

**COVENTRY INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 24, 2025**

1. CALL TO ORDER/ROLL CALL:

By: Glenney

Place: Town Hall Annex

Time: 7:00 p.m.

		PRESENT	ABSENT
REGULAR MEMBERS:	William Glenney, Chair	X	
	Richard Pearson	X	
	William Johnson		X excused
	Lori Mathieu, Vice Chair	X	
	Stefanie Wierszchalek	X	
ALTERNATE MEMBERS:	Vacant		
	Laura Heemskerk (seated for Johnson)	X	
STAFF:	Lindsay Beutler, Environmental Planner/Wetlands Agent	X	
STAFF:	Todd Penney, Town Engineer/Wetlands Agent	X	
STAFF:	Heidi Leech, Zoning Enforcement Officer Substitute Recording Clerk	X	

2. AUDIENCE OF CITIZENS: NONE

3. ADDITIONS/CHANGES TO AGENDA:

Item 5C. – Application WP-25-28 – 64 Zeya Drive was added under New Business by Glenney.

4. OLD BUSINESS:

- A. **WP-25-22 – 124 Lake St, Patriots Park – Owner: Town of Coventry; Applicant: James Drumm, Town Manager; Agent: Todd Penney, P.E. – ~~Proposed underwater aerator to address bacteria levels in Patriots Park swimming area and playscape improvements.~~ ***

***Note:** The underwater aerator to address bacteria levels in Patriots Park swimming area was removed from the application by the applicant at the 9/24/2025 meeting.

Todd Penney, PE, Town Engineer, agent for the Town was there to present the application. Also attending was Alex Taylor, Special Project Manager. James Drumm, Town Manager, was on Zoom.

Penney said the application was received at the August meeting and he is back with changes. Part of the changes is the reduction to the scope. They have also incorporated comments from the North Central Conservation District (NCCD). Penney pulled up the 2016 aerial map and pointed out landmarks and the project areas.

Penney said the project originally had two components. The first was a water quality treatment project consisting of aerators/circulators at the swimming area. According to Parks & Rec Director, Lesley Munchower, this summer at least 32 swimming days were lost due to poor water quality. Penney said that he presented a mitigation concept at the last meeting, but it was done a bit prematurely. It was taken a bit out of step. For that reason, the water quality component has been removed from this application. GZA will submit a new application for this part of the project and will come before the Agency at a later date.

Penney said the application is now only for the second part, which is for ground disturbance for ADA accessibility and playscape improvements. Penney said this work is being done with STEAP Grant funds. Penney summarized the project. The current playscape is old and unsafe. It will be removed. The new playscape will be installed outside the Upland Review Area. The old swing set will be removed. That area will remain mulch and become a picnic area. The new swing set will be installed outside the Upland Review Area. The project also includes ADA parking/accessibility improvements – two new accessible parking spaces, removal of old driveway which will be replaced with a bituminous walkway. This will be a tiered installation. It will require the stonewall to be removed. The stones will be stored at a DPW facility for future use.

Penney said that NCCD suggested they bolster the silt fence with straw waddles so that has been incorporated into the plan. They will also install temporary straw waddles every day.

Penney said he came up with runoff computations since the last meeting. They were provided to the Agency. He said that after this work is done, the runoff coefficient will actually be reduced from 61 to 54. Penney said that NCCD was asked to review the application since it is a Town project, and they had an overall favorable review. Their recommendations have been incorporated into the plans. Penney pulled up site visit photos from that day. He said during her site visit, Alyssa Barroso from NCCD pointed out invasive Tree of Heaven and Japanese Knotweed. Penney said that since the slope where those are located is actually being removed, it will be taken care of and replaced with a conservation mix. Beutler said that Penney has addressed all of her comments.

Mathieu asked about the catch basin system. Penney said the catch basins eventually run to the lake. He said they will all be protected by socks during construction. Mathieu and Penney discussed the sidewalks and low impact development and the area immediately in front of the

lake since we want the Town to lead by example. Penney said that each sidewalk currently has a grass-lined swale. Those swales might be able to be converted to water quality swales. Heemskerker asked about the runoff and goose poop issue. She wants to know where runoff occurs. Penney said that the circulator project was removed from this application and will be addressed by the expert, but that runoff occurs from the whole site to some degree. The future plan is to install things like raingardens and bioretention sites to deal with runoff.

Heemskerker asked what the impervious lot coverage is. Penney directed her to the spreadsheet he passed out showing the runoff coefficient, as discussed earlier. The amount of runoff is being reduced.

Glenney had four comments:

- 1) In the future, please include units of measure in spreadsheets.
- 2) Yes, he agrees the mooring is as-of-right, but he does not agree the semi-permanent unit attached to it is. That requires a permit to the IWA.
- 3) He wants to see more water samples from more areas around the lake if we are dissipating the feces around the lake. Five samples doesn't seem like enough.
- 4) If the Town is installing something with a motor that is stationary in the lake, does it need to be lit up at night?

Mathieu said that dilution is a wonderful thing, but we need to have the numbers to back it up. Penney said that Rob Miller from EHHD gave a presentation on this at the last meeting. Penney said just outside the swimming area on either side, the bacteria number was 70 but inside the swimming area was 2,000. Penney said that GZA will provide testimony on this when the application is submitted as will any required experts.

MOTION: I move to approve application WP-25-22, 124 Lake St, Patriots Park with the standard Inland Wetlands permit conditions.

By: Wierszchalek

Seconded: Pearson

Discussion: None

Voting:

For: Glenney, Heemskerker, Mathieu, Pearson, Wierszchalek

Against: None

Abstain: None

Motion Unanimously Approved

- B. **WP-25-23 – 131 Woodland Rd – Owner: Laura Prella, Applicant/Agent: David Kyle Stearns – Install a 30' L X 5' to 6' plunge pool with 6" to 8" Riprap with 31' of 24" solid ADS discharge - Culvert pipe continuing under existing asphalt driveway discharging into a 7' X 5' splash pad lined with 6" to 8" Riprap.**

***Laura Heemskerk recused herself for this application**

Kyle Stearns, the contractor and agent, was present to discuss the application. Stearns said after the last meeting he was asked to match the elevations and to add vegetation. He doesn't think that adding vegetation will work or is necessary. He said the owner has already spent \$40,000 and he has invested \$3000 and ten hours in the project already. That's why they decided to use the plan Todd Penney came up with.

Penney explained that the road was a privately owned Associate Road. The town took ownership of the roads but not the drainage structures on private properties.

Stearns said it is a small, simple job and he does not understand what the hold up is. Beutler said that her, Stearns and Penney met at the property and confirmed the elevations. NCCD did a review of the entire project when the Town proposed it. Beutler doesn't think that the native vegetation is necessary since the owner has so much other vegetation and is a good steward for the land. Beutler said that Stearns provided an email with a construction sequence timeline

Penney said that the plan is consistent with the Town's original plan. The Town pulled out when it was determined that it was private property. Penney reminded the Agency that paving is maintenance and doesn't need a permit.

Mathieu asked to see the photos again that show the existing vegetation. Stearns said there is approximately 120 feet of vegetation between the area of disturbance and the lake.

MOTION: I move to approve application WP-25-23 – 131 Woodland Road with the standard Inland Wetlands permit conditions.

By: Mathieu

Seconded: Wierszchalek

Discussion: None

Voting:

For: Glenney, Mathieu, Pearson, Wierszchalek

Against: None

Abstain: Heemskerk

Motion Unanimously Approved

***Laura Heemskerk reseated herself**

5. NEW BUSINESS:

- A. WP-25-25 – 89 Flanders Road** – Owner/Applicant: Joshua Beebe; Agent: Mark Reynolds, P.E. – Agricultural as-of-right application for activities in upland review area associated with wetlands violation from 2021.

Joshua Beebe, owner, and his Engineer/Agent Mark Reynolds were present to discuss the application. Glenney asked Beebe to review his plan for the Agency.

Beebe showed a 25-foot no disturbance area. The remaining 50 feet of the upland review area has some poultry use. Beebe also pointed out the areas of the property used for the greenhouses, poultry coops, feed silos, duck pens, etc. The plan that he provided color-coded the site into agricultural, residential and retail use areas.

Beutler said that all of the activity within the Upland Review Area is agricultural in nature. Due to the previous violation, a 25-foot no disturb zone was set up immediately adjacent to the wetlands. Beutler said that this is a functioning farm, and the activity is farm activity.

Penney said that the plan is very consistent with the initial conversations with Beebe and Wes Wentworth back five years ago. He has no concerns with what is being proposed.

Mathieu asked if the logs mentioned on the plan are the log stockpiles from the violation. Beebe said no, those logs were removed years ago. Mathieu asked if Beebe has any sort of license for farming. Beebe said he has a Game Bird Breeder License, Poultry Seller License and Farmer Tax Exempt certificate. Beebe will send copies (with any sensitive information redacted) to Beutler for the file.

MOTION: I move to approve the determination that application WP-25-25 for activity in the Upland Review Area at 89 Flanders Road is agricultural in nature and As-of-Right under Section 4.1.a of the regulations.

By: Mathieu

Seconded: Wierszchalek

Discussion: None

Voting:

For: Glenney, Heemskerk, Mathieu, Pearson, Wierszchalek

Against: None

Abstain: None

Motion Unanimously Approved

Note: Glenney stated that the associated 2021 violation for 89 Flander Road from 2021, having been corrected, will now be closed.

- B. WP-25-26 – 29 Shore Drive – Owner: Czaikowski Family, LLC; Applicant/Agent: James Blair. – Permeable paver patio underneath existing deck and permeable paver driveway, parking area and walkway. (e**

Jim Blair was present to discuss the application. Blair detailed his proposal to install a permeable paver patio below an existing deck on the lake side of the house and a permeable paver driveway/parking area on the streetside with a walkway to the main entrance of the house. He said there would be stone stairs, but the sidewalk would be permeable. He planned to install stabilization mats and hay bale check dams.

Beutler pulled up site photos and Blair reviewed the photos and his construction sequence. He said silt fence, hay and straw wattles will stay in place until the site is completely stable. The permeable paver parking area will replace the current gravel parking area. He reviewed his specific paver installation methods and the water storage qualities. Beutler said that the parking area is outside of the Upland Review Area. Penney said the construction sequence is on-point.

Heemskerk asked for the impervious lot coverage before and after. Blair said he didn't bring that with him because he didn't know he would be asked about it, but Zoning staff told him that they were not requiring anything additional since no impervious surface was being added except for within the Town right-of-way. Glenney asked Blair to bring it to the next meeting.

Penney told Blair that if the stone wall between the properties touches the neighbor's property, he needs to get a letter of permission and submit it with his application. Glenney pointed out a discrepancy with the size of the apron. This should be corrected for the next meeting.

The application was received and continued to the next meeting.

- C. WP-25-28 – 64 Zeya Drive – Applicant/Agent: Mark Peterson, PE; Owner: Debbie Ann Durkin, proposed house and septic layout with disturbance in the upland review area. Sediment and erosion control are positioned downgrade of site disturbance.**

***Lori Mathieu recused herself for this application**

Mark Peterson – Professional Engineer, John Ianni – Soil Scientist, and Debbie Ann Durkin – Owner, were present to discuss the application.

Peterson shared the 2021 2-lot resubdivision plan at 60/64 Zeya Drive showing the approved location of two houses. It was approved to have a shared driveway off Zeya Drive, but the Durkins now want to build a house for their son on the Bread and Milk Street side of the property instead of near the existing house at 60 Zeya Drive. They had Rick Zulick come out and field delineate the wetlands.

Peterson reviewed the plans for the Upland Review Area including a driveway, turn around, other improvements, shed, and foundation drain. There is no wetlands disturbance. All E&S controls are included on the plan.

Beutler asked Debbie Ann Durkin if they had cleared both lots that were originally approved. Debbie Ann Durkin said not really both lots. She said they dug a swale because other people's footing drains have caused them to have water issues on their property. It got even worse after C. Ward Electric built their building. She said because of the water issues it has now grown into a meadow with tons of wildlife. The growth keeps the water under control, and they like the wildlife. For these reasons, they want to build the house in a different location.

Beutler asked about the vernal pool that George Logan put in. She asked if he has been doing the required inspections because the Town has not received any of the required yearly reports. Durkin said that Logan has been out there, but she wasn't aware of the reporting requirement. Durkin asked if anyone could do the reports or if it has to be George Logan.

Penney said that Mrs. Durkin, as the owner, is ultimately responsible. The conditions of approval name George Logan, but it can be changed to name anyone qualified.

Penney told Peterson that he thinks this application should probably be a modification rather than a new application since the original wetlands permit is still active and it is not a new lot. Penney said we might need to get the Town Attorney's opinion on this. Beutler said that the original application went to Public Hearing. REMA was the one who said how often the vernal pool needed to be monitored and that they would be doing it. Glenney said he doesn't think it was appropriate for the previous IWA to say that George Logan/REMA was required to be the one responsible to do the vernal pool. He thinks it was out of line, they should have said the homeowners.

Mathieu said that she recused herself from the original application because she lives on Zeya Drive within the viewshed. She thinks it's appropriate to recuse herself again now.

Wierszchalek said it was previously said that it wasn't feasible to access the property from Bread & Milk Street. Beutler said that was when the house was in the originally proposed location and the driveway would have crossed all the way to the back of the property.

Glenney asked who owns the conservation easements. Durkin said she does.

Durkin asked if she has to use George Logan to monitor the vernal pool since he's so busy. Penney said no but it needs to be someone of that expertise. The vernal pool needs to be inspected in April. Penney told Durkin that even if George Logan doesn't provide her with a formal report, if she can at least get his notes that would be helpful.

This application is continued to the next meeting.

***Lori Mathieu reseated herself after this application**

6. ENFORCEMENT:

- A. **77 Tall Oak Drive** – Owner: David Frechette - Material Deposition in Regulated Area. Letter requesting site visit sent 6/21/24. Site visit to be conducted 7/22/2024. Cease and Desist verbally issued by IWA 7/29/24, mailed Certified Mail 8/1/2024

Beutler gave a status update. She said that a show cause hearing has been scheduled for October 6, 2025. Beutler told members how to sign up for case updates online.

7. ADOPTION OF MINUTES:

- A. **August 27, 2025 – Regular Meeting Minutes**

MOTION: I move to approve the Regular Meeting Minutes of August 27, 2025

By: Mathieu

Seconded: Wierszchalek

Discussion: None

Voting:

For: Glenney, Heemskerk, Mathieu, Wierszchalek

Against: None

Abstain: Pearson

Minutes Approved

8. CORRESPONDENCE:

- A. **CACIWC Annual Conference 11/15/2025**

Beutler provided the Agency with the conference information and Penney said funds are available if anyone wants to attend. It is on a Saturday.

9. DISCUSSION:

- A. **Low Impact Development Group Working**

Mathieu gave an update on the Low Impact Development Working Group. The Agency discussed the success of the State of the Lake Forum. Mathieu said they will be presenting to Town Council soon. They will be sending out another email update soon and preparing a survey.

Members discussed the Lake Forum, Stormwater Utilities and other matters related to

LID.

10. ADJOURNMENT:

MOTION: I move to adjourn.

By: Mathieu

Seconded: Wierszchalek

Discussion: None

Voting:

For: Glenney, Heemskerk, Mathieu, Pearson, Wierszchalek

Against: None

Abstain: None

The meeting was adjourned at 9:28 p.m. by Glenney.

Respectfully Submitted,

Heidi A. Leech

Heidi A. Leech, Substitute Recording Clerk

PLEASE NOTE: These motions are not official until approved by the Inland Wetlands Agency at the next meeting. Please see the next meeting minutes for approval or changes.