



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

Date: June 17, 2020

To: Joseph Guardino II, (Applicant/Owner)
Andrew Bushnell, (Engineer)

Re: Review comments on 20-21W – 10 Avery Shores

The following red text are responses from the applicant/owner Joseph Guardino via an email on 6/17/2020 to Todd Penney. I am adding to the memo for ease of review.

I have reviewed the application and the site plan dated August 6, 2019 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. **Point one: Andrew Bushnell will send a narrative about proposed and existing impervious coverage. He will also send a storm water management report.**
- The development proposes a lot coverage at 19.0% which will require a variance by the Zoning Board of Appeals as it increases the existing conditions. 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? **Point two: The lot coverage of 19% is equal to the existing lot coverage which will be detailed out on the survey(site) plan. It is my understanding that if we are within the original lot coverage that we should not need a variance for zoning. To that end we have decreased the size of the structure in several areas to meet this criteria.**
- The wetlands application should have a detailed account of the activities being sought to be referenced for the Agency's decision. **Point three: The account of activities is as follows. First the existing structure (house) will be taken down and removed by a registered company certified for this endeavor. Next a foundation will be erected followed by construction of a new house. During this time a driveway base will be constructed with retaining wall to elevate the driveway to achieve a 5% grade so that we can place a permeable surface. We will be mitigating 100 % of the water that**

comes off of any solid surface into a system that will disperse the water into the soil. The yard between the house and lake will remain relatively undisturbed.

- **Provide an inspection report on the condition of the existing concrete leaching galley units. Point four: The inspection of existing galleys makes sense. I would hope this could be done during the construction phase so that if imperfections are found we would have the equipment there to replace them.**
- **The existing condition of the parcel is driveway/structure and lawn. I would consider removing portions of the lawn in an effort to mitigate impervious stormwater runoff 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. Point five: I understand your points as stated regarding landscaping. We will take these into account once we see what the new house/lawn/driveway look like once everything is done. We always have in mind water mitigation and our plan details the depth of our concern for this.**
- **Depict the regulatory Coventry Lake contour 515 throughout the lake frontage and show the 150 foot Upland Review Area. Point six: I am sure Andrew Bushnell will add these markers to his survey.**
- **Does the Association have a Drainage ROW for the 12" storm line that runs on the easterly boundary line? Does your proposed wall interfere with said drainage line? The Town typically requires 10 feet on either side of the drainage line for access. Are there opportunities to include Stormwater quality measures to compensate the lot coverage (both existing and proposed)? Point seven: I am personally not aware of any ROW regarding the drainage pipe**
- **What is the garden area at the end of the existing driveway? Is it meant to be a rain garden and therefore is it mitigating existing conditions. Point Eight: The garden you saw at the end of the driveway is not mitigating. It was put there by happenstance because of my wife's desire for a small garden, its proximity to the house and the availability of adequate sun**
- **Can the applicant provide documentation on the elaborate dock structure at the lake? Does this get removed, gazebo and all, every year? Point nine: The docks at the lakefront are not permanent. They are a Tommy Dock system. They are taken out every fall due to ice concerns (including the gazebo which is metal and loosely attached to avoid it blowing away) which is accomplished by a crew of friends and family(food and fun afterwards!)**

I hope these explanations answer all your questions and address any concerns you may have. Let me know if there are any further questions. Thank you.

June 17, 2020
Joseph Guardino II & Andrew Bushnell
Application 20-21W: 10 Avery Shores

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.