



### 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



# 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: December 1, 2025

To: Todd Richardello, Owner  
James Lathrop, Applicant

Re: Coventry IWA Application WP 25-32 – 167 Geraldine Drive  
Construction of 24' x 24' Detached Garage in Upland Review Area  
Review Memo

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The Coventry Inland Wetlands Agency (IWA) received your above referenced Regulated Activities Permit Application at its regular scheduled November 19, 2025, meeting. The application activities are depicted on a site plan prepared by Rob Hellstrom Land Surveying LLC dated August 14, 2025. The Agency engaged in a preliminary discussion on the particulars of the application at said meeting. That discussion, along with Staff comments, are listed below and shall be addressed prior to the regular scheduled December 17, 2025, meeting.

1. Depict Soil Scientist Richard Zulick's field delineated wetlands flagging on the Hellstrom Site Plan. Then depict the 75-foot upland review area line on said plan.
2. Depict the proposed drainage infrastructure for the proposed garage roof leaders to the Town's Catch Basin in Geraldine Drive. The proposed Hellstrom Plan shall provide the following:
  - a. Pipe layout, size and type from garage to catch basin. Town of Coventry requires a 6" Sch. 40 PVC into the catch basin and to the street line. A clean out T-Wye shall be installed at the street line for future access and maintenance.
  - b. Add invert elevations of the drainage layout to depict gravity flow from garage to catch basin.
  - c. Town of Coventry will require the entering 6" PVC crown to match the crown of the storm drainage piping in the catch basin. We do not want a full flowing drainage pipe to cause backwater effect in the private drainage.
  - d. Add construction sequencing details.
3. Secure Coventry Encroachment Permit from Engineering Dept. Contractor performing work will need Certificate of Insurance and \$2000 surety bond on file with the Engineering Department prior to start. Said revised site plan shall be attached to said permit application.
4. Remove proposed contour 98 around the "back" of the proposed structure as the applicant/contractor indicated they would step the footing and foundation to the existing grade so as not require fill but rather have a taller exposed foundation wall.
5. Depict the woodshed and note its removal from the work area.

IWA scheduled the application for potential action at the December 17, 2025, meeting. It would be helpful to responses to the above comments by December 11, 2025, so they can be provided to the IWA when they pick up their Agenda packets. You can reach me at the contact information in the above letterhead.

Sincerely,

*Lindsay Beutler*



Town of Coventry  
Engineering Dept.  
1712 Main St.  
Coventry, CT 06238

### ROAD CUT PERMIT APPLICATION

PERMIT NO. 2025-011  
Date 12-5-2025  
Starting Date 12-5-2025  
Permit Expires 12-5-2026  
(1 year after date issued)  
Reviewed By: Mark St. Germain  
Recommend: Approval  
Disapproval  
\* Comments

PERMIT TYPE

Street Excavation  Driveway \_\_\_\_\_

INSURANCE EXPIRATION DATE 08-26

LICENSE NO. 0017109 Exp 3-31-26

BOND ISSUE DATE 12-4-26 (\$2000  Other \_\_\_\_\_)

CALL BEFORE YOU DIG  
1-800-922-4455

No. \_\_\_\_\_

\* COMMENTS: Bond # 67708323

\* Town of Coventry shall assume no responsibility for any maintenance, replacement or repair. The owner shall hold the Town harmless for any damages or injuries resulting from such connection.

**Complete this Section**

Address of proposed work 167 Geraldine Dr Coventry, CT 06238

Applicant's Name JAMES LATHROP Utility \_\_\_\_\_

Address 90 Bread & Milk St Coventry, CT 06238

Tel. No. 860-881-9934 Emergency Tel. No. 860-881-9934

Name of Property Owner Todd Richardello

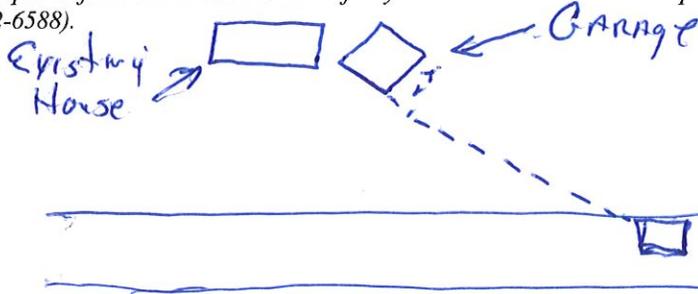
Describe nature of permit work Gutter Hook-up to Storm Drain

Is the work adjacent to or involve the Town's sidewalk? Yes \_\_\_\_\_ No

**DRAW SKETCH SHOWING: EXISTING LAYOUT, PROPOSED WORK AND DIMENSIONS: (Attach sheets as needed)**

\*\* Authorization is required from the Town Forester if any tree location on Town Property is to be removed or disturbed by proposed construction (860-742-6588).

\* Install as shown on attached plan. Clean basin.



\* Cut pipe flush with inside of basin. Topsoil and seed.  
\* Notify Town when work will start  
860 498 4129

The applicant understands and agrees that all work shall conform to the rules, regulations and specifications of the Town of Coventry, Engineering Standards and Specifications and to maintain the cut pavement with a temporary patch, to restore the pavement as required including maintaining the pavement repair for two years, to reimburse the Town for all costs incurred by the Town for repair work in connection with the permit and to indemnify and save harmless the Town from all damages caused by acts or omissions while acting under the permit. Private drains are the sole responsibility of the owner and the Town of Coventry shall assume no responsibility for any maintenance, replacement and/or repair. The owner of the drain shall hold the Town of Coventry harmless for any damage or injuries resulting from such connection.

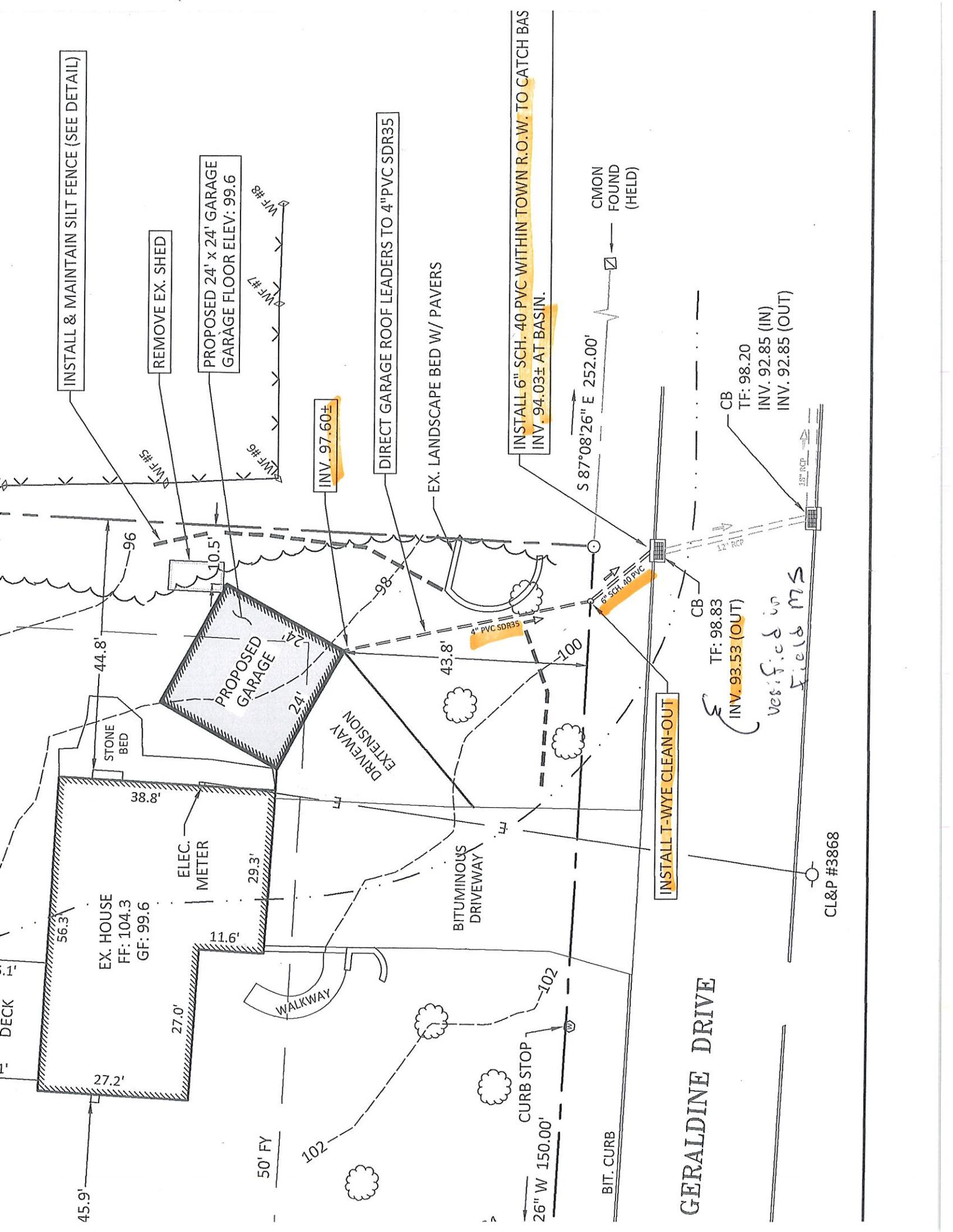
PERMITTEE MUST NOTIFY TOWN ENGINEER TWO WORKING DAYS PRIOR TO STARTING THE WORK. PHONE 860-742-4078.

PERMITTEE SHALL COMPLY WITH THE "PROCEDURES TO BE FOLLOWED FOR ROAD CLOSING AND TRAFFIC CONTROL".

Signed [Signature]  
Title owner

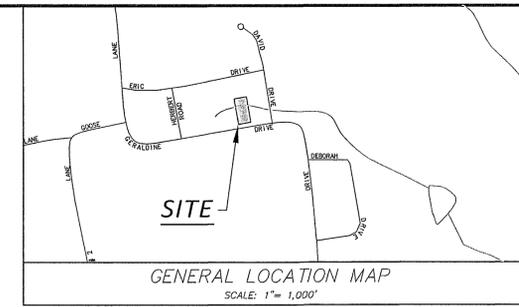
Date 12-3-25

**THIS PERMIT OR A FACSIMILE MUST BE PRESENT ON THE JOB SITE AT ALL TIMES**



**LEGEND**

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



**EROSION & SEDIMENT CONTROL NOTES:**

- ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL JANUARY 2002 AS AMENDED.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION, PROPERLY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF COVENTRY OR ITS DESIGNATED AGENT(S).
- THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY TEMPORARY VEGETATION AND OR MULCHING SHOULD BE USED TO PROTECT EXPOSED AREAS. FINAL VEGETATION SHOULD BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
- THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.
- SEEDBED PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 90 POUNDS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS PER 100 SQUARE FEET. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF FOUR INCHES.
- SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEED CAN BE DONE.
- ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:  
 KENTUCKY BLUEGRASS 20 LBS/ACRE  
 CREEPING RED FESCUE 20 LBS/ACRE  
 PERENNIAL RYE GRASS 5 LBS/ACRE  
 TOTAL 45 LBS/ACRE  
 THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1.
- MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE APPROXIMATELY 2-3 INCHES.

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

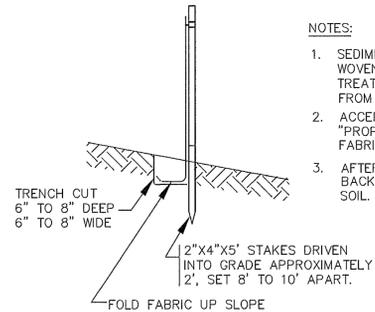
**CONSTRUCTION SEQUENCE**

- INSTALL EROSION & SEDIMENT CONTROL MEASURES. (SEE E&S NOTES)
- EXCAVATE / PREPARE GARAGE FOOTPRINT.
- CONSTRUCT GARAGE FOOTINGS / FOUNDATION.
- GARAGE FRAMING / SIDING / ROOFING.
- TRENCHING FOR DRAINAGE FROM GARAGE TO CATCH BASIN.
- INSTALL DRAINAGE PIPING AND BACKFILL.
- CONNECT ROOF LEADER DOWNSPOUTS.
- LOAM, SEED, & MULCH. (SEE E&S NOTES)
- COMPLETE DRIVEWAY EXTENSION.

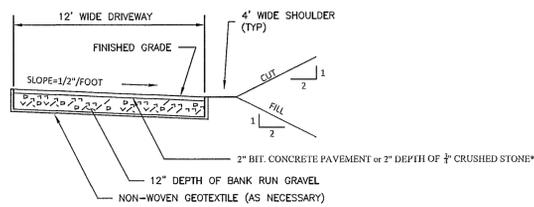
CONTRACTOR TO PRESERVE & PROTECT ALL EXISTING UTILITIES, PRIOR TO THE START OF CONSTRUCTION CONTACT 'CALL BEFORE YOU DIG' 1-800-922-4455

**NOTES:**

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



**SILT FENCE INSTALLATION**  
NOT TO SCALE



\*NOTE: 2" BIT. CONCRETE PAVEMENT REQUIRED WHERE SLOPE EXCEEDS 10%

**DRIVEWAY INSTALLATION DETAIL**

NOT TO SCALE

**MAP STANDARD NOTES:**

- 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:**

- "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.



**ROB HELLSTROM**  
**LAND SURVEYING LLC**  
 61 MAIN STREET-SUITE G  
 HEBRON, CONNECTICUT  
 (860) 228-9853

Mailing Address:  
 P.O. BOX 378  
 HEBRON, CT 06248  
 www.hellst.com  
 Email: hellstromsurveying@yahoo.com

RECEIVED  
 DEC 1 2025  
 TOWN OF COVENTRY  
 LAND USE DEPARTMENT

NO.	DATE	DESCRIPTION	REVISIONS
1	12/2/25	WETLANDS, ROOF LEADERS TO CATCH BASIN, ETC.	

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
 THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND DATED SEAL.  
 ROBERT W. HELLSTROM, L.S. #13626

**RES** CIVIL ENGINEERING CONSULTANTS  
 61 MAIN STREET - SUITE G  
 HEBRON, CT 06248  
 (860) 516-0033

Reynolds Engineering Services, LLC

Mark & Reynolds  
 Certification is not valid unless it bears an original ink signature and embossed (impression) type seal

CT LIC# 19789

