

**COVENTRY INLAND WETLANDS AGENCY
MINUTES
REGULAR MEETING OF WEDNESDAY, MARCH 23, 2022**

By: Choate

Time: 7:02 p.m.

Place: Hybrid

1. ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Martin Briggs		X
	Suzanne Choate, Vice Chairperson	X	
	Patricia Laramee - remote	X	
	Lori Mathieu, Chairperson		X
	Becca Norman - remote	X	
ALTERNATE MEMBERS:	Open		
	Mike Powers - remote	X	
STAFF:	Todd Penney, Town Engineer/Wetlands Agent	X	
STAFF:	Mindy Gosselin, Wetlands Agent Assistant	X	

2. AUDIENCE OF CITIZENS (2-minute time limit):

No one wished to speak on non-agenda business.

Gosselin: There are changes to the agenda –

- Item 3.E. #22-11W will be continued until the next meeting.
- Item 4.B. #22-13W the applicant is part of Close, Jensen, & Miller.
- Item 5 Enforcement will be moved to a special meeting to be scheduled.

3. OLD BUSINESS:

A. Public Hearing: #22-09W – 1572 Boston Turnpike – Applicant: Phil Doyle; Owner: Dr. Damon Jenkins (XS Realty Holdings LLC); Agent: LADA, P.C. – Construction of a 6,500 sq. ft. dental office within the upland review area.

Gosselin read the legal notice into the record.

Damon Jenkins was present.

Robin Pearson, attorney from a Glastonbury, CT firm, began the presentation: Dr. Jenkins will be purchasing the property if the necessary permits are approved. The public hearings signs were posted on the property. Dr. Jenkins has been practicing in Coventry for over 10 years on South Street. This is a 1.3 acre parcel with the proposal to remove the run-down single family structure to construct a dental office. This parcel is commercially zoned and the use is allowed. The dental office will be of 6,500 sq. feet with 28 parking spaces. There are wetlands in the northeast corner that are adjacent to Coventry Brook. There are no direct impacts to wetlands. A stonewall lies between the brook and the area to be disturbed. This acts as a permanent, visual marker to clearly define and provide a buffer to the brook. The stonewall will be enhanced. The existing development conditions will be improved. Dr. Jenkins has retained professionals to look at the site and the design - Phil Doyle, Land Planner, Mike Sherman is the Civil Engineer on the project, and Kate Bednarz is a Registered Soil Scientist and the Wetlands Agent for Granby. Keep in mind there are to be no direct impacts on the wetlands resource while environmental services will be enhanced. The septic system 60' from the wetlands has failed. A new well be installed. There will be improvements to the stormwater quality that is leaving the site. Inorganic or slow decomposing debris that are there on the site, such as tires, will be carefully removed. The invasives that are on the site along the stonewall will be removed. Native plantings will be installed to replace the invasives to improve the wetland buffer.

Penney: The affidavit about the signs should be filled out by the end of the evening. there is an affidavit for the signs. Phil Doyle: He dropped off the abutters mailing receipts when he picked up the signs.

Phil Doyle, from LADA: Put together the site plan. The grading plan was shared. This is a 1.3 acre parcel with 246' of frontage on Route 44. The site is 200' deep. This is abutting and to the east of Dollar General and opposite of CVS. The land behind and wrapping around the top of the site is owned by the Town of Coventry. The placement of the building and infrastructure is determined by the soil types. The location of the septic system, in the middle rear, drives the placement of everything else. The parking lot is aligned with the one for Dollar General. The building will be toward the front. The applicant asked for and received a zoning text change to allow for that location of the building. There will be 26 parking spaces as required for a building of 6,500 sq. feet. This will be occupied by sole practitioner Dr. Jenkins; he needs room to grow his business. Applications have been filed with EHHD and the State Department of Health for the septic system and well.

Doyle: The wetlands of ~5,000 sq. feet have been certified by a soil scientist. The wetlands are in the northeast corner of the parcel. A stonewall cuts diagonally across the property. Some trash had been thrown over the wall although there has been no recent activities on the eastern side of the stonewall. All activities proposed are to the west of the stonewall. The 75' upland review area consists of 10,050 sq. feet. The 75' upland area runs through the building for about 1,300 sq. feet and 455 sq. feet of paving. The rest will be in open space. The storm water will be handled as necessary. To the east of the property is Coventry Brook running from the north down to the south, off our property. The plan is to take all of the impervious surfaces runoff and connect into a catch basin in the parking lot. The water will be piped to a manhole at the southeast corner of the proposed building. A hydrodynamic separator will be installed to separate oils and grit.

The water will then be discharged onto a stone scour pad. A rain garden with plantings will be constructed to trap the first flush and treat storm water. The erosion control plan was shared. Hay bales and silt fence will be installed early in the process. A stone tracking pad is shown. There are two areas shown along the silt fence shown as temporary sediment traps. The failed septic system will be eliminated.

Doyle: The planting plan was shared. Along the western edge of the stonewall a series of habitat plantings will be used in this transition area establishing a habitat barrier. Gosselin and Penney visited the site and made a number of very good comments including there are a number of ash trees that have borer and are dying. There are at least five ash trees of good size that will be dropped into the site and removed before they become a problem. There are a couple of dead trees along the stone wall that will be removed as well. Three ash trees adjacent to the Dollar General will come down as well. There is to be ornamental plantings along the building. Narrow maple trees will be planted along the street frontage if they don't interfere with the storm water pipes.

Mike Sherman, (remote) Professional Engineer of MGS Engineering: has worked with Doyle for 30 years. The septic system will be to the north of the building and set at an angle to follow the contours while keeping it as far away from the brook as possible. The reserve area is within the regulated area. The units chosen are very good. Catch basin one will be capturing the majority of the parking lot storm water. There will be less discharge than there is currently to the northeast corner and less water out to the road. The hydrodynamic separator will be cleaned once per year. A concrete curb will be installed in the center of the berm per a comment from Penney. The plants in the rain garden help to remove pollutants. The proposed well location is shown. This is considered a public water supply; the Department of Health asked for it to be moved within 25' from the border. Based on that we've had to move catch basin two and there may be additional revisions to this. There will be underground electricity from the poles at the road.

Kate Bednarz, registered Soil Scientist: She was on the site in spring 2020. The hard surfaces are the parking area and the building; these are the farthest from the regulated area. The design is great. The plan calls for the removal of Remove any invasives and install plantings to provide for the birds to use and small mammals to use the corridor to the east of the wall. The stonewall will be rebuilt. East of the stonewall is the wetland area. There are not a lot of invasives in there. The project does not call for going into the wetlands. Management control methods for the invasives will be included for the contractors. This will include removing the species by cutting as close as to the ground as possible. A small amount of herbicide will be used. The debris will be cleaned up by hand.

Doyle: Covered the alternative plans that were explored. None of the stumps will be removed so as not to disturb the stonewall. A 30' section of stonewall to be added to the top for a continuous stone wall running through. The storm water systems will be checked out once or twice per year.

Gosselin: Summary of comments from Town staff was shared.

Public Comment:

No one wished to speak.

Norman, Powers, and Laramée agreed the presentation was very good and everything was covered.

Choate seated Powers.

Choate: What is the long-term maintenance for the separator and rain garden. Penney: They will have to submit the IWA's storm water feature yearly report. Sherman: The maintenance on the manhole is simple. It is cleaned like a normal catch basin with pumping in water and vacuuming out done yearly. An eye will be kept on the rain garden especially after a rain event. Choate: What is the elevation of ground water? Penney: There is 2' to ground water. Choate: Some of the activity is close to the wetlands. Bednarz: The improvements being suggested are for the function of the wetlands to maintain it if not provide enhancement to the function.

Penney: Revised plans need to be submitted based on staff comments. The presentation heard this evening account for 90% of the comments/questions from Staff. Where does the 4" underdrain discharge to? Sherman: Into catch basin three; that information will be added to the plans. Penney: That would be adding clean water into the separator. His preference is to not have clean water going there. He loves the plan and appreciates the hard work put into this. There is some tweaking to be done but the design has evolved into a good design. Doyle: He and Sherman will discuss Penney's stated preference of not having clean water directed into the separator.

The public hearing is continued to the April 27, 2022, meeting.

- B. #22-04W – Pucker Street R05313** – Applicant: Jesse Clarke; Owner: Same; Agent: Andrew Bushnell – Install gravel driveway and culvert, revised to 'install gravel driveway' on 02/25/22.

Andrew Bushnell, Bushnell Associates, was present.

Bushnell: Modified the application online of asking for approval of the driveway that has been installed. We will not extend the driveway or install the culvert at this time. He will spend some time to develop a more in-depth application for the house, culvert, and farm amenities. The owner wants to open up the ditch along the street and remove some trees. A 35 day extension is being requested.

Penney: Confirmed with Bushnell that a revised set of plans will be received before the April meeting.

- C. #22-07W – 430 Talcott Hill Road** – Applicant: Andrew Bushnell; Owner: Bob Kortmann; Agent: Andrew Bushnell – Family subdivision with wetlands and work within the upland review area.

Gosselin: Went over what is in the IWA member's packet.

Andrew Bushnell, Bushnell Associates, was present.

Bushnell: Prepared the plan. The 25' and 55' buffer limits to the wetlands has been added to the site plan along with a drainage swale and grading.

Gosselin: Comments from the Staff review memo have been mostly addressed. Penney: Wants the wetlands enhancement table added to the plan set. Also add in the dimensions of the plunge pool. Kortmann: The area around the house and septic area will be seeded for a lawn.

Norman, Powers, and Laramee had no comments or questions.

Motion: I move that the Coventry Inland Wetlands Agency approve application #22-07W – 430 Talcott Hill Road – Applicant: Andrew Bushnell; Owner: Bob Kortmann; Agent: Andrew Bushnell – Family subdivision with wetlands and work within the upland review area.

With conditions:

- Hold a preconstruction meeting with the applicant and any other subcontractors prior to the start of activities to review construction sequencing.
- Inspection erosion and sedimentation control prior to the soil disturbances, except for what is necessary to install said measures.
- Work in the town right of way to be approved by the Town Engineer.
- Additional erosion and sedimentation controls maybe required as site conditions/weather warrant by the Wetlands Agent staff.
- Addition of the wetlands enhancement table to the Bushnell Associates LLC site plan
- Define the dimensions of the plunge pool.

By: Powers

Seconded: Norman

Voting:

For: Choate, Norman, Powers, Laramee

Against: None

Abstain: None

D. #22-10W – 105 John Hand Drive – Applicant: Kelly Hunt; Owner: Kelly and Geoff Hunt; Agent: Andrew Bushnell – Demo and rebuild/expand single family residence on Coventry Lake.

Gosselin: Went over what is included in the Member's packet. This property is on the lake so the upland review area is 150'.

Andrew Bushnell, Bushnell Associates, was present along with Mr. Hunt. Bushnell: Shared the site plan including how Staff's comments were addressed. The oak tree leaning over the neighbor's property will be removed. May the town's right-of-way be used during construction? Penney: That should be able to be worked out.

Geoff Hunt: Provided a narrative and matrix. While the proposed project is an expansion of the footprint of the house it will be at least or better than it is now. The paver section along the wall to be removed to be replaced with natives species will be beneficial. Concrete walkways, stairs, and slab for the shed will be removed. He had an

arborist examine the trees on the property which were determined to be healthy. The one leaning away from the property was recommended to be removed by the arborist.

Norman: Did the parties mention anything about removing invasives or a no mowing area? Hunt: There is substantial invasive species on the west jetty that are shown on the plan. Those will be taken out and replanted with native plants. He is reluctant to commit to no mowing right now. Perhaps the area can be mown less often.

Powers: Plantings other than grass on the west jetty would be a good thing. Is there a better approach than mowing there? Bushnell: Mowing the lawn area helps to keep invasives out.

Laramée: Is the area being mowed already? Hunt: Yes. Penney: Most of invasive species is autumn olive. Mowing keeps those invasives from growing in. What kind of maintenance plan is there for the body of land in terms of maintaining good health for the lake and functionality to the property? Maybe periodical mowing and a no fertilization zone. Laramée: Agrees with a no fertilization zone. Choate: Professional companies are prohibited from fertilization near a water body but property owners don't have that restriction. Hunt: There is no way he would fertilize. He would like to mow there to keep the weeds down.

Powers: An autumn olive problem is that the birds like to spread the seeds. These seeds floats, therefore, it might be good idea to get rid of them.

Choate: A concern was raised about the expansion of the property as overuse of a small piece of property. Have the revised plans been reviewed by Staff? Penney: No, as they were received on Monday. Hunt: His main intent is to change the structure from a 1930s cabin into a more livable one. Although the house is getting bigger we are lowering the impervious surface and moving it back from the lake. He intends to remove all of the concrete. Expansion is going on top of what is now concrete, not all on a grassy area. Choate: The pervious impervious was 16.5%. What about the new plan? Bushnell: That will be reduced by 1%. The closest impervious surfaces to the lake are being eliminated and some buffer plantings are being added.

Penney: How was the alignment of the house chosen? Why not rotate the orientation? Try to keep the footprint and not go closer to the lake. This proposed alignment goes 180 degrees against that. What can we do to mitigate this? How did you set in on the location? Hunt: Explained using the site plan. The primary challenge is this is a triangular lot. The existing property touches into the setbacks. Penney: Those intrusions is where we look for other mitigation; mitigation is almost mandatory.

This application is continued until the next meeting.

- E. #22-11W – Main Street (vicinity of 45 Birch Bend Road) – Applicant: Town of Coventry; Owner: Same; Agent: Todd Penney – Construct a sidewalk in the right of way of Main Street to improve the pedestrian safety.**

Per Gosselin's previous comment, the application was continued to next meeting

4. NEW BUSINESS:

- A. **#22-12NJ – Williams Preserve on Cooper Lane** – Applicant: Eric Thomas – Protected Open Spaces Committee; Owner: Town of Coventry; Agent: Eric Thomas – Install a low profile bog bridge for recreational use at the Williams Preserve.

Choate: This application is being looked at as a possible jurisdictional ruling for recreation purposes.

Gosselin: Reviewed what is in the Member's packet and shared some photos. If the Agency feels they want to approve this, they are able to do so this evening because it is a jurisdictional ruling.

Eric Thomas, Protected Open Spaces Committee, was present.

Thomas: The total property of the Williams Preserve is about 60 acres. It extends from Cooper Lane to the Willimantic River. There is an established pedestrian only footpath going through two fields. In the lower field there has been the establishment of a waterway and over the past couple of years it is more wet than dry. Ninety-nine percent of the property is wooded. There is one stream crossing that is unencumbered. DPW mows the fields once a year or every 2 years. The fields had an agricultural past use. The Committee cannot find a way to bypass to the wet parts of the field. The proposal is to raise a low profile walkway of just over 100' using eight 12' sections. The surface flow will be unimpeded due to the design. There will be minimal impact but be of functional designed. The sections will be assembled using hand tools. They can be disassembled and moved away if necessary as there will be no permanent anchoring. Request for materials will be done through the Land Use office. It will take one or two days for volunteers to put this in. He thinks the extra drainage is coming off of Cooper Lane. The parking area on Cooper Lane is an unimproved surface area. Stapling on hardware cloth will add to public safety which he will look into.

Gosselin: Low profile bridges do help with usage and improve the area.

Laramee, Powers, and Norman agree this is a good idea.

Choate: This fall into recreational use. She does not an issue with making a jurisdictional ruling.

Consensus from the Members that this meets Section 4.2B of the regulations.

Thomas: Will move ahead with other Town Staff when he gets official notification.

Gosselin: Will provide the document this has been determined to be a jurisdictional finding.

- B. **#22-13W – Hop River Road, Bridge over Hop River** – Applicant: Greg Garrish; Owner: Town of Coventry; Agent: Greg Garrish – Replacement of bridge over Hop River.

Penney: The IWA members have a hard copy of the plan that was recently received. The town of Coventry is replacing the one lane bridge structure over the Hop River with a modern steel girder structure that will require activity in the delineated area.

Dan Carnein. CJM, Close, Jensen and Miller, P.C., engineer for the project was present. Carnein: This project was initiated by the town of Coventry. The PowerPoint presentation of the project was shared.

Eric Buckley was present.

Penney: The IWA is receiving this application. This has gone through the public involvement process. The IWA must determine if this is of significant impact and needs a public hearing? Overall, there will be permanent disturbance of 35' sq. feet to the regulated area. The Folly Lane and Jones Crossing bridges did go to public hearing. The public drives over this road.

Powers: Is inclined to call for a public hearing.

Norman: Is rebuilding the bridge worth it to the impact to the wetlands? Holding a public hearing is probably a good thing.

Laramee: Agrees with having a public hearing. Unless this bridge was about to fall down the public should have a say.

Choate: The area is small but it is a watercourse and could be in the public's best interest. Is there mitigation proposed for the impact? Carnein: We limited the impacts as much as possible. There will be just enough room for a worker to get in there.

Penney: Where is the area of permanent loss in Coventry? Carnein: Mainly for the installation of the dry hydrant. This will be a new structure in a watercourse where the hydrant goes into the river. Penney: Dry hydrants are as of right under Section 4.2c.

Penney: Having a public hearing makes sense.

Gosselin: This is be set as a public hearing at the April meeting.

Motion: I move that the Coventry Inland Wetlands Agency deems that a public hearing be held on April 27, 2022 at 7:00 p.m. for application #22-13W – Hop River Road, Bridge over Hop River due to this is being in the public's interest.

By: Powers

Seconded: Norman

Voting:

For: Norman, Powers, Choate, Laramee

Against: None

Abstain: None

C. #22-15W – Plains Road R03731 – Applicant: Michael Breton; Owner: Same; Agent: Andrew Bushnell – Construction of a common driveway in conjunction with a 2 lot resubdivision.

Gosselin: Went over what is included in the Member's packet.

Andrew Bushnell, Bushnell Associates, presented: This is a 40 acre site where a 2 lot resubdivision is being proposed. A common driveway will be constructed to access the back of the property. A good portion will be on an existing farm path. There are two existing crossings. One is a stone culvert and the other a 15" pipe put in years ago. These are undersized especially the first one which drains a large wetlands. The proposal includes replacing the stone culvert with a 24" pipe. The second crossing will be a 12" pipe. There will be rip rap protection, grading into the wetlands, and plunge pools constructed. The grading will be to raise the level of the road and to get the driveway surface. Wetlands were flagged by Rich Snarski, Soil Scientist. The disturbance will be 39,375 sq. feet of upland review area and 3,950 sq. feet in the wetlands. He considers most of this to be permanent. Underground utilities are being proposed coming from an existing pole on Plains Road overland to the first wetlands and then go underground from the second pole.

Choate: Is recusing herself from this application.

Powers: This does not seem to be of public interest. Penney: It is a subdivision though.

Norman: There is significant impact. Powers and Laramee concurs with Norman's statement. – concurs with that. Laramee – agrees this is a lot.

Choate recused herself from voting on this matter.

Motion: I move that the Coventry Inland Wetlands Agency deem that a public hearing be held on April 27, 2022 at 7:00 p.m. for application #22-15W – Plains Road R03731 due to significant impact activities.

By: Norman

Seconded: Powers

Voting:

For: Norman, Powers, Laramee

Against: None

Abstain: None

D. #22-16W – 24 Arlington Road – Applicant: Shannon Kowza; Owner: Same; Agent: None – Construction of pole barn garage within the upland review area.

Gosselin: Went over the information that is included in the Member's packet. She shared photos the Members did not have and the lot coverage calculations.

Shannon Kowza was present: The intent is to run the rain gutters on wetland side of the garage draining to the back side. The proposed rain garden is 5' x 5'.

Choate: There is no foundation planned for? Kowza: there will be piers into the ground to hold the garage with a concrete slab.

Penney: The land slopes there a bit. The slab will be elevated a bit in the back. Kowza: The intent is to get rid of the plastic shed and eventually the wooden shed also. Penney – this is a 16' x 24' structure. They are under the lot coverage. The septic infrastructure does not allow it to be moved elsewhere. Silt fence or straw wattle must be installed. The IWA may consider whether or not to remand approval to the Wetlands Agent staff as a time-saving from the Agency's perspective due to the amount of business already set for the April meeting. Gosselin agrees Wetlands Agent staff could handle this matter if remanded by the IWA.

Choate: The disturbance is minimal.

Laramee, Powers, and Norman agreed this application can be remanded to the Wetlands Agent staff.

Motion: I move that the Coventry Inland Wetlands Agency remand application #22-16W – 24 Arlington Road to the Wetlands Agent staff.

By: Norman

Seconded: Powers

Voting:

For: Norman, Powers, Laramee, Choate

Against: None

Abstain: None

- E. #22-14W – 454 Cassidy Hill Road** – Applicant: Carol Chipkin – Cassidy Hill Vineyard, LLC; Owner: Same; Agent: Galen Semprebon – Install gravel driveway within the upland review area.

Gosselin: The two owners are present at the Annex and their agent is present via Zoom. The site plan was not in the packet as she received that yesterday. The application came to IWA in 2011 and was approved. The permit expired since the driveway was not constructed. They have changed the scope.

Galen Semprebon, Professional Engineer with Eastwest, was present: He started off with the narrative that entails the improvements under special permit approval from 7-11-2011. Improvements shown on the plan were not completed at that time. The owners want to complete those now. The 24' driveway from the gravel parking area was never constructed. The owners propose installing the driveway now but to construct it as a 12' driveway. Also proposed is the installation of a small infiltration basin from the gravel parking area in a slightly different shape. The parking throughout the site was shown. The new parking will be on the existing grass area. No other improvements are associated with the grass parking. There are no direct wetland impacts. There will be 3,000 sq. feet in the upland review area.

Choate: The parking spaces shown are on the lawn? Semprebon: On lawn or field.

Norman: This seems to be of significant impact. Gosselin: The driveway is to be gravel so it is pervious. Penney: There is no impact wetlands impact. The impact is in the upland review area. Norman: That is good to know.

Powers: This is to be a gravel driveway so it is of low impact. The treatment pond should have been some done time ago.

Laramee: Agrees with Powers. The current proposal is smaller than was previously approved. Choate: Agrees with Laramee; they are lessening the impact from the original approval.

This application will be heard at the April meeting.

5. **ENFORCEMENT:**

A. Violation - 89 Flanders Road - Owner: Joshua Beebe - Unpermitted work in the upland review area and wetlands. Violation letter sent on: 5/12/2021.

Held over for a special meeting.

B. Violation - 162 Grant Hill Road – Owner: Derek Pacheco – unpermitted work in upland review and wetlands related to recreational motocross.

Held over for a special meeting.

C. Violation – 289 Wrights Mill Road – Owner: Richie Pleasant; Agent: None – unpermitted work in the upland review related to an access road.

Held over for a special meeting.

6. **ADOPTION OF MINUTES:**

A. February 16, 2022 – Special Meeting Minutes

Motion: I move that the Coventry Inland Wetlands Agency approve the Special Meetings minutes of February 16, 2022 as presented.

By: Powers

Seconded: Norman

Voting:

For: Norman, Powers, Choate

Against: None

Abstain: Laramee

B. February 23, 2022 - Regular Meeting Minutes

Motion: I move that the Coventry Inland Wetlands Agency approve the Regular Meetings minutes of February 23, 2022 as presented.

By: Laramee

Discussion: Powers: He was unseated on page 5 because Briggs came onto the meeting. Powers did commented on #22-07W. Penney: Alternates are allowed to comment; they cannot vote unless seated.

Friendly Amendment proposed by Powers and accepted by Laramee: Delete his name from the voting of Vice Chairperson because he should not have been voting.

Seconded: Powers

Voting:

For: Choate, Powers, Laramee, Norman

Against: None

Abstain: None

6. CORRESPONDENCE:

None.

7. DISCUSSION:

A. Beach Sand/Lakefront Activities

Held over for another meeting.

B. Violations Framework

Held over for another meeting.

C. SustainableCT – IWA Trainings

Gosselin: Asked if anyone has attended any wetlands related training in the past three years. The Members indicated they had not attended any training.

8. ADJOURNMENT:

Motion: I move for adjournment at 10:56 p.m.

By: Laramee

Seconded: Powers

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, IWA Clerk

PLEASE NOTE: The 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.