



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

Email: tpenney@coventryct.org

Date: February 9th, 2021

TMPenney/MGGosselin

To: Christopher Stacer, Applicant/Owner

Re: Review comments on 21-02W – 86 Stonecroft Ln – 18x36' pool, 12x24' pool house, and 36x44' cement patio in the Upland Review Area.

The Inland Wetlands Agency (IWA) received your above referenced Regulated Activities Permit application at its January 27, 2021 meeting and scheduled the application to be reviewed for potential action at its February 24, 2021 regular schedule meeting. The application included a plot plan, pictures of the location, and a sketched plan. The application proposes:

1. Construct a 18'x36' pool: 648 sqft.
2. Pour a concrete patio: 936 sqft.
3. Construct a 12'x24' pool house: 288 sqft.

The following are our comments:

- Wetlands Staff will provide additional mapping that includes grading and the extent of wetlands
- Submit a lot coverage worksheet
- Please provide a sediment and erosion control plan
- Evaluate feasible and prudent alternatives
 - Permeable paver (or concrete) patio instead of a cement patio
 - Rotate pool house to other side of patio
 - Move pool closer to house
- Provide pool discharge information
- 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.

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

1. Hold a preconstruction meeting with the applicant and any other subcontractors prior to the start of activities to review construction sequencing.
2. Additional erosion and sedimentation controls maybe required as site conditions/weather warrant by the Wetlands Agent staff.

The application will be on the February 24, 2021 Regular Meeting Agenda. It would be helpful to have any responses to these comments and additional application materials submitted prior to the meeting. You may reach Todd at the contact information above and/or Mindy at 860-742-4062, wetlands@coventryct.org.