



# 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: July 8, 2020

To: Larry & Eileen Hosey, Applicant/Owner  
Rob Hellstrom, Agent

Re: Review comments on 20-24W – 105 High Meadow Lane  
Construction of new single family residences in 75 foot upland review area.

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I have reviewed the application, Applicant's narrative, the Improvement Location Survey Prepared for Larry Hosey Showing Existing Conditions & Proposed 3 Bedroom House by Rob Hellstrom Land Surveying LLC, Dated May 26, 2020, and the House Elevations and Foundation Plan by Young Designs Unlimited, LLC dated January 7, 2020.

My comments are as follows:

1. The proposed application is relatively unique with maintaining the existing structure during the duration of the proposed structure build and then removing the existing structure. It is this sequence that is causing the new structure be located within the regulated area of the 75 foot upland review area. As was mentioned at the June 24<sup>th</sup> meeting, the wetland regulations and the State Statutes do not provide legal relief due to medical hardships. That said, the Agency and myself can certainly understand the reasoning to the proposed sequencing. To that end, the applicant should provide mitigation measures to permit the activities when clearly there is an area on the parcel that wouldn't require any regulated activities.
2. Continue the topographic features and contours all the way to the northerly boundary line in the extended vicinity of the proposed structure. Depict the tree line and limits of lawn existing and proposed.
3. The westerly limits of the bituminous driveway is existing, correct? Correct the driveway so it is a minimum of 5 feet from the property corner as that will be required by Zoning during the foundation/building permit process.
4. Confirm that the plan is to maintain the use of the existing septic leeching field depicted as dashed rectangles to the southeast of the proposed foundation. Have you and/or your Agent had any conversation with the Town's Sanitarian as to whether this reuse will be allowed. You should depict all modifications and improvements necessary to the septic system. Also depict the well if changing.
5. I scale 15' between the existing and proposed foundations at their closest point. Comment on whether the proposed foundation can be shifted closer to the existing foundation (away from the wetlands) seeing it's only a frost wall for the garage.
6. The Elevation views should be label accordingly to the Compass directions to eliminate confusion. I have:
  - Rear Elevation is the North Elevation
  - Front is the South
  - Right is the East, and
  - Left is the West.

July 8, 2020

Larry & Eileen Hosey & Rob Hellstrom

Application 20-24W: 105 High Meadow Lane

- Also, the Elevations and Grading plans should be in sync
  - The Foundation Plan and the Slab Line on the Hellstrom Plan appears contradicting.
7. **Is the applicant going to require any additional structure improvements, such as a walkway, decks, sheds, and/or other features that should be depicted for approval by the Wetlands Agency.**
  8. **What is being proposed for the area of the existing residence? The application only talks about the demolition of the structure. Provide some consideration to restoring a wooded area that may be lost with the new residence considering it is adjacent to the wetland complex on the south side of the property. If you depict the existing tree line and lawn area and how the proposed improvement will have less, that could show mitigation for the proposed activities. Consider a table/chart to depict the existing versus proposed.**

**The application is set to be on the July 22<sup>nd</sup> 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.**