

June 14, 2021

#21-04 - Resubdivision – Sweeney

Location: North School Road (Assessor's Map 4, Block 11, Lot 42A1C)

Zone/Lot Size: GR 80 Zone/21.96 acres +/-

Intent: create three lots

Application Received: May 19, 2021

Application Acknowledged: May 24, 2021

Public Hearing to be Opened: June 14, 2021

Review: The applicant is proposing three lots for the development of single family homes. The lots range in size from 2.29 acres to 16.66 acres in area. All lots are to be compliant frontage lots with their own individual driveways. The proposal is an open space subdivision and complies with the lot multipliers since the property fronts on an unimproved road.

The Commission may recall that the applicant appeared at the last meeting to do a preliminary discussion and the Commission had approved all the waivers requested by the applicant.

The IWA approved a non-jurisdictional ruling at its May 27 meeting. Since no activities are being proposed in the regulated area.

Town Staff, the Inland Wetlands Agency, the designer, and property owner worked carefully together to prepare a conservation easement conveyance proposal that meets the goals of all involved. It adequately protects the formal wetland area, as well as important upland areas, and it connects with other open space that was previously conveyed to the Town. The conservation easement language will contain special provisions to allow for the owner to access across the narrowest strip of wetlands to gain access to the rear portion of the property.

The Conservation Commission reviewed the project at its June 9th meeting. Their comments are expected prior to Monday's meeting and will be provided to the Commission at that time.

The Town Engineer's comments are anticipated prior to the Commission's meeting as well.

The Health District has approved the proposal as per their June 10th letter. Please refer to the enclosed copy.

Upon review of the subject proposal, Staff has the following comments:

: The applicant must provide evidence that the public hearing signs were posted in a timely manner.

: There is a relatively sizable amount of stone walls on site, both in the right of way and on the private property. It would be helpful to see what stone walls are to be affected by the development and to determine if there can be a possibility of adaptively reusing them on site by amending existing walls.

RECEIVED

MAY 19 2021

DATE: 5.19.21

pd 5/19/2021 \$313.00

TOWN OF COVENTRY
PLANNING & ZONING

APPLICATION # 21-04

TOWN OF COVENTRY
PLANNING AND ZONING COMMISSION
SUBDIVISION APPLICATION

Application information must be completely filled out (please type or print legibly).

APPLICATION IS FOR: SUBDIVISION RESUBDIVISION OPEN SPACE
SUBDIVISION

TITLE OF SUBDIVISION Valerie D. Sweeney Resubdivision

STREET North School Rd. ZONE(S) GR-80

ASSESSOR'S MAP 4 BLOCK 11 LOT 42A1C

NO. OF PROPOSED LOTS 3 ACREAGE 21.96 NO. PROPOSED STREETS N/A

APPLICANT Valerie D. Sweeney PHONE # 860-982-1129

MAILING ADDRESS 1100 Hartford Tpk. Vernon CT. ZIP CODE 06066
Unit 585

OWNER(S) OF RECORD Valerie D. Sweeney PHONE # 860-982-1129

MAILING ADDRESS 1100 Hartford Tpk. Vernon CT. ZIP CODE 06066
Unit 585

ENGINEER/SURVEYOR Bushnell Associates LLC PHONE # 860-643-7875

MAILING ADDRESS 563 Woodbridge St. ZIP CODE 06042
Manchester, CT. @

*NAME, ADDRESS, AND PHONE NUMBER OF PERSON TO WHOM ALL COMMUNICATIONS ARE TO BE ADDRESSED:

Brian Sweeney
1100 Hartford Turnpike Vernon CT. 06066 / Unit 585
860-982-1129

*All correspondence for this application will be sent **to this person only**; it will be their responsibility to notify all others named on this application regarding changes to plans, meeting notices, etc.

~ APPLICATION POLICY ~

*In order to provide a complete, timely, and legally compliant review of all subdivision applications, the Commission requires that all necessary information for filing of a formal subdivision application be filed with the signed application and fee **at the time of submittal to the Planning office**. The submittal requirements are outlined in Chapter III, Section 3, and are attached for clarification purposes.*

This includes, but is not limited to any specific written requests for waivers of the subdivision regulations (i.e.: Open Space Subdivision Design) and supporting information for the Commission's consideration (i.e.: alternative design proposals).

Any application found to be incomplete may be denied by the Commission without prejudice to a future complete application.



Eastern Highlands Health District

4 South Eagleville Road Phone: (860) 429-3325 Fax: (860) 429-3321

Subdivision Plan Review

May 28, 2021

Andrew Bushnell
563 Woodbridge St
Manchester, Connecticut 06042

RE: Suidivision Plan Review - Andrew Bushnell

Address: 235 NORTH SCHOOL RD
Re-subvission -Three Lots Proposed
Reference #: SDPR-21-4

Dear Andrew Bushnell:

Your Application for the above referenced project has been reviewed for compliance with the Connecticut Public Health Code and Technical Standards. The plan is approved with the following conditions:

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-
- 1. Three Proposed four bedroom single family homes with private wells and septic systems.
- 2. All Three lots will require an individual engineers septic plan at time for lot development.
- 3. property is the remaining land of previously subdivided 235 North School Road

Please note that this plan approval is not an approval to construct the sewage disposal system If not already done, a completed application and fee for the Permit to Construct the Sewage Disposal System must be submitted to the Health District for review and approval. The permit will be approved when all above noted conditions of approval have been met.

If you have any questions, please contact me.

Sincerely,

Glenn H Bagdoian RS.

Glenn Bagdoian, RS Sanitarian II

860-742-4064

bagdoiangh@ehhd.org



Bushnell Associates, LLC

Civil Engineering • Land Surveying



May 19, 2021

Coventry Planning and Zoning Commission
1712 Main Street
Coventry, Ct. 06238

RE: Resubdivision of property located at 235 North School Rd. Coventry, CT.

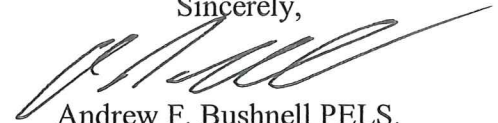
Dear Commission Members,

As agent for the owner, Valerie D. Sweeney and per Chapter X of the Town of Coventry Subdivision Regulations, I am requesting the following waivers with the submittal of a formal application for the Resubdivision of the above referenced property.

1. Chapter IV, Sec. 3b1 (report of plant or animal species) - The parcel is not shown on the Natural Diversity Data Base as an area of concern.
2. Chapter IV, Sec. 3b2 - (report of historic or archaeological significance) – A review of the property was completed by the State Archaeologist as part of a previous resubdivision of the property in 2019.
3. Chapter IV, Sec. 4 – (Hydraulic study) No roadway or storm drainage systems are proposed.
4. Chapter IV, Sec.2.8 – No road system is proposed.

If you have any questions or require additional information, please contact me. Thank you for your consideration of this request.

Sincerely,



Andrew F. Bushnell PELS.

cc: Valerie Sweeney
File

/ab