



WP-25-33

Wetlands Permitting
Status: Active
Submitted On: 11/5/2025

Primary Location

152 CHENEY LN
Coventry, CT 06238

Owner

TOALE ANNE C TR & CARION
JULIE ANNE
152 CHENEY LN COVENTRY,
CT 06238

Applicant

James DiPreta
 203-705-8345
 jdipreta@spectrum-
env.com
 16 Hamilton Street
West Haven, Ct 06516

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

Applicant Information

Applicant's Association to Owner:*

Contractor

Applicant Business Name (if applicable)

Spectrum Environmental LLC

Owner Information

Owner Name

James DiPreta

Owner Phone Number

203-705-8345

Owner Email Address

jdipreta@spectrum-env.com

Owner Address

16 Hamilton Street West Haven CT 06516

Additional Information

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

Wetlands Permitting

Type of Wetlands Application:*

Regulated Activity Being Applied For: *

Regulated Activity Application

Activity Within a Wetlands Upland Review Area

Activity/Project Information

Description of Proposed Activity(s):* ?

Demolition of an existing 2 car garage on the existing foundation which is to remain

Distance in Feet from Regulated Wetlands/Watercourse:*

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

32

0

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

The work will be performed outside of the wetlands and within 10 to 15 feet around the structure to be removed

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: 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.*



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.*



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 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 DIPreta

Nov 5, 2025

152 Cheney Road Garage Demolition

Day 1

- 1) Deliver Equipment and walk it to the site from the main road
- 2) Check that the owner's electrician has in fact disconnected the power
- 3) Move Well Pump and Tank on to the porch of the existing structure to remain
- 4) Crush Garage in place and begin loading 30-yard containers
- 5) Set aside existing 275-gallon empty fuel tank for the owner

Day 2

- 1) Complete loading out debris into 30-yard containers
- 2) Walk equipment back to the main road to pick up
- 3) Rake site for any small loose debris

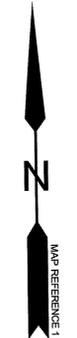
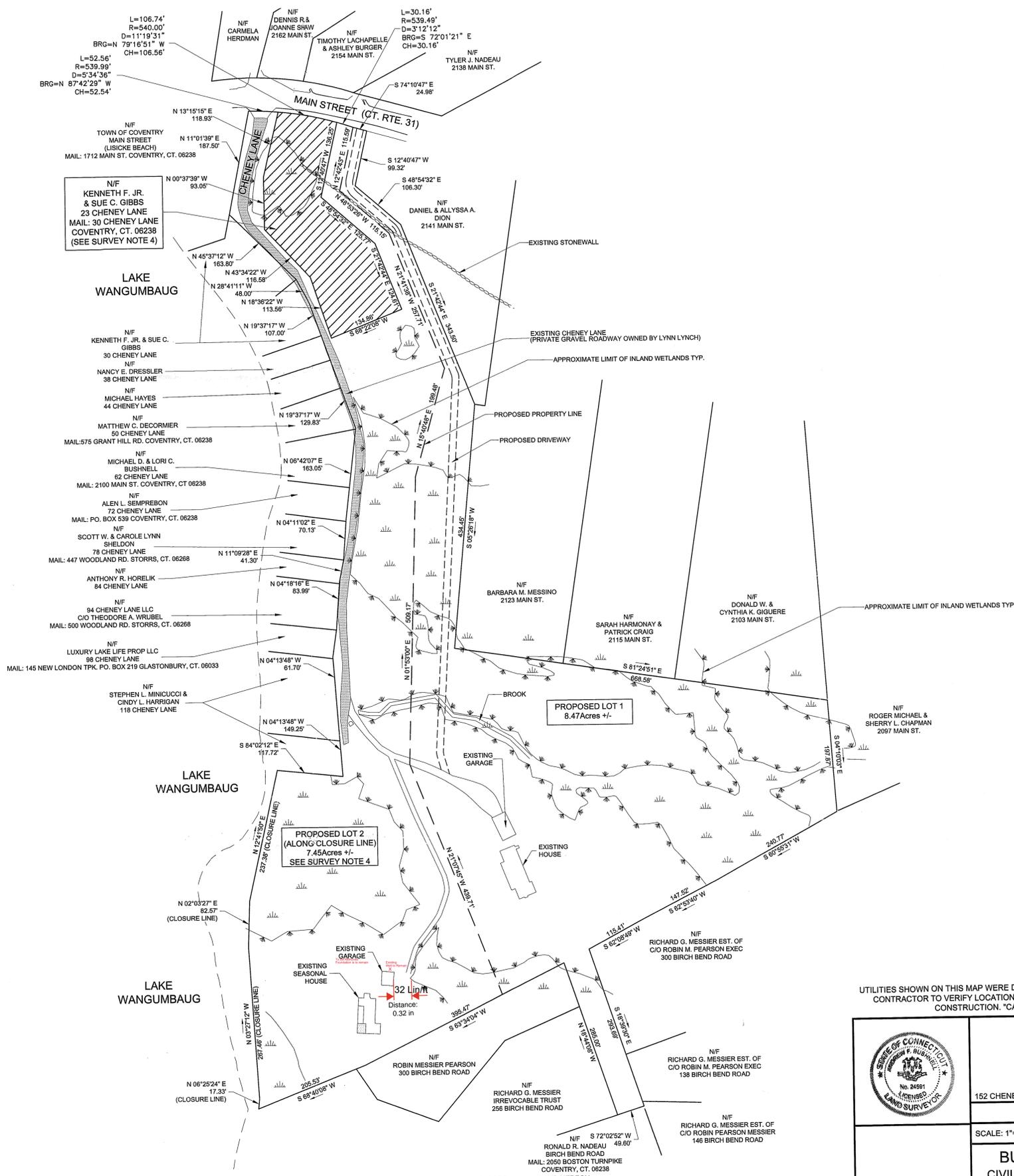
SURVEY NOTES:

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES' MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A COMPILATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS D. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE THIS MAP IS BE USED FOR THE STATED INTENT AND FOR THE PARTIES THE PLAN HAS BEEN PREPARED FOR ONLY. ANY USE OF THIS PLAN FOR OTHER USES OR BY OTHER PARTIES WILL RENDER ANY CERTIFICATIONS CONTAINED HEREON NULL AND VOID. ANY MODIFICATIONS TO THIS PLAN NOT COMPLETED BY BUSHNELL ASSOCIATES LLC. WILL RENDER ANY CERTIFICATIONS CONTAINED HEREON NULL AND VOID.

- 2.) PROPERTY IS LOCATED IN A GR-40 ZONE.
- 3.) INLAND WETLAND BOUNDARIES SHOWN ARE TAKEN FROM A COMBINATION OF MAP REFERENCE 1 AND FIELD DELINEATION BY HIGHLAND SOILS LLC.
- 4.) THE BOUNDARY LINES SHOWN FOR 23 CHENEY LANE AND PROPOSED LOT 2 ARE BASED ON THE PROPOSED CONVEYANCES BETWEEN LYNN LYNCH AND KENNETH & SUE GIBBS AS SHOWN ON MAP REFERENCE 2.
- 5.) THE LOCATION F STRUCTURES SHOWN ARE APPROXIMATE AND WERE TAKEN FROM MAP REFERENCE 1.
- 6.) THE PROPERTY IS SUBJECT TO A SIGHTLINE EASEMENT AGREEMENT FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 608 PAGE 331.
- 7.) THE PROPERTY IS SUBJECT TO A 12 FT. RIGHT OF WAY (CHENEY LANE) FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 59 PAGE 380.
- 8.) THE PROPERTY IS SUBJECT TO WELL RIGHTS FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 69 PAGE 380.
- 9.) THE PROPERTY IS SUBJECT TO A CONNECTICUT LIGHT AND POWER EASEMENT FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 53 PAGE 101.
- 6.) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY FILED ON THE TOWN OF COVENTRY LAND RECORDS VOLUME 83 PAGE 402.

MAP REFERENCES:

- 1.) PLAN PREPARED FOR FRANK LYNCH CHENEY LANE COVENTRY, CT. ZONING LOCATION SURVEY MAP SCALE 1"=100' DATE: 4/17/88 FILE NO. 97158 SHEET 1 OF 2 HOLMES AND HENRY ASSOCIATES LLC CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TPKE COVENTRY CT. 06238 (880) 742-0340 REVISIONS 527/88
- 2.) PLAN PREPARED FOR LYNN LYNCH 152 CHENEY LANE COVENTRY, CT. LOT LINE MODIFICATION PLAN SCALE: 1"=30' DATE: 9/4/2019 JOB NO. 2015-24 SHEET 1 OF 1 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISIONS TO 1/8/2020 SIGHTLINE EASEMENT ADDED



LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- STONE WALL
- EDGE OF FIELD LOCATED WETLANDS



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

ANDREW F. BUSHNELL P.E. L.S. 24591
 THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

	PLAN PREPARED FOR		
	LYNN LYNCH		
152 CHENEY LANE		COVENTRY, CT.	
COMPILATION PLAN			
SCALE: 1"=100'	DATE: 01/20/2020	FILE NO. 2013-24	SHEET: 1 OF 1
BUSHNELL ASSOCIATES LLC.			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
REVISIONS:			