

**COVENTRY INLAND WETLANDS AGENCY  
MINUTES  
REGULAR MEETING OF WEDNESDAY, SEPTEMBER 28, 2016**

**CALL TO ORDER:**

By: Mathieu

Time: 7:30 p.m.

Place: Town Hall Annex

**ROLL CALL:**

		PRESENT	ABSENT
REGULAR MEMBERS:	Lori Mathieu, Chairperson	X	
	Thomas Woolf, Vice Chairman	X	
	Sam Norman, Treasurer	X	
	Lukas McNaboe	X	
	David Rosa	X	
ALTERNATE MEMBERS:	Open		
	David Sorich		X
OTHER:	Todd Penney, Wetlands Agent	X	

**AUDIENCE OF CITIZENS:**

None

**PUBLIC HEARING:**

None

**OLD BUSINESS:**

- #16-12W – Applicant: Christina Pierce, agent for owners Lakeview Terrace Association. Location of activity: Lakeview Terrace Association Beach, Lakeshore Dr. (Assessor’s Map P. Block C, Lot Beach). Description of Project: Improvements to association beach area including retaining wall, steps, invasive plant removal, jetty changes, addition of beach sand, grubbing, grading, plantings, and replacing of paved boat launch.**

Christina Pierce was not present. Postponed to October meeting. Staff will contact to determine their status.

- 2. #16-14W – Applicant: Dennis Manning, agent for owner Waterfront Heights Association, Location of activity: Ridgewood Trail between Brookline and Arlington, 138 Old Oak Trail, 124 Old Oak Trail (Assessor’s Map 001, Blocks 17/21/18, Lots 0043/0047/0025/0033). Description of Project: Four part project including replacing existing cross culvert pipes on association owned roads.**

Dennis Manning was present as agent for Waterfront Heights Association. Mr. Manning gave a description of the project and why the work is needed.

The proposed work is to replace three culverts and to add a fourth culvert to convey stormwater from one side of the road to the other. Currently during rain events, water flows down the middle of road causing erosion of the road material and the need for frequent maintenance. Staff explained that this work does not entail any major disturbance or excavation and is essentially replacement of failing drainage items previously installed to convey the wetland under Ridgewood Trail which runs through the middle of the wetlands. Mr. Manning said that they hope to start the work as soon as possible to get it completed while the weather is agreeable. The Commission reviewed Staff’s memo dated Sept. 14, 2016. In the memo, Staff requested a cross section diagram which Mr. Manning distributed to members. Mathieu said she agrees with the method proposed by Mr. Manning and finds the cross section diagram acceptable.

**Motion:** The Coventry Inland Wetlands Agency approves application **#16-14W** - Applicant: Dennis Manning, agent for owner Waterfront Heights Association, Location of activity: Ridgewood Trail between Brookline and Arlington, 138 Old Oak Trail, 124 Old Oak Trail (Assessor’s Map 001, Blocks 17/21/18, Lots 0043/ 0047/0025/0033). Description of Project: Four part project including replacing existing cross culvert pipes on association owned roads.

With the following conditions:

- Contact the Town Engineer/Wetlands Agent Todd Penney prior to the start of work.
- One culvert is to be done at a time.

By: Norman

Seconded: Woolf

Motion carried with the following vote:

For: Mathieu, Woolf, Norman, McNaboe, Rosa

Against: None

Abstain: None

- 3. #16-15W – Applicant/Owner: Teleflex Medical, Location of activity: 1295 Main St. (Assessor’s Map L, Block 0065, Lot 0004). Description of Project: Repair and reinforcement of leaking retaining wall at side of pond.**

Bob Hughes from Teleflex was present. Mr. Hughes explained that water had been entering their building and it was discovered that it was not due to a leaking pipe as suspected but was due to water from the fire pond (this pond serves as water for their fire suppression system) leaking out through a crack in the wall and traveling along the underground pipe into the building. To remedy this problem, the plan is to lower the level of the fire pond by way of the dam. After the water level is lowered, the cracked portion of the wall (which is not part of the dam but prevents erosion) will be repaired and reinforced with concrete and anchor bolts.

Staff said that the pond is part of the Mill Brook stream - headwaters to Coventry Lake but that the Mill Brook stays in the center and does not go up to the area where the wall repair will be done. Staff's Sept. 14, 2016 memo was reviewed and a Cross Section diagram was passed out to Commission Members. Mr. Hughes answered questions from the Commission about the process including how long it will take (water levels are expected to be lowered for about 3 days) and what the plan is to deal with the sediment removed from the pond. It was decided that the sediment should be placed in the rear parking lot under appropriate erosion control for reuse in the project. The enlargement of the wall will create a small loss of volume to the pond but this was thought to be minimal given the necessity of the repair.

**Motion:** The Coventry Inland Wetlands Agency approves application **#16-15W** – Applicant/Owner: Teleflex Medical, Location of activity: 1295 Main St. (Assessor's Map L, Block 0065, Lot 0004). Description of Project: Repair and reinforcement of leaking retaining wall at side of pond.

With the following conditions:

- Contact the Town Engineer/Wetlands Agent Todd Penney prior to the start of work.
- All material removed to facilitate the repair is to be stored for reuse later in the project.
- Appropriate erosion control measures, tarping the material or wattle coils, has been approved and inspected by Todd Penney.

By: Norman

Seconded: Rosa

Motion carried with the following vote:

For: Mathieu, Woolf, Norman, McNaboe, Rosa

Against: None

Abstain: None

**4. #16-16W – Applicant: Bushnell Associates, agent for owners Aaron and Nancy Marcus, Location of activity: 48 & 50 John Hand Dr. (Assessor's Map R, Blocks O, Lots 39 & 41). Description of Project: Removal of existing structures, construction of a new house, garage, driveway and rain garden with associated grading. Removal of Japanese Knotweed.**

Andrew Bushnell from Bushnell Associates was present and explained the proposed project. The plan is to demo two existing residential structures on 48 and 50 John Hand Drive and construct one single-family dwelling with detached garage, paved driveway, permeable paver patio, grading and a rain garden. The project would also entail removal of invasive Japanese Knotweed. Bushnell explained that the wetlands on the property were previously field located by John Ianni. He also said that the new home would fall partly into the 75 foot upland review area and that the location of the rain garden has been moved per Staff's comments in his memo dated Sept. 14, 2016. Bushnell noted that the plan he was presenting was somewhat different than the plan which was included in the packets with the house location changing slightly. Members questioned why the new home was being moved into the regulated area when the previous home was outside of the regulated area. Members also expressed concern about the amount of paved driveway between the detached garage and the house. Bushnell stated that the house was being moved in order to align the driveway with West Shore Dr. (across John Hand Dr.) for safety when pulling out of the driveway, so that headlights from the cars coming down to the end of

West Shore Dr. don't shine directly into the house, and so cars coming to the end of West Shore Dr. don't wind up hitting the house if they fail to stop. After some further discussion Bushnell said that there may be five or six feet of wiggle room to move the house a little bit further away from the wetlands. This would take the house almost totally out of the upland review area. As for the paved driveway and the possibility of using permeable pavement as suggested by Members, both Bushnell and the Wetlands Agent expressed concern that the soils on the lot are unsuitable for use of permeable pavement. Mathieu noted that the new proposed plan shows filling and grading beyond what was included in the original plans. Bushnell noted that this is still preliminary discussion and the project is evolving based on feedback from Staff, the Commission and the homeowners. The plan for removal of the invasive Japanese Knotweed is to treat ten feet on either side of the property line in the southwest area of the property. The homeowner will need to get permission from the abutting property owner before starting this job. The process for removal will consist of chopping down the plants low to the ground and applying Roundup to the remaining stems. A further detailed plan for treatment of the Knotweed will be obtained. This matter is continued until the October meeting.

**5. #16-17W – Applicant/Owner: James Motta, Location of activity: 2315 Main St. (Assessor's Map I, Block 35, Lot 6). Description of Project: Removal of existing sheds, decks and portion of paved driveway. Construction of new covered deck/patio, driveway/parking area, shed, walkways, patios, retaining walls, septic system, underground utilities and associated grading.**

James Motta, homeowner and Andrew Bushnell, agent were present. Andrew Bushnell explained the current conditions at the property and what will be removed from the site including 2 sheds, a large deck, wooden stairs and a large paved driveway. Motta said that the rest of the renovations to the home are interior. The existing lot coverage is 18%.

The proposed activity will include installation of a paver walkway and patio, one shed, a covered porch and retaining walls. The new lot coverage would be 17%. The application also includes replacement of the septic system in the event of future failure, though it is functioning properly at this time.

Bushnell showed a site plan with the existing and proposed conditions. There was some discussion about various elements. Bushnell explained the need for the retaining walls to make flat areas for the patio and shed due to the slope of the property. Staff's memo dated Sept. 14, 2016 and Bushnell's response memo dated Sept. 20, 2016 were reviewed. Due to the need for trucks and equipment access to the property, it was decided that the removal of the paved driveway, grading and restoration should be done last.

**Motion:** The Coventry Inland Wetlands Agency approves application #16-17W – Applicant/Owner: James Motta, Location of activity: 2315 Main St. (Assessor's Map I, Block 35, Lot 6). Description of Project: Removal of existing sheds, decks and portion of paved driveway. Construction of new covered deck/patio, driveway/parking area, shed, walkways, patios, retaining walls, septic system, underground utilities and associated grading.

With the following condition:

- Contact the Town Engineer/Wetlands Agent Todd Penney prior to the start of work.

By: Woolf

Seconded: Mathieu

Motion carried with the following vote:  
For: Mathieu, Woolf, Norman, McNaboe, Rosa  
Against: None  
Abstain: None

**NEW BUSINESS:**

- #16-22NJ – Applicant/Owner: Donna Roberts, Agent Bushnell Associates, Location of activity: 271 Skyview Dr., (Assessor’s Map 4, Block 12, Lot 10A/4B1A). Description of Project: 2 Lot Resubdivision – Request for Non-Jurisdiction Ruling for proposed driveway construction (previously permitted)**

Andrew Bushnell was present to review the proposed 2-lot family resubdivision on application of Donna Roberts. John Ianni field located and flagged the wetlands. The property is approximately 65 acres in total. Bushnell explained that no work would be taking place within the wetlands or the regulated area other than the driveway and utility work which was previously approved by the Commission. This application is only going before the Commission because it is a subdivision and must come before IWA but since there is no disturbance in the wetlands or regulated area Bushnell is requesting a non-jurisdictional ruling. After quick discussion the Commission agreed that there is no activity that falls under the umbrella of the IWA and deem the application to be Non-Jurisdictional.

**Decision:** The Coventry Inland Wetlands Agency approves, by consent, application #16-22NJ – Applicant/Owner: Donna Roberts, Agent Bushnell Associates, Location of activity: 271 Skyview Dr., (Assessor’s Map 4, Block 12, Lot 10A/4B1A). Description of Project: 2 Lot Resubdivision – Request for Non-Jurisdiction Ruling for proposed 2 Lot Resubdivision (driveway construction previously permitted)

**ADOPTION OF MINUTES:**

**1. August 24, 2016 Regular Meeting**

**Motion:** The Coventry Inland Wetlands Agency approves the August 24, 2016 meeting minutes. With the following amendment to page 2 of 4, second to last paragraph, last sentence shall read:

“The applicant has claimed that the property has deeded rights from 1907 to the goat path.”

By: Norman

Seconded: Woolf

Motion carried with the following vote:  
For: Woolf, Norman, Mathieu  
Against: None  
Abstain: McNaboe, Rosa

## **DISCUSSION ITEMS:**

### **1. FY 2017 Wetlands Budget**

Copies of the Inland Wetlands Budget were distributed to Commission Members and discussion ensued.

### **2. As of Right Maintenance: Beach sand reclamation during dam draw down period**

Staff mentioned that with the lake gate project and the water level draw down, now is a good time for reclaiming beach sand that has washed into the lake. There was discussion about what degree of work is still considered “As of Right” maintenance. Per Staff, As of Right requires that the work must be done by hand. Use of tractors and excavators is not covered under As of Right maintenance. Members discussed whether they should send out some sort of announcement through the town’s email system for homeowners to take advantage of the low water levels for sand reclamation. Staff will draft up a notice and email it to Mathieu for approval.

## **CORRESPONDENCE:**

### **1. CACIWC 39<sup>th</sup> Annual Meeting & Environmental Conference**

Invitation was distributed.

### **2. UCONN Land Use Academy Advanced Training**

Course information was distributed. Some members seem interested in attending. Clerk will email a link with more information to members.

## **ADJOURNMENT:**

Meeting was adjourned at 10:06 p.m. by Mathieu.

Respectfully Submitted,

Heidi A. Leech

Heidi A. Leech, Substitute IWA Clerk

**PLEASE NOTE: These minutes are not official until approved by the Inland Wetland Agency at the next Agency meeting. Please see the next Agency meeting minutes for approval or changes to these minutes.**