



# Town of Coventry

Office of the Town Engineer

Todd M. Penney, P.E. - Town Engineer | Wetlands Agent

1712 Main Street • Coventry, CT 06238

Phone: 860 742-4078

Fax: 860 742-5467

Email: [tpenney@coventryct.org](mailto:tpenney@coventryct.org)

Date: June 15, 2020

To: Shane Stintson, Titan Construction (Applicant)  
Gerard Decormier (Owner)

Re: Review comments on 20-18W – 2880 South Street

---

I have reviewed the application and the supporting documents. I previously visited the site with you both to discuss the project and again to verify the wetland flagging done by Soil Scientist Richard Zulick of Ashford CT. That verification generated the mapping with the aerial photo.

The following are my comments:

- The Aerial Photography base plan with the field verified wetland delineation is not to scale in your submission. It appears to be between a 1" is equal to 20 feet to 30 feet scale. The verification plot was 1" 20' at 11" x 17" paper size. The purpose of the verification was to have you locate the proposed garage in the location desired by the owner. Confirm the location as it does not appear to represent the proposed 24 foot by 36 foot proposed garage.
- The application should provide detail quantities of disturbance being sought.
- The corrected scale plan should depict the following details for the Agency to properly evaluate the application:
  - Correct footprint of the structure (24 foot by 36 foot as per the architectural plans)
  - Distance from the wetland delineation.
  - Orientation of the structure. The owner described how he wanted to orientation in our early site meeting but that is not clear on the plans.
  - Zoning setbacks for the property. It is in the GR-80 zone with a 50 foot front-yard and a 20 foot side-yard.
  - Topography in the area of activity. There are no grades (contours) on the plan that provide information as to how ground slopes. The Agency needs to evaluate what supporting grading needs to be done around the foundation and how that will impact the adjacent wetlands. From my visit I know that the proposed activity area slopes from front to back and I would estimate that it could drop as much as 4 to 5 feet.
- The proposed plan does not depict any mitigation for the proposed structure relative to its proximity (~40feet) to the wetlands. Consider how you can provide Stormwater management measures for the proposed structure.

Lastly, it is important for the Agency to have all information relative to the proposed location of the garage. I highly recommend a narrative be provided summarizing why the structure is located and orientated on the plan. The reasons why should include but are not limited to existing field conditions, desires of the owner, construction methods, and/or other obstructions/limitations.

The application will be on the June 24, 2020 Wetlands Meeting Agenda. It would be helpful to have these comments addressed prior to the meeting. You may reach me at the contact information above.