



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 21 2020

To: Debbieann Durkin, Applicant
Andrew Bushnell, Bushnell Associates
George Logan, REMA Ecological Services

Re: Review comments on 20-47W – Durkin Resubdivision of Zeya Drive & Bread & Milk Street Parcel
Wetlands Assessment & Impacts Analysis, REMA Ecological dated 12/12/2020
Subdivision Plan Set, 4 sheets, Bushnell Associates dated 12/8/2020

At its 12/16/2020 Regular Meeting the Wetlands Agency determined the activities outlined in the application for the above subject and supported by the Wetlands Report and Subdivision Plan Set constitutes a Significant Impact and will require a public hearing. As such, you will need to comply with the following:

- Post signs at the frontages on Zeya and Bread & Milk. Blank signs are available at the Town land use office. (Please call Heidi Leech at 860-742-4062 to set up a time to purchase. Each sign is \$3.00). Signs need to be posted every 200 feet of frontage and be clearly posted for ten (10) consecutive day prior to the public hearing date.

The Town will post the legal notice twice on the Town Clerk's web page as well. We will be working on securing a special meeting date to open the Public Hearing within the 65 days outlined in the regulations. We will provide you with the date once determined by the Agency.

My follow-up comments are as follows:

1. Again, I highly recommend providing written responses to these comments along with my memo from December 7, 2020. Written responses make it easier for the Agency to follow along.
2. It is incumbent on the applicant to provide the Agency with information that the proposed activities are the most Feasible and Prudent as outlined the Coventry Wetland Regulations. While we did discuss this at the December 16, 2020 meeting, the record/file should include a map with some level of accuracy to be able to compare other contemplated access into this development. Including a table/chart for side-by-side comparisons of wetland impact data for the Agency would be a plus.
3. Provide the Agency with the table/chart of how the applicant has addressed the mitigation of the loss of the wetland with the creation of wetlands and the use of conservation easements.

REMA Report

4. P. 3 Past Land Use paragraph: presences of multiflora rose. Can we eradicate it?
5. P 3 Geology and Soils: attach the CT Soils Survey map for the subject parcel as narrated.
6. P 5 Green Ash is a species identified in the wetlands. Any thoughts about harvesting before the Emerald Ash Borer kills the trees.
7. P. 9 No vernal pools were found by REMA during the summer months past the breeding cycle of the amphibians that use them. Is it worth reviewing in the spring months of 2021? Are there site conditions observed that could support a vernal pool habitat?

December 21, 2020

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

8. Can you provide comment on the impacts the proposed vernal pool may incur being down gradient of the Zeya Drive storm drainage discharge. In general, I am a supporter of the vernal pool creation. I would request that the Town be allowed to monitor the evolution of its functionality in perpetuity given its location to the Town Open Space parcel.

The REMA's report has been very thorough to the on-site wetlands and the developments impact to them. I would tend to concur with its conclusion.

Bushnell's Subdivision Plan Set

The plan set comments have been red-lined directly on the pdf file. (This direct red line with Adobe is my first try to ease in the addressing the comments. Please provided feedback.)

9. The area is in very marginal soils and handling water during construction will be necessary. Add erosion control detail for pumping water.
10. There should be some sort of Stormwater Management Report to support the drainage improvements to the existing system. A summary of the stormwater quality should be included to compare with the proposed improvements.

I am requesting that Bushnell Associates provide a color plan pdf of the entire parcel to depict the areas of wetlands and the area of upland review area disturbed for the public hearing that can be used during the meeting to reference the areas of the permit.

Comments from December 7, 2020 Memo not addressed

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.

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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.