



Town of Coventry

Office of the Town Engineer

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Date: June 17, 2020

To: Gary & Joan Costello, (Applicant/Owner)
Peter Panciera, (Agent)
Andrew Bushnell, (Engineer)

Re: Review comments on 20-20W – 55 Edgewater Drive

I have reviewed the application and the site plan dated April 10, 2020 with revision date May 21, 2020. I visited the site on June 15, 2020. My comments are as follows:

The following are my comments:

- I am finding the plan a little cumbersome with the existing and proposed impervious coverages. It would be helpful to have the details (house, driveway, walks, etc.) of the existing impervious coverage versus the proposed impervious coverage in a narrative. Lot coverage is a sensitive issue for the wetlands agency to review and make sure the application has provided features to mitigate both temporary and permanent impacts to the regulated areas. To that end, I would suggest having a Stormwater Management Report detailing the proposed storm water mitigation features being proposed and provide a maintenance plan for each of these features for the record.
- The wetlands application should have a detailed account of the activities being sought to be referenced for the Agency's decision.
- The development proposes a lot coverage at 18.5% which will require a variance by the Zoning Board of Appeals. Variances are only approved if a hardship can be established. Have you broached the need for this variance with the Zoning Enforcement Officer with regards to establishing a viable hardship? Please advise on this process?
- In addition to Coventry Lake, the parcel is immediately adjacent to a wetlands complex on its easterly boundary. The proposed site layout requires the driveway go from ~25 to 30 feet away to ~12 to 15 feet away. This driveway at 15% will more than likely be subject to winter maintenance such as sand and salting to make it passable for vehicles. Has there been any thought to mirroring the proposed garage and driveway. I know that would cause conflict with the sewer lateral, but that could be moved given the house will be completely rebuilt. By mirroring this part of the development, you could be mitigating the existing conditions of the existing driveway and replacing upland activity with the garage structure that wouldn't require the winter materials for maintenance. This modification could allow for a more sustainable riparian zone to be establish between the house/garage structure and the wetlands complex to the east. Please explore.

June 17, 2020

Gary & Joan Costello, Peter Panciera, Andrew Bushnell

Application 20-20W: 55 Edgewater Drive

- **Provide soil suitability information on where the proposed storm water mitigation is proposed.**
- **There were 5 or so large trees removed within the last year or two along the easterly boundary, which based on the size of the stumps, were prudent to remove for the maintenance of the structure. Are there other plantings that can be done to re-establish a riparian vegetative buffer to the wetland complex with being a future burden on the maintenance of the structure?**
- **The existing condition of the parcel is driveway/structure and lawn. I would consider removing portions of the lawn, especially along the eastern boundary to mitigate Stormwater impacts. The less lawn areas will require less fertilization and maintenance. A well thought out planting plan can be both aesthetically pleasing, functionally prudent from water quality standpoint and ultimately require less maintenance for the property.**
- **What is the stone trench down near the northeast property corner do?**
- **Extend the regulatory Coventry Lake contour 515 throughout the lake frontage.**
- **Review/Label the existing contours from the lake to the existing structure.**
- **Are there grades within the wetland complex to show the defined channel within the wetlands complex?**

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.