

**COVENTRY INLAND WETLANDS AGENCY
MINUTES
REGULAR MEETING OF WEDNESDAY, JULY 22, 2020**

1. CALL TO ORDER:

By: Mathieu

Time: 7:03 p.m.

Place: Virtual

2. ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Martin Briggs	X	
	Patricia Laramee		X
	Lori Mathieu, Chairperson	X	
	Sam Norman, Treasurer		X
	Thomas Woolf, Vice Chairman	X	
ALTERNATE MEMBERS:	Suzanne Choate	X	
	Mike Powers		X
STAFF:	Todd Penney, Town Engineer/Wetlands Agent	X	
STAFF:	Mindy Gosselin, Wetlands Agent Assistant	X	

3. AUDIENCE OF CITIZENS (2-minute time limit):

No one wished to speak.

4. OLD BUSINESS:

A. 20-18W – 2880 South Street – Applicant: Titan Construction Enterprises; Owner: Gerard DeCormier; Agent: None. 26’ x 36’ detached garage in the Upland Review Area.

The applicant is waiting to hear from their engineer for the site plan based on Penney’s memo. This is postponed. We have an additional 90 day time frame because on an Executive Order.

B. 20-20W – 55 Edgewater Drive – Applicant/owners: Gary and Joan Costello; Agent: Peter Panciera. Tear down and rebuild new single-family home in Upland Review Area of Coventry Lake.

Gary and Joan Costello were present. Andrew Bushnell and Peter Panciera were present as agents for the owners. Penney submitted his review email to the Members this afternoon.

Bushnell started by speaking through the stormwater management/landscape plan. The infiltrators have been raised a bit along with the house to accommodate the grade. A rain garden was added between the garage and the street to take water from the garage roof. Plantings have been added to the rain gardens. There will be some stone buffer between the driveway and the rain garden. The plan is showing a riparian barrier to the wetlands as overflow from the rain garden. Maintenance and timeline is included for the stormwater measures. The mitigation measures are capturing 100% of the first 1" of rainfall from impervious surfaces on the site; this is more than we need to do from a zoning perspective. The existing stone gravel parking area at the road will be removed and loamed and seeded. There is a net reduction of 985 sq. feet lawn area. 5' x 18' will be raised garden boxes to help reduce the grass area on the site. The driveway will be paved where the grade is greater than 10%.

Mathieu noted this plan is going from lot coverage of 11.2% to 18%. This is a pretty significant difference. Bushnell said a variance was approved last night by the ZBA.

Today there is no stormwater treatment. The grass area will be reduced to bring down nutrient loading. Peter Panciera said, as discussed at the zoning meeting, a good amount of the lot coverage is in relation to the paved driveway. All of the plantings are site specific to mitigate the water from the driveway. Mr. Costello contacted Dr. Michael Deets at UConn for suggestions. Deets suggested the riparian barrier be extended to the rain garden for overflow.

Choate asked if there is a large enough rain storm is any detention expected in the rain gardens? Bushnell replied you have to figure for the first inch of water over the impervious area and mitigate to at least 10% per zoning to figure the amount of storage needed.

Briggs asked if Mike Deets was a paid consultant for the owner? Mr. Costello contacted Mr. Deets and Deets is willing to continue to work with the owner on this project. Deets is also receptive to take questions from the IWA and provide answers. Costello watched everyone of Deets' videos on how to build a rain garden. There is a lot of coverage on this property, but there are a lot of mitigation measures, too.

Woolf said this is well thought out and there has been discussion on how to maintain the mitigation features. Woolf thinks it is positive.

Mathieu is having a difficult time with the 18% lot coverage. It is a high percentage for the lake; it is a small lot. The owner has done a good job with the report and the techniques to be used. It is quite a difference in impervious lot coverage from the current coverage. That is her concern. 18% is a lot for this small lot on the water. Bushnell stated we have done an intensive stormwater management plan.

Penney said the IWA is starting to be a little bit more focused on lot coverage around the lake. What he saw in the plan can be described as trying to divide and conquer in terms of stormwater management and stormwater quality measures. The zoning regulations deal with the first flush of a 1" rain storm where 80% of the water is dirty. IWA does not typically

detain in a wetlands except when the down gradient is the lake. At peak events the rain garden will overflow to the riparian buffer. A rain garden was added for the run off from the garage roof. That rain garden will overflow to the westerly side of the house. The house stormwater will be infiltrated into six units. Bushnell stated again there is no mitigation now with lot coverage at 11.2% meaning no protection, no stormwater quality, no stormwater management. This is a comprehensive plan for the impacts due to the proposed development. Penney is comfortable with the plan.

Mathieu appreciates all the work that has been done. Eighteen percent is a high percentage. The IWA feels keeping lot coverage low is important for a lakefront property.

Choate said mitigation doesn't happen now. This is a positive. Briggs agreed.

Penney said there are other lots nearby that have similar lot coverages. Penney approved as minimal impact a tear down and rebuild at 17% lot coverage. This property went to 18% lot coverage in 2012 when a minimal impact permit was granted for the addition of the garage. The IWA needs to make sure it acts consistently in applying the regulations.

Mathieu said the plan is an improvement to include mitigation but the house is increasing in size by 1,000 sq. feet. It would be even better if the house was kept at the same size or closer to it.

Penney's memo dated 7-22-2020 was read into the record. The conditions listed therein are becoming standard ones for lots especially along the lake. Based on opinion of the Town Attorney an owner would be in violation of a permitted activity if the annual report of inspection of the mitigation features is not filed. Therefore, the owners could be noticed of violation and they would have to come back into compliance. The Town will provide the inspection form based on DEEP manual forms for stormwater quality structures. This provides a means of checks and balances to what is being approved.

Motion: I move the Coventry Inland Wetlands Agency approve application 20-20W – 55 Edgewater Drive – Applicant/owners: Gary and Joan Costello; Agent: Peter Panciera. Tear down and rebuild new single-family home in Upland Review Area of Coventry Lake based on the revised plan dated July 20, 2020, the stormwater plan dated July 18, 2020, and the memo from Todd Penney, Town Engineer/Wetlands Agent, dated July 22, 2020 where the following conditions are listed:

- Schedule Preconstruction Meeting with Site Contractor, Applicant, Owner and Town wetland staff to review construction sequencing.
- Inspection erosion and sedimentation control prior to the soil disturbances, except for what is necessary to install said measure.
- No other improvements are to be incorporated into the plan, without permission from the Wetlands Agency.
- The Permit Holder shall obtain Zoning Board of Appeals hardship variance for increasing the lot coverage over the 15% as required by Zoning Regulations.
- The permit Hold 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.
- The Property Owner shall be responsible to submit to the wetlands staff proof of inspection, one a year, every spring, on an inspection form provided by the Town of Coventry for each of the site's Stormwater Mitigation Structure.

By: Woolf

Seconded: Choate

Voting:

For: Choate, Woolf, Briggs

Against: Mathieu

Abstain: None

The motion passes.

C. 20-21W – 10 Avery Shores – Applicant: Joseph Guardino; Owners: Joseph and Elaine Guardino; Agent: Andrew Bushnell. Tear down existing house and construct new house and associated grading.

Joseph Guardino was present.

Penney stated in the Member's packets were a plan review and comments email dated 7-16-2020 from Penney to Joe Guardino and Guardino's reply back, Guardino's sketch, a new set of plans, and a stormwater management report from Andrew Bushnell that was received 7-21-2020.

Andrew Bushnell, Bushnell Associates, presented the stormwater plan. There has been no change to the house size and layout from the previous meeting. The stormwater plan was changed to add mulched planting areas along the house and the edge of the lake. There is to be a vegetable garden in the northeast corner. These reduce the law coverage to reduce the nutrient load. The stormwater mitigation plan has maintenance and typical plant varieties. The infiltrators are the same a previous discussion using the old septic system tanks. This property is now connected to the sewer system These will be dug up to be exposed for inspection to make sure they are sound and the stone aggregate around them will be viewed to see if it is clogged up. If there is loss of integrity of the tanks they will have to be replaced; if the stone is clogged up that will be removed and replaced. These tanks can hold 3,000 gallons of water that the homeowner will use for irrigation. This is more than enough storage for the mitigation measures. 100% of stormwater runoff is being mitigated. The current lot coverage will remain the same. The plan calls for removing a good amount of impervious surface the currently exists. This project will improve the property.

Penney said the existing coverage is 18%. The plan is to improve on the existing conditions by taking out the gravel in front of the garage and replacing it with a permeable paver structure. There are impervious aspects to packed gravel. Mr. Guardino added about 1000' of solid tar driveway will be removed and replaced with a pervious surface. The owner's plan for the house had to be downsized a bit here and there to be able to stay at the same lot coverage.

Choate opined she expects the cisterns expect need to be cleaned periodically. Bushnell will add this as a revision the of stormwater management plan. Bushnell thinks it will be very rare that you have to clean out sediment build up from the cisterns.

Staff read his memo dated 7-22-2020 into the record.

Choate thinks it is an interesting system and appreciates the creativity. Woolf said it is a cramped area. Briggs said kudos for the creativity. Mathieu said the lot coverage is 18% today and this plan is not increasing that; they are putting into place extraordinary measures as long as they are maintained. It is an interesting design and nice reuse of the galleys in the ground. While 18% is 18%, it is 18% today. The annual inspection will go a long way to make sure the mitigation features are working as they should.

Penney said the IWA will want to set a motion in place to approve application 20-21W - 10 Avery Shores based on current site plan of 6-18-2020, stormwater/landscaping plan dated 7-21-2020, and the stormwater management report dated 7-21-2020 and so condition the approval as detailed in his memo dated 7-22-2020.

Motion: I move the Coventry Inland Wetlands Agency approve application 20-21W – 10 Avery Shores – Applicant: Joseph Guardino; Owners: Joseph and Elaine Guardino; Agent: Andrew Bushnell. Tear down existing house and construct new house and associated grading. With the following conditions:

- Final Plans be reviewed and approved by Town staff prior to the start of construction activities.
- Schedule Preconstruction Meeting with Site Contractor, Applicant, Owner and Town wetland staff to review construction sequencing.
- Inspection erosion and sedimentation control prior to the soil disturbances, except for what is necessary to install said measures.
- No other improvements are to be incorporated into the plan, without permission from the Wetlands Agency.
- 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.
- 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.

By: Choate

Seconded: Woolf

Voting:

For: Mathieu, Choate, Woolf, Briggs

Against: None

Abstain: None

Woolf noted with his vote: I hope we are not setting a precedence. This is a small lot with a lot going on.

Mathieu noted with her vote: The difference that she sees with this application is the lot coverage is at 18% presently and it will stay at 18%. The owner is doing an enormous amount of mitigation. The previous application has 11% lot coverage currently and is increasing to 18% coverage; that is a big difference.

The motion passes.

17-23W (MOD) – 395 Daly road – Applicant: John Gannon; Owner: John and Emilia Gannon; Agent: None; Modification to house orientation to original permit

John Gannon was present.

Staff provided a recap of this application. The owner is asking for a modification to change the footprint with upland review area impact for a 1-lot subdivision. Now that the owner is ready to build on the property he is seeking to modify the orientation of the house to be parallel to Bellevue Avenue. The IWA should have a copy of Penney's review comments dated 7-8-2020. In the packet, submitted by Gannon, is an 11" x 17" map, information that outlines the impact, landscaping, and what the property looks like now in the area of disturbance. Penney also provided a review memo dated 7-22-2020.

Mr. Gannon talked through the comments received from Penney. The pictures in the packet are of his house with the stone wall similar to what he is proposing for this property. The original proposed foundation had in the upper 200s of sq. feet encroaching in the upland review area. This proposed plan will have the foundation encroaching 238 sq. feet. Gannon changed the architecture of the house to reduce the footprint. The driveway is adding about 250 sq. feet of impervious lot coverage in the upland review area. The grading plan was designed to drain water from the driveway away from the wetlands. Rain gardens are being proposed to mitigate lot coverage. Mr. Gannon is asking to clear an additional 750 sq. feet. Penney added there is not a lot of vegetation in that area now.

Mathieu said the plan is moving the majority of the house out of the upland review area. Clearing a bit of the parcel is not a regulated activity. Pride's Corner has proposed the plants that could survive in that soil.

Choate agrees with Town Engineer's assessment of mitigating any additional disturbance that is being proposed. Briggs thinks this plan is moving the right direction.

Motion: I move the Coventry Inland Wetlands Agency approve application 17-23W (MOD) – 395 Daly road – Applicant: John Gannon; Owner: John and Emilia Gannon; Agent: None; Modification to house orientation to original permit. With the following conditions:

- Final Plans be reviewed and approved by Town staff prior to the start of construction activities.
- Schedule Preconstruction Meeting with Site Contractor, Applicant, Owner and Town wetland staff to review construction sequencing.
- Inspection erosion and sedimentation control prior to the soil disturbances, except for what is necessary to install said measures.
- No other improvements are to be incorporated into the plan, without permission from the Wetlands Agency.
- 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.
- 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.

By: Choate

Seconded: Woolf

Voting:

For: Mathieu, Choate, Woolf, Briggs

Against: None

Abstain: None

The motion passes.

D. 20-24W – 105 High Meadow lane – Applicant: Larry and Eileen Hosey; Owner: Same; Agent: None – New house build next to existing property. Existing property to be demolished upon completion of new house.

The applicants are were present.

Penney said the Member’s packet included a review memo dated 7-8-2020 and an email from Glen Bagdonian regarding the septic system. Penney received updated plans today for which he did not have time to review. As this could not be completed this application will be on next month’s agenda.

Mark Reynolds, professional engineer for the applicants, was present. The changes to the plans were small ones. The change in land use in the upland review area is a net of 1,500 sq. feet. A full erosion and sediment control plan is included in the project. Reynolds would not recommend the new house and existing house being any closer than 15’. The existing house will be removed once the new house is ready.

5. NEW BUSINESS:

A. None

6. ADOPTION OF MINUTES:

A. April 15, 2020

Motion: I move the Coventry Inland Wetlands Agency approve the minutes of the April 15, 2020 meeting.

By: Woolf

Seconded: Briggs

Voting:

For: Mathieu, Choate, Woolf, Briggs

Against: None

Abstain: None

B. April 22, 2020

Motion: I move the Coventry Inland Wetlands Agency approve the minutes of the April 22, 2020 meeting.

With the following correction:

- Page 5, second paragraph, third sentence – change to read “The foundation is going to be steep up to follow grade.”.

By: Choate

Seconded: Woolf

Voting:

For: Mathieu, Choate, Woolf, Briggs

Against: None

Abstain: None

C. June 24, 2020

Motion: I move the Coventry Inland Wetlands Agency approve the minutes of the June 24, 2020 meeting.

By: Woolf

Seconded: Choate

Voting:

For: Mathieu, Choate, Woolf

Against: None

Abstain: None

D. July 1, 2020

Motion: I move the Coventry Inland Wetlands Agency approve the minutes of the July 1, 2020 meeting.

By: Woolf

Seconded: Mathieu

Voting:

For: Mathieu, Briggs, Woolf, Choate

Against: None

Abstain: None

7. CORRESPONDENCE:

A. 6/24/2020- Email from Julie Blanchard: Hawks

Penney was asked to distribute the letter from Candy Wilson to the IWA. This person spoke during the Folly Lane Bridge hearings. The letter says the broad wing hawks are in peril because of fireworks and then gunfire. Mathieu said if the bird is an endangered species there could be a fine imposed for disturbing them. Gosselin said DEEP has jurisdiction of endangered birds. Mathieu would like to know there has been follow up on behalf of the Town with Ms. Wilson. Gosselin will follow up tomorrow with ACO John Chipman and email Wilson to ask if she has received a response.

B. Cumberland Farms, Rain Garden Sign Picture

A great picture of the rain garden sign at Cumberland Farms was shown. Staff did the CO inspection relative to the wetlands permit. Staff was happy with the sign.

8. DISCUSSION:

A. Folly Lane Bridge, Start Date: August 3, 2020

The contract was executed with the low bidder last Friday. The plan is to start August 3, 2020. The IWA will have to approve the hazard mitigation, dewatering coffer, and mitigation planting plans when submitted. The permit was conditioned on the IWA reviewing the plans. Those plans are expected in a week or so and Penney will ask the IWA to schedule a special meeting. If the contractor drives in sheets there will be less disturbance.

9. ADJOURNMENT:

Mathieu adjourned the meeting at 9:46 p.m.

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, IWA Clerk

PLEASE NOTE: The minutes are not official until approved by the Inland Wetland Agency at the next Agency meeting. Please see the next Agency meeting minutes for approval or changes to these minutes.