



Town of Coventry

Land Use Office - Wetlands

1712 Main Street • Coventry, CT 06238

Planning • Zoning • Wetlands • Economic Development • Conservation

Phone: 860 742-4062 Fax: 860 742-4059 Web: Coventry-ct.gov



Certified Mail #: 7022 0410 0001 6325 5563

October 02, 2024

Roland Johnson
713 Main Street, Apt 4
Willimantic, CT 06226

RE: IWA Application #24-32W – 375 Brewster Street
Applicant: Roland Johnson, Agents: Scott Person and Gerald Hardisty
Activity: Construction of driveway with wetland crossing for future single-family home

Dear Mr. Johnson,

At its September 25, 2024 Regular meeting, the Coventry Inland Wetlands Agency approved application #24-32W, with conditions. The permit approves the following regulated activity to construct a driveway with wetland crossing for future single-family home in accordance with Site Plan prepared by Civil Engineering Services, LLC. Project number 2401, dated 7/1/2024, with revision date of 9/22/2024. Burn-weeding within 200ft of disturbed construction area, planned and demonstrated by Certified Soil Scientist, Rick Zulick, was also approved.

The wetlands permit with detailed conditions of approval is attached. Please contact me at 860-531-2886 or lbeutler@coventry-ct.gov with any questions and to set up the pre-construction meeting.

Sincerely,

Lindsay Beutler

Lindsay Beutler
Inland Wetlands Agent & Erosion Control Officer



INLAND WETLANDS PERMIT TO CONDUCT REGULATED ACTIVITIES

PERMIT NUMBER: #24-32W

APPROVAL DATE: September 25, 2024

EXPIRATION DATE: September 25, 2029

PROPERTY ADDRESS: 375 Brewster Street

PROPERTY OWNER(S): Roland Johnson

PERMIT HOLDER/APPLICANT: Roland Johnson

ACTIVITY PERMITTED: Construction of driveway with wetland crossing for future single-family home, as depicted on site plan prepared by Civil Engineering Services, LLC. Project number 2401, dated 7/1/2024, with revision date of 9/22/2024. Burn-weeding within 200ft of disturbed construction area.

REASON FOR DECISION: The applicant has demonstrated the following:

- Incorporation of erosion and sedimentation controls into plan to protect the regulated areas
- Applicant's Soil Scientist, Richard Zulick, will provide Coventry's Wetlands Agent with a comprehensive plan for the prescribed invasive plant management being implemented as 'mitigation' for permanent loss of wetlands.

PERMIT CONDITIONS:

- The permittee shall schedule a preconstruction meeting with Wetlands Agent Staff, and any other subcontractors prior to the start of activities to review construction sequencing.
- Additional erosion and sedimentation controls may be required as site conditions/weather warrant by the Wetlands Agent staff.
- Inspect erosion and sedimentation controls prior to soil disturbances, except for what is necessary to install said measures.
- The applicant of the permit proposes to preserve the eastern portion of the property (Including Ash Brook – see plan – “Proposed conservation area”) for wildlife habitat, low impact hiking, and general enjoyment of the natural area by the applicant of the permit, family and friends. This area will not be open to the public and will remain in its natural state for the duration of the permit and the continuation and benefit the native flora and fauna. (The site plan will be annotated with this condition.)

No person shall conduct any regulated activity within an inland wetland or watercourse which requires zoning or subdivision approval without first having obtained a valid certificate of zoning or subdivision approval, special permit, special exception, variance, or other documentation establishing that the proposal complies with the zoning or subdivision requirements adopted by the municipality pursuant to Chapters 124 to 126 of the Connecticut General Statutes inclusive; or any special act, including permits as required under Federal Army Corps of Engineers and the Connecticut Department of Environmental Protection.

Lindsay Beutler

10/2/2024

Lindsay Beutler
Wetlands Agent & Erosion Control Officer

Date

**COVENTRY INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
WEDNESDAY, September 25, 2024**

1. CALL TO ORDER/ROLL CALL:

By: Mathieu

Time: 7:00 p.m.

Place: Town Hall Annex/Zoom

		PRESENT	ABSENT
REGULAR MEMBERS:	Lori Mathieu, Chairperson	X	
	William Glenney, Vice-Chair	X	
	William Johnson	X	
	Richard Pearson		X
	Stefanie Wierszchalek		X
ALTERNATE MEMBERS:	Dave Epstein (Seated a voting member)	X	
	VACANT		
STAFF:	Todd Penney, Town Engineer/Wetlands Agent	X	
STAFF:	Lindsay Beutler, Wetlands Agent	X	
STAFF:	Melissa Sicard, Recording Clerk	X	

2. AUDIENCE OF CITIZENS: NONE

3. OLD BUSINESS:

3A. #24-32 – 375 Brewster St. – Owner/Applicant: Roland Johnson, Agent: Gerald Hardisty P.E. – Construction of driveway with wetlands crossing for future single-family home. The 65-day

deadline to take action on this application is 9/20/2024. Extension granted by applicant, new deadline to take action on this application is 9/25/2024.

Roland Johnson, homeowner, and Richard Zulick, Soil Scientist/Certified Forester, attended the IWA meeting in person. Zulick gave an overview of the intent to build a driveway on Johnson's property; identifying that there are significant wetlands. Zulick stated that they chose the best area on the property with the least amount of disturbance to the wetlands.

Zulick stated that Johnson will be burn weeding the multiflora rose and Japanese barberry as mitigation, within 200 ft of the property line from the road. Zulick will demonstrate how to properly burn weed and identify the plants. The burn weeding will need to be done for a year or two after the initial year to make sure the invasive plants are taken care of.

IWA members wanted to know what the status of the proposed conservation area is. Some commission members are concerned that proposed mitigation is not enough and are concerned with having an easement as to protect the land from any type of future development. Mr. Johnson is not interested in a conservation easement on his property. He feels, after doing his research, that it would devalue his property, and he does not want the government to control his property.

The IWA commission members and Mr. Johnson discussed what is reasonable for this application regarding mitigation measures. After discussing at length what an easement would mean for Mr. Johnson or not having an easement put in the deed, there was a call for a motion.

MOTION: I motion to approve item #24-32 – 375 Brewster St. with the following conditions:

- **The permittee shall schedule a preconstruction meeting with Wetlands Agent Staff, and any other subcontractors prior to the start of activities to review construction sequencing.**
- **Additional erosion and sedimentation controls may be required as site conditions/weather warrant by the Wetlands Agent staff.**
- **Inspect erosion and sedimentation controls prior to soil disturbances, except for what is necessary to install said measures.**
- **The applicant of the permit proposes to preserve the eastern portion of the property (Including Ash Brook – see plan – “Proposed conservation area”) for wildlife habitat, low impact hiking, and general enjoyment of the natural area by the applicant of the permit, family and friends. This area will not be open to the public and will remain in its natural state for the duration of the permit and the continuation and benefit the native flora and fauna. (The site plan will be annotated with this condition.)**

By: Glenney Seconded: Johnson

Voting:

For: Johnson, Mathieu, Glenney

Against: Epstein

Abstain: None

Motion Approved

4. NEW BUSINESS:

A. #24-38 - 1370 North River Road – Owner/Applicant: Greg Kiss, Agent: None. – As-of-right application to grade and deposit fill in upland review area for creation of lawn that abuts a pond.

Greg Kiss, Owner/Applicant, attended IWA meeting in person. Beutler stated that she was notified by the Town of Coventry’s building official of fill at Mr. Kiss’s home, which is how this was brought to the IWA’s attention. Beutler also stated that Mr. Kiss has been very cooperative and done everything that the Town has asked of him. Beutler read the proposed activity into record: “grading and leveling clean sand/dirt fill in my back yard up to my man-made pond. The area in which I am leveling and grading, was originally dug out by a previous landowner and sold for fill, leaving a berm that raises up to the waterway. I am leveling the area back to the original height, grading properly, and planting grass to prevent any erosion of the material into my pond. Approximately 5 triaxle’s worth of clean, sand/dirt fill will be used.” Mr. Kiss also installed silt fence, Beutler inspected it, finding it was installed properly.

Mr. Kiss reiterated what Beutler read, also stating that he already had the fill tested as he knew that may be asked of him.

Mathieu clarified that Mr. Kiss was looking to grade an area to bring it back to its original grade.

The IWA Commission discussed whether this was an as of right application or if it was a minimal impact permit. The Commission would like to see the silt fence in place until the establishment of grass, and they appreciate the willingness of Mr. Kiss to take care of things properly.

There was a call for a motion.

MOTION: I motion that the Wetland’s Commission treat application #24-38. – 1370 North River Rd as an as of right.

By: Glenney Seconded: Johnson

Voting:

For: Johnson, Mathieu, Glenney, Epstein

Against: None

Abstain: None

Motion Unanimously Approved

B. #24-40 – 260 Mark Drive – Owner/Applicant: Brian Bolduc, Agent: None. – 12x20 prefabricated shed on pad approximately 30ft from wetlands.

Brian and Susan Bolduc attending the IWA meeting in person. Brian stated that they originally wanted to build a bigger garage, however, with the economy they decided to downsize and are looking to put a 12x20 prefabricated barnyard shed on their property instead. They will be putting the shed on gravel pad and building a 22” retaining wall.

The Commission decided that this is low impact and will remand the permit to the Wetland’s Agent.

MOTION: I motion that the IWA remand the application #24-40 – 260 Mark Drive to the Town of Coventry’s Wetland’s Agent.

By: Johnson

Seconded: Epstein

Voting:

For: Johnson, Mathieu, Glenney, Epstein

Against: None

Abstain: None

Motion Unanimously Approved

C. #24-43 – 77 Edgewater Drive - Owner: Paul and Sharon Champagne, Applicant/Agent: Eric Peterson. - Construction of house additions, driveway and drainage improvements in Upland Review Area.

Eric Peterson of Gardner & Peterson Associates attended the IWA meeting via Zoom. Peterson gave an overview of the Champagne’s proposing an addition onto their home on Edgewater Drive.

The Commission discussed with Peterson the permeable pavers, as well as the lot coverage. The Commission members would like to see a construction sequence, calculations for the lot coverage, a plan for maintenance of the pervious pavers, details of the specific trees to be taken down, as well as any replanting they intend on doing.

Beutler and Penney will create a memo for the applicant and agent.

D. #24-45 – Kings Road Subdivision – Owner: Juan Hernandez, Applicant/Agent: William Jackson, Jackson Environmental, LLC. – Proposed 3-lot subdivision on an approx. 10-acre parcel.

William Jackson of Jackson Environmental and Carmen Juliano attended the IWA meeting in person.

Jackson gave an overview of the 10-acre lot and the plans to build on the 3 parcels. There is only 1 parcel that is in the IWA's regulated area. IWA believes there is a need to have a public hearing regarding the proposed subdivision.

The Town will notify the Town of Columbia as well, as they are within 500 ft of the proposed area. Beutler will also work with applicant for signage for the public hearing.

MOTION: I motion that a public hearing be set for application#24-45 -Kings Road Subdivision- on October 23, 2024 at 7 p.m.

By: Johnson Seconded: Epstein

Voting:

For: Johnson, Mathieu, Glenney, Epstein

Against: None

Abstain: None

Motion Unanimously Approved

E. #24-46 – 90 Avery Shores – Owner/Applicant: David Blakely, Agent: Andrew Bushnell. - Removal of existing house, driveway, well, temporary carport tent, and two trees. Construction of new house, driveway, well, parking area, walkway, and associated grading and underground utilities.

David Blakely, Owner, and Andrew Bushnell, Engineer, attended the IWA meeting in person. Bushnell gave an overview of the proposal of demoing the existing house and rebuilding a new home. The new home will be 75 ft from the lake versus the 40 ft it is now., the sewer system will be in the same spot, the well will be abandoned and there will be a new one dug. The lot coverage will go from 11.98% to 10.44%. Blakely stated that there were originally 2 tree's that needed to be removed but after speaking with his neighbors there will be a total of 5 removed. The IWA Commission would like to see new vegetation planted. Glenney asked about the note (#5) on the site plan about the endangered species. Bushnell will submit a letter to DEEP

regarding this matter. Mathieu would like to see maintenance instructions for the permeable driveway.

Beutler will work with applicant.

F. #24-47 – Town of Coventry/Todd Penney, Town of Coventry Engineer – Drainage improvement on Woodland Rd.

Todd Penney, Town of Coventry Engineer gave an overview of the proposal to improve drainage on Woodland Rd. Penney stated that he still needs to finalize measurements, he hopes to have the details refined by next month's meeting.

5. ENFORCEMENT:

A. 77 Tall Oak Drive – Material Deposition in Regulated Area. Letter requesting site visit sent 6/21/24. Site visit to be conducted 7/22. Cease and Desist issued 7/29/24.

Dorian Famiglietti, Land Use Attorney and George Logan, Environmental Scientist attended the IWA meeting in person.

Glenney recused himself, as Famiglietti is his attorney as well.

Famiglietti addressed the IWA stating they wanted to discuss the nature of the fill used, the E&S controls (installed) and the wetland's identification.

Mr. Logan stated that he has visited the property at Tall Oak Drive twice. He says it is a seasonally flooded wetland but could not tell if it was a vernal pool because that evidence is gone.

Logan spoke about the fill, and where they believe it came from. He does believe it to be clean fill. As for the E&S measures; Logan went through the plans he has for remediation, using some methods he previously used, a perched wetland. He explained and showed photos of how he has created those before. They will need a permit for the remediation, should it go that route.

Famiglietti said that Frechette knows that IWA Commission is watching closely, they plan on showing the proposed mitigation, as well as consulting with the neighbor that they believe fill went onto their property. They will also look into the permit for the pickleball court that was built.

Penney stated that there has been tremendous progress to date and that they need to get things on a to-scale site plan.

The IWA would like Beutler and Penney to stay in touch with Logan and Famiglietti.

6. ADOPTION OF MINUTES:

6A. July 24, 2024– Regular Meeting

MOTION: I move to approve the minutes of the July 24, 2024, Regular Meeting.

By: Johnson Seconded: Epstein

Voting:

For: Johnson, Epstein, Glenney, Mathieu

Against: None

Abstain: None

Motion Unanimously Approved

6B. August 28, 2024– Regular Meeting

MOTION: I move to approve the minutes of the August 28, 2024, Regular Meeting.

By: Johnson Seconded: Epstein

Voting:

For: Johnson, Epstein, Glenney, Mathieu

Against: None

Abstain: None

Motion Unanimously Approved

7. CORRESPONDENCE: NONE

8. DISCUSSION:

- A. Special Meeting with Ken Slater scheduled for October 30th? – IWA will hold a special meeting at 7 pm on October 30th. – Beutler is still waiting to confirm this.

9. ADJOURNMENT:

Meeting adjourned at 11:23 p.m. by Mathieu.

Respectfully Submitted,
Melissa Sicard
Melissa Sicard, Recording Clerk

PLEASE NOTE: These minutes are not official until approved by the Inland Wetlands Agency at the next meeting. Please see the `next meeting minutes for approval or changes.

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

Burn Weeding Plan

February 6, 2025

Town of Coventry
Inland Wetlands and Watercourses Commission
Coventry, CT

Re: **Burn Weeding Plan** for Roland Johnson - Brewster Street – Coventry, CT
For approved plan – “ Proposed Wetlands crossing for Driveway – Roland Johnson – Coventry CT “
By Civil Engineering Services LLC Project # 2401- Johnson Crossing Dated July 1, 2024. Revised 8/24/24

Dear Commission

I have prepared a wetland mitigation plan for burn weeding in the vicinity of the proposed driveway shown on the above referenced plan. This plan will be adopted as an attempt to mitigate any overall negative impact caused by the proposed access driveway disturbance within the wetland area on the parcel located on the east side of Brewster Street in Coventry, CT. The wetlands were delineated in May of 2023.

Burn weeding , in my opinion, resolves the “ herbicide vs organic “ question. This practice is a natural organic non chemical control for selective management that pin points individual target species with proven effectiveness in sensitive watersheds. The burn weeding requires the girdling and defoliation of target species by holding the flame approximately 20 inches from the plant for 10 to 15 seconds. This practice requires no specific license and poses no threat to water resources by the direct application and/or drift of herbicides. . Burn weeding is by no means the “ end all “ to invasive colonization but has been proven by both the University of Connecticut and Cornell University to be an effective treatment for the control of Multiflora Rose and Barberry.

Burn weeding is conducted with a small propane source connected to a burn weeding torch which is available at most forestry suppliers. The flame is generally about 1500 degrees and requires the use of safety equipment such as appropriate long pants, eye protection, water sprayers / tank and fire extinguishers. (additional safety equipment may be appropriate).

Burn weeding should be conducted when the fire hazard is very low and preferably after a rain event.

Mitigation

The applicant will work to remove the invasive Multiflora Rose (*Rosa multiflora*) and the Barberry (*Berberis* spp) by burn weeding.

Barberry

Non-native barberry (*Berberis* spp.) are invasive, shade-tolerant, deciduous woody shrubs found in Connecticut and surrounding states, natural landscapes and forests. Recent research has indicated a relationship between high tick populations and the presence of the invasive shrub, making it crucial for forest and landscape managers to be able to identify it, manage it, and prevent its spread into natural and managed areas.

Multiflora Rose

Rosa Multiflora spp. Was introduced to the United States in the 1800's and commonly used by farmers as " living Fence " by 1930. This invasive can invade fields, forests, stream banks, some wetlands and many other habitats. Dense thickets of multiflora rose exclude other vegetation from establishing and may be detrimental to nesting of some native birds. In wetland , multiflora rose can form thickets that limit the natural growth of vegetation and limit access to native animals.

The burn weeding will be conducted manually by the property owner or his representative with a burn weeding propane torch first during the dormant season at ground level to girdle the plant and a second treatment to be applied later while the invasive target species are in early full foliage to the stems and leafy matter. Both control events are to be applied after a rain and when the fire danger is low. This weeding will occur within, at least, the 200 foot area surrounding the driveway on the above referenced driveway plan. (see highlighted plan)

During the leaf out treatment, apply only enough heat to burst the leaf cells. Burning of the leaves to ash is not required or recommended. During the stem treatment, apply sufficient heat to kill cells at the cambium layer.

Treatment shall begin by the spring of 2025. The treatment must cover a minimum of 25 % of the area each year and the total area of coverage must be complete within 4 years. The double application must be adhered to each year until the completion of 100% of the area.

Conclusion

The two applications of burn weeding are to be conducted within the entire area within the time span of 4 years. Both treatments are to be applied at least within 6 months of each other. Treating smaller areas twice within 6 months will be more effective than treating larger areas with a longer time span between treatments.

The prescribed treatment defined above is an appropriate mitigation for this sensitive area.

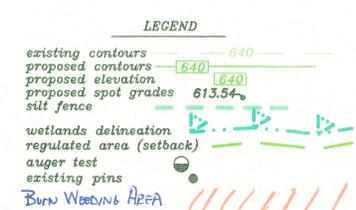
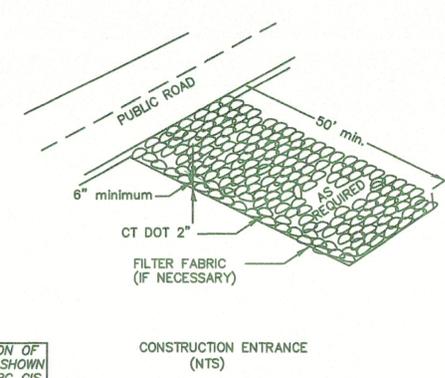
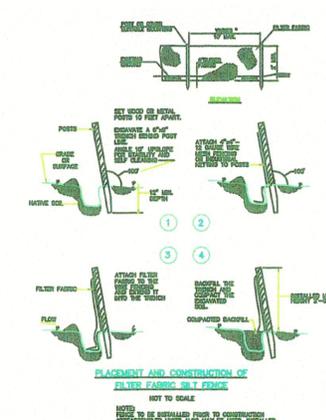
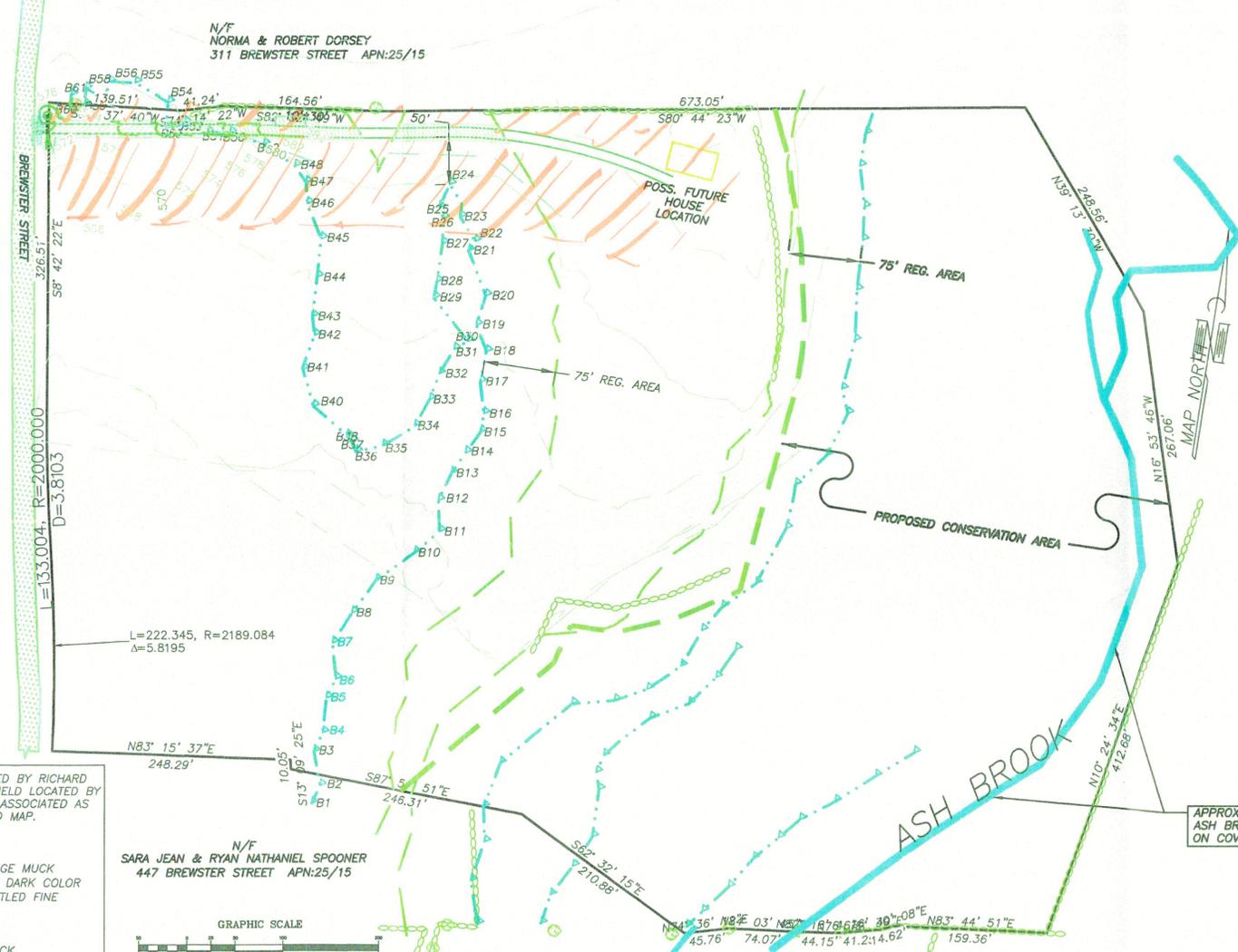
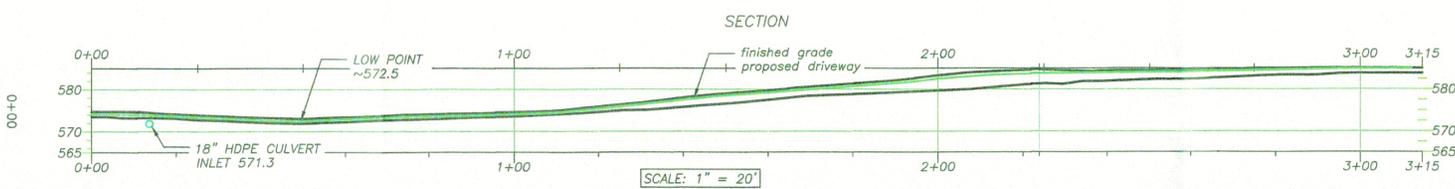
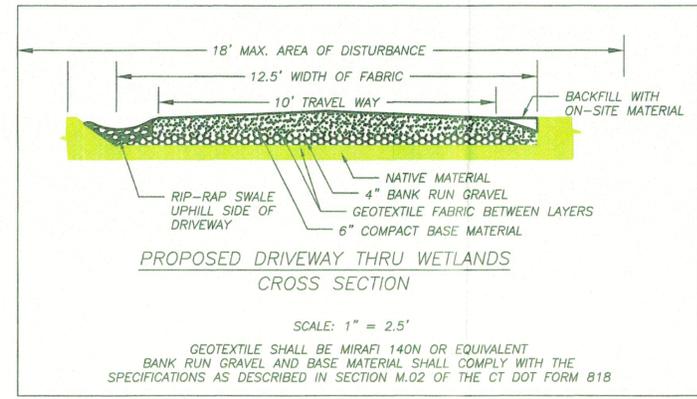
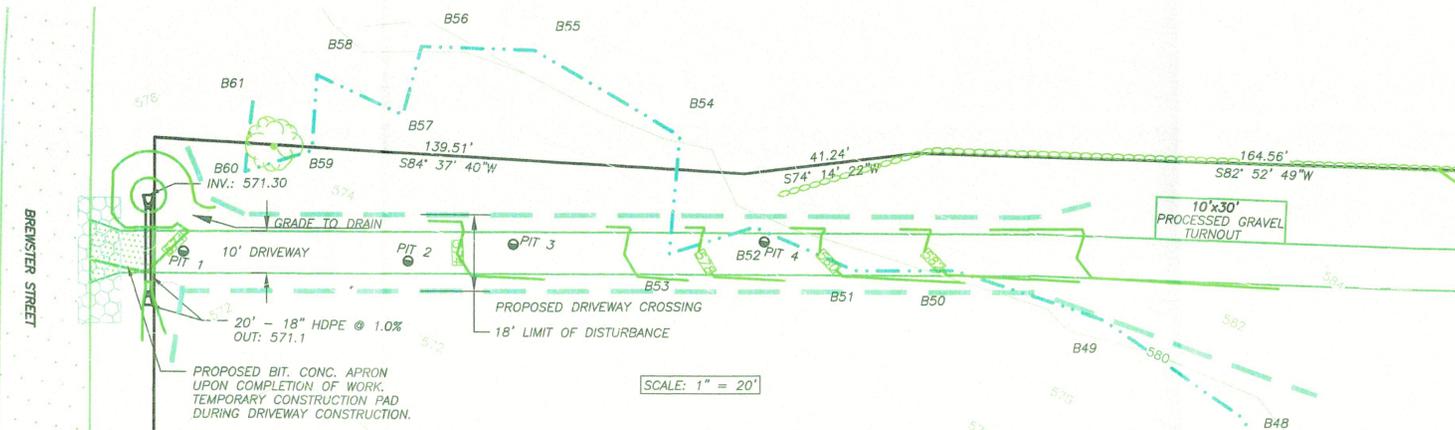
If you have any questions concerning this burn weeding plan, please feel free to contact me.

Sincerely,



Richard Zulick
Certified Forester and Soil Scientist
Member SSSSNE

PROPOSED CULVERT INLET AND OUTLET SHALL BE STABILIZED WITH MODIFIED RIP-RAP AS SPECIFIED IN CT DOT FORM 817 SECTION M.12.03



WETLANDS AS DELINEATED BY RICHARD ZULICK, C.P.S.S. AND FIELD LOCATED BY GARDNER & PETERSON ASSOCIATES AS SHOWN ON REFERENCED MAP.

SOIL PROFILES:
 PIT 1.
 0 - 10" BLACK ORANGE MUCK
 10 - 19" SANDY MUCK DARK COLOR
 19 - 28" GRAYISH MOTTLED FINE SANDY LOAM (FSL)

PIT 2.
 0 - 10" ORGANIC MUCK
 10 - 20" GRAYISH MOTTLED FSL

PIT 3.
 0 - 6" MUCKY TOPSOIL
 6 - 12" REDDISH GRAY FSL

PIT 4.
 0 - 6" MUCKY TOPSOIL
 6 - 12" REDDISH GRAY FSL

N/F SARA JEAN & RYAN NATHANIEL SPOONER
 447 BREWSTER STREET APN:25/15

GRAPHIC SCALE
 1 inch = 80 ft.

EROSION CONTROL PLAN NARRATIVE:
 The proposed project entails installing an access driveway across approximately 200' of wetlands to gain access to approximately 7 acres of upland area.

Establishment and maintenance of Erosion Control Measures (ECM) will be the responsibility of Seth Frink (860) 428-4206, and will be monitored on a weekly basis, and after every significant rain event.

- SEQUENCE OF CONSTRUCTION:**
- 1) Pre-construction meeting with Town of Coventry Agent(s). All phases of work to be coordinated with and approved by appropriate Town agency.
 - 2) Field location and stake out.
 - 3) Installation of silt fence and construction entrance.
 - 4) Excavation of unsuitable material and installation of bank run gravel.
 - 5) Installation of Geotextile and base material.
 - 6) Finish grading and soil stabilization.
 - 7) Removal of Construction Entrance.
 - 7) Installation of Bituminous Concrete apron.
 - 7) Removal and disposal of all silt fence/erosion control.

NOTE THAT TRAFFIC CONTROL MAY BE REQUIRED DURING EARLY STAGES OF CONSTRUCTION.

1. This map has been prepared in accordance with sections 20-300b-1 thru 20-300b-20 of the regulations of Connecticut State Agencies "Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut" Prepared and Adopted by the Connecticut Association of Land Surveyors, Inc. August 29, 2019.

The type of survey performed is a COMPILATION PLAN; This survey conforms to a CLASS "D" horizontal accuracy and is intended to indicate approximate topography as necessary to construct a gravel driveway through wetlands. This plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey, and is subject to such change as an accurate field survey may disclose.

See Note #1.

GERALD E. HARDISTY, L.S. #15974

General Notes

ASSESSOR'S GIS ID: 09013032-R01426
 VOL. 1287, PG. 260

MAP REFERENCED:
 "PROPERTY SURVEY LAND OF 447 BREWSTER STREET COVENTRY, CONNECTICUT"
 by GARDNER & PETERSON ASSOCIATES, LLC
 Scale: 1"=50' date: 02-12-2024
 sheet 1 of 1

NOTE #1
 Boundary survey depicted is an accurate retracing of the map referenced above and closes to A-2 accuracy. Wetlands flags are also as shown on the referenced map and verified by Richard Zulick, C.S.S.

Topographic information was compiled from tracing of ARC-GIS topography as provided on Town of Coventry web site. The topography is not certified to T-2 standards but field observation by this office deems it accurate enough to be appropriate for this application.

Ash Brook location as shown on this drawing is also approximate and based on ARC-GIS and Google Earth depictions.

1.	Revised to address staff comments	8/24/24
No.	Revision/Issue	Date

PROPOSED WETLANDS CROSSING FOR DRIVEWAY
 ROLAND JOHNSON
 COVENTRY CT

CIVIL ENGINEERING SERVICES, LLC.
 203 BOSTON HILL ROAD
 ANDOVER CT 06232
 ph. (860) 742-0364

Project: 2401-JOHNSON CROSSING
 Date: JULY 1, 2024
 Scale: AS SHOWN
 Sheet: 1 OF 2