



Town of Coventry

Office of the Town Engineer

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Date: July 8, 2020

To: John Gannon, (Applicant/Owner)

Re: Review comments on 17-23W Permit Modification 01 – 395 Daly Road

I have reviewed the applicant's red-line of the Bushnell Associates Plan for John Gannon Dated 4/18/2018, revision Dated 8/17/2018. My comments are as follows:

1. Provide the grading, clearing limits, and erosion control measures associated with the rotation of the proposed residential structure as discussed at the June 24th Wetlands Meeting.
2. It would be good to have a Table/Chart to indicate the original approved permit activities in the upland review area versus the current modification plan.
3. The proposed modification is moving the activity closer to the regulated wetland area on the parcel. This proposed rotation appears to have additional impacts to the wetlands complex. You have presented mitigation with wetlands plantings and an additional rain garden. There should be more detailed information (i.e., sizing, suitability, species, etc.) to allow for a better review of these features.
4. I would recommend shifting the rain gardens away from the wetlands to minimize the amount of disturbance in the upland review area. It appears as if there would be room for designing a series of rain gardens (each down gradient of the other) to handle the driveway and house runoff on the westerly boundary line of the parcel.
5. Consider providing pictures of the area of the proposed planting and how the plan will supplement the existing vegetation of the upland review area.
6. Are there other opportunities for mitigating/improving the Bellevue Drive cross culvert discharge to overcome any existing scour and/or sediment discharge?
7. I spoke with Mark Landolina, Zoning Enforcement Officer, and he indicated that there would be no viable hardship that would allow the shifting the house in the side yard setback and obtaining a variance as discussed at the June 24th meeting. That said, are there architectural modifications that could be done to the footprint/floorplan of the structure that shifted the structure "due south" ~8 feet and then chamfered the back "south-west" corner of the structure to keep it out of the side yard. See attached sketch.

The application is set to be on the July 22nd Agenda. It would be helpful to have these comments addressed prior to the meeting. I could provide you with my Word Document if you wanted it with your responses. You may reach me at the contact information above should you have any questions.