



Town of Lebanon  
**INLAND WETLANDS COMMISSION**  
**Regular Meeting**

Monday, November 7, 2022  
7:00 p.m.

**Lebanon Town Hall, 579 Exeter Road**  
**Downstairs Conference Room**

**MINUTES**

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

**I. CALL TO ORDER**

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

**II. APPROVAL OF MINUTES**

a. October 3, 2022 Regular Meeting

**Motion made by D. Gustafson and seconded by D. Latchum to approve the minutes of the Oct. 3, 2022 Regular Meeting. Motion passed unanimously.**

**III. OLD BUSINESS**

- a. IW-AR-22-29: Jeremy Trainor, Lake Shore Drive, Assessor Map 101, Lot 25. Clearing land within the regulated area for recreation purposes. Withdrawn.
- b. IW-22-32: Kevin Cwikla, Town of Lebanon, 22 Imogene Lane, Assessor Map 236, Lot 10. 16-unit senior housing development.

Brandon Handfield, Yantic River Consultants presented revised plans and described Richard Starsky's (Soil Scientist) recommendations regarding the site. Rain gardens and native plantings have been added and roof and pavement water will discharge into these gardens. Trees will be planted between the buildings and the hayed fields which will be restored as wet meadows that will be advantageous to wildlife and remediates any wetland impact.

**Motion made by D. Gustafson and seconded by D. Latchum to approve IW-AR-22-29 with the implementation of the changes recommended by Mr. Starsky. Motion carried unanimously.**

- c. IW-22-33 – moved to NEW BUSINESS as per the following motion.

**Motion made by D. Gustafson and seconded by J. Hallene to move IW-22-33 to NEW BUSINESS and add IW-BUF-22-36 to NEW BUSINESS. Motion carried unopposed.**

- d. IW-22-34: Michael Cosentino, Horiska Road, Assessors Map 274, Lot 4.001. 1-lot subdivision.

Wes Wentworth, Wentworth Civil Engineers presented and reported that no activity is expected to take place within the regulated area.

**Motion made by J. Bender and seconded by D. Gustafson for a Declaratory Ruling as IW-22-34 is not under jurisdiction of the Commission. Motion passed unanimously.**

### **NEW BUSINESS**

- a. IW-22-33: Paul & Jennifer Staehly, 310 Deepwood Drive, Assessors Map 104, Lot 135. Erect stonewall at lake edge and dock, regrade yard, and install 1' high berm along Deepwood Drive to redirect road water to existing catch basin.

Jason Reynolds, Reynolds Engineering Services presented. The owners are looking to remove a small part of the current driveway and add a 1' berm in the town right-of-way to guide road water to the northern catch basin at their property. There will be selected brush and large stones within the lake removed and a new dock and retaining wall added along the shore. Fill will also be brought in to level the yard.

Mr. Chester asked how the redirection of water would affect runoff in general, how much fill was being brought in and where, and how the retaining wall was being constructed. He recommended that the Commission engage the Town Engineer to review revised plans at the applicant's expense per the Town's IWC Fee Ordinance. He also noted that the Amston Lake Association should be notified some of this work is being done in the lake and next to their property.

Mr. Jahoda asked about the 4" PVC drainpipe that is shown on the drawings to be extended. Mr. Chester notified Mr. Reynolds that more detail is needed.

**The Commission stated they will abide by the Town's IWC Fee Ordinance to collect \$1,000 from the owner for engagement of the Town Engineer to review the site and proposed work – fee to be paid to the town within ten (10) days. The Commission set a site walk for November 26, 2022 at 9:00 a.m. with a rain date of December 3, 2022 at 9:00 a.m.**

- b. IW-BUF-22-35: James Scott, 20 Deepwood, Assessors Map 103, Lot 92. Driveway construction in regulated area.

Wesley Wentworth, Wentworth Civil Engineers presented. Currently there is pull-off parking only on the edge of the road and a paved driveway is proposed, which

will be pervious asphalt with a crushed stone base and underdrain. The driveway will be twelve feet wide. Mr. Chester noted that the driveway will need to be reconfigured to be at least 5' from property line.

The consensus of the Commission is that Mr. Chester can sign off on the application.

- c. IW-BUF-22-36: Claudette Sobolski (owner), Dan Mackin Construction (applicant), 73 Lake Shore Drive, Assessors Map 101, Lot 29. Septic Repair.

Dan Mackin, Dan Mackin Construction explained the proposed work.

The Commission expressed concern with the lack of information on the plan relative to the amount of fill to be brought into the site and assurance that abutting properties would not be impact with runoff and lack of proposed silt fence and hay bales. They recommended that a new drawing be provided with these details which also shows where topsoil will be stockpiled, proposed grades, etc.

- d. 2023 Regular Meeting Schedule

**Motion made by D. Gustafson and seconded by J. Hallene to approve the proposed 2023 meeting schedule. Motion carried unanimously.**

**IV. TOWN PLANNER REPORT – None.**

**V. CORRESPONDENCE**

**VI. ADJOURNMENT**

**Motion made by J. Bender and seconded by D. Gustafson to adjourn the meeting at 8:14 pm. Motion passed unanimously.**

Respectfully submitted,  
Catherine McCall