



# Town of Coventry

Office of the Town Engineer

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Date: July 22, 2020

To: Coventry Wetlands Agency  
Joe Guardino (Applicant/Owner)  
Andrew Bushnell, (Engineer)

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

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I have reviewed the new created Landscape/Stormwater Management Plan, dated 7/21/2020, the revised Stormwater Management Report dated July 21, 2020 along with revised site plan set dated June 18, 2020.

I am of the opinion the supporting plans and the Stormwater management report addresses my overall comments on mitigating the proposed impervious lot coverage over the allowable zoning percentage. This proposal plans to capture 100% of the First Flush (1 inch) Stormwater quality flow (plus additional volume) and creatively reuse water for property irrigation while still releasing volume for infiltration units in measure to mitigate impacts to Coventry Lake.

I did have the following “housekeeping” comments that should be finalized prior to the issuances of any future zoning/building permits:

1. The Landscaping/Stormwater Management Plan needs to accurately reflect the Stormwater Management Report & the Application Site Plan set and vice versa. There were a few inconsistencies that need to be corrected.
2. SWMR: segregate the existing packed gravel parking area from the impervious areas. I concur with the Engineer’s implications that the removal of the existing packed gravel parking area will be a betterment with permeable bituminous, but it is a little misleading. I would compute the impervious values w/o said existing gravel parking area and then provide opinion as to its impervious characteristic of the packed gravel and add the square footage to determine an existing “effective” impervious lot coverage.
3. SWMR shall be signed and stamped by the Engineer of Record.
4. Clarify the pervious bituminous concrete section detail to depict the Bituminous Concrete layer thickness, (2” minimum) relative to the thickness depicted for the 3” choker course (3/4” aggregate).

Should the Agency believe the final site plan and Stormwater management narrative report has address the mitigation of the lot coverage overage and votes in the affirmative, I would recommend the following conditions be placed on the permit to ensure compliance:

1. Final Plans be reviewed and approved by Town staff prior to the start of construction activities.
2. Schedule Preconstruction Meeting with Site Contractor, Applicant, Owner and Town wetland staff to review construction sequencing.
3. Inspection erosion and sedimentation control prior to the soil disturbances, except for what is necessary to install said measures.

July 22, 2020

IWA, Joe Guardino, Andrew Bushnell  
Application 20-21W: 10 Avery Shores

4. No other improvements are to be incorporated into the plan, without permission for the Wetlands Agency.
5. The Permit Holder shall file the Notice of Presence of Stormwater Structure in the Land Records as required. Copies shall be given to the Property Owner, if different.
6. The Property Owner shall be responsible to submit to the wetlands staff proof of inspection, once a year, every spring, on an inspection form provided by the Town of Coventry for each of the site's Stormwater Mitigation Structure.

I may be reached at the contact information above should you have any questions and/or comments.