



WP-25-28

Wetlands Permitting

Status: Active

Submitted On: 9/19/2025

Primary Location

64 ZEYA DR
Coventry, CT 06238

Owner

DURKIN DEBBIEANN
60 ZEYA DR COVENTRY, CT 06238

Applicant

Mark Peterson
 860-871-0808
 mpeterson@gardnerpeterson.com
 178 Hartford Tpke
Gardner & Peterson Assoc, LLC
Tolland, CT 06084

Applicant/Owner Information: Please note that "?" bubbles throughout the application provide additional helpful information when hovered over.

Applicant Information

Applicant's Association to Owner:*

Engineer

Applicant Business Name (if applicable)

Gardner & Peterson Associates, LLC

Owner Information

Owner Name

Debbieann Durkin

Owner Phone Number

860 877 0819

Owner Email Address

debbieanndurkin@gmail.com

Owner Address

60 Zeya Drive

Additional Information

Additional Agent, Engineer, Contractor Information (if applicable):

Wetlands Permitting

Type of Wetlands Application:*

Modification to Wetlands Permit

☞ Regulated Activity Being Applied For: *

Modification

Activity/Project Information

Description of Proposed Activity(s):* ?

Proposed activity in the upland review area for tree cutting, site grading, driveway, shed, footing drain discharge, erosion controls, etc. Modification of Wetlands Permit #20-47.

Distance in Feet from Regulated Wetlands/Watercourse:*

28

Square feet of Wetlands, Watercourse and/or Regulated Area Impacted:

No wetland or watercourses will be disturbed. 0.25 acres of upland review area will be disturbed.

Describe measures (if any) that will be taken to minimize the impact on wetlands, watercourses, and the regulated areas:

The proposed house and septic layout is designed to minimize disturbance in the upland review area. Sediment and erosion control are positioned downgrade of site disturbance.

Any additional and/or pertinent information:

Is any portion of the property on which the regulated activity is proposed located within 500 feet of an adjoining municipality?*

No

Acknowledgments

MANDATORY PRE APPLICATION FOR ALL LAND USE, HEALTH, AND BUILDING APPLICATIONS Except for interior work in existing buildings and exterior work that does not expand or alter the footprint of an existing building. Effective October 1, 2005 no Land Use, Health or Building application for a permit may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified. Please see the attached legislation, PA 05-124. Please provide the name of the property owner(s) and street address of the property for which one of the above applications will be submitted and complete either A or B below. Property Owner(s): Address of Permit Application: A. I hereby certify there are NO conservation easements or restrictions nor any preservation restrictions on the above referenced propeerty. B. There ARE conservation easements or restrictions or preservation restrictions on the above referenced property. Name/Phone Number of Restriction Holder: Please attach one of the following: 1. Proof that the holder of the conservation or preservation restriction was notified by certified mail return receipt requested of the property owner's intent to apply for a Land Use, Health or Building permit in the [[orgFullName]]. 2. A letter from the conservation or preservation restriction holder verifying that the application is in compliance with the terms of the restriction.*



The undersigned electronic signature hereby grants permission to this Agency and its Agent to conduct any necessary inspections of this property, at reasonable times, both before and after the permit in question has been granted by the Agency/Agent.*



I HEREBY ACKNOWLEDGE AND CERTIFY THAT I'M PERSONALLY FAMILIAR WITH ALL THE INFORMATION PROVIDED IN THIS APPLICATION AND THAT ALL STATEMENTS AND REPRESENTATIONS MADE ARE TRUE TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT I AM AWARE OF THE PENALTIES FOR OBTAINING A PERMIT THROUGH DECEPTION OR THROUGH INACCURATE OR MISLEADING INFORMATION.*



I agree that my electronic signature below warrants the truth of all statements contained herein and in all supporting documents according to the best of the Agent &/or Owner(s) knowledge and belief, and that it is equivalent to a handwritten signature and is binding for all purposes related to this transaction.*

 Mark Peterson

Sep 19, 2025

October 17, 2025

Dear Members of the Wetlands Commission,

Prior to the October meeting, I would like to take this opportunity to provide more detail for this permit modification request and address some things that have been discussed.

First, I would like to apologize for the lack of written reporting that was required on the restored wetland habitat. The process of approval for the initial application was very overwhelming for me and I simply forgot that a written report was necessary. On occasion, George Logan would call me and ask to visit the site but no written reports were done. In addition, I was never notified by any town employee that these reports were due until the meeting last month. I immediately contacted Mr. Logan. He inspected the subject area and provided a written report which is attached as Exhibit A.

Next, there seems to be some confusion regarding the monitoring of the restored wetland area. I have confirmed with Mr. Logan that there is no need to check the vernal pool for eggs until the spring of 2026. Therefore, the recent report that I have submitted would fulfill the current requirement. Consequently, there would be no need to delay the permit modification. I have attached an email labeled Exhibit B as documentation. Please note that although the original permit covers both 60 and 64 Zeya Drive, they are separate properties and the vernal pool is not impacted by this permit modification.

After reviewing the memo from Lindsey Beutler, wetlands agent, I can provide more detail regarding the modification request. As I stated at the last meeting, the reason for moving the house location is due to the excessive amount of water. Following are some details:

- Large crevices form in the driveway which make regrading necessary
- Neighbors have routed runoff/sump pump/gutter draining onto my property
- Multiple streams/trenches form in the woods and run east to west
- Landscaping washes away – turns yellow and dies from too much water
- Soil turns black and slimy (mold)

- When you dig a hole to plant, it instantly fills with water
- Trees uproot completely

I have attached some photos of these issues labeled Exhibit C.

A trench was created in the cleared area of 64 Zeya Drive when we began construction. I don't know why it was not noted. It is a small trench used to slow down the flow of excess water. Some of it may be in the upland review area. It has not been touched since it was created and I wasn't planning on doing anything to it in the future. A photo of the trench is attached labeled Exhibit D.

At the request of the wetlands agent, I was asked to clarify some additional things. The cleared area has remained untouched since it was cleared and will continue to remain untouched allowing it to return to a forested state. I have attached a photo of its current state labeled Exhibit E. As part of this project the boundaries of these two parcels will be modified. The area where the proposed house is located will be given approximately 4 acres and all of the remaining 22(+/-) acres will be incorporated into 60 Zeya Drive to prevent any development of this cleared area. I was also asked to clarify if the driveway for the proposed house would be paved. Initially it will be gravel (with a paved apron) but we are hoping to have it paved at some point in the future.

Relocating the house would insure that issues due to excessive water would be resolved. There are two small patches of wetlands in the front of the proposed location where the water naturally drains from east to west. More wetlands are far behind the proposed area and they would be flowing away from this location. In addition, Bread and Milk Street has drainage measures. I have spent a lot of time and money looking for alternatives and it appears that this modification is the best option within the 73+ acres that I have. Thank you for your consideration of my request.

Sincerely,

Debbieann Durkin

Richard Zulick
Certified Forester / Soil Scientist
400 Nott Highway
Ashford, CT
06278

September 20, 2025

Town of Coventry
Inland Wetlands Agency
Coventry, CT

Re: Soils and Wetland Report - APN 004-7 Bread and Milk Street and Zeya Drive, Coventry CT. Site development plan prepared for Debbieann Durkin. - Plan by Gardner and Peterson Associates, LLC, Job # 2913C and dated 9-17-2025.

Dear Commission

I conducted a wetland delineation to identify the Connecticut regulated wetland soils on the above referenced parcel located on the west side of Bread and Milk Street, in the Town of Coventry, CT. The wetlands were delineated in June of 2025.

WETLAND DELINEATION METHODOLOGY

The wetland survey was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Coventry or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined as having a permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

Existing Conditions

Wetlands occupy lower elevation areas within a large wooded parcel. The wetland line beyond flag #62 extends northwest to the property line. Two small wetland depressions exist between the proposed 4 bedroom house and Bread and Milk Street

Wetland and Soil Description

The wetlands were delineated by pink and blue flagging. (see plan)

The wetland soils on the property are primarily Ridgebury poorly drained soils.

The two small depressions up gradient of the proposed disturbance (A-1 to A-5 and B-1 to B-5), appear to be man made and probably used for excavation of material during construction of Bread and Milk Street and / or livestock watering. These depressions have no hydraulic connectivity to the abutting wetland areas and showed no signs of function as vernal pools during my observations.

Ridgebury Soil Series

The Ridgebury series consists of very deep, somewhat poorly and poorly drained soils formed in lodgment till derived mainly from granite, gneiss and/or schist. They are commonly shallow to a densic contact. They are nearly level to gently sloping soils in depressions in uplands. They also occur in drainageways in uplands, in toeslope positions of hills, drumlins, and ground moraines, and in till plains.

TAXONOMIC CLASS: Loamy, mixed, superactive, acid, mesic, shallow Aeric Endoaquepts

Soils borings were examined with an auger, generally to a depth of 20 inches or more. Soils examined in both the uplands and wetlands are consistent with the Web Soil Survey mapping.

Wetland Functions and Values

The wetland complex was inspected to determine wetland functions and values utilizing the Army Corps. of Engineers methodology as outlined in “The Highway Methodology Workbook Supplement”. These wetlands exhibited the following wetland functions and values with the corresponding rationale:

Ground water recharge and discharge:

Potential for and public or private wells occur downstream of the wetland, wetland is underlain by or sandy soils present in or adjacent to the wetland, wetland is associated with a watercourse, quality of water associated with the wetland is medium and wetland shows signs of variable water levels.

Flood flow alteration:

The area of this wetland is small relative to its watershed. Effective flood storage is small or non-existent upslope of or above the wetland. Wetland contains hydric soils which are able to absorb and detain water, wetland exists in a relatively flat area that has limited flood storage potential, wetland has ponded water, and signs are present of variable water level, wetland receives and retains overland or sheet flow runoff from surrounding uplands. In the event of a large storm, this wetland receives and detains excessive flood water from surrounding properties.

Sediment/toxicant retention:

Potential sources of sediment are in the watershed above the wetland, opportunity for sediment trapping by slow moving water and shallow water habitat are present in this wetland, fine grained mineral or organic soils are present, long duration water retention time is present in this wetland, public or private water sources occur downstream, effective floodwater storage in wetland is occurring, areas of impounded open water are present, channelized flows have visible velocity decreases in the wetland, diffuse water flows are present in the wetland, wetland has a high degree of water and vegetation interspersions, and dense vegetation provides opportunity for sediment trapping and/or signs of sediment accumulation by dense vegetation is present.

Nutrient removal:

Shallow water and limited open water habitat exists within the complex. Overall potential for sediment trapping exists in the same areas. Saturated soils exist for most of the season, ponded water may be present in the wetland, organic/sediment deposits are present, dense vegetation is present with emergent vegetation and/or dense woody stems dominant, water retention/detention time in this wetland is increased by thick vegetation and other dense herbaceous and shrub vegetation in wetlands utilize and immobilize excess nutrients transported/deposited by developed areas upstream.

Production export:

Wildlife food sources grow within the wetland beyond the watercourse, evidence of limited wildlife use found within this wetland, higher trophic level consumers may be utilizing this wetland, a few high

vegetation density species are present, wetland exhibits moderate degree of plant community structure/species diversity. Wetland contains flowering plants that are used by nectar-gathering insects.

Conclusion

This larger wetland is part of a functioning ecosystem that warrants protective considerations upon development. The proposed sediment and erosion control fence should provide adequate protection to the wetland.

If you have any questions concerning the wetland function assessment or this report, please feel free to contact me.

Sincerely,



Richard Zulick
Certified Forester and Soil Scientist
Member SSSSNE

25-038R



- Ecology
- Soil & Wetland Studies
- Water Quality Monitoring • GPS
- Environmental Planning & Management
- Ecological Restoration & Habitat Mitigation
- Aquatic, Wildlife and Listed Species Surveys
- Application Reviews • Permitting & Compliance

September 28, 2025

VIA E-MAIL

Town of Coventry
Inland Wetlands Agency
1712 Main Street
Coventry, CT 06328

RE: *MONITORING OF VERNAL POOL CREATION & WETLAND SWALE*
60 Zeya Drive, Coventry, CT
REMA Job #: 20-2311-COV20

Dear Chair Glenney & Agency Members:

At the request of the property owner, Ms. Debbieann Durkin, on September 25, 2025, REMA Ecological Services, LLC (REMA), conducted an on-site investigation at the above-referenced site, for the purpose of monitoring the created vernal pool and also inspecting the wetland swale the runs parallel to the driveway.

The following summarize our findings:

1. The wetland swale is fully vegetated and conveying stormwater towards the cross-culvert under the driveway. There is no evidence of erosion within or at the discharge location. The shrub plantings that were installed a few years ago are still present, but they are somewhat stunted due to deer browse. We expect that over time they will reach full stature.
2. The area immediately around the created vernal pool is densely vegetated. Again, all of the shrubs that were planted are present but most are of low stature due to deer browse. We expect that over time they will reach full stature.
3. At the time of the inspection the seasonally flooded portion of the pool had approximately 6-8 inches of water, likely as the result of recent rainfall. Inspection

Town of Coventry IWA

RE: 60 Zeya Drive, Coventry, CT

September 28, 2025

Page 2



of the pool side slopes would indicate that the maximum the depth of inundation is 18-20 inches. The drawdown zone around the pool perimeter is well vegetated with native species including a variety of sedges and rushes. A few cattails have recently populated the pool. We propose that they are pulled by next growing season, before they mature.

4. Several adult green frogs were observed in the pool during our inspection.
5. We did not note any invasive plant species at the vernal pool vicinity.

It appears that the targeted hydrology for the created vernal pool has been achieved. Next Spring (2026), REMA will begin our monitoring for breeding by obligate vernal pool species, such as wood frogs, which is the target species, and provide a monitoring report for the Agency.

Attached are a few photos taken during our site visit (Photos 1 to 5).

Please feel free to contact our office with any questions on the above.

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC

A handwritten signature in black ink, appearing to read "George T. Logan", with a long horizontal flourish extending to the right.

George T. Logan, MS, PWS, CSE

Registered Soil Scientist

Professional Wetland Scientist, Certified Senior Ecologist

Attachments: Photos 1 to 5

Exhibit A 3 of 5

	SITE/LOCATION: 60 Zeya Drive Conventry, CT	REMA JOB NO.: 20-2311-COV20	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): G.T. Logan, MS, PWS, CSE		

DATE: September 25, 2025	FACING: (see photo)	1
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	Comments: Drainage swale
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Heya Drive, Coventry
25 Sep 2025, 3:29:19 PM

DATE: September 25, 2025	FACING: (see photo)	PHOTO NO.: 2
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	Comments: Drainage Swale
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Heya Drive, Coventry
25 Sep 2025, 3:29:29 PM

Exhibit A 4 of 5

	SITE/LOCATION: 60 Zeya Drive Conventry, CT	REMA JOB NO.: 20-2311-COV20	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): G.T. Logan, MS, PWS, CSE		
DATE: September 25, 2025	FACING: (see photo)	3	
		Comments: Area of created vernal pool; bypass swale in foreground	

DATE: September 25, 2025	FACING: (see photo)	PHOTO NO.: 4
		Comments: Created Vernal pool; 6-8 inches of inundation after heavy rainfall

Exhibit A - S&ES

	SITE/LOCATION: 60 Zeya Drive Coventry, CT	REMA JOB NO.: 20-2311-COV20	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): G.T. Logan, MS, PWS, CSE		
DATE: September 25, 2025	FACING: (see photo)	5	
		Comments: Vernal pool after summer/fall rainfalls	
		<small>Heya Drive, Coventry 25 Sep 2025, 3:31:57 PM</small>	

Exhibit B 1 of 3

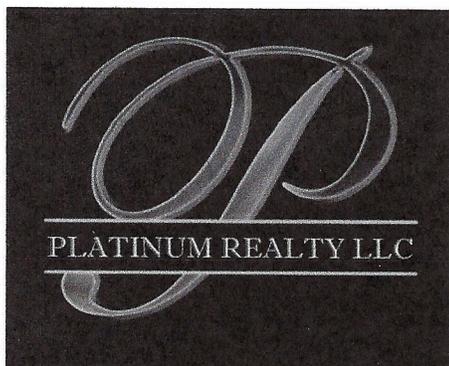
NOTE: Our office has moved from Manchester to Vernon, CT

On Tuesday, October 7, 2025 at 03:13:04 PM EDT, DEBBIE ANN DURKIN <debbieanndurkin@comcast.net> wrote:

Hello George,

There seems to be some confusion with your recommendations that were made part of my wetland permit approval. You recently reported on the status of all the areas mentioned in my approval document. I believe that the first three years were for monitoring and brief reporting of the initial implementation and years four to seven would be specifically for the vernal pool since it takes that long to create. If that is correct, there would be no need to check for eggs in the pool until 2026 since the pool had not been created until the summer/fall of 2022. Please clarify so that any other approvals that I am seeking will not be delayed due to the vernal pool which is not even on the property in question.

Debbieann Durkin



60 Zeya Drive
Coventry, CT 06238
Phone: (860) 877-0819
Licensed In CT REB.0795019

- 20221116_125146.jpg (9 MB)
- Untitled (104 KB)
- Untitled (14 KB)

Exhibit B 2023

George Logan <rema8@aol.com>

10/7/2025 8:14 PM

Re: 60 Zeya Drive - Vernal Pool

To DEBBIE ANN DURKIN <debbieanndurkin@comcast.net>

Debbieann,

You are correct. See excerpt from our 1/11/21 report, page 7:

5. The potential issue with Zeya Drive stormwater entering the proposed vernal pool has been addressed above. 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 the initial implementation season (i.e., Years 2 and 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 continue 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 year** for a vernal pool to become consistently active, and is based on the average 3 year life cycle of wood frogs, which do not reach sexual maturity for at least half their average life span.

So, Spring 2023 would have been the first season for potential vernal pool obligate amphibian breeding, and Spring 2025 was the third season. That means that "**more than 3 years**" would take us to 2026, spring season, for the first year of full vernal pool monitoring.

We have verified that the pool has the proper hydrology, now we will inspect it next Spring, per the permit, since my report was cited by it, for our first full year of vernal pool monitoring.

Hope this clarifies things and will be useful for the Commission to understand where we are in this process.

Best,
George

P.S., I attach one of the several photos I took when we planted the perimeter of the pool in November of 2022, just after the pool was created.

George T. Logan, MS, PWS, CSE

REMA Ecological Services, LLC

43 Blue Ridge Drive, Vernon, CT 06066

860-649-REMA (7362) (O) 860-883-8690 (C)

-Exhibit B 3063-



- Exhibit C
1 of 5



- Ditch in woods caused
by excessive amounts water

Exhibit C
2015



rut caused by
water flow

- Exhibit C 3 of 5 -



- Path of Water Across hot -

-Exhibit C 4 of 5-



-Trees Uproot and Fall-

Exhibit C S&S



Trees Uproot and Fall
Also another natural water trench

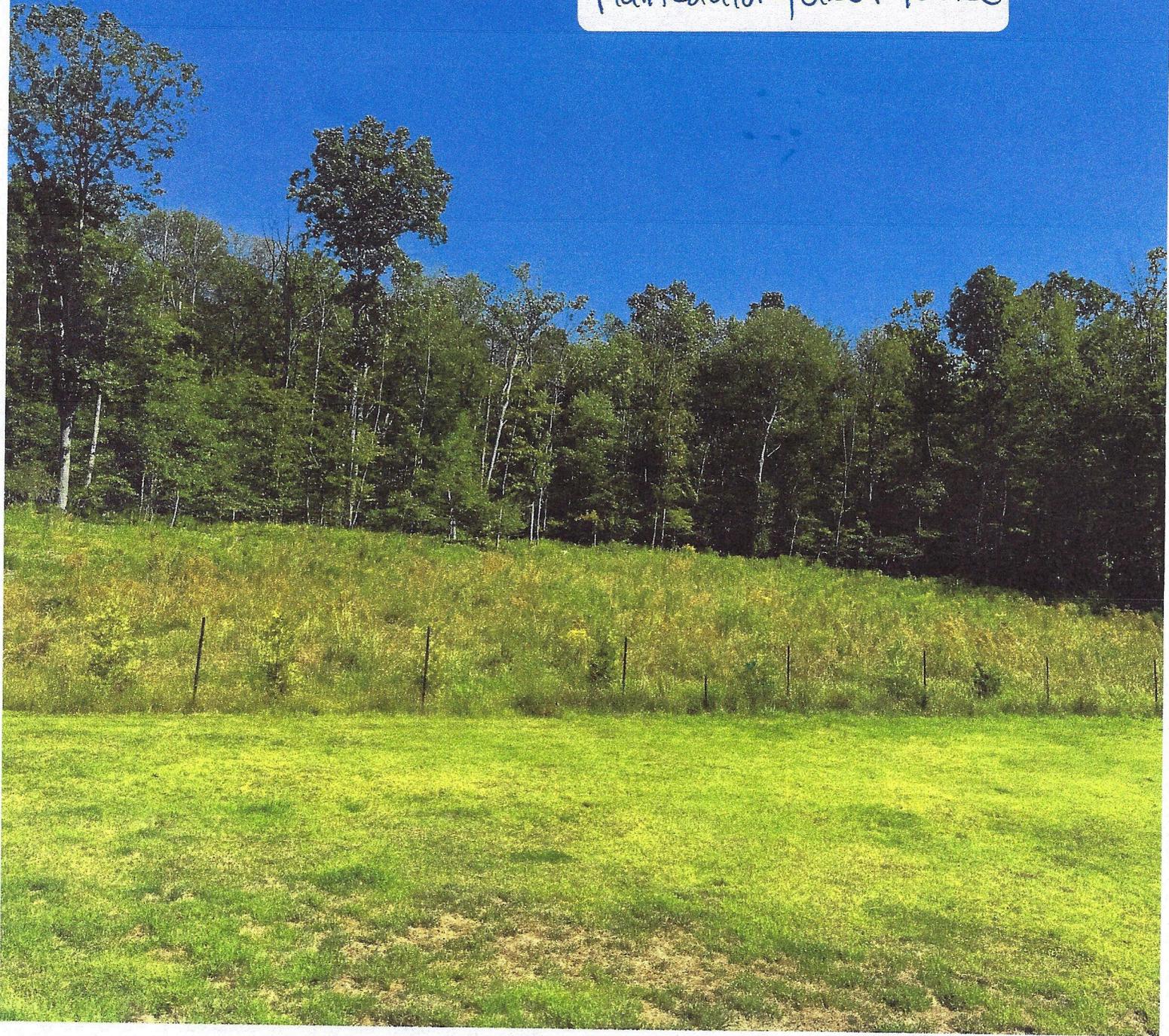
- Exhibit D
1 of 1

- Trench-created
at construction



Exhibit E - 1 of 1

Meadow - trees
Planted along deer fence





Town of Coventry

Land Use Office - Wetlands

1712 Main Street • Coventry, CT 06238

Lindsay Beutler • Environmental Planner / Wetlands Agent

Phone: 860-531-2886 • Fax: 860 742-4059 • Email: lbeutler@coventry-ct.gov



Date: October 15, 2025

To: Debbie Ann Durkin, Owner; Mark Peterson, Applicant/Agent

Re: 25-28W – 64 Zeya Drive

Proposed construction of single-family home in upland review area

Review Memorandum

The Inland Wetlands Agency (IWA) received your above referenced Regulated Activities Permit application at its September 24, 2025, meeting and scheduled the application to be reviewed for potential action at its regular scheduled meeting October 22, 2025. The application is supported by a site plan prepared by Mark Peterson, P.E. of Gardner & Peterson, Associates, LLC, project narrative, Wetlands Permit #20-47 Site Plan (Subdivision) prepared by Bushnell Associates, LLC, and a report from Professional Soil Scientist, Richard Zulick. The application proposes to:

1. Modified regulated activities associated with construction of a single-family residence with driveway, detached outbuilding, domestic well and subsurface disposal system depicted on the approved permit application plan (Bushnell) to completely new location accessed from Bread & Milk Street (CT 31)
2. Revised driveway construction, tree clearing and grubbing, site grading (including septic system area), shed, footing drain discharge and erosion controls in the 75-foot upland review area
3. Disturbances
 - Wetland Area: 0sqft
 - Upland Review Area: 10,890sqft

Todd Penney and I reviewed the application and conducted a site visit with you and your agent, Mr. Peterson, on 10/14/2025. Comments from our review are as follows:

- The original plan for a 2-lot subdivision was created by Andrew Bushnell, P.E. and submitted under Wetlands Application #20-47W. The scope of that submission included two building lots on a shared driveway with access from Zeya Drive. Both building lots were cleared but only one house was built. Now the property owner is proposing to relocate the second house to have frontage off Bread and Milk Street. The Town's Attorney, Kenneth Slater, provided his legal opinion, stating the proposed activity should be presented as a modification to the original permit, rather than a new wetlands permit as currently proposed. It is the Town Attorney and Town Staff's recommendation that the current application be amended as a modification request for Wetlands Permit 20-47W.
- The condition outlining the requirements for monitoring of the new vernal pool creation for the active Permit #20-47 has not been complied with, which technically puts the owner/application in violation to said permit. Said condition requires yearly monitoring in year 2 and 3 post construction. Our records have the vernal pool being constructed at the end of 2022. That construction completion would require the first report to be submitted after the 2024 and 2025 spring

October 15, 2025

Debbie Ann Durkin, Owner; Mark Peterson, Agent
25-28W Review Memorandum

engagement season. The Town has not received any documentation from either the owner or REMA Environmental. The permit condition reads as follows:

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 as 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., bioswale). 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 reach sexual maturity for at least half their average life span.

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

- An unpermitted activity, diversion trench was installed to reroute the surface flow of water away from existing house at 60 Zeya Drive. This activity needs to be located by your land surveyors as it relates to the wetlands and upland review area. Your agents shall provide an opinion as to its impact on the adjacent wetland. The applicant shall provide commentary as to whether this trench will remain in place. Consideration should be made to how the area surrounding the trench will be maintained as well as how the trench will be maintained in the future.
- Consideration should be given to allowing the area cleared for the original house development lot to be returned to a forested state.
- Provide a revised site plan that depicts the entire 2-lot subdivision with new location of proposed house and updated wetland delineation by Soil Scientist Richard Zulick., including wetland flagging #1 – 49 and from wetland flag #62 to the northerly property line.
- Revise legend to correctly identify upland review area as 75 feet.
- Specify whether the driveway is proposed to be gravel or paved. Add driveway detail to detail sheet.
- The property owner has stated they plan to perform a property line revision that maintains a two-lot subdivision but creates a lot with Bread and Milk Street frontage where the house is proposed to be located. Given the overall inundation of wetlands throughout these lots, it would be helpful for the IWA to see the proposed new lot lines.
- The site plan by Gardner & Peterson is very cluttered with the proposed site improvements, all the construction details, and erosion and map notes on one sheet. Consider adding a sheet to move all details and erosion control narrative onto and keep the site plan improvements on the first sheet. Include a construction sequence on the details sheet.
- The proposed grading scheme forms a "swale" on the northerly property line. We recommend adding haybale check dams at a 75-foot interval to assist in concentrated construction runoff. The footing drain outlet coincides with this location.

October 15, 2025

Debbie Ann Durkin, Owner; Mark Peterson, Agent
25-28W Review Memorandum

- Engineer should confirm with Eastern Highlands Health District (EHHD) that no domestic wells are within the DPH separation for the proposed septic system. You will need to verify with EHHD, but I believe the well for the COLA LLC property to the north is considered a community well and may require greater setback.
- In the proposed house box is a call out for invert = 789.8±. Provide clarity that call out is for the footing drain at the foundation.
- Survey's certification for the topographic accuracy is T-D. Please provide backup for this level of accuracy. Why not T-2?
- Depict the location of the CT 31 (Bread & Milk Street) cross culverts.
- Provide a note that the curb cut will require a CDOT Encroachment Permit prior to any on-site activity and that will be uploaded to the Open Gov application portal.
- Depict the gutter grades at the location of the curb cut to make sure no puddles will be created when you provide positive grade of the driveway towards the gutter line.
- Depict the sightlines and ensure they meet Coventry Zoning and CDOT requirements.
- Depict the existing conditions across the street for this application. While it may not be completely necessary for the wetlands permit, zoning will want to see what access points be located in the vicinity of this proposed access point.

It would be helpful to have any responses to these comments and additional application materials submitted in writing prior to the October 22nd meeting. Please note that additional comments may be required based on the responses. You can reach me at the contact information above.