



## Town of Coventry

Office of the Town Engineer

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

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Date: January 21, 2021

To: Coventry Inland Wetland Agency

Re: Application: #20-47W – Durkin Resubdivision of Zeya Drive & Bread & Milk Street Parcel

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

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To date I have composed two review memos, dated December 7, 2020 and December 21, 2020, and a review email on January 15, 2021 on the supporting documents for the above referenced application. These documents are:

- Subdivision Plan Set by Bushnell Associates, current revision date 1/15/2021 (4 Sheets).
- Wetlands Report dated December 12, 2020 & Supplemental January 11, 2021

It is my opinion that the applicant and their agents have satisfactorily addressed all of my review comments pertaining to Application #20-47W with exception of getting the stormwater report on the existing Town drainage and stormwater quality improvements.

Once IWA has heard the applicant and its agents present the application through the public hearing process, it is imperative the six (6) considerations in Section 10.2 of the regulations are used in rendering a decision.

I believe the major considerations to this application are as follows:

- Has the Applicant sufficiently proved the application activities are the most feasible and prudent under the Agency's consideration?
- Has the Applicant proposed measures that comparably equate to the permanent loss of wetlands?
- Will the proposed activities affect the long-term functionality of the on-site wetland complexes?

These three (3) considerations shall be used in drafting any motion of record in recognition of Section 10 of the Regulations.

I would offer up the following conditions to an affirmative decision to ensure the short term and long term impacts of this development have been minimized, if not eliminated. (In no order of importance)

- Stormwater Report on the existing drainage system and how the proposed infrastructure will convey the existing flow.
- Hold a preconstruction meeting with the Applicant and its Site Contractor prior to the initiation of any tree clearing and/or construction activities. The preconstruction meeting shall include a site walk to review the limits of clearing delineated by the Professional Land Surveyor.
- Erosion Control measures to be inspected prior the site disturbance activities.
- Wetland habitat restoration, vernal pool construction and bio-swale shall be completed under the direct supervision of Mr. George Logan (and/or a REMA associate).

January 21, 2021  
Coventry Inland Wetlands Agency  
Final review Memo  
Application 20-47W

- Incorporate bullet 5 (page 7) of REMA's January 11, 2021 Supplemental Wetland Analysis on the monitoring of the restored wetland habitat, vernal pool and bio-swale:

*REMA recommends that monitoring and brief reporting on the restored wetland habitat and created vernal pool, as well of the bio-swale, be undertaken for two full growing seasons past initial implementation season (i.e., Years 2 & 3), which would include eradication of invasive plants within a 25 to 30 foot zone around the restoration area, and within and adjacent to the created wetland (i.e., bio-swale). Moreover, REMA commits to monitoring this pool for an additional 4 years (i.e., Years 4 to 7), pro bono, with annual reports to the Commission. This is based on our personal experience that it could take more than 3 years for a vernal pool to become consistently active, and is based on the average 3 year life cycle of wood frogs, which do not sexual maturity for at least half their average life span.*

Said monitoring shall use the Town's newly established "Stormwater Feature Inspection Report". The owners shall be responsible to execute inspections post REMA monitoring.

- Proposed conservation easements shall be filed in the Coventry Land Records prior to the issuance of the associated lot's Certificate of Occupancy.
- Cash Bonding shall be required for the value of the recommended wetland plantings for the restored wetlands, vernal pool and bio-swale not fully established prior to the issuance of the first Certificate of Occupancy.

TM Penney