



WP-25-32

Wetlands Permitting

Status: Active

Submitted On: 10/31/2025

Primary Location

167 GERALDINE DR
Coventry, CT 06238

Owner

RICHARDELLO TODD M +
167 GERALDINE DR
COVENTRY, CT 06238

Applicant

James Lathrop
 860-881-9934
 doallconstruction@aol.com
 70 bread and milk street
Coventry, Ct 06238

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

Applicant Information

Applicant's Association to Owner:*

Applicant Business Name (if applicable)

Contractor

Owner Information

Owner Name

Owner Phone Number

Owner Email Address

Owner Address

Additional Information

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

Wetlands Permitting

Type of Wetlands Application:*

Regulated Activity Application

Regulated Activity Being Applied For: *

Activity Within a Wetlands Upland Review Area

Activity/Project Information

Description of Proposed Activity(s):* ?

adding a 24x24 garage

Distance in Feet from Regulated Wetlands/Watercourse:*

10.5

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

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

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 property. 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: I. 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.*

 James Lathrop

Oct 31, 2025

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

October 20, 2025

Re: Soils and Wetland Report
167 Geraldine Drive
Coventry, CT

I have conducted a wetland delineation to identify the Connecticut regulated wetland soils on the above referenced parcel located on the north side of Geraldine Drive, in the Town of Coventry, CT. The wetlands were delineated on September of 2025. The limit of observation included the proposed garage site and its potential effect on wetlands both within the subject property and on abutting properties adjacent to the proposed activity. All abutters were notified of this investigation.

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 were delineated on 9/22/2025. The delineation was conducted in the area of the proposed garage. No wetland soils exist on the subject property, however, a wetland area exists on the abutting property to the east on 15 David Drive. This small wetland area is within 25 feet of the proposed structure. This wetland area is far from pristine, and is cut off from other wetlands by filling and past development.

Wetland and Soil Description

The wetland soils are poorly drained Leicester soils which are dominated by loose friable melt out till and fine sandy loam to sandy loam textures down to about 4 feet in depth. These soils are suitable for storm water infiltration.

Leicester Soil Series

The Leicester series consists of very deep, poorly drained soils formed in coarse-loamy till. They are nearly level or gently sloping soils in drainageways and low-lying positions on hills. Slope ranges from 0 to 8 percent. Permeability is moderate or moderately rapid in the surface layer and subsoil and moderate to rapid in the substratum.

TAXONOMIC CLASS: Coarse-loamy, mixed, superactive, acid, mesic Aeric Endoaquepts

Conclusion

If the absolute increase in run off and overland flow from this proposed structure needs to be prevented, the only viable solution would be to install gutters on the proposed garage and to run the roof leaders into the Town catch basin (located south of the structure) or infiltration units somewhere on the subject property. Permission from the appropriate Public Works official would be required for any connection to the catch basin.

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

Sincerely,



Richard Zulick
Certified Forester and Soil Scientist
Member SSSSNE

25-043R

Property Located At
167 GERALDINE DRIVE
COUNTRY, CT



WETLAND DELINEATION BY:
RICHARD ZULICK R.S., S.S.
400 NORTH HWY
ASHFORD CT 06278

LEGEND

- WETLANDS LINE
- /// WETLAND

SEPTEMBER 22, 2025



12:31

87



Search here



Home



Restaurants



Parks



Gas



Eric Dr

David Dr

David Dr



167 Geraldine Dr
Recently viewed

Geraldine Dr

Geraldine Dr



Google



Explore



You



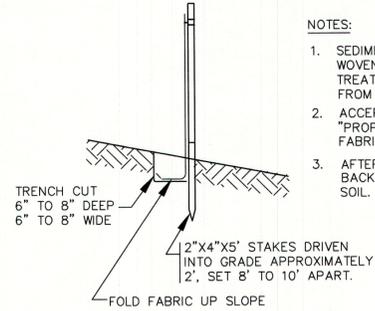
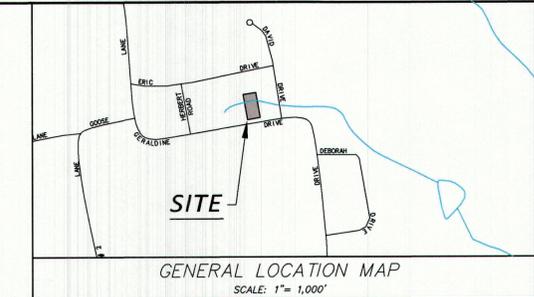
Contribute



Business

LEGEND

- PROPERTY LINE
- SETBACK LINES: PER GR-80 ZONE
- EDGE OF BRUSH / TREELINE
- - - 98 --- EXISTING CONTOUR
- - - 99 --- PROPOSED CONTOUR
- SILT FENCE
- OVERHEAD POWER
- ⊗ ANGLE POINT
- ⊠ MONUMENT FOUND
- IRON PIN OR PIPE FOUND
- TREE

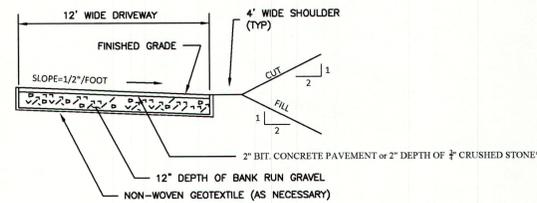


NOTES:

1. SEDIMENT CONTROL FABRIC TO BE A WOVEN POLYPROPYLENE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSED SUNLIGHT.
2. ACCEPTABLE SILT SCREEN FABRIC- "PROPEX SILT STOP" BY AMOCO FABRICS CO.
3. AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH ORIGINAL SOIL.

SILT FENCE INSTALLATION

NOT TO SCALE



DRIVEWAY INSTALLATION DETAIL

NOT TO SCALE

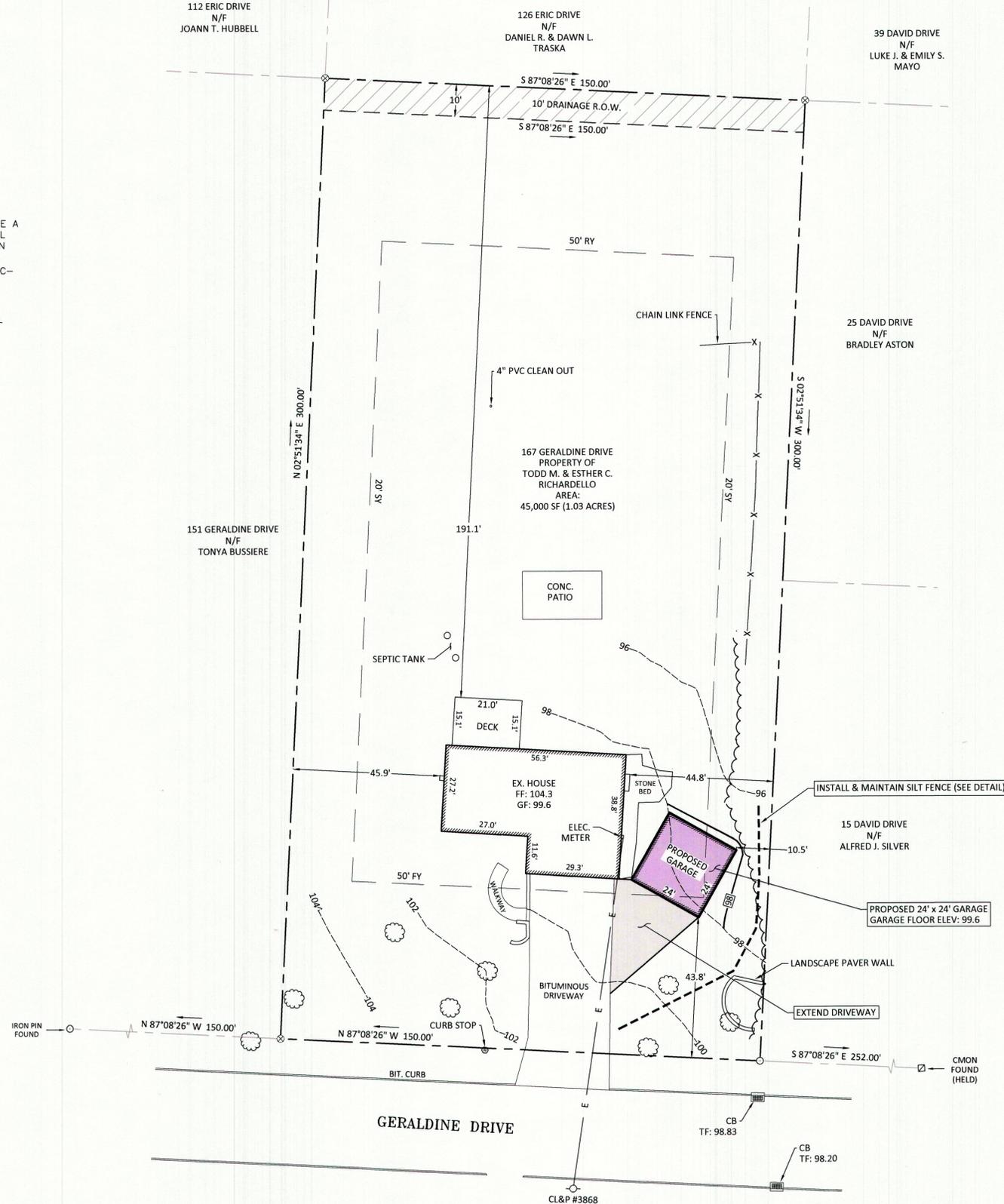
MAP STANDARD NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
 BOUNDARY DETERMINATION CATEGORY: RESURVEY
 HORIZONTAL ACCURACY CLASS: A-2
 TOPOGRAPHIC ACCURACY CLASS: T-2
 VERTICAL DATUM: ASSUMED

MAP REFERENCES:

1. "SUBDIVISION PLAN COVENTRY HILLS OWNER & DEVELOPER DAVID J. WEBSTER COVENTRY, CONN." SHEET 2 OF 4, SCALE: 1"=50', DATE: 5-21-65, BY: MEGSON & HYPPA CIVIL ENGINEERS GLASTONBURY, CONN.



ZONE: GR-80

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	80,000 SF	45,000 SF	45,000 SF
FRONT YARD	50 FT	54.6 FT	43.8 FT**
SIDE YARD	20 FT	45.9 FT	10.5 FT**
REAR YARD	50 FT	191.1 FT	191.1 FT
MAX. LOT COVERAGE	15%	8.1%	10.5%

**VARIANCE REQUIRED

CONTRACTOR TO PRESERVE & PROTECT ALL EXISTING UTILITIES. PRIOR TO THE START OF CONSTRUCTION CONTACT 'CALL BEFORE YOU DIG' 1-800-922-4455

ROB HELLSTROM
 LAND SURVEYING LLC
 61 MAIN STREET-SUITE G
 HEBRON, CONNECTICUT
 (860)-228-9653

ALL RIGHTS RESERVED. ANY REPRODUCTION, TRANSMISSION OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR INDICATED BELOW IS PROHIBITED. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

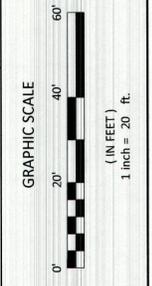
ROBERT W. HELLSTROM, L.S. #15626G

RES CIVIL ENGINEERING CONSULTANTS
 61 MAIN STREET - SUITE G
 HEBRON, CT
 (860) 516-0033

Reynolds Engineering Services, LLC

STATE OF CONNECTICUT
 PROFESSIONAL ENGINEER
 No. 19789
 Mark Reynolds

CT Lic# 19789



SITE DEVELOPMENT PLAN
 - PREPARED FOR -
DO-ALL CONSTRUCTION
 DEPICTING PROPOSED GARAGE
 167 GERALDINE DRIVE

CONNECTICUT
 COVENTRY
 SHEET NO.: 1 OF 1
 JOB NO.: 25-176
 FILE NO.: 25-176_167_GERALDINE_DR.
 SCALE: 1"= 20'
 BY: AGS
 DATE: AUGUST 14, 2025
 Email: hellstromsurveying@yahoo.com
 www.rhllc.com
 P.O. BOX 378
 HEBRON, CT 06248