLC, Doctor Manning Drive (currently 39R West Town Street), Assessors Map 236, Lot 10.001. Construct 8 age-restricted housing units with detention pond.

Bruce Goldstein (GND Lebanon) and Kevin Grindle, Anchor Engineering presented. They are proposing to construct eight (8) units of senior housing with access off Doctor Manning Drive. There is wetlands area in one corner of the property with no direct impact to wetlands. 4,800 square feet of impact is proposed in the upland review area.

Brandon Handfield PE, Yantic River Consultants, has reviewed the plan and issued his report which states that the proposed drainage system results in zero net increase in peak flow rates and provides treatment, with his only concern being the location of the proposed discharge point from the detention basin in the "South" watershed. Mr. Bender

concurred, and Mr. Grindle stated he would amend the plan to move the discharge area further away from the abutting property.

Motion made by Robert Slate to approve application with the condition that Mr. Handfield approve the location of the discharge point from the detention basin. Motion seconded by Carl Bender and carried unanimously.

III. NEW BUSINESS

- a. IWC-21-11: GND Lebanon, LLC, Doctor Manning Drive (currently 39R West Town Street), Assessors Map 236, Lot 10.001. One-lot subdivision.

Motion made by Robert Slate to approve application. Motion seconded by Dennis Latchum and carried unanimously.

- b. IWC-21-12: Lebanon Volunteer Fire Dept. Remove non-functioning dry hydrants at:
 - 1. Goshen Hill Road adjacent to Lebanon Public Works Department.
 - 2. Fowler Road within ¼-mile of Waterman Road.
 - 3. Mack Road Bridge near Lions Club Pond.
 - 4. Adjacent Lyman Memorial High School entrance (917 Exeter Rd) abutting Geer property.
 - 5. Amston Lake Lollypop Island.

Assistant Fire Chief Alan Olenick presented and explained that the current hydrants no longer function because they are silted in. The Fire Department would like to remove the hydrants this Summer. Each hydrant would have to be handled differently depending on location and installation, but generally the Department would dig down and cut off the pipe. Mr. McCaw asked if they would be replaced, and Mr. Olenick noted no. Mr. Chester asked if there would be any harm in leaving them in place and Mr. Olenick explained that they do not want to take a chance of someone trying to use them. The Commission felt that if the property owner(s) are ok with the activity, they had no issue. The Commission will take up this application again next month.

IV. APPROVAL OF MINUTES

- a. April 5, 2021

Motion made by Robert Slate to approve the April 5, 2021 meeting minutes. Motion seconded by James Hallene and carried with Michelle Trani abstaining.

V. TOWN PLANNER REPORT

- a. IWC-BUF-21-10: Jonathan Sczurek, 47 Cook Hill Road, Assessors Map 204, Lot 22. Replace septic system. Approved.

VI. CORRESPONDENCE

VII. ADJOURNMENT

Motion made by Robert Slate to adjourn the meeting at 7:50 pm. Motion seconded by Dennis Latchum and carried unanimously.

Respectfully submitted,
Catherine McCall