

**COVENTRY INLAND WETLANDS AGENCY
MINUTES
REGULAR MEETING OF WEDNESDAY, JANUARY 26, 2022**

By: Mathieu

Time: 7:02 p.m.

Place: Virtual

1. ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Martin Briggs	X	
	Suzanne Choate	X	
	Patricia Laramee		X
	Lori Mathieu, Chairperson	X	
	Becca Norman (arrived at 7:20 p.m. – observing only this evening)	X	
ALTERNATE MEMBERS:	Open		
	Mike Powers		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 was present to speak.

3. OLD BUSINESS:

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

Gosselin: We are waiting for the growing season to come back for the site to be stabilized. He did bring some more material to the property that was placed on the outskirts of the upland review area. Gosselin needs more time to review this development.

Penney: Beebe is going to be someone we have to watch until he sells the property.

B. #21-28W - 1585 Main Street - Owner: Town of Coventry; Agent: Todd Penney -

Expand Police Department Visitor Parking Area. Rec'd: 09-22-21, Extension to: 1/26/22

Penney: This application was made on behalf of the police department to expand the visitor's parking area on the easterly side of the building. Currently there are four spaces and one accessible space. There are capital funds to expand the parking area. Events that take place at the station require additional parking facilities for visitors as indicated in the following memo -

Todd Penney

From: Jeff Spadjinske
Sent: Tuesday, January 25, 2022 1:06 PM
To: Todd Penney
Subject: RE: police parking expansion

Currently we have five parking stalls on the public side of the building. One of the spots is marked for handicapped visitors. That leaves four regular spots for visitors. We've found that four stalls is somewhat inadequate at certain busy times. This includes twice a week during fingerprinting and any times when we are handling walk in complaints and have other visitors. At times, the dispatchers sometimes also park on that side of the building due to overflow on the employee side. Additionally, the parking area is narrow and cars maneuvering the lot have often times driven onto the grass/mud. Additional asphalt was added at some point to help alleviate that but it was a very small portion and less than adequate. If we have training at our building or a major incident briefing, we end up with cars parked along both driveways as there are not enough spaces.

Hopefully this information helps. If you need anything further, let me know.

Jeffrey Spadjinske
Acting Chief
Coventry Police

The visitor's parking area will be expanded on the southerly side for a total of eighteen spaces. There is some erosion and scour happening from rainwater coming off the existing parking lot. To help that, a rain garden of one level will be added on the back side of the new parking pavement. The garden dimensions will be 100' long x 6' wide, planted with a conservation mix, and has been sized to handle all of the impervious coverage. A total of 4,370 sq. feet of upland review area will be disturbed; the total parking area with the additional spaces will be 1,670 sq. feet.

Choate: What will prevent cars from parking in the rain garden? Penney: We haven't provided anything. The spaces will be a standard 18' stall. Maybe we could put in a timber guardrail but there may not be money for that. Choate: Suggested boulders being placed to prevent parking in the garden. Penney: Agreed boulders could look nice and will not scour or perhaps a 10 x 10 wooden post in the middle of each stall could be used. Choate: Will the rain garden provide infiltration or is it intended to fill and spill? Penney: The soils look pretty good there. He could test for the infiltration rate for a 1" rain event. The amended soil spec is a 50/50 compost/sand mix. This does provide infiltration.

Briggs: The existing lot is pretty tight. There are some elevation changes down to the wetlands. Penney: They don't let visitors park on the other side of the building for security reasons.

Mathieu: The building and parking are where they are because of the wetland boundary. She does like the rain garden. Even though the plan is moving into the 75' zone you are mitigating that by adding the rain garden. Maybe an educational rain garden sign can be installed as was done at Cumberland Farms. She does like the idea of protection for the

garden so people don't roll into the rain garden. Will this rain garden be treated as those on private property that the IWA is now requiring? Will the town be held to the same level as private parties? Does water run down the driveway off of Main Street? Penney: The IWA can condition the approval with the annual stormwater infrastructure inspection form submittal each spring. There is a high spot so there is no run off coming from the roadway.

Motion: I move that the Coventry Inland Wetlands Agency approve application #21-28W - 1585 Main Street - Owner: Town of Coventry; Agent: Todd Penney - Expand Police Department Visitor Parking Area.

With the following conditions:

- Hold a preconstruction meeting with the applicant and any other subcontractors prior to the start of activities to review construction sequencing.
- Additional erosion and sedimentation controls maybe required as site conditions/weather warrant by the Wetlands Agent staff.
- The applicant/owner shall submit to the Wetlands Agent a proof of inspection for each storm water mitigation feature once a year in the spring on a form to be provided by the Town of Coventry.
- Installation of educational signage regarding the rain garden.
- Create a vehicular barrier, i.e., boulders or timbers, to the rain garden.

By: Choate

Seconded: Briggs

Voting:

For: Choate, Mathieu, Briggs

Against: None

Abstain: None

By a hand vote the IWA chose to move to agenda items 4.A. and 4.B. at this time.

C. 162 Grant Hill Road – Violation – Derek Pacheco – work in upland review and wetlands

Gosselin: There has been no progress on this matter as the emails in the packet indicate although there is forward movement. There will be a meeting with the soil scientist and the owner soon once a date can be scheduled.

D. #21-33W – 261 Woodland Road – Applicant: William “Page” Younge; Owner: Same; Agent: None – Demo and rebuild single family home on Coventry Lake

William Younge was present.

Gosselin: A review memo has been provided to Mr. Younge. The project proposed the demolition of the existing 1940s cottage and the construction of a 42' x 26' house and covered deck. There is a document in the packet that explains the history of the property

because there has been a combing of lots. There is an updated narrative with the lot coverage table.

The rain garden with the required stormwater storage amounts was shown. The rain garden will be 20' long x 4' wide and 8" deep = 53 cubic feet. Only 35.5 cubic feet of storage is needed from the lot coverage calculation.

Younge: He has been working on this property for some time. He is working on 260 Woodland now. The proposed house at 261 Woodland Road is 1,100 sq. feet. The covered deck was added to give a little grounding. He envisions this as a New England lake home. Younge feels the design accomplishes protecting the lake. The sewer line cuts in front of the house. The front is very level, not sloped to the lake. There are a lot of sandy soils that absorbs water well. The run off will be minimal.

Choate: She does not see the proposed grades around the house. Younge: Those will be the existing grades; his intent is to terrace down to the house. The rain garden will take the roof run off. The property will be better off than it is now.

Briggs: Feels this is a well thought out plan. Younge knows the lake and aims to protect it. This 1940s house needs an update which does not seem excessive and there is mitigation.

Penney: There is not a lot of significant change in the grades as the existing grading is going to be matched and have a full walkout on this foundation. The town has an easement on the property for the road stormwater. IWA has talked about holding the line to the lake at the existing location. Here the proposed screened in porch will be a bit bigger, a bit more functional. Underneath the porch will be able to accept water.

Choate: It seems there is a small amount of additional impervious surface that appears will be well mitigated with the rain garden.

Mathieu: Younge does not anticipate any activities right at the lake? Younge: There are stairs and a retaining wall that have been added since he's owned the property. The front yard tilts back to the house. How does the inspection report work for the rain garden? Is there someone who does that?

Gosselin: Showed and explained the Inspection Report for annual maintenance to Younge. The form was designed to be easy to use by the owner. Mathieu: This is important as we need rain gardens to work in order to protect regulated areas.

Motion: I move that the Coventry Inland Wetlands Agency approve application #21-33W – 261 Woodland Road – Applicant: William “Page” Younge; Owner: Same; Agent: None – Demo and rebuild single family home on Coventry Lake.

With the following 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.

- The applicant/owner shall submit to the Wetlands Agent a proof of inspection for each storm water mitigation feature once a year in the spring on a form to be provided by the Town of Coventry Wetlands Staff.
- Additional erosion and sedimentation controls maybe required as site conditions/weather warrant by the Wetlands Agent staff.

By: Choate

Seconded: Briggs

Voting:

For: Choate, Mathieu, Briggs

Against: None

Abstain: None

E. #21-26W – 325 Main Street, Town Softball Field – Owner: John Elsesser: Town of Coventry; Agent: Todd Penney, PE – grading, minor storm water management, and erosion and sediment controls to support the construction of a town softball field

Penney: The Softball organization was looking for a stand-alone field that they did not have to share with the BOE. The site of the Transfer Station was one of the locations researched. The voters approved this location in November 2021. This is an existing industrial site that will be changed to recreational use. In the design phase is underway of moving the transfer station to DPW at 100 Olsen Farm Road. This is almost the center point of town.

The softball field plan was displayed. There is a good size wetlands complex nearby. The softball field will be a better neighbor to the wetlands compared to the Transfer Station. Barton & Laguidice is working on the plan. This is a regulation girls' softball field. The activity is listed on the plan. There will be 5,400 sq. feet of disturbance in upland review area. The restoration of an upland review area where there is a driveway now will be restored into a grassed area. The retaining wall will be eliminated and the remainder of the infrastructure will be demolished. The scale will be moved to the new location of the transfer station. A softball field will be constructed and includes a chain link fence, a lawn area, a bleacher area, concrete sidewalk, and dugouts. The pitcher's mound is the highest spot and everything pitches out from there. Soils are very good for permeability. There will be a paved driveway for the accessible parking adding impervious coverage. The rest of the parking will be gravel. There will be a swale to collect runoff from the parking lot that will overflow onto a riprap pad and discharge to the new lawn area. The same conservation mix will be used on the swale that has been proposed on other projects. There is to be another shallow sump area near the pocket wetland.

Mathieu: Can we make sure that the garbage is cleaned up that was seen in the 2016 aerials behind the transfer station? When is this going to be moved? Penney: Moving of the transfer station should be started at the end of summer. Mathieu: Can we see if DPW can clean that up? Penney: He and Gosselin will try to get out there next week. The 2019 aerials look better in terms of trash in the wetlands.

Choate: She likes seeing the area reused in a positive way and some part being returned back to a natural state. The water quality features are well thought out.

Briggs: Moving the transfer station to be under a more watchful eye is desirable.

Mathieu: She would like to see a vegetated boundary so people are not wandering into the area the IWA wants to protect. She would like Penney's thoughts about the big connection that runs to the south. The parking area will be close to this area. Penney: The master plan is to put a walking path around the wetlands complex and a boardwalk into the wetlands. This plan puts a much softer use in place than is there now. Pedestrian traffic in the woods is not going to hurt the woods. There is a timber guiderail along the diversion swale. Likely only half of the parking lot will be constructed at the beginning. The rain garden is sized appropriately.

Gosselin: Thinks everything in the memo has been addressed – the ENS measures, silt fence, more information on the upland review area restoration, more details for the rain garden. All concerns were addressed with this revised plan.

Penney: Contour 282 is pretty much at grade. We can hold that line and go 15' - 20' to hold the new limits of mowing and let the forest grow in from there. We might demarc it with a section of split rail fence but he cannot commit to that from a budget standpoint. A condition of approval would be a 20' setback from contour 282 with some perimeter designation. Mathieu: Likes that idea; anything to define that area.

Penney: Will get the plans in front of the Members as it was not ready for distribution of the packets. He will also get some detail of the perimeter designation.

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

Gosselin: This was mentioned to the IWA last month. There has been some movement on this with the owner addressing some of the bullet points she told him to take.

Penney: The existing bar way/farm access is a bit more improved than the Pucker Street property that was discussed this evening. The owner extended the gravel driveway along the tree line when the area was not wet from the seasonal seep. When it got wet problems cropped up. The neighbor complained because she thought the driveway was impeding her septic system, which is not the case. Penney began investigating the complaint and found the owner has gone into the wetlands with the driveway. The owner was told to make no additional disturbance. Soil Scientist Zulick will be on the property in a couple of weeks. A good plan will have to be suggested so the owner has access to the farm field. Gosselin: The owner may be looking for an agricultural use.

4. NEW BUSINESS:

A. #16-36W – 21 West Shore Drive – Applicant: Susan Chambers; Owner: Same; Agent: None – Extension of Permit

Susan Chambers was present.

Gosselin: Received a letter from Chambers for an extension of five years of her permit that was approved in 2017, expiring in 2022. The storage shed has not yet been replaced; this is the portion of the project that is left to complete.

Motion: I move that the Coventry Inland Wetlands Agency approve the extension of permit #16-36W – 21 West Shore Drive for an additional five years.

By: Choate

Seconded: Briggs

Voting:

For: Choate, Mathieu, Briggs

Against: None

Abstain: None

B. #22-04W – Pucker Street R05313 – Applicant: Jesse Clarke; Owner: Same; Agent: None – Install gravel driveway and culvert

Jesse Clarke was present.

Gosselin: In the packet is the original application and narrative for constructing a driveway to gain access to the property.

Clarke: There was an existing driveway for haying the field. There is no culvert now. It is not always wet so they could drive the tractor on.

Penney: This is proposing a significant crossing from a watershed standpoint. What needs to be determined is the capacity and what flows through here. Andrew Bushnell can add the form and function of this wetlands. This plan would bifurcate the wetlands with a culvert. The IWA needs to understand what will be impacted upstream and downstream. A bar way is different than a driveway for vehicular traffic. There has been some activity without any permits. This is about a cease & desist order now because work has been done without permits. Clarke has agreed to not do any more work. He will get a hydrology study, a wetlands report, and if this is the best spot for the crossing.

Gosselin: Memo from reviews of the plan. And what was discussed tonight. And some site visits. Penney: IWA significant impact or project of public interest that will require a public hearing. That can be held back for 35 days until reports are provided.

Mathieu: The IWA will make the determinations next month if this project is of significant impact or is a project of public interest that will require a public hearing once Gosselin's memo and report are distributed. What is the purpose for this activity?
Clarke: To build a house, have a farm with horses, and to grow hay. He improved the entry way with stone. His intent is to keep this as one parcel. Mathieu: The IWA needs to take a careful look at this significant crossing; it needs to know the importance of the wetlands.

Choate: Agrees the Agency needs to know the hydraulics and other information such as rip rap sizing.

Briggs: The owner will be bisecting the corridor. The riparian area is already compromised. The IWA needs to evaluate this more quantitatively.

Mathieu: Re: The number of violations right now – the IWA needs information from Ken of what is possible and set up a process so we are not picking on any one person. Can we fine, can we escalate the enforcement as it goes along, give people timeframes and hold them to it. Penney: There are local ordinances we have to take into consideration as far as issuing penalties. Gosselin: It is harder for us to enforce violations if someone does something without a permit. Choate: The IWA should know what the options are and have a framework to work in. Mathieu: Our regulations are rooted in the statutes and we need to what the ordinance that we have to tie into. Violations have never been like this where we needed a process in place. Penney: Gosselin will get and outline from Ken and set up a structure from that. The IWA should have the steps from the beginning of the violation and what it can hold violators to.

C. Nominations and Election of Vice Chairperson

Mathieu: Are either Choate or Briggs interested? She asked them to consider it.

Penney: Norman and Laramie are the other Members that are eligible to act a Vice Chairperson.

5. ADOPTION OF MINUTES:

A. December 15, 2021 – Regular Meeting

Postponed until the next meeting.

6. CORRESPONDENCE:

None

7. DISCUSSION:

A. Sewer Pipe Lining – Update

Penney: They did it on Monday; it is all done. Gosselin: The resin is in the liner before being on site. Steam is sent through to cure the resin. It was done in one full working day. Penney: We may look at this process for some of the culverts that are failing. They do up to a 96” liner.

B. Kortmann Beach Sand Special Meeting – February 16th at 7pm

Gosselin: This has been talked about for some time. Kortman will come and go over

beach sand considerations and if there is a guideline we can follow. There will be a follow up meeting with the PZC about development around the lake.

C. CT DEEP Municipal Inland Wetlands Agency Comprehensive Training Program

Penney: This is an eight hour course for Municipal Inland Wetlands Agencies. It has migrated from the DEEP website to the UConn Clear site. A certificate is issued by the agency when the course is completed.

Gosselin: Got the DVDs back from a former Members. She thinks these are the same that is in the course.

8. ADJOURNMENT:

Motion: I move for adjournment at 9:46 p.m.

By: Choate

Seconded: Briggs

Voting:

For: Choate, Briggs, Mathieu

Against: None

Abstain: None

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.