



Town of Coventry

Office of the Town Engineer

Todd M. Penney, P.E. - Town Engineer | Wetlands Agent

1712 Main Street • Coventry, CT 06238

Phone: 860 742-4078

Fax: 860 742-5467

Web: coventryct.org

Date: December 7, 2020

To: Debbieann Durkin, Applicant
Andrew Bushnell, Bushnell Associates

Re: Review comments on 20-47W – Durkin Resubdivision of Zeya Drive & Bread & Milk Street Parcel
(Assessor's #R05028)

The following is my review of the wetlands application 20-47W and subdivision plan set (by Bushnell Associates dated 11/13/2020, 3 sheets) in support of the 2-lot resubdivision of Assessor's Map 9 Lot 15. The application is for the construction of 2 single-family residences with detached garages; a common driveway; storm drainage infrastructure improvements, and other site activities in support of the two residents within field delineated wetlands and its upland review area.

Your application and plans were officially received at the November 18th regular scheduled meeting.

Please review the comments and address prior to the meeting.

1. The requested Wetlands Report by your Professional Soil Scientist has not been submitted in support of the application. This Report is critical to understanding the impacts to the wetlands with this proposal. The Report at a minimum should include:
 - a. The entire field delineated wetlands for the parcel. (It appears the subdivision plan only depicts a portion of the wetlands)
 - b. The wetlands form and function and quality.
 - c. The Soil Scientist opinion as to impacts of the development both short term and long term.
 - d. Analysis of feasible and prudent alternatives for this development.

2. The application proposes the loss of nearly 5,000 Square feet of field delineated wetlands with the construction of the common driveway for the two proposed single-family residences. Sheet 2 of 3 is missing line work for both existing and proposed drainage infrastructure. At a 40 scale, it is even harder to review impact to the wetlands. Please update this critical review component of the application with the following considerations:
 - a. Stormwater Quality mitigation measures for the loss of the wetlands. Refer to DEEP's Stormwater Quality Manual, but my thoughts are as follows:
 - i. Water Quality Swale: Could a portion of the existing outlet pipe be removed to incorporate a swale for mitigation
 - ii. Water Quality bio filter at the ultimate outlet prior to discharge to wetlands.
 - b. Consider shifting common driveway to the middle of the 50-foot strip as it appears as that alignment shift could reduce the amount of permanent wetland loss.
 - c. Confirm what ACOE General Permit reporting this wetland loss will require.

December 7, 2020

Debbieann Durkin, Applicant

Andrew Bushnell, Engineer

Application 20-47W: Resubdivision of Zeya Drive and Bread & Milk Street Parcel (Assessor #R05028)

3. The Agency stated at the November meeting depicting the complete limits of the wetlands on the proposed conservation areas to evaluate the worth of mitigation to the activity.
4. Coordinate with the Sanitarian to have him provide a letter that the proposed site designs for the subsurface disposal areas, which are within, the Upland Review Areas, meet the Public Health Code so no further encroaching will be required post application decision.
5. Confirm that all structures planned for each lot are depicted on this application to the extent possible. In addition, that each site design has been done to consolidate the activities with the least amount of Upland Review Area disturbance required.
6. The parcel is ~73.2 acres and the resulting two larger lots of 27.8 acres and 45.4 acres. Has there been accommodations in the proposed activities that would allow for future development on either of the two parcels?
7. (Non-wetland comment): The Town and the Applicant will need to execute proper amendments to the existing easement and/or rights language for the drainage and access given the applicant is proposing to change to conditions with the driveway. These amendments should be clarified prior to the Planning and Zoning Commission's decisions on the resubdivision.

Response to these comments in writing is preferred. Please note that additional comments may be required based on the responses. The application has been scheduled as an Agenda item on the December 16th regular scheduled meeting. That meeting will be held virtual and the access information will be forwarded to you once it has been established. The meeting will start at 7:00 P.M.

Any questions or comments can be directed to myself at the contact information on page 1 or with Mindy Gosselin, Assistant Wetlands Agent, at 860-742-4062 or wetlands@coventryct.org.