

**COVENTRY INLAND WETLANDS AGENCY
MINUTES
REGULAR MEETING OF WEDNESDAY, FEBRUARY 22, 2023
ZOOM TELECONFERENCING**

1. Call to Order / Roll Call

By: Laramée

Time: 7:00pm

Place: Virtual

		PRESENT	ABSENT
REGULAR MEMBERS:	Lori Mathieu, Chairperson		X
	Martin Briggs		X
	Patricia Laramée	X	
	Richard Pearson	X	
	William Glenney	X	
ALTERNATE MEMBERS:	Mike Powers		X
	Stefanie Wierszchalek	X	
STAFF:	Todd Penney, Town Engineer/Wetlands Agent	X	
STAFF:	Mindy Gosselin, Wetlands Agent	X	

Laramée seated as chairperson given Chairperson Mathieu’s absence.
Wierszchalek was seated for Briggs.

2. Audience of Citizens (2-minute time limit)

A. No one present to discuss

3. Old Business

A. #23-01W – 32 Heather Lane – Applicant/Owner: Ryan Spindler, Agent: None – Install inground pool, concrete patio, and pool house in the Upland Review Area

Ryan Spindler, owner, was present.

Penney: These site plans are highly accurate in terms of highlighting the level of disturbance. Staff worked with homeowners to help provide better visuals of the site plans and went on site to GPS locate approximate disturbances and stakes currently on the property. Those points are shown on the site plan.

Spindler: Reads his response memo addressing questions posed by Gosselin and Penney in an email from 2/7/23, and provides additional details for the Agency to review. Addresses the fill situation on the property, and explains that there is no additional fill being brought to the property. Addresses how the property owners will be stabilizing the slopes 2 to 1 maximum slope. Grading limits are marked in green on the site plans. Homeowner explains they will not be going beyond the 40-foot maximum distance. Homeowner explains that they are as close as possible to the septic setback requirements for inground pools. Homeowner outlines discharge location of water, to avoid flooding.

Laramee: There is no current cement pad on the cleared land for the pool house? Will there be a natural rain garden on the discharge site? Spindler: No, there is no cement pad, we are looking for the water to flow naturally over the hillside, which is about 75 feet away from the nearest neighbor's property line.

Glenney: I have no questions, and it looks like they owners did everything they can reasonably do given their property layout.

Penney: The structures presented are 10 feet away from the wetlands. We may want to make some caveat that we are not increasing any disturbances to the wetlands. I think addressing the water flow away from the wetlands for water discharge is a mitigating factor, and that there are very limited areas on the site for the pool. I think conditions should apply to the application. This involves holding the silt fence line limit that we have identified on the plan now. Additionally tow in the silt fence appropriately and tied into the slope. Homeowner will be making those corrections. Gosselin: I agree, and additionally the gutter addition to the plan is another mitigating aspect to control the direction of the water.

Gosselin: Recommends conditions for approval prior to closing discussion.

Motion: I move that the Coventry Inland Wetlands Agency approve #23-01W – 32 Heather Lane – Applicant/Owner: Ryan Spindler, Agent: None – Install inground pool, concrete patio, and pool house in the Upland Review Area

With the following conditions:

- Schedule a preconstruction meeting with the applicant, Wetlands Agent Staff, 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.
- Additional erosion and sedimentation controls maybe required as site conditions/weather warrant by the Wetlands Agent staff.

By: Glenney

Seconded: Pearson

Voting:

For: Laramée, Glenney, Pearson, Wierszchalek

Against: None

Abstain: None

B. #23-02W – 1295 Main Street, Teleflex Medical – Applicant/Agent: Fuss & O’Neill; Owner: Deborah McCarthy-Platz – Dredge fire pond (e)

Wierszchalek recused herself due to a conflict of interest.

Kristin Connell and Alison Baranovic were present representing Fuss & O’Neill.

The staff review memo was presented to the Agency. Connell: Reviews Fuss’s response to the staff review memo. Provided an updated plan, to showcase, silt socks, hay bale/silt fence containment area. Following the plan there is a construction sequence. Will coordinate with the Town of Coventry prior to start, in order to reduce the flow coming into the pond to allow for dredging. Average depth of the sediment is approximately 1.5 feet. Timber mats will be used. Disturbed areas will be seeded and mulched. Outlines estimate of dredge material and sediment management. Additionally, outlines in further detail best management practices to the commission.

Laramée: What time of year are you planning on this? Connell: Sooner rather than later when the weather allows for the work to be completed. Pearson: Just to clarify, relative to timing, the work will be looking for a dry season? Connell: Yes, monitor the weather and coordinate with the time. Sediment could release but there are minimal concerns of sediment releases. Sediment will be chemically analyzed prior to excavation and removal from site. Staff Penney: How long do you think the dumpsters will be staged prior to removal? Connell: Sample turnaround is typically five days. Penney: Covering the dumpster would be ideal. We will typically lower the water towards the end of the spring season to accommodate growing summer water levels. Keeping the gate closed is easy on the towns end.

Gosselin: Is this an emergency situation? Connell: As part of the dredging, we have to have a water truck on site for emergency situation. The water truck will be needed while the fire pond is out of commission. Do you have a rough timeline on the gate closure? Penney: No, I do not.

Gosselin: Recommends conditions for approval prior to closing discussion.

Motion: I move that the Coventry Inland Wetlands Agency to approve #23-02W – 1295 Main Street, Teleflex Medical – Applicant/Agent: Fuss & O’Neill; Owner: Deborah McCarthy-Platz – Dredge fire pond.

With the following conditions:

- Schedule a preconstruction meeting with the applicant, Wetlands Agent Staff, 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.
- Coordination with the Town's Department of Public Works to close the Coventry Lake gate to lessen flow
- Notify Wetlands Staff if there are repairs made to the dam

By: Glenney

Seconded: Pearson

Voting:

For: Laramée, Glenney, Pearson

Against: None

Abstain: Wierszchalek

4. **New Business**

A. **#23-03W – 2933 Main Street – Applicant/Owner: Jeremy McGonigal, Agent: Jim Lathrop – Do All Construction – Permit 2 culverts previously installed**

Gosselin: Applicant applied for a barn on the property. Upon site visit and research, staff noticed new culverts installed without permits. Barn approved with minimal impact permit but with the caveat that the applicant come get the permits for the culverts. Gosselin explains what is in the Agency's packet.

Applicant and Agent are present.

Gosselin: Please elaborate on history of the coverts. Lathrop: Homeowners father was having problems with the ash trees and installed the culverts to gain better access to the back of the property to manage them. Culverts are working as they are designed.

Gosselin: Asks for a report from the wetland scientist regarding the impacts of the culverts.

Penney: Everything does look stable on the property from my perspective as well. You inherited this activity. We are looking to get this activity approved, and understand issues with the gypsy moss and the dead ash trees. This is merely a formality. Field delineations in sketch form along with how the culverts are functioning should be provided.

Lathrop: We should return in March? Staff Penney: Yes, you will be on the next meeting agenda as old business.

Glenney: Just to clarify, we are not expecting any physical actions to be required relative to the culverts? Gosselin: That is correct. However, for other applications it is different, this is mainly to access the back of the lot while other application propose installing culverts for accessing homes and driveways that would require different documentation/engineering.

Laramee: Commission accepts application and moves to March agenda.

B. #23-04W – 276 Woodland Road – Applicant/Owner: Dana Markie, Agent: None – Construct an 18x22 addition, 10x24 sunroom (replacing existing 8x24 sunroom), and 10x18 deck in the Upland Review Area

Gosselin: Outlines contents of the packet related to item. The viewpoint application, building plans, property deeds, letter from the homeowner, site plan are all contained within the packet. We have seen this address before, last year there was an approved permit for the 14x28 garage. Since then there has been some tree issues and this has caused the homeowner to put on the addition.

Dana Markie the homeowner is present.

Gosselin: Can you provide some background on this item? Markie: Explained that the sunroom was destroyed by falling trees, and currently the house is only 528 square feet, while being under construction I was hoping on doing the work all at one time to complete it more efficiently.

Gosselin: Presents and explains the site plan for this application, and identify the watercourse on the easterly side of the property, and the upland review area identified. This is not a lake upland review area but a watercourse upland review area. From a Lot coverage standpoint, this is just over the 10% lot coverage requirement. Storm water mitigation will be required and showing these items on the plan, will be important. Will be going through the Zoning Board of Appeals primarily for the setback requirements. Markie: I plan on getting that in as well. There is an existing deck present in this area, but also would like to install a mud room in this area, and I understand I have to go through the ZBA regarding that matter. Penney: Elaborates on possible mitigation recommendations to consider with his unique property, and states that the homeowner will be receiving a staff review memo regarding these mitigation recommendations.

Laramee: Receives and will put this item on our next 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.

Laramee: Have we spoke with him recently? Gosselin: I have not heard about any further conversations, and will follow up with zoning staff regarding the pretrial discussions that I discussed at our last meeting.

B. Violation – Bread & Milk Street R05031 – Owner: Ronald and Kelly Moser – Construction of an access road. Cease and Desist sent on 11/8/2022 and 11/29/2022.

Gosselin: Explains the 11x17 sketch from Richard Snarski, certified soil scientist. This property is predominantly wetlands.

Moser: Gardner and Peterson will be out later this week to complete the survey.

Wierszchalek: Requested clarification on the extent of the wetlands sketch. Gosselin: Only the 1st half of the parcel was delineated, the back half of the parcel has not been delineated.

Laramee: No additional questions, and will be keeping this item for next meeting.

C. Other

Potential Violation -255 Root Road. Potential clearing and grading within a wetland/water course. Initial letter has been sent out to the property. Site visit is scheduled for Thursday March 2nd.

6. Adoption of Minutes

Motion: I move that the Coventry Inland Wetlands Agency accept the meeting minutes of November 16, 2022.

By: Glenney

Seconded: Laramee

Voting:

For: Laramee

Against: None

Abstain: Glenney, Pearson, Wierszchalek

Motion: I move that the Coventry Inland Wetlands Agency accept the meeting minutes of December 21, 2022.

By: Glenney

Seconded: Laramee

B. Staff Update

Gosselin: I have accepted a job at the CT DEEP in the Land and Water Resources Division. I am resigning from my duties as Wetlands Agent for the Town of Coventry. My last day is March 9th.

Penney: I will be going back to Engineer/Wetlands Agent until someone is hired.

9. Adjournment

Glenney moved to adjourn the meeting at 8:41 p.m., Wierszchalek seconded. All were in favor.

Respectfully Submitted,

Jase Olavarria

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.