



### 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):**

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## Wetlands Permitting

**Type of Wetlands Application:\***

**Regulated Activity Being Applied For: \***

Regulated Activity Application

Activity Within a Wetlands Upland Review Area

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## 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

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## 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



# 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: James DiPreta, Spectrum Environmental, LLC, Applicant  
Anne C. Toale, Owner

Re: Coventry IWA Application WP 25-33 – 152 Cheney Lane  
Demolition of existing 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 red-line markup site plan by the Applicant on a Bushnell Associates LLC plan prepared for Lynn Lynch in January 2020. The Agency engaged in a preliminary discussion with the Applicant 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. Provide a temporary physical barrier, such as orange mesh 48" height construction fencing, between the existing driveway and immediately adjacent wetland complex to the south and southwest of said driveway. Said temporary barrier is meant to discourage vehicular traffic to inadvertently trespassing into said wetland.
2. Provide a remedial action plan for the removal of 275-gallon Aboveground Storage Tank (Oil) currently depicted to remain within said concrete foundation footprint of detached garage. The IWA expressed concerns with application keeping said tank post demolition on the existing dirt floor without any documentation as to its contents.

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*

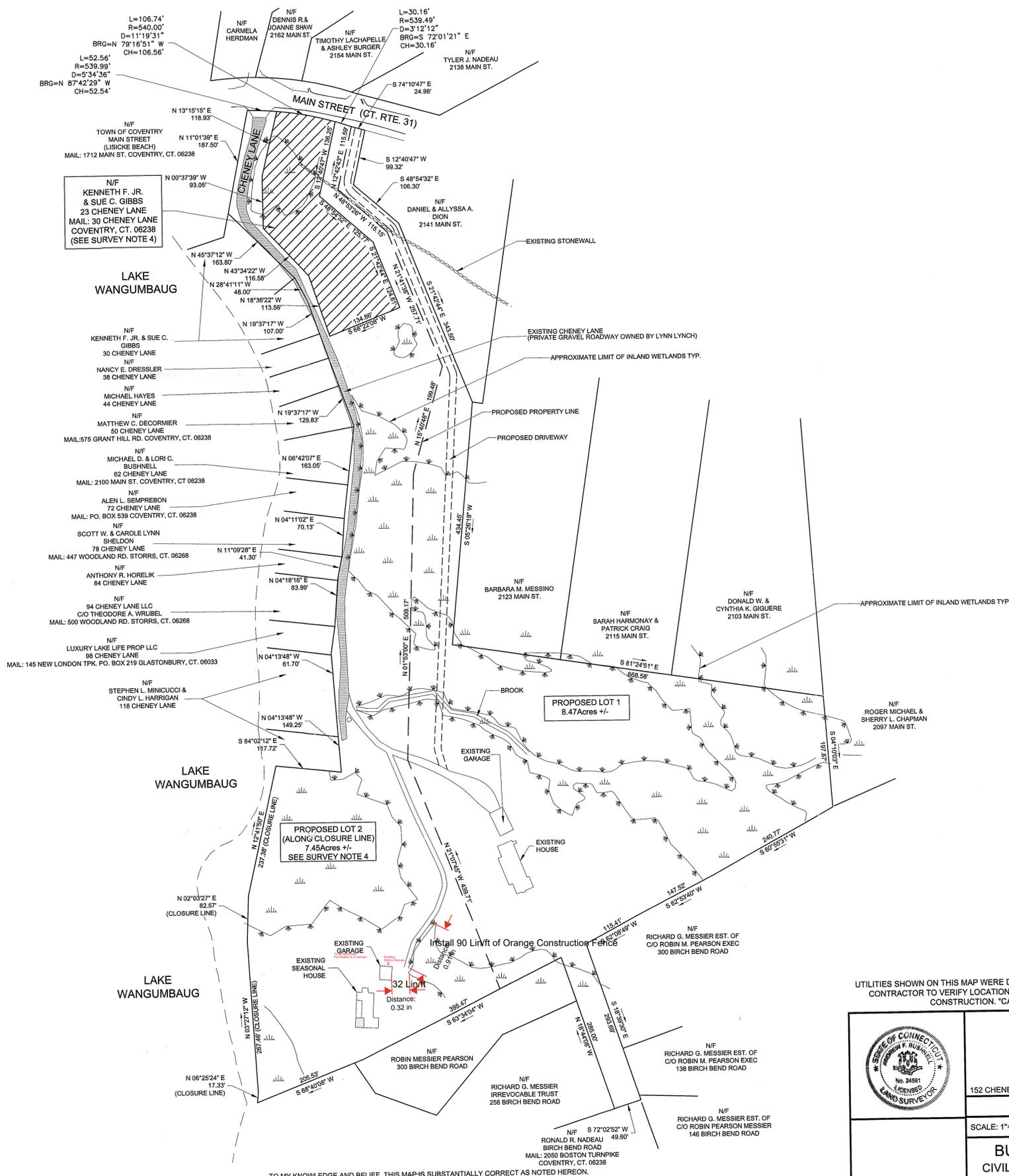
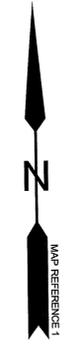
**SURVEY NOTES:**

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)."

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