

RECEIVED

JUL 22 2020

TOWN OF COVENTRY
PLANNING & ZONING

DATE: 7/21/20

APPLICATION # 20-08

TOWN OF COVENTRY
PLANNING AND ZONING COMMISSION
SUBDIVISION APPLICATION

Application information must be completely filled out (please type or print legibly).

APPLICATION IS FOR: SUBDIVISION RESUBDIVISION OPEN SPACE
SUBDIVISION

TITLE OF SUBDIVISION WHEATON SUBDIVISION

STREET GRANT HILL RD ZONE(S) GR 80

ASSESSOR'S MAP 5 BLOCK 14 LOT 16-1

NO. OF PROPOSED LOTS 3 ACREAGE 29 NO. PROPOSED STREETS 0

APPLICANT MARK WHEATON PHONE # 860 212 7786

MAILING ADDRESS 101 WEST ST EASTHAMPTON, MA ZIP CODE 01027

OWNER(S) OF RECORD MARK WHEATON PHONE # 860 212 7786

MAILING ADDRESS 101 WEST ST EASTHAMPTON, MA ZIP CODE 01027

ENGINEER/SURVEYOR ANDREW BUSHNEU PHONE # 860 643 7875

MAILING ADDRESS 563 WOODBRIDGE ST ZIP CODE 06042
MANCHESTER CT 06042

*NAME, ADDRESS, AND PHONE NUMBER OF PERSON TO WHOM ALL
COMMUNICATIONS ARE TO BE ADDRESSED:

MARK WHEATON 101 WEST ST EASTHAMPTON
MA 01027 860-212-7786

pd 7/22/2020 CK#2126 \$313.00

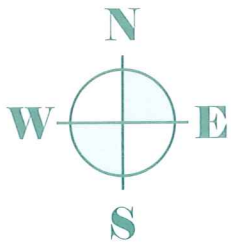
*All correspondence for this application will be sent to this person only; it will be their responsibility to notify all others named on this application regarding changes to plans, meeting notices, etc.

~ APPLICATION POLICY ~

In order to provide a complete, timely, and legally compliant review of all subdivision applications, the Commission requires that all necessary information for filing of a formal subdivision application be filed with the signed application and fee at the time of submittal to the Planning office. The submittal requirements are outlined in Chapter III, Section 3, and are attached for clarification purposes.

This includes, but is not limited to any specific written requests for waivers of the subdivision regulations (i.e.: Open Space Subdivision Design) and supporting information for the Commission's consideration (i.e.: alternative design proposals).

Any application found to be incomplete may be denied by the Commission without prejudice to a future complete application.



Bushnell Associates, LLC

Civil Engineering • Land Surveying



July 21, 2020

Coventry Planning and Zoning Commission
1712 Main Street
Coventry, Ct. 06238

RE: Resubdivision Land of Mark Wheaton 1022 Grant Hill Coventry, CT.

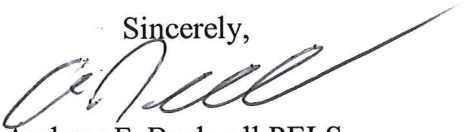
Dear Commission Members,

As agent for the owner, Mark Wheaton and per Chapter X of the Town of Coventry Subdivision Regulations, I am requesting the following waivers with the submittal of a formal application for the Resubdivision of the above referenced property.

1. Chapter IV, Sec. 3b1 (report of plant or animal species) - The parcel is not shown on the Natural Diversity Data Base as an area of concern.
2. Chapter IV, Sec. 3b2 - (report of historic or archaeological significance) - A letter will be sent to the State Archaeologist per the Regulations. A majority of the property has been disturbed by the farming use.
3. Chapter XIII, Sec. 6a- (minimum percentage per Sec. 4.12.04a of Zoning regulations)- based on the following characteristics of the proposed subdivision.
 - a.) The nature of the proposed development
 - b.) The nature of the resources present on the land
 - c.) The size of the subdivision
 - d.) Road access
 - e.) The shape of the parcel
6. Chapter IV, Sec. 4 – (Hydraulic study) No roadway or storm drainage systems are proposed.
7. Chapter IV, Sec.2.8 – No road system is proposed.

If you have any questions or require additional information, please contact me. Thank you for your consideration of this request.

Sincerely,



Andrew F. Bushnell PEELS.

cc: Mark Wheaton
File

/ab