



Record No: WP-25-27

Wetlands Permitting

Status: Active

Submitted On: 9/15/2025

Primary Location

2991 SOUTH ST
Coventry, CT 06238

Owner

BYNES ROBERTA S ETAL
SOUTH ST 2991 South Street
COVENTRY, CT 06238

Applicant

Douglas Bynes
 860-982-9129
 doug@bynesfalls.com
 2991 South Street
Coventry, Connecticut
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)

Owner

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):*

I've restored the existing drainage system on the north and west side of the grist mill at 2991 South Street. There was extensive water damage from the existing drainage not working properly. A concrete retaining wall is needed to keep the gravel driveway and sediment from getting into the restored drainage system. There was previously a shorter wall made of timbers that had become rotten.

**Distance in Feet from Regulated
Wetlands/Watercourse:***

42

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

0

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

All excavation and construction is on the north and west side of the building not impacting any wetlands and/or watercourses. The Skungamaug river is on the south side of the building.

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.*

 Douglas Bynes
Sep 15, 2025

The grist mill on my property, dating from 1740 and restored in the early 1970's as a dental office, has suffered significant water damage over the years from the curtain drainage not working properly. Another significant factor is the gravel driveway grading has changed significantly over the years due to snow plowing. The building itself is in need of full restoration but I am trying to get these small outdoor issues solved before winter.

The north and west sides of the building have been excavated and the curtain drain has been restored. I would like to build a concrete retaining wall underground in front of the curtain drain to hold back the existing driveway and sediment so it does not impede the new curtain drain. Upon completion of all this I would like to re-grade the driveway. I've attached pictures for your reference. Please feel free to reach out with any questions or concerns.

Many Thanks

Doug Bynes



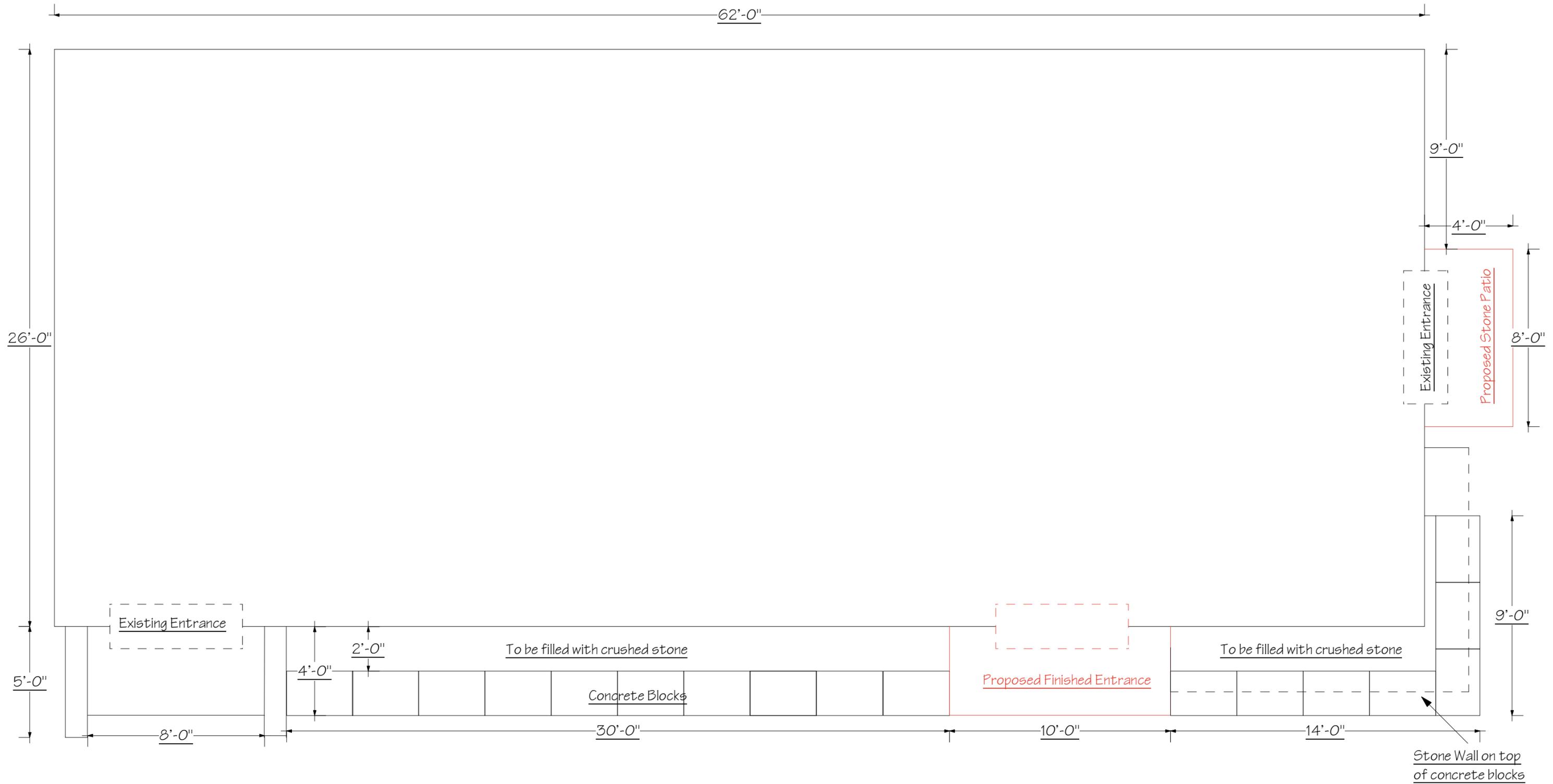
North



West



North before construction. I have moved the silt fence into the excavated ditch until a retaining wall is built

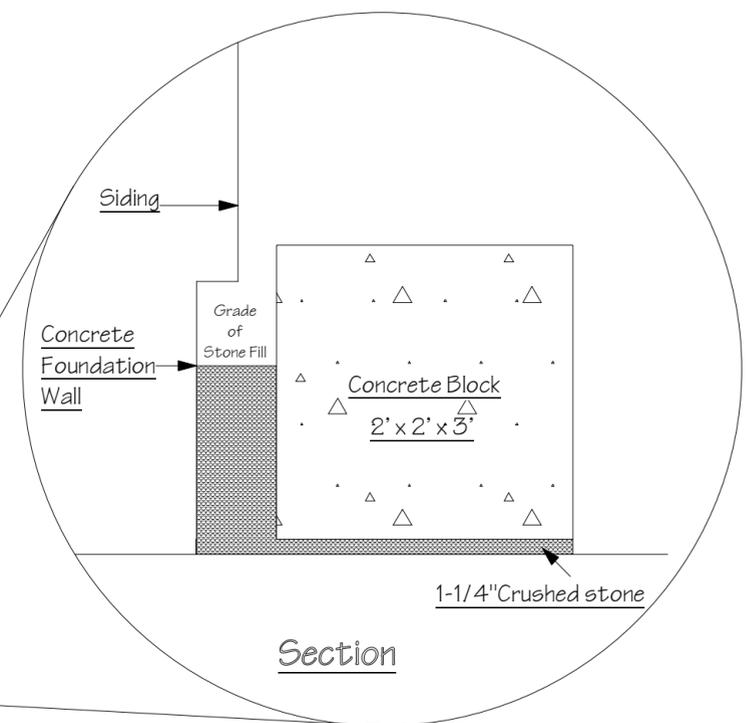
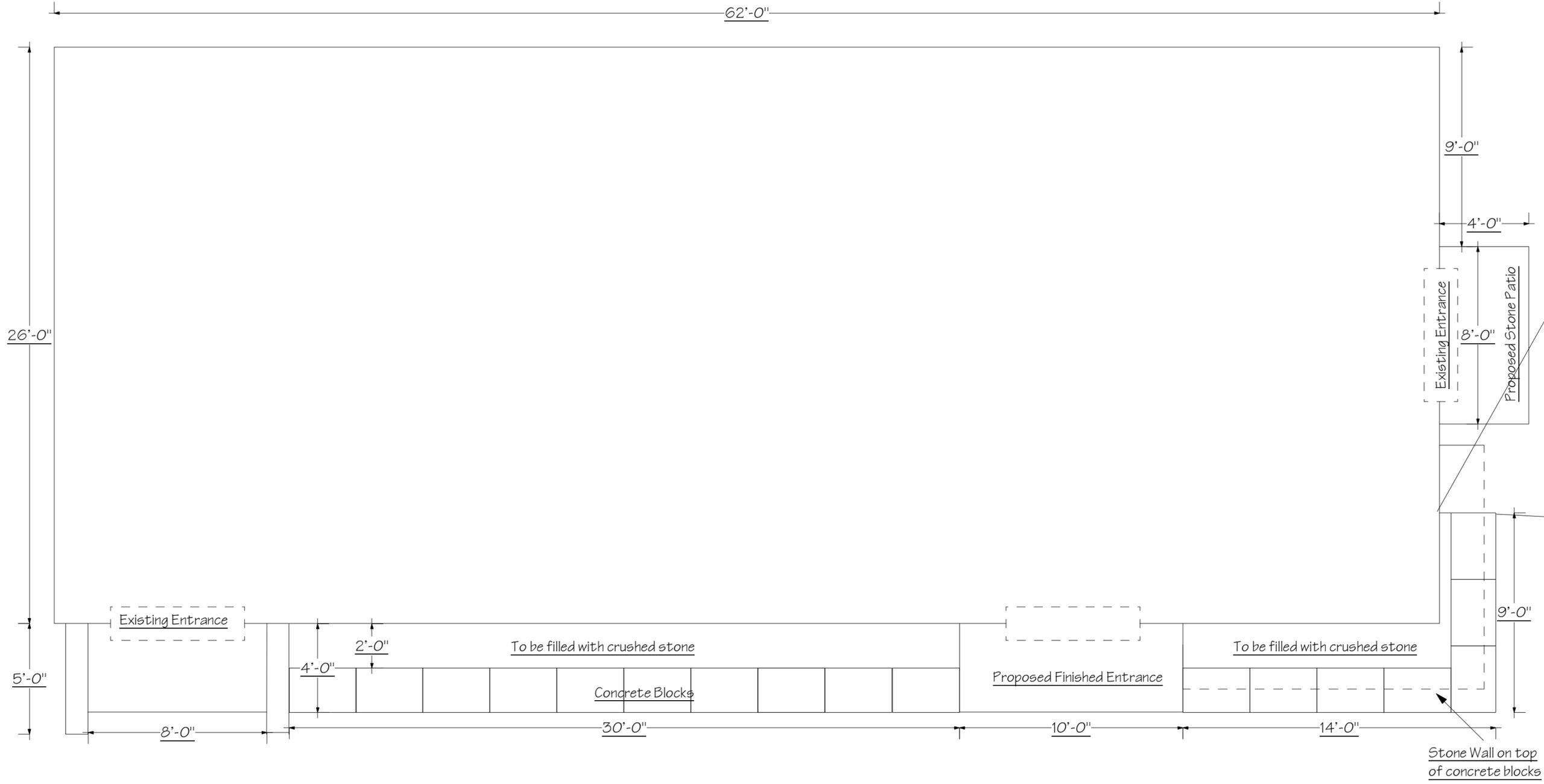


Bynes Falls Building Renovations

Draft: PC/25-11-25

Scale: 1/4" = 1'-0"

0' 5' 10' 20'

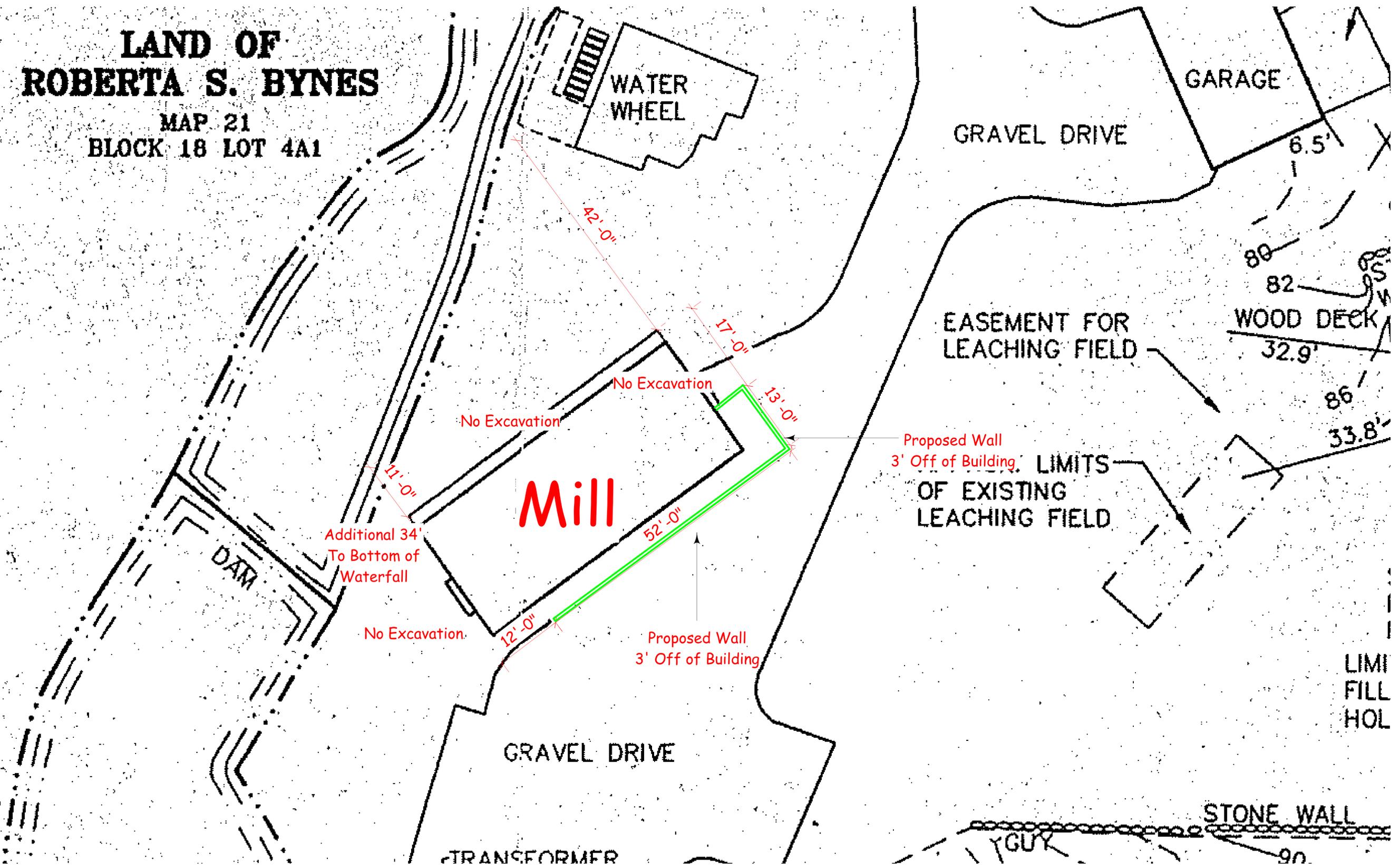


Bynes Falls Building Renovations

Draft: PC/25-11-25
 Scale: 1/4" = 1'-0"

**LAND OF
ROBERTA S. BYNES**

MAP 21
BLOCK 18 LOT 4A1



1 Bynes Proposed Retaining Wall
Scale: 1/8" = 1'-0"