



# 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 17, 2020

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

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

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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.
- 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?
- The wetlands application should have a detailed account of the activities being sought to be referenced for the Agency's decision.
- Provide an inspection report on the condition of the existing concrete leaching galley units.
- 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.
- Depict the regulatory Coventry Lake contour 515 throughout the lake frontage and show the 150 foot Upland Review Area.
- 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

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**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).**

- **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.**
- **Can the applicant provide documentation on the elaborate dock structure at the lake? Does this get removed, gazebo and all, every year?**

**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.**