



Town of Lebanon
INLAND WETLANDS COMMISSION
Regular Meeting
Monday, May 11, 2020 ~ 7:00 p.m.

TELECONFERENCE AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/3817570391?pwd=UFhoczVKRE05QjRJRlZWSFpkV2hiQT09>

Meeting ID: 381 757 0391

Password: 1700

One tap mobile

+13126266799,,3817570391# US (Chicago)

+16465588656,,3817570391# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 381 757 0391

Find your local number: <https://us02web.zoom.us/j/3817570391?pwd=UFhoczVKRE05QjRJRlZWSFpkV2hiQT09>

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- a. March 2, 2020 Regular Meeting

III. OLD BUSINESS

- a. IW-20-8491: Timothy Hara (applicant), Jacob Siberstein (owner), 235 Lake Shore Drive, Assessor Map 101, Lot 3. Replace concrete steps.
- b. IW-20-8558: Mary Jane Montz, Ruth Lane, Assessors Map 106, Lot 32. Re-stabilize lake shore with stones and fine grade lawn area, seed and mulch.
- c. IW-20-8484: GND Lebanon LLC, Bruce Goldstein, 39R West Town Street, Map 236, Lot 10.001. Senior Housing-6 Units, detention basin in buffer area, and 2-lot resubdivision.

IV. NEW BUSINESS

V. TOWN PLANNER REPORT

VI. ADJOURNMENT

Philip S. Chester, AICP
Town Planner
As of 5/7/20



Town of Lebanon
INLAND WETLANDS COMMISSION
Regular Meeting
Town Hall, 579 Exeter Road
Lower Level Conference Room
Monday, March 2, 2020, 7:00 p.m.

MINUTES

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

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

- a. February 3, 2020 Regular Meeting Minutes

Motion made by Robert Slate and seconded by John Drum to approve the February 3, 2020 Regular Meeting Minutes. Motion passed.

III. OLD BUSINESS

IV. NEW BUSINESS

- a. IW-20-8484: GND Lebanon LLC, Bruce Goldstein, 39R West Town Street, Map 236 Lot 10.001. Senior Housing-6 Units,

Ron and Bruce Goldstein, and Michael Tarbell, Land Surveyor were present. The development includes a detention basin in the buffer area and a 2-lot resubdivision. Plans call for installation of a storm water detention basin like the one created for the existing senior housing development. A drainage study will be completed which shows the runoff from the proposed buildings and driveway to determine appropriate sizing.

It was determined that due to the size of the development it is ineligible for a buffer permit and the application was amended accordingly.

The Commission would like to see groundwater elevations for the detention basin, detention outfall relocated further away from wetlands, plunge pool level spreader, soil and erosion control measures, drainage study, and a review of each by Town Engineer Brandon Handfield.

V. TOWN PLANNERS REPORT

Mr. Chester presented the FY 2018-19 annual report of the Inland Wetlands Commission and reported on construction observed today at 235 Lake Shore Drive without a permit. It was the consensus of the Commission that activity at 235 Lake Shore Drive should cease until such time as a permit is issued.

VI. CORRESPONDENCE

VII. ADJOURNMENT

A motion was made by Robert Slate and seconded by Jim Bender to adjourn the meeting at 7:28 pm. Motion passed.

Minutes submitted by
Catherine McCall

Please see the minutes of subsequent meetings for approval of these minutes and any corrections hereto.



Land Use Office
Town of Lebanon

MAR 03 2020

RECEIVED

579 Exeter Road • Lebanon, CT 06249

TOWN OF LEBANON
INLAND WETLAND & WATERCOURSES
PERMIT APPLICATION

FOR OFFICE USE ONLY

Application # <u>IW - 20-8491</u>	Application Fee: <u>100.00</u>
Date Submitted <u>3/3/20</u>	State Fee: <u>60.00</u>
Meeting Date: <u>4/6/20</u>	Date Paid: <u>3/2/20</u> Total Paid: <u>160.00</u>
Action/Date: _____	Cash: _____ Check: # <u>25068</u>

In accordance with Sections 22a-36 to 45, inclusive, of the Connecticut General Statutes and the Lebanon Inland Wetlands & Watercourse Regulations Section 6 and 7, all applicants shall complete this form. The Commission will notify the applicant of any additional information that may be required and will schedule a public hearing if necessary.

The original application plus one copy must be submitted along with two copies of all accompanying materials (site plans, maps, reports, etc.) as well as checks for appropriate fees as called out in Sections 7 and 19 of the Lebanon Inland Wetlands Regulations.

1. Name of Applicant Timothy Hara
Home Address 15 TETCHENT LANE
Business Address HEBRAW, CT.
Phone # (860) 228-9105 Cell #: _____ Email: T.HARA@GMAIL.COM
COMCAST.NET.

2. Applicant's interest in subject property

____ Owner ____ Lessee ____ Lessor ☒ Other contractor

3. Name of Property Owner JACOB SIBERSTEIN
Home Address 235 LAKE STONE DR., LEBANON, CT.
Business Address _____
Phone #: 617-312-6648 Cell #: _____ Email: _____

Attach a written consent to the proposed application by the owner, if applicant is not property owner.

4. Property Address/Geographical Location 235 LAKE STONE DR., LEBANON, CT.
Assessor's Map # 101 Lot # 3 Subdivision Lot # (if applicable) _____
Location of property on Inland Wetlands Map _____

5. Description of Proposed Activity

REPLACE EXISTING CONC. STEPS
INTO LAKE

Purpose of Proposed Activity

Describe in detail what Proposed Activity will entail

4 NEW PRECAST CONC. STEPS

Include a site plan in accordance with Section 7.5.g and 7.6.a of the Regulations including wetlands and buffer areas, buildings, boundaries and proposed activity area.

6. List alternatives considered and state why the proposed activity for the alteration of wetlands set forth in this application was chosen.

7. List the names and addresses of all adjacent and affected property owners and municipalities within 500 feet of the proposed activity.

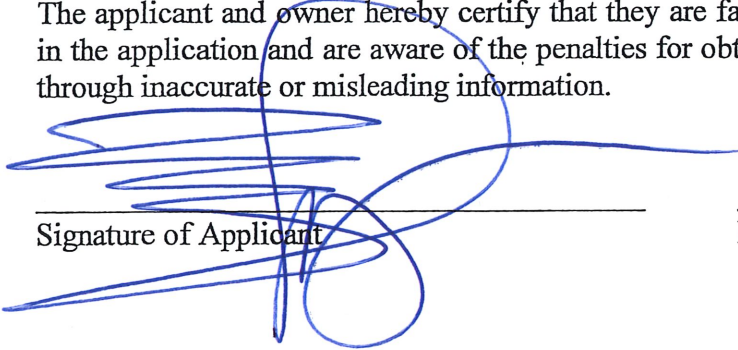
8. Is the site located within the 100 year floodplain?

9. List any other State and/or local permits that are required.

The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by agents of the Lebanon Inland Wetlands and Watercourses Commission at reasonable times both before and after the permit in questions has been granted.

The applicant swears that the information supplied in this application is accurate to the best of his/her knowledge and belief.

The applicant and owner hereby certify that they are familiar with the information provided in the application and are aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.



Signature of Applicant

Date

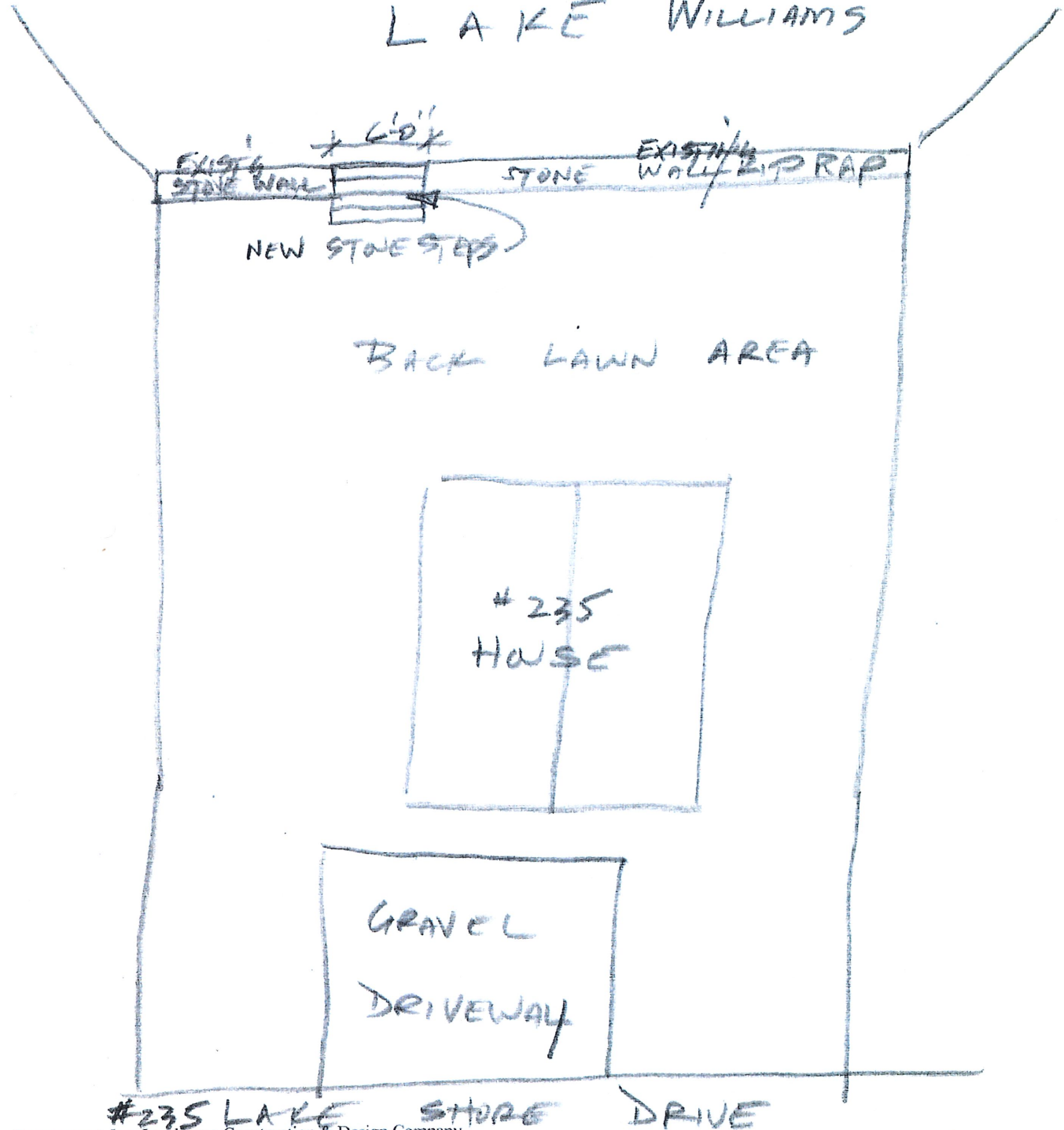
3-3-2020

Signature of Owner

Date



LAKE WILLIAMS









**TOWN OF LEBANON
INLAND WETLAND & WATERCOURSES
PERMIT APPLICATION**



Land Use Office
Town of Lebanon

APR 06 2020 PSL

RECEIVED

579 Exeter Road • Lebanon, CT 06249

FOR OFFICE USE ONLY

Application # <u>IW - 20-8558</u>	Application Fee: <u>100.00</u>
Date Submitted <u>4-6-20</u>	State Fee: <u>60.00</u>
Meeting Date: _____	Date Paid: <u>4/6/20</u> Total Paid: <u>160.00</u>
Action/Date: _____	Cash: _____ Check: # <u>2821</u>

In accordance with Sections 22a-36 to 45, inclusive, of the Connecticut General Statutes and the Lebanon Inland Wetlands & Watercourse Regulations Section 6 and 7, all applicants shall complete this form. The Commission will notify the applicant of any additional information that may be required and will schedule a public hearing if necessary.

The original application plus one copy must be submitted along with two copies of all accompanying materials (site plans, maps, reports, etc.) as well as checks for appropriate fees as called out in Sections 7 and 19 of the Lebanon Inland Wetlands Regulations.

1. Name of Applicant Mary Jane Montz

Home Address 111 Stage Coach Rd. Durham, CT 06422

Business Address _____

Phone #: (203) 627-6665 Cell #: _____ Email: _____

2. Applicant's interest in subject property

xx Owner _____ Lessee _____ Lessor _____ Other

3. Name of Property Owner Andrew J & Mary Jane Montz

Home Address 111 Stage Coach Rd. Durham, CT 06422

Business Address _____

Phone #: (203) 627-6665 Cell #: _____ Email: _____

Attach a written consent to the proposed application by the owner, if applicant is not property owner.

4. Property Address/Geographical Location Ruth Lane

Assessor's Map # 106 Lot # 32 Subdivision Lot # (if applicable) _____

Location of property on Inland Wetlands Map _____

5. Description of Proposed Activity Restablize lake shore with stones.

Fine grade lawn area, seed and mulch.

Purpose of Proposed Activity Restabalize lake shore due to erosion and ice damage. Replant lawn area.

Describe in detail what Proposed Activity will entail _____

Restablize lake shore with stones.

Install silt fence around perimeter.

Fine grade lawn area w/ topsoil, seed and mulch.

Include a site plan in accordance with Section 7.5.g and 7.6.a of the Regulations including wetlands and buffer areas, buildings, boundaries and proposed activity area.

6. List alternatives considered and state why the proposed activity for the alteration of wetlands set forth in this application was chosen.

Activity proposed to stop erosion of soil into lake.

7. List the names and addresses of all adjacent and affected property owners and municipalities within 500 feet of the proposed activity.

Mary L. Bulat, Lynn Griffin & Lori K. Griffin
10 Pheasant Run Burlington, CT 06013

James F. & Rita T. Sullivan Revocable Trust
37 Beacon Hill Dr. Waterford, CT 06385

State of CT

8. Is the site located within the 100 year floodplain? Yes per FEMA mapping

9. List any other State and/or local permits that are required. _____

The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by agents of the Lebanon Inland Wetlands and Watercourses Commission at reasonable times both before and after the permit in questions has been granted.

The applicant swears that the information supplied in this application is accurate to the best of his/her knowledge and belief.

The applicant and owner hereby certify that they are familiar with the information provided in the application and are aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Signature of Applicant

mg Montz

Date

3-19-20

Signature of Owner

mg Montz

Date

3-19-20



Property Information

Property ID 71-106-32
Location RUTH LN
Owner MONTZ ANDREW J & MARY JANE

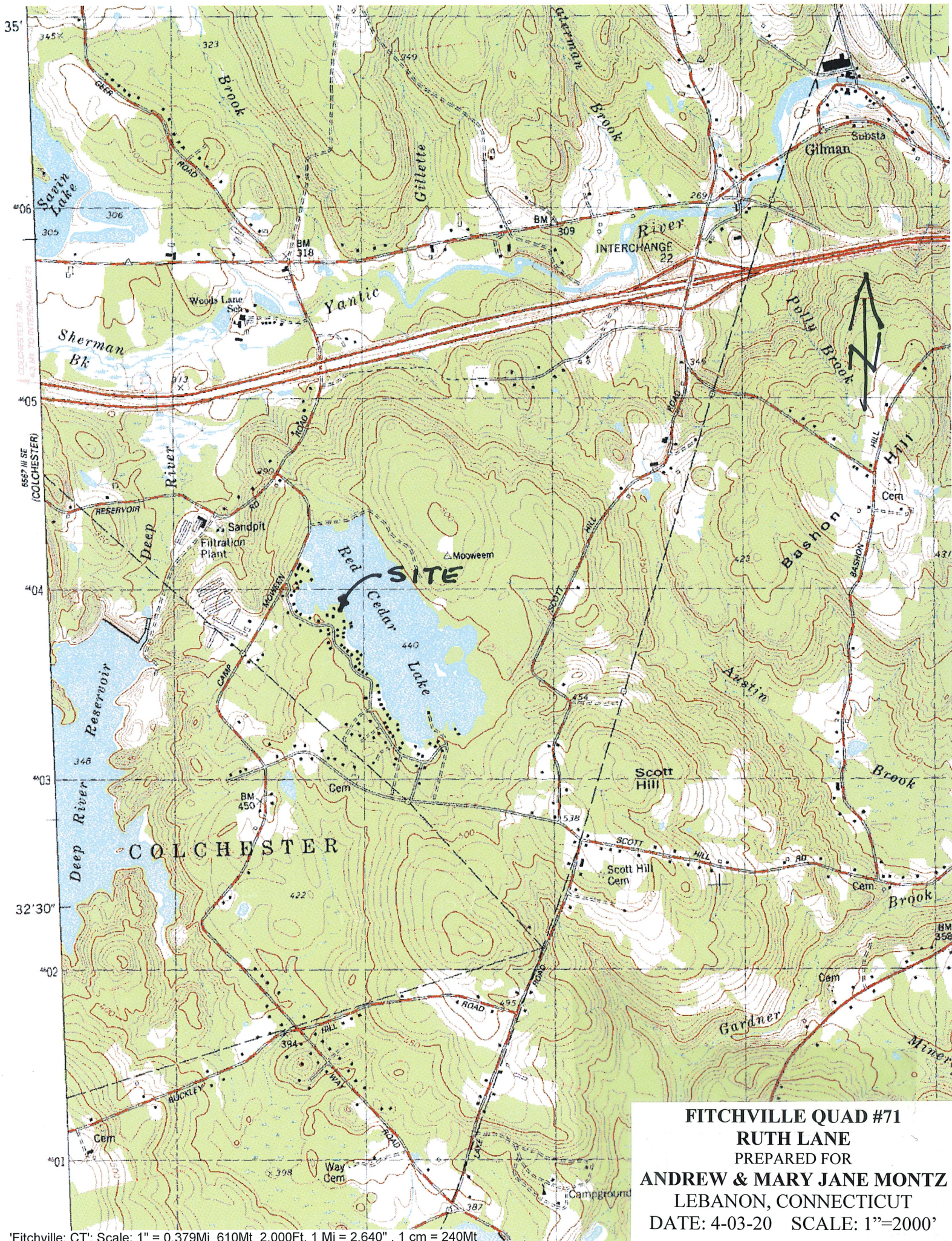


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

SCCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/31/2017
Data updated 10/1/2013

**STABILIZATION PLAN
RUTH LANE
PREPARED FOR
ANDREW & MARY JANE MONTZ
LEBANON, CONNECTICUT**



FITCHVILLE QUAD #71
RUTH LANE
PREPARED FOR
ANDREW & MARY JANE MONTZ
LEBANON, CONNECTICUT
DATE: 4-03-20 SCALE: 1"=2000'

Phil Chester

From: Philip Chester <philiparch@aol.com>
Sent: Thursday, May 7, 2020 1:13 PM
To: Phil Chester

3/12/20





3/12/20



3/12/20



3/12/20



Sent from my iPhone

3/12/20

Phil Chester

From: Philip Chester <philiparch@aol.com>
Sent: Thursday, May 7, 2020 12:57 PM
To: Phil Chester

4/23/20





4/23/20



Sent from my iPhone

4/23/20