

September 14, 2020

#20-08 – Wheaton - Subdivision

Location: (Assessor's map 5, Block 14, Lot 16-1)

Zone/Lot Size: GR 80 zone/ acres +/-29.0

Intent: 3 lot subdivision

Application Received: July 22, 2020

Application Acknowledged: July 27, 2020

Public Hearing Opened: August 24, 2020

Public Hearing Continued: September 14, 2020

Review: The public hearing on the subject application was continued to the September 14 meeting to allow for the State Archaeologist's Office to respond to the request for review. The applicant sent a follow up request to the State Archaeologist on September 1. The original request was sent on July 21. No response has been received from the State Archaeologist and it has been beyond the 30 day timeframe for a response.

The following are the Staff comments that were noted from the previous meeting, most can be considered as conditions of approval if the Commission wishes:

: The clearing limits/limits of disturbance should be marked in the field by the surveyor prior to site disturbance for lots 1 and 2 as well as the driveway access for lot 3 to ensure that the approved clearing limits are adhered to in the field.

: The conservation easement markers should be placed on the properties to clearly delineate the easement areas prior to any site disturbance to ensure that encroachment does not occur.

: The proposed conservation easement area should appear on sheet 2 for lot 1 to clarify the presence of the conveyance.

: The limits of the driveway for lot 3 where it will be in close proximity to the property line should be staked in the field by the surveyor to ensure that the 5' setback is complied with.

: The proposed driveway turnout that is located in the regulated area should be relocated where the lot widens out, after the wetlands pocket. This will provide for less disturbance in the regulated area and make the turnouts more strategically located.

: The temporary soil stockpile location should be identified on lot 3.

: Staff suggests connecting the two wetlands pockets on the southerly side of lot 3 to create a uniform conservation easement area. The northerly easement line on the .46 acre wetland area should be extended in a westerly direction to connect with the other easement area. This area would be contiguous with the Liberty Croft Subdivision open space.

: The applicant should comply with the Town Engineer's comments outlined in his August 18 email regarding the subject application.

: The Commission will need to grant the waivers of the Subdivision Regulations that are outlined in the applicant's July 21 letter to the Commission. Staff has no objection to the waivers requested.

Eric Trott

From: Andrew Bushnell <abushnell@bushnellassociatesllc.com>
Sent: Tuesday, September 1, 2020 11:56 AM
To: sarah.sportman@uconn.edu
Cc: Wheaton, Mark Collins; Eric Trott
Subject: [EXTERNAL] Archaeological Review Request Wheaton Subdivision Grant Hill Rd. Coventry CT.
Attachments: WHEATON SUBDIVISION JULY 21 SUBMITTAL-2.pdf; WHEATON SUBDIVISION JULY 21 SUBMITTAL.pdf

Sarah,

Attached are copies of the plans for a subdivision I have prepared for a site on Grant Hill Rd. in Coventry, CT. In accordance with the Town of Coventry Subdivision Regulations I wish to request a review of the proposed subdivision location for any known archaeological significance. If you have any questions or require any additional information please feel free to contact me.

Andrew Bushnell, P.E., L.S.

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Eric Trott

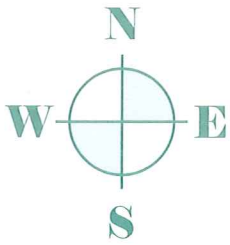
From: Todd Penney
Sent: Tuesday, August 18, 2020 1:31 PM
To: Eric Trott; Heidi Leech
Cc: Andrew Bushnell; Wheaton, Mark Collins
Subject: Wheaton Subdivision 20-08: Town Engineer Review

Eric,

See my comments below:

- The subdivision rec'd IWA approval June 24th, 2020. All permit conditions shall be adhered to.
- I would prefer a full size to scale plan set to review as opposed to 11x17 not to scale.
- • I would promote the use of localized stormwater infrastructure (rain gardens/infiltrators/etc.) management for each lot to promote infiltration.
- • Each new curb cut onto Grant Hill Road should depict the sightline distances as per the zoning regulation requirements.
- • The construction of the driveway for Lot 3 from Grant Hill Road to ~ contour 224 shall be done in a way as not to impede flow from west to east.

Todd M. Penney, P.E.
Town Engineer/Wetlands Agent
Town of Coventry
1712 Main Street
Coventry, CT 06238
Direct: 860-742-4078
tpenney@coventryct.org



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 PELS.

cc: Mark Wheaton
File

/ab

