

COVENTRY INLAND WETLANDS AGENCY

REGULAR MEETING MINUTES

Wednesday, October 22, 2025

Town of Coventry, Town Hall Annex Building, 1712 Main Street Coventry, CT 06238
& Zoom Teleconference

| | MEMBER | PRESENT | ABSENT | EXCUSED |
|---------------------------|--|---------|--------|---------|
| REGULAR MEMBERS: | William Glenney, Chair | X | | |
| | Lori Mathieu, Vice Chair | X | | |
| | William Johnson | | X | X |
| | Richard Pearson | | X | X |
| | Stefanie Wierszchalek | X | | |
| ALTERNATE MEMBERS: | Laura Heemskerk | X | | |
| | VACANT | | | |
| STAFF: | Lindsay Beutler, Environmental Planner/Wetland Agent | X | | |
| | Todd Penney, P.E., Town Engineer/Wetland Agent | X | | |
| | Andrea Vassallo, Recording Secretary | X | | |

1. CALL TO ORDER:

William Glenney called the meeting to order at 7:00 PM.
Laura Heemskerk, Alternate, is seated for William Johnson.

2. AUDIENCE OF CITIZENS: None.

3. ADDITIONS/CHANGS TO THE AGENDA:

W. Glenney added to the agenda item 9C, Discussion, Board/Commission Operations and Procedure Practices.

4. OLD BUSINESS:

A) 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.

***L. Mathieu has recused herself from this application.**

Representing the property owner is James Blair of James Blair Landscaping & Design, LLC of Columbia, CT. Mr. Blair stated town official Lindsay Beutler,

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Environmental Planner/Wetland Agent reviewed the application, proposed design, and requested recalculations of the proposed areas of disturbance, lot coverage, and to resubmit an updated proposed design plan of which Mr. Blair stated he addressed and submitted.

Mr. Blair informed the commission:

- The whole property, and proposed design, is not located in the upland review area.
- Proposed is 900 sq. ft. of disturbance within the upland review area.
- Proposed is 1100 sq. ft. of disturbance outside of the upland review area.
- The closest area of disturbance to the upland review area is 70 feet.
- The proposed project limits are located approximately 150 feet from high water – located halfway between the home and the waterbody.
- The proposed construction materials nullify any net growth of impermeability – lot coverage will remain the same as it currently is.
- Provided an updated project narrative and construction sequence schedule.
- A ‘Hold Harmless Agreement’ letter has been submitted to the record by abutting neighboring landowners located at 35 Shore Drive, Coventry, CT, Peg and Norm Meyers.

Maintenance & Inspection Operating Procedures & Schedules:

Mr. Blair stated that the homeowners were provided standard maintenance procedure and schedule literature – and considers them well informed. Mr. Blair stated:

- Will assist the homeowners with the maintenance schedule within the first year.
- After the first year the homeowner will decide to assume maintenance responsibilities themselves or retain a qualified acting agent.
- Reviewed standard and seasonal maintenance procedures and activities.
- Reviewed manufacturer technical data specifications.
- Acknowledged Coventry’s “*Stormwater Feature Inspection Report.*”

Town Staff & Commission Questions & Comments:

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- L. Beutler, Environmental Planner/Wetland Agent, endorses Mr. Blair's presentation and does not have any issues.
- Todd Penney, P.E., Town Engineer, endorses Mr. Blair's presentation and does not have any issues.
- L. Heemskerk asked of town staff:
 - Q:** Is there a master list of property owners that are required to comply with inspections and conditional requirements?
 - A:** L. Beutler and T. Penney both verify that an inventory of properties with mandated reporting requirements does exist. Periodically there have been staffing issues that have prohibited timely compliance inspections. T. Penney further stated that ultimately it is the homeowner's responsibility to comply and befalls to town staff to maintain inspection and reporting schedules.
- L. Heemskerk commented:
 - **A Citizens User Guide on Inspection Reporting:** Would like to see a user guide developed to train and assist homeowners on how to fill out the required inspection report forms.
 - **Standard Maintenance Procedure Guidance Document:** Thought the manufacture maintenance plan is wonderful.
 - **Q:** Asked the commission if it's possible to adopt the manufacture's maintenance plan as a template.
 - **A:** W. Glenney stated that the manufacture material is copyrighted and couldn't directly adopt the document as a guidance document.
 - **A:** J. Blair stated the commission could use the manufacture maintenance plan as a reference if developing an in-house document. Mentioned other manufacturers.
- S. Wierszchalek commented:
 - She does not have any questions.
 - Thinks that the product maintenance guide is great. Agrees with L. Heemskerk would like to see something developed in-house.

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- T. Penny stated that the owner is ultimately responsible for executing inspections, conducting maintenance, post-monitoring, and required report filings.

MOTION: L. Heemskerk **MOVED** to **APPROVE** permit **WP-25-26 – 29 Shore Drive** – Owner: Czaikowski Family, LLC; to install permeable paver patio underneath existing deck and permeable paver driveway, parking area and walkway with **standard Inland Wetlands permit conditions** applied and **shall implement Condition #8:**

“The property owner shall submit to the Wetlands Agent proof of inspection for each storm water mitigation feature once a year in the spring on a form to be provided by the Town of Coventry. (as applicable)”

S. Wierszchalek **SECONDED; MOTION CARRIED; 3:0:0.**

| | |
|----------------|---------------------------------|
| Yea | Glenny, Heemskerk, Wierszchalek |
| Nay | |
| Abstain | |

B) WP-25-28 – 64 Zeya Drive – Owner: Debbie Ann Durkin; Applicant/Agent: Mark Peterson, P.E. – **Modification to wetlands permit #20-47W** – New location for proposed single family home with construction activity in upland review area.

***L. Mathieu has recused herself from this application.**

Representing the homeowner is Mark Peterson, P.E., of Gardner & Peterson Associates, LLC, Tolland, CT. Richard Zulick, Certified Forester/Soil Scientist, Ashford, CT. The homeowners Debbie Ann & Jeff Durkin are present.

M. Peterson addressed the Commission and stated:

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Since having introduced the project on September 24, 2025, IWA Regular Meeting M. Peterson walked the property with town staff and the property owner to address outstanding questions and procedural operations.

M. Peterson stated he has resubmitted a set of Improvement Locations Survey drawings and proceeded to explain to the Commission the existing conditions and neighboring abutting parcels.

R. Zulick addressed the Commission and stated:

He conducted a site walk of the subject property on October 21, 2025, and submitted an Existing Conditions Evaluation and observed the subject swale the following:

- It is majorly located in the upland review area,
- 3-4 feet in width,
- 2-3 feet in depth,
- 350 feet in length,
- Located in a north-south orientation,
- Drops 10 vertical feet over its entire length for a 2.8% slope,
- With low water flow, velocity, and
- No erosion or sedimentation flowing out of the swale into the wetland.

R. Zulick concluded:

- The existing subject swale has no negative existing impact on the wetland.

R. Zulick recommended:

- A series of check dams to be monitored during large storm events,
- No vehicular activity or disturbance in or around subject swale, and
- Encouraged reseeding of native vegetation.

Existing Vernal Pool Update:

M. Peterson stated a vernal pool, part of the original subdivision application, and located on the subject property at 60 Zeya Drive, was not maintained as specified in

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the original approved wetland permit – and in violation. The homeowner Debbie Ann Durkin addressed the Commission and stated she contacted the original soil scientist, George Logan, and has since provided the required reporting documents. Both parties then reviewed the original 2021 Wetlands Supplemental Report, by G.Logan, which provided further information on what additional reporting requirements were required which indicated the vernal pool should be checked approximately in the Spring of 2026.

Other Discussions:

M. Peterson addressed the Commission and further reviewed the remaining sub-division plans and existing onsite water challenges in and around Bread & Milk Street.

Town Staff & Commission Questions & Comments:

- L. Beutler confirmed that she and T. Penney co-wrote a comprehensive memo of concerns, addressed to the homeowner and acting Applicant/Agent, as well as conducted a site walk of the subject property where site plan modifications were discussed.
- T. Penney added this application is a modification to the original wetland permit, #20-47W, due to a re-siting of the proposed single-family home.
- S. Wierszchalek commented:
Thanked the Applicant/Agent for the additional comprehensive information.
- L. Heemskerk inquired:
Q: There aren't any outstanding compliance issues?
A: T. Penney confirmed the town intends to follow up with the homeowners, the Durkins, in the Spring 2026, regarding the status of the vernal pool.

MOTION: L. Heemskerk **MOVED** to **APPROVE** permit **WP-25-28 – 64 Zeya Drive –** Owner: Debbie Ann Durkin. Activity – Of a new location for a proposed single-family home with construction activity in the upland review area. **Standard Inland Wetland conditions shall apply. As well the following Condition shall be implemented:**

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Monitoring of the restored wetland habitat, vernal pool and bio-swale:

1. *The owner shall be ultimately responsible for executing inspections, post-monitoring, and required report filings.*
2. *Monitor and briefly report 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).*
3. *To 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).*
4. *Monitoring this pool for an additional 4 years (i.e., Years 4 to 7), with annual reports to the Commission.*
5. *Monitoring shall be conducted by a certified soil scientist or wetland professional with appropriate qualifications.*
6. *Said monitoring shall use the Town’s established “Stormwater Feature Inspection Report.”*

Permit WP-25-28, including all conditions, referred to above, **shall supersede permit #20-47W**, whereas **all outstanding violations are considered closed**.

W. Glenney took a consensus among seated commission members Heemskerk and Wierszchalek if they agreed with: Approving permit WP-25-28 with standard Inland Wetland conditions, as well as the six (6) additional specified conditions, and close out all outstanding wetland violations.

MOTION CARRIED; 3:0:0

| | |
|----------------|---------------------------------|
| Yea | Glenny, Heemskerk, Wierszchalek |
| Nay | |
| Abstain | |

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L. Mathieu is reseated.

5. NEW BUSINESS:

A) WP-25-30 – 124 Lake Street – Owner: Town of Coventry; Applicant/Agent: Benjamin Rach, GZA GeoEnvironmental. – As of right application for proposed surface water circulator to reduce concentration of bacteria in the swimming area at Patriots Park.

Appearing before the Commission was representing the application was:

- Benjamin Rach, Senior Project Manager, GZA GeoEnvironmental, Inc., Manchester, CT, acting Applicant/Agent, and
- Alex Taylor, Town of Coventry Special Projects Coordinator (via Zoom).

B. Rach presented to the Commission the following:

- **Project Purpose & Need:**
 - Coventry Parks and Recreation Department reported 32 swimming day closures due to high bacterial testing levels recorded during the 2025 summer season at Patriots Park Beach.
 - To enhance circulation of water through Patriots Park Beach swim area and into the main body of Coventry Lake.
- **Presentation Highlights:**
 - Eastern Highlands Health District (EHHD) conducted water quality testing throughout the 2025 season.
 - Data presented by GZA GeoEnvironmental was provided by EHHD Director Rob Miller and staff.
 - EHHD provided 12 years of historical water sampling & testing data.
 - Annual bacterial levels observed as the highest concentrations during the months of July & August since 2013.
 - Baseline threshold measurement of high bacterial levels or “action level” is: 235 org/100 mL
 - Coventry Lake assumed open lake bacterial levels: 71 org/100 mL.
 - Patriots Park Beach swimming area average bacterial levels: 435 org/100 mL.

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- Bacterial testing level concentration results at Patriots Park Beach swim area are an outlier compared to other nine (9) testing sites in Coventry Lake.
- Assumed point-source contamination loads are generated from stormwater runoff, Canada Goose activity, and bather loads.
- Enhanced circulation of the waters at Patriots Park Beach swim area during high bacterial episodes expected to not adversely affect residential waterfronts based on using *very conservative high estimate dilution factor calculations and assumed open water concentrations*.
 - (*Based on historical testing data observed at the other nine (9) shallow near-shore beach test locations – EHHD indicated a marginal 16% increase of bacterial levels. Assumed increase from 71 org/100 mL to 83 org/100 mL.)
- **Project Cost:**
 - The project is being funded through an awarded STEAP Grant (Small Town Economic Assistance Program) to the Town of Coventry.
- **Water Areas of Concern:**
 - Patriots Park Swim area: 0.12 acres of surface area, mean average 3 feet deep, 0.36 acre-feet of volume.
 - Coventry Lake (Patriots Park cove area – Remote from residential waterfronts): 10 acres of surface area, mean average of 6 feet deep, 60 acre-feet of volume.
- **Proof-of-Concept:**
 - EHHD conducted a proof-of-concept during the month of August 2025 using a small boat to circulate the water at a low throttle for 30 minutes. Intended to reduce the frequency and duration of bacterial levels that cause beach shutdowns.
 - Pre-test results: 1,000 org/100 mL (August 12, 2025)
 - Post-test results: 160 org/100 mL (August 14, 2025)
 - Estimated 84% reduction in bacterial levels.
- **Proposed Remediation Device:**

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- Concept design is portable, seasonal, floating raft moored out in the open water.
- A platform propellor circulation system (aerator) to include a thrust electric trolling motor.
- Power system option types: 1) direct drive solar powered, 2) battery-power system with a timer, 3) direct wiring system from the shore with a timer.
- Permanently installed mooring option types: 1) Augers, 2) Pyramids.
- Added PVC duct pipe safety features to protect people from propellers.
- **Location:**
 - Proposed approximate location at the end of the jetty outside of the designated Patriots Park swimming area.
- **Duration of Use:**
 - Annually early June (spring) to mid/late September (fall).

Town Staff & Commission Questions & Comments:

Discussion ensued among commission members and town staff regarding:

- Assumed verse actual point-source pollution load types (stormwater runoff, bather load, animal excrement, sewer systems, upgradient watershed).
- Existing lake water circulation patterns:
 - Littoral edge verse open water.
 - Existing circulation verse aerator generated.
 - Wind patterns
- EHHD beach closure testing procedures:
 - **ACTION:** Confirm how many water samples and tests are performed within what timeframe to determine public beach closure?
 - **ACTION:** Can EHHD perform specialized e. coli tests to discern source type?
- Open water lake sampling data:
 - **ACTION:** Commission requests additional data from EHHD if it exists.
 - **ACTION:** Commission requests presentation of this data.
- Historic/Typical/Future Testing Site Locations & Frequency

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- **ACTION:** Commission requests more comprehensive datasets presented to better understand historical testing locations & frequency and to discuss the possibility of increasing testing parameters.
- Water flow restrictions:
 - Assumed or actual
 - Drought driven, inflow issues, or combined.
- Runoff:
 - Quantity and location of inflow locations.
- Sewer system. **ACTION:** Commission requests for information of Coventry's Water Pollution Control Authority (WPCA):
 - What is the precise location?
 - When was the system last tested?
 - What are the testing parameters?
 - What are the preventative measures in place to
- Safety concerns:
 - Surface level demarcation and safety feature measures:
 - Flagging, buoys, lights
 - **ACTION:** Commission requesting light features on the structure.
 - Underwater propellor safety devices
 - Education for all lake user types – motorized boats, swimmer, non-motorized water vessels, fishing.
- Energy management concerns:
 - Timer vs. automated monitoring system vs. visual spot checking.
 - Direct drive solar vs. battery vs. hard wire
- Case Studies:
 - **ACTION:** L. Beutler asks B. Rach of GZA for case studies of this type of project work being implemented.
- Permitting:
 - As-of-right activity vs permitted activity. Regulation Section 4.1(c) – Boat Anchorage & Moorings.
- Costs:

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- Awarded STEAP Grant project requirements and parameters.
- Are additional grant funding opportunities available for future studies or testing types?

The Commission has received and will continue the application at next month’s IWA meeting. No action required.

B) Adoption of 2026 Inland Wetlands Agency Regular Meeting Dates

Commission members reviewed the proposed 2026 Inland Wetlands Agency Regular Meeting schedule.

Discussion ensued about the duration and frequency in which to hold Aquifer Protection Agency (APA) meetings. The Commission agreed to hold council annually in the month of January in conjunction with the regularly scheduled Inlands Wetland Agency meeting.

MOTION: L. Heemskerk **MOVED** to **ACCEPT** the 2026 Inland Wetlands Agency Regular Meeting calendar schedule. L. Mathieu **SECONDED;**
MOTION CARRIED; 4:0:0

| | |
|----------------|---|
| Yea | Glennay, Mathieu, Heemskerk, Wierszchalek |
| Nay | |
| Abstain | |

MOTION: L. Mathieu **MOVED** to **ACCEPT** an annual Aquifer Protection Agency meeting during the month of January in conjunction with the regularly scheduled Inlands Wetland Agency meeting. L. Heemskerk **SECONDED;**
MOTION CARRIED; 4:0:0

| | |
|----------------|---|
| Yea | Glennay, Mathieu, Heemskerk, Wierszchalek |
| Nay | |
| Abstain | |

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

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7/22/2024. Cease and Desist verbally issued by IWA 7/29/24, mailed Certified Mail 8/1/2024. Referred to Town Attorney 7/23/2025.

<https://civilinquiry.jud.ct.gov/CaseDetail/PublicCaseDetail.aspx?DocketNo=TTDCV2560342305>

L. Beutler stated that the Show Cause Hearing has been rescheduled to Thursday, October 30, 2025, due to a Continuance filed at the Plaintiff’s request.

7. ADOPTION OF MINUTES:

A) September 24, 2025 – Regular Meeting Minutes

S. Wierszchalek stated on page 6 under New Business, agenda item 5B, L. Mathieu was not recorded as having recused herself from application WP-25-26, 29 Shore Drive, Owner: Czaikowski Family, LLC. The meeting minutes from October 23, 2025, should document this error and reflect the modification moving forward.

MOTION: L. Mathieu **MOVED** to **APPROVE** September 24, 2025 IWA Regular Meeting Minutes, with a modification that on page 6, New Business (5B), L. Mathieu should have been recorded as having recused herself on application WP-25-26, 29 Shore Drive, Owner: Czaikowski Family, LLC. W. Glenney

SECONDED; MOTION CARRIED; 4:0:0

| | |
|----------------|---|
| Yea | Glenney, Mathieu, Heemskerk, Wierszchalek |
| Nay | |
| Abstain | |

8. CORRESPONDENCE:

A) Wetlands Quarterly Report

L. Heemskerk asked about **Permit 25-13W – 184 Avery Shores** – Applicant/Owner: Paul Guardino. – Raise house, replace foundation, demo/rebuild garage.

Q: Is the applicant withdrawing their application?

A: L. Beutler stated the applicant will be withdrawing the application. The Commission needed to act on the application by the beginning of November 2025, however L. Beutler and the Applicant/Owner are in active conversations

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about the project and there should be an email from the Applicant soon confirming the withdrawal.

B) Connecticut Association of Conservation and Inland Wetlands Commission, Inc (CACIWC) Annual Conference – November 15, 2025

L. Beutler stated that there are still time and opportunity for commission members to attend the annual CACIWC conference. Early bird pricing has ended (\$85) and has now increased (\$105).

9. DISCUSSION:

A) Low Impact Development Working Group Update

L. Mathieu gave a Low Impact Development (LID) Working Group update to the commission. Topics discussed at the LID Working Group were:

- Current health and use status of Coventry Lake.
- Rebranding of informational signage:
 - Dr. Courtman recommended that existing information signage could be more succinct and re-written in plain language for laymen and all user types.
- Working Group members agreed to develop educational outreach material including a one-page fact sheet.
- Write a feature article for the Town quarterly newsletter.
- Working Group members drafted and administered a Lake Protection survey, where:
 - The intent of the survey is to crowdsource information from other CT lake communities on best management practices.
 - The survey was sent to members of the CT Federation of Lakes (CFL) on October 16, 2025.
 - Next outreach efforts include reaching out to lake communities in other New England states such as Maine, New Hampshire, and Massachusetts.
- The Working Group **invited CFL to present in 2026**. Meeting date and time TBD.
- **Saturday, May 16, 2026 – LID Educational Workshop**
 - Time: 9 am -12 pm.
 - Location: Patriots Park, Lodge.

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- Target audience: Coventry residents, Towns of Columbia & Bolton
- Presentation topics to include:
 - Wetland planting guides
 - Potential demonstration project.
 - Q&A and vendor
- **Wednesday, October 29, 2025 – Joint Working Group Meeting**
 - To be held between the LID Working Group and the Coventry Lake Advisory & Monitoring Committee.
 - Time: 7 pm.
 - Location: Coventry Town Hall Annex Building.
- **Demonstration Project Concept Ideas:**
 - Location: Patriot's Park
 - University of Connecticut (UConn) Rowing Facility – 44 Lake Street

B) Aquifer Protection Agency

W. Glenney asked the members of the commission to read and become familiar with the Aquifer Protection Area regulations. Coventry Town Code gives authority to the Inland Wetlands Commission Agency to enforce statutory regulations set forth by the state of Connecticut.

C) Board/Commission Operations and Procedure Practices

W. Glenney stated the Town Council has notified all acting chairs to inform their respective boards/commissions of regular meeting operations and procedures that are required to be followed to comply to operate as a governing body for the Town of Coventry.

10. ADJOURNMENT:

L. Mathieu **MOVED** to **ADJOURN** at 9:37 PM. L. Heemskerk **SECONDED; MOTION CARRIED; 4:0:0**

The next regular meeting is scheduled for: **Wednesday, November 19, 2025**

Respectfully submitted by Andrea Vassallo, Acting Recording Secretary

Please see the minutes of subsequent meetings for approval of these minutes and any corrections hereunto. These minutes are not official until approved by the Inland Wetlands Agency.