

**COVENTRY INLAND WETLANDS AGENCY
MINUTES
REGULAR MEETING OF WEDNESDAY, NOVEMBER 18, 2020**

By: Mathieu

Time: 7:08 p.m.

Place: Virtual

1. ROLL CALL:

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

Choate and Powers were seated for Woolf and Laramee.

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

No one was present to speak.

3. OLD BUSINESS:

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

Nelson Hamilton and Andrew Bushnell, Bushnell Associates, were present.

Penney recounted that Hamilton had some issues to address from the October meeting. There was a question of configuration, area and boundary of 30 Cheney Lane as it related to the lot coverage. Andrew Bushnell said the parcels are three separate pieces by deed. These were added together to get total area of 27,877 sq. feet. The impervious surfaces were calculated to determine the current lot coverage is at 11%. There is a question of the fieldstone walk being impervious. These stones are spread out with space between them. Hamilton is proposing a covered porch on the lake side adding 432 sq. feet of impervious

surface. That will bring the lot coverage to 12.6%. The deed lines do not go to the water line. Bushnell will be talking to Eric Trott about this. If the interpretation is that lot lines go to the high water mark the current lot coverage will be diluted. Penney does not consider the stone walkway as impervious.

Mathieu asked Bushnell if adding in the land from the lot line to the high water mark has him thinking the current lot coverage will be under 10%. Bushnell said that is a good possibility.

Penney recommends putting a stone catchment area around the perimeter of the addition sized to capture the first flush to allow for infiltration. That's how the owner is mitigating the impact of this addition to the lake.

Mathieu asked what the lot coverage is as the trigger on the lake. Penney said it is 10%, at 15% a variance is needed; the amount for 10% - 15% requires mitigation of storm water. The IWA likes mitigating storm water no matter what. Mathieu likes the idea that this could be right around 10% or so looking at the whole lot. And she likes Penney's idea of a stone trench along with keeping it well maintained.

These three lots are combined as non-conforming lots are considered as one. There is a fourth parcel across Cheney Lane that was not included in the calculation. Choate agrees with the solution of the new roof drainage.

Powers agrees with Choate about collecting the roof run off. It will be discharged into the trench. Powers asked if the new porch will block anyone's view. IWA does not get involved with views, but Penney does not think it will.

The outstanding issue is of the beach and deposition of beach sand top-dressing. Penney would like IWA to table that. Parse approval for just the porch and stairs to the beach. Hamilton can come back about the beach sand as we have gotten information from Dr. Kortmann. Hamilton is amenable to having the porch approved and the beach sand tabled for now.

Motion: I move the Coventry Inland Wetlands Agency approve application 20-37W – 30 Cheney Lane – Applicant: Nelson Hamilton. Construct a covered porch/patio and stone stairs, with the following conditions:

- Hold a preconstruction meeting with the applicant prior to the start of activities to review construction sequencing.
- Stormwater mitigation as approved by the Town Engineer.

The beach sand activity will be handled separately.

By: Choate

Seconded: Powers

Voting:

For: Mathieu, Choate, Powers

Against: None

Abstain: None

The motion passes: 3:0:0.

B. 19-32W – Folly Lane Bridge – Town of Coventry – Invasive Control Plan (Postponed)

C. 14-07W (MOD) – 145 Edgewater Drive – Applicant: James and Edyta Rotundo; Owner: Same; Agent: None – Unpermitted Activity: washed sand at Lake front

Penney suggests postponing this until the IWA can review the information from Dr. Kortmann.

D. 20-41W – 73 Dunn Road – Applicant: Dan Flannery; Owner: Same; Agent: None – Detached garage 30’ x 48’ in the Upland Review Area

Dan Flannery was present.

Penney said the owner is looking to put in a detached garage. The property is encumbered by CL&P right of way that he cannot use. A site visit was made last week to see where Mr. Flannery staked out the location. This is a flat property with minor grading to be done. Six trees will be removed and the existing 18’ x 25’ carport immediately adjacent to the wetland will be removed. Wetland plantings can be adding in when the carport is down.

The garage will be put in in early spring. Flannery wants to do the grading now before frost set in because the slab gets installed after the garage is put on it.

Motion: I move the Coventry Inland Wetlands Agency approve application 20-41W – 73 Dunn Road – Applicant: Dan Flannery; Owner: Same. Construct a detached garage 30’x48’ in the Upland Review Area, with the following conditions:

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

By: Choate

Seconded: Powers

Voting:

For: Mathieu, Choate, Powers

Against: None

Abstain: None

The motion passes: 3:0:0.

E. 20-42W – 11 Edgewater Drive – Applicant: William Bambara; Owner: Philip Bambara; Agent: None – Activities at Lake Front: stone wall, retaining wall, and stairs.

Bill and Phil Bambara were present.

Gosselin included the memo from Staff going over the site work description as discussed at the last meeting. The major concern is to eliminate the discharge of sediment into the lake and recommends the standard conditions to be considered by the IWA. An email to Bill Bambara from Creative Exteriors indicates they can meet the conditions.

Penney said there are maybe five wall projects as the water level is down. Creative Exteriors and other contractors working the projects have been diligent. He added Gosselin has been more diligent about oversight of the work.

Motion: I move the Coventry Inland Wetlands Agency approve application 20-42W – 11 Edgewater Drive – Applicant: William Bambara; Owner: Philip Bambara. Activities at Lake Front: stonewall, retaining wall, and stairs, 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 schedule 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 maybe required as site conditions/weather warrant by the Wetlands Agent staff.

By: Powers

Seconded: Choate

Voting:

For: Mathieu, Choate, Powers

Against: None

Abstain: None

The motion passes: 3:0:0.

F. 20-44W – 135 West Shore Drive – Applicant: Plummer All Season Landscaping; Owner: Andrew Milewski; Agent: None – Replace Lake wall and steps.

The applicant and owner did receive the agenda.

Gosselin directed the IWA to Staff's memo dated 11-3-2020 with the description of work to replace a wall and steps. The application addresses elimination of discharge into the lake. Staff is recommending the standard conditions.

Motion: I move the Coventry Inland Wetlands Agency approve application 20-44W – 135 West Shore Drive – Applicant: Plummer All Season Landscaping; Owner: Andrew Milewski. Activities at Lake Front: stonewall, retaining wall, and stairs, 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 schedule 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 maybe required as site conditions/weather warrant by the Wetlands Agent staff.

By: Powers

Seconded: Choate

Voting:

For: Mathieu, Choate, Powers

Against: None

Abstain: None

The motion passes: 3:0:0.

G. 20-45W - Swamp Road realignment – Applicant: Town of Coventry; Owner: CTDOT; Realignment of Swamp Road with Bread & Milk. (Postponed)

4. NEW BUSINESS:

A. 20-47W – Zeya Drive – Applicant: Debbieann Durkin; Owner: Shah K. Satari; Agent: None – Zeya Drive 2-lot re-subdivision of two single family homes with detached garages and associated activities.

Mathieu recused herself. By our regulations this application is automatically put onto the next month's meeting even though there is not a quorum this evening per Penney.

Debbieann Durkin and Andrew Bushnell, Bushnell Associates, were present.

Bushnell presented the proposed project. This is a 72 acre parcel on the west side of of Bread & Milk St. with a 50' access way off Zeya Drive. The project is to create two residential lots with a common driveway from Zeya Drive. The wetlands were located closest to the proposed development. Two conservation easements are proposed. One will be adjacent to a Town owned conservation easement that is accessed by way of the 50' access way of these two lots. There is a wetland finger that juts into the access path. There is pipe from Zeya Drive into a drainage easement but Bushnell has not been able to locate this. The pipe outlet has not been maintained. Some of the wetlands would have to be filled in the area for the driveway. The driveway will be a 12' wide travel way with 4' shoulders as required for common driveways. A manhole will be installed and the pipe extended. Riprap will be installed to get rid of the pipe outflow scour. This will enhance the wetlands. There is some proposed grading in the upland review area. Test pits have discovered suitable areas for the septic systems.

Penney asked if Bushnell has considered reducing the width of the common driveway as allowed under the regulations in potentially sensitive areas. Bushnell said a 12' travel way is the smallest you'd want to go. The load bearing shoulders may be reduced but this is on a curve that people tend to drift on.

Penney informed Bushnell that he will want to present the amount of disturbance if the

driveway for these parcels was installed from Bread and Milk Street to show is the feasible and prudent alternative.

Choate asked what the conservation easements do for the Town. Bushnell replied that it gives another level of protection and placards are placed. The Town owned conservation land has an easement over the 50' access way and probably cannot be used for open recreation. Choate is concerned whenever we fill in wetlands. Wetland creation should be done instead of enhancements to wetlands.

Penney has some legal concerns with not having a quorum for this matter. Can the IWA determine if it is a significant impact or not? Significant impact would require a public hearing. The IWA has 35 days to make that determination so that could be done at the next meeting with a quorum. Nor can the IWA set a public hearing if the owner requests one because of the lack of quorum. It will be on next month's agenda; then the IWA can make the determination. If it is deemed significant impact a public hearing would be in January unless the IWA sets a special meeting. If it is deemed not significant the IWA can act on the application at the December meeting.

Choate said we are missing a valuable piece of information without having the wetlands impact report. Powers does not see this as significant impact. There is almost no alternative to it. The IWA can make sure there is the best reasonable protection of the wetlands. Choate said there is the alternative of doing nothing. But it is a touchy thing to wipe out use of property.

Bushnell said this is a finger of the wetlands. That wetlands has been disturbed by the drainage installation and the road construction. This project would be impacting a small, insignificant wetland that has been previously disturbed. Redoing the drainage will have a positive impact on the wetlands.

Penney will get an opinion from the Town Attorney since there is no quorum. This application will be on the December meeting agenda.

5. ADOPTION OF MINUTES:

A. October 28, 2020 – Regular Meeting

Motion: I move the Coventry Inland Wetlands Agency approve the minutes of the October 28, 2020 meeting.

By: Choate

Seconded: Mathieu

With the following corrections:

- Page 2, first paragraph, eighth sentence – add “existing” before “beach”.
- Page 2, first paragraph, ninth sentence – add “per Hamilton” to the end of the sentence.
- Page 2, item 4.A., second paragraph, third sentence – change to read “The water runoff from this roof would be collection in a stone catchment basin along the perimeter.”.
- Page 6, first paragraph, seventh sentence – remove “clearing and”.

Voting:
For: Mathieu, Choate, Powers
Against: None
Abstain: None

The motion passes: 3:0:0.

6. CORRESPONDENCE:

A. None

7. DISCUSSION:

A. Dr. Kortmann – Information on Beach Sand at Shoreline

Penney received some information from Dr. Kortmann regarding beach sand deposition. Gosselin will provide links to additional information. Dr. Kortmann's opinion includes waterfront properties should have reasonable use of the lake and he does not think replenishing beach sand is a major impact to the lake rather sees it as a necessary evil. He goes on to suggest ways adverse impacts are minimized. Perhaps the IWA can come up with a waterfront landscape design that incorporates Kortmann's considerations. May be a good idea for us to invite Dr. Kortmann to a meeting to talk about his ideas as a group. This is the beginning of a sound management plan. Gosselin will be attending CAICWIC and may be able to ask some of our questions. There are 189 parcels with frontage on the lakeshore.

8. ADJOURNMENT:

Motion: To adjourn the meeting at 8:40 p.m.

By: Mathieu

Voting:
For: Choate, Powers, Mathieu
Against: None
Abstain: None

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.