



Town of Lebanon
INLAND WETLANDS COMMISSION
Regular Meeting
Town Hall, 579 Exeter Road
Lower Level Conference Room
Monday, October 7, 2019, 7:00 pm

Meeting Minutes

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

I. CALL TO ORDER

The meeting was called to order by Rob Slate at 7:00 pm.

II. APPROVAL OF MINUTES

- a. September 9, 2019 ~ Regular Meeting Minutes
Motion made by J. Drum, seconded by J. Hallene to approve the September 9, 2019 Regular Meeting minutes. Motion carried unanimously.
- b. October 1, 2019 ~ Special Meeting/Site Walk Minutes
Motion made by J. Drum, seconded by D. Gustafson to approve the October 1, 2019 Special Meeting minutes. Motion carried with R. Slate abstaining.

III. OLD BUSINESS

- a. IW-19-8149: Philip Wawrzynowicz, 76 Scott Hill Road, Map 280, Lot 5. Proposed deck.
J. Drum motioned to approve the application, J. Bender seconded. Motion passed unanimously.
- b. IW-BUF-19-8158: Prides Corner Farm, 122 Waterman Road, Map 251, Lot 5. 78,000 sq. ft. greenhouse.

John Sczurek, PE of Megson, Heagle Engineers presented. Christian Joseph and Mike Lunny from Prides Corner also in attendance. Sczurek reviewed correspondence dated October 1, 2019 from Brandon Handfield, PE of Yantic River Consultants, LLC, Town Engineer, and responded to items needing attention, answering questions, outlining how concerns would be mitigated, and reviewing new drawings done in response. J. Hallene questioned how runoff from the impervious surface caused by an existing greenhouse would affect the site. Sczurek committed to incorporating this drainage into the plan. C. Bender asked about overspill from inside the proposed greenhouse and whether the water would be treated to remove fertilizers, pesticides, etc. Sczurek said it could be channeled into two drywells to prevent it from going into the ponds and he would incorporate it into the plan. Revised plans dated October 7, 2019 were submitted to the Commission.

R. Slate move to approve IW-19-8149 with the following conditions:

- 1. All recommendations noted in Yantic River Consultants October 1, 2019 review letter shall be addressed; and,**
 - 2. Drainage from existing propagation building and from inside proposed propagation building shall be approved by Yantic River Consultants.**
- J. Drum seconded. The motion was unanimously approved.**

- c. IW-19-8169: William Swale Jr., Kelly's Corner, Assessors Map 103, Lot 143 and 145. New single-family residence with 3,000+/- square feet wetlands disturbance.

Wesley Wentworth, PE of Wentworth Civil Engineers presented. William Swale, applicant was also in attendance. As this property would eventually be required to join the Amston Sewer System, site plans needed to show the land could support a well and septic system. Wentworth will go before WPCA for approval this month. D. Gustafson asked about the possibility of there being vernal pools. D. Latchum also voiced concerns on this issue. Wentworth stated that he had not been there in the spring to confirm or deny the existence of a vernal pool. The Commission reviewed the October 1, 2019 review letter submitted by Brandon Handfield, PE, Yantic River Consultants.

D. Gustafson made a motion that due to the possible presence of a vernal pool the project may be a 'Significant Impact Activity' as stipulated by items 1, 3, and 7 of Section 2.1 of Lebanon's Inland Wetlands and Watercourses Regulations. D. Latchum seconded and the motion carried.

Applicant William Swale Jr. presented a letter dated October 7, 2019 withdrawing his application.

IV. NEW BUSINESS

- a. Approval of the 2020 Calendar of Meeting Dates.
Motion made by R. Slate and Seconded by D. Gustafson to approve the proposed 2020 meeting schedule. Motion carried unanimously.

V. TOWN PLANNERS REPORT

Wells Woods – site of an old settlement abutting Airline Trail. There is 80 acres in Lebanon out of the 1,000-acre proposed community forest property in Columbia. The town is working with Columbia and Trust for Public Lands to purchase these properties and create an expanded (Mono Pond) state park.

VI. CORRESPONDENCE

Letter from CACIWC requesting payment of membership dues and attendance at their November conference. D. Latchum will attend conference.

VII. ADJOURNMENT

Motion made by R. Slate, seconded by J. Bender to adjourn the meeting at 8:32 pm. Motion carried.

Respectfully Submitted
Catherine McCall

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