

**COVENTRY INLAND WETLANDS AGENCY
MINUTES
REGULAR MEETING OF WEDNESDAY, SEPTEMBER 23, 2020**

1. CALL TO ORDER:

By: Mathieu

Time: 7:07 p.m.

Place: Virtual

2. ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Martin Briggs	X	
	Patricia Laramee		X
	Lori Mathieu, Chairperson	X	
	Open		
	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.**

Gerard DeCormier and Andrew Bushnell, Bushnell Associates, were present. Mr. DeCormier stated the site plan makes it clear where the garage is to be placed. This placement of the garage complements the sloping of the land down to the Skunkamaug River and the house. The driveway comes to a level place for the garage and house. DeCormier does not want the garage facing busy South Street. A rain garden will be installed to take care of the roof water. The proposed driveway will be gravel like the existing driveway. Mr. DeCormier will plant shrubs between the garage and South Street as a buffer zone. There is a solar tracker cable

running underground from the backfield to the house preventing placement of the garage there. There is not much room at the front of the property between the garage, leech field, and solar array cable.

Briggs said placement options do seem constrained based on the description of the property.

Penney said the new plan addresses his concerns from a logistical standpoint. The rain garden is sized to accommodate the first flush of rainwater from the garage roof. This is mitigation of being within the upland review area. If the garage can be moved even 5' toward the road, it would be a win for the wetlands. Mathieu said she would like to see some of the building moved out of the 75' upland review area. She does recognize this property has some restrictions for moving the garage.

The applicant is willing to work with the suggestions and move the garage by about 5' requiring cutting into the slope and the removal of some trees. Andrew Bushnell feels this movement should work out. They will have to make sure the turning circle is adequate. Bushnell feels the garage can be moved to the south with minimal adjusts of the grades.

Choate and Powers were seated.

Motion: I move the Coventry Inland Wetlands Agency approve application 20-18W – 2880 South Street – Applicant: Titan Construction Enterprises; Owner: Gerard DeCormier; Agent: None - 26' x 36' detached garage in the Upland Review Area.

With the following conditions:

- The Town Engineer/Wetlands Agent shall approve the final plan showing the garage moved 5' to the south.
- Schedule Preconstruction Meeting with Site Contractor, Applicant, Owner and Town wetland staff to review construction sequencing.
- Inspection of the rain garden by the Town Wetland staff when installed.

By: Choate

Seconded: Powers

Voting:

For: Mathieu, Choate, Briggs, Powers

Against: None

Abstain: None

B. 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 have asked this application to be withdrawn.

C. 20-29W – Bunker Hill Road – Applicant: Kapelmooney Mahapot; Owner: TBD; Agent: None – New house build on 4.19 acres with wetlands.

The Members received a memo from the applicant dated September 18, 2020, regarding some mitigation measures and revised floor and roof plans. The revision to the site plan has

not been received. The applicant is waiting for approval before having a new plot plan drawn up.

Kapelmooney Mahapot was present and spoke about how the footprint of the house is being reduced. The jog out of the house on the northwest corner is being eliminated. This provides the extra 5' that he and Penney talked about. The basement will be a walkout rather than with a hatchway. The fill and grading on the north and west will not be needed. Mahapot wants to use the existing curb cut as the location of his large snow plow and trailer. The applicant is proposing the addition of native wetlands plants, shrubs, and mulch on a berm from wetlands flags nine through twenty-three.

Penney said that the entirety of the wetlands on the property is not shown and it may be extensive. Based on his viewing, this is a meadow-type wetland; it does not connect to a stream. Because of the wetlands this is the most advantageous placement of the house. This disturbance is in the upland review area. The house is on the front building line.

Motion: I move the Coventry Inland Wetlands Agency approve application 20-29W – Bunker Hill Road – Applicant: Kapelmooney Mahapot; Owner: TBD; Agent: None – New house build on 4.19 acres with wetlands.

With the following conditions:

- The site plan shall be amended to show the removal of the 4+' of the house that juts out on the northwest corner; the inclusion of a walkout basement and the elimination of grading.
- The additional plantings and berm as described in the memo from the applicant, received September 18,2020, shall be installed from wetlands flags 9 through 23.
- Schedule Preconstruction Meeting with Site Contractor, Applicant, Owner and Town wetland staff to review construction sequencing.
- Inspection of erosion and sedimentation control prior to the soil disturbances, except for what is necessary to install said measure.
- Inspection of the wetlands plantings and berm by the Town Wetland staff when installed.

By: Powers

Seconded: Choate

Voting:

For: Mathieu, Choate, Briggs, Powers

Against: None

Abstain: None

D. 20-31W – 84, 94, 98 Cheney Lane – Applicant: Ted Wrubel/94 Cheney Lane, LLC; Owners: Anthony Horelik, 94 Cheney Lane, LLC c/o. Ted Wrubel, Luxury Lake Life Properties, LLC c.o. Lonnie Doros; Agent: None – Lake wall repair across three neighboring properties.

Ted Wrubel was present. Penney said the properties have a mix of stonewalls, failed stonewalls, and rocks along the slope. The owners want to change the hodgepodge of treatments into one continuous stonewall using the materials on site. The project will require the use of construction equipment.

Mr. Wrubel said the existing conditions are unsafe and unsightly. The three owners decided to come together to do the entire project as once. The end result will join or come close to joining another neighbor's wall. The contractor understands it is imperative that the machines remain on the land and will be working from behind the wall to place the rocks. It is expected to take 2 – 3 weeks. There will be crushed stone behind the wall for drainage. Some fill will be brought in to continue the lawn to the wall. A landscape membrane will be used to catch any sediment.

Motion: I move the Coventry Inland Wetlands Agency approve application 20-31W – 84, 94, 98 Cheney Lane – Applicant: Ted Wrubel/94 Cheney Lane, LLC; Owners: Anthony Horelik, 94 Cheney Lane, LLC c/o. Ted Wrubel, Luxury Lake Life Properties, LLC c.o. Lonnie Doros; Agent: None – Lake wall repair across three neighboring properties.

With the following conditions:

- Implementation of the planning steps as detailed by Town Engineer/Wetlands Agent, Todd Penney, in his memo to the applicant dated September 14, 2020.
 1. Establish offsets stakes to the “summer” water edge along each property. These offsets shall represent the proposed limits of the new wall. The offsets should be set to give the contractor enough room to construct the wall. Town wetlands staff shall inspect these offset stakes.
 2. Commence project once winter lake level is reached. Adjustments to the wall limits may be required if wall is within the winter water level of the lake.
 3. Supplementary erosion and sediment controls shall installed at the end of the work day to divert overland flow away from the exposed surfaces.
 4. Restored backfill topsoil to the wall shall be installed with erosion control blanket to eliminate sediment discharge into the lake.
- Hold a preconstruction meeting with the applicant and subcontractors prior to the start of excavation.
- Restore finished surfaces with erosion control blanket within 5 days of completion of the wall area, minimum 40' in length.

By: Powers

Seconded: Choate

Voting:

For: Mathieu, Choate, Powers, Briggs

Against: None

Abstain: None

E. 20-32W – 77 Edgewater Drive – Applicant: Paul Champagne; Owner: Same; Agent: None – Lake retaining wall and permeable patio.

Paul Champagne was present. There is an existing wall that sits away from the summer level of the lake. The new wall will be built on the existing footprint, the patio will provide more enjoyment down by the water, and they wish to add a kayak launch on the right side. The project is expected to take 3 – 4 weeks. Temporary stockpiling of material will be on the inboard side on the lawn.

Motion: I move the Coventry Inland Wetlands Agency approve application 20-32W – 77 Edgewater Drive – Applicant: Paul Champagne; Owner: Same; Agent: None – Lake retaining wall and permeable patio.

With the following conditions:

- Implementation of the recommendations as detailed by Town Engineer/Wetlands Agent, Todd Penney, in his memo to the applicant dated September 14, 2020.
 1. Establish offsets to the existing wall location to allow for its recreation. The offsets should be set so they are not interfering with the contractor’s activities. Town wetlands staff shall inspect these offset stakes.
 2. Perform work when separation distances with Lake is at or exceeds the current separation distances to the activity.
 3. Erosion and sediment controls measures shall installed at the end of the workday to either divert overland flow away from the exposed surfaces and/or protect down gradient areas should the weather warrant installation.
 4. Final backfilled topsoil to the wall to be covered with erosion control blanket to eliminate sediment discharge into the lake.
- Hold a preconstruction meeting with the applicant and subcontractors prior to the start of excavation.
- Restore finished surface with erosion control blanket within 5 days of completion of the wall area, minimum 40’ in length.
- Add a nominal dimensions for the permeable patio dimensions.
- Stockpiling of materials shall be between the wall and the house.

By: Choate

Seconded: Powers

Voting:

For: Mathieu, Choate, Powers, Briggs

Against: None

Abstain: None

F. 20-33W – 143 Woodland Road – Applicant: Outback Landscaping, LLC; Owner: Bruce Johnson; Agent: None – Lake retaining wall and permeable patio.

Bob Ballok, Outback Landscaping, was present. There is an existing wall that bisects the shoreline. The owner wants to remove the stones and relocate them to the far east for one sensitive. The wooden deck will be removed and a skid steer will be brought to the shoreline. It will not go into the water. Ballok will remove the rocks by hand to load them into the skid steer to be moved. Rocks that are too large to be moved by hand will be left in the water. The project is expected to take two weeks depending on the weather.

Mathieu said that great care needs to be taken when working in the water. Having Wetlands staff on site is very important for this project.

Motion: I move the Coventry Inland Wetlands Agency approve application 20-33W – 143 Woodland Road – Applicant: Outback Landscaping, LLC; Owner: Bruce Johnson; Agent: None – Lake retaining wall and permeable patio.

With the following conditions:

- Hold a preconstruction meeting with the applicant and any other subcontractors prior to the start of activities to review construction sequencing.
- All activities involving work at the lake edge will require staff oversight. All coordination for staff time on site will be scheduled at least a week in advance. Failure to coordinate staff's presence will be considered a violation of the permit and be subject to a cease and desist order.
- Additional erosion and sedimentation controls may be required as site conditions/weather warrants by the Wetlands Agent staff.
- The stone pile will be relocated within the shortest possible duration.

By: Powers

Seconded: Choate

Voting:

For: Mathieu, Choate, Powers, Briggs

Against: None

Abstain: None

**G. 20-35W – 5 Avery Shores – Applicant: William Guinan; Owner: Janet Grace;
Agent: None – New single family home in Upland Review Area.**

Penney said the applicant is looking to have 06-13W reapproved as the previous permit has expired and there are no proposed changes. Penney did not see any flags or concerns in the file.

Mathieu asked what the mitigation plan was and it would be good to know if these are ground pockets of water. Penney read some of the minutes from the IWA meeting of April 2006. Rain gardens were included in the planting plan in the file. Mathieu would like to see the mitigation measures included on the plan and the capacity of proposed rain gardens. A reforestation plan and privacy screen buffer were also included. Where would it make the most sense for rain garden placement, what capacity it will take and from where, and what functions it will provide.

Choate noted that some of the driveway has been put in. She is concerned that changes may have taken place on the property since the survey was done. Perhaps a field verification can be done on the survey of the 2006 plan.

Per a memo from the file, the wetlands are fragmented due to ground water seeps. A condition of the permit was the applicant add rain gardens and depict those with a later plan. Powers opined there could be lousy placements for the rain gardens as the ground is saturated at the base at the seeps. Briggs added rain gardens may not be appropriate on this property with the ground water seeps. The rain garden may have to be upgradient of the seeps to function as intended.

Motion: I move the Coventry Inland Wetlands Agency approve application 20-35W – 5 Avery Shores – Applicant: William Guinan; Owner: Janet Grace; Agent: None – New single-family home in Upland Review Area.

With the following conditions:

- The applicant shall provide a plan to be approved by the Coventry Inland Wetlands Agency showing the location of the rain garden and/or mitigation plan to mitigating filling in of some wetlands.
- Preconstruction meeting prior to the start of construction with the Applicant & Site Contractor.
- Erosion and Sedimentation Control inspections shall be done prior to the ground disturbance for the driveway and house construction.
- All other local and Association permits and permission are granted prior to the start of any site activities associated with the granted wetlands permit.
- Any substantive change to the site plan shall be approved by the IWA under its modification process.

By: Choate

Seconded: Powers

Voting:

For: Mathieu, Choate, Powers, Briggs

Against: None

Abstain: None

5. **NEW BUSINESS:**

A. 20-37W – 30 Cheney Lane – Applicant: Nelson Hamilton; Owner: Same; Agent: None – Lake front work, covered porch and patio.

Nelson Hamilton was present. Hamilton was doing storm clean up along the shore line. The property had not been maintained for some time before Mr. Hamilton purchased it. Hamilton was cleaning up a downed tree, roots, and rocks, and grubbing out invasives. A mini excavator and silt fence were in place when Penney got a call about activity near the lake.

Mr. Hamilton wants to regroup the rocks and make the wall decent looking again. Some topsoil may need to be added. The lower level showing the beach area needs to have the sand fluffed up.

The IWA agreed the remediation steps can be done right away. This work will take 2 – 3 days.

Wetlands staff will continue to work with the applicant for the next phase of the covered porch and patio.

The application has been received by IWA.

B. 20-38W – 343 Shore Drive – Applicant: Deborah M. McCarthy; Owner: Same; Agent: None – Replace lake retaining wall.

The IWA accepted this application to be heard at the next meeting.

C. 14-07W (MOD) – 145 Edgewater Drive – Applicant: James and Edyta Rotundo;

Owner: Same; Agent: None – Install domestic well versus water service.

Penney said some landscaping work needs to be addressed. This matter was postponed until the next meeting.

6. ADOPTION OF MINUTES:

A. August 20, 2020 – Special Meeting

Motion: I move the Coventry Inland Wetlands Agency approve the minutes of the August 20, 2020 Special Meeting.

By: Choate

Seconded: Briggs

Voting:

For: Choate, Briggs, Powers

Against: None

Abstain: Mathieu

B. August 26, 2020 – Regular Meeting

Postponed until the October meeting.

7. CORRESPONDENCE:

A. None

8. DISCUSSION:

A. None

9. ADJOURNMENT:

Motion: I move the Coventry Inland Wetlands Agency adjourn at 10:20 p.m.

By: Choate

Seconded: Powers

Voting:

For: Choate, Briggs, Powers, Mathieu

Against: None

Abstain: Mathieu

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.