



# Town of Coventry

Office of the Town Engineer

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Date: November 5<sup>th</sup>, 2020

*TMPenney/MGGosselin*

To: Dan Flannery, Applicant/Owner

Re: Review comments on 20-41W – 73 Dunn Road – 30'x48' Detached Garage on concrete slab

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The Inland Wetlands Agency (IWA) received your above referenced Regulated Activities Permit application at its October 28, 2020 meeting and scheduled the application to be reviewed for potential action at its November 18, 2020 regular schedule meeting. The application included a plot plan, pictures of the location, and pictures of the proposed structure. The application proposes:

1. Construct a 30'x48' detached garage: 1,440 sqft.
2. Pour a concrete slab: 1,440 sqft.
3. Associated grading and clearing ~3,400 sqft.
4. Removal 18'x25' car port

The following are our comments:

- The property is constrained by current septic location and a 130' Connecticut Light & Power Right Of Way that takes up a large amount of non-regulated area. The proposed location has the least amount of impact to the wetlands given these constraints.
- The proposed plan does not depict any mitigation for the proposed structure relative to its proximity to the wetlands. Consider how you can provide storm water management measures for the proposed structure.
- Add wetland plantings around the proposed structure
- Remove the fill along with the removal of the 18'x25' carport
  - Consider adding wetland plantings given proximity to the wetlands

We recommend the following conditions be considered by the Agency if they vote in the affirmative:

1. Incorporate storm water mitigation for new detached garage
2. Incorporate wetland plantings for carport removal
3. Hold a preconstruction meeting with the applicant and any other subcontractors prior to the start of activities to review construction sequencing.
4. Additional erosion and sedimentation controls maybe required as site conditions/weather warrant by the Wetlands Agent staff.

The application will be on the November 18, 2020 Regular Meeting Agenda. It would be helpful to have any responses to these comments addressed prior to the meeting. You may reach Todd at the contact information above and/or Mindy at 860-742-4062, [wetlands@coventryct.org](mailto:wetlands@coventryct.org).