

**COVENTRY INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
WEDNESDAY, JANUARY 22, 2025**

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:	David Epstein		X
	Vacant		
STAFF:	Todd Penney, Town Engineer/Wetlands Agent		x
STAFF:	Lindsay Beutler, Wetlands Agent	X	
STAFF:	Natalia Yeschick, Recording Clerk	X	

2. AUDIENCE OF CITIZENS: None

3. ADDITIONS/CHANGES TO AGENDA: None

4. OLD BUSINESS:

- A. **24-43 - 77 Edgewater Drive** - Owner: Paul and Sharon Champagne; Applicant/Agent: Eric Peterson. - Construction of house additions, driveway and drainage improvements in the Upland Review Area. The 65-day deadline to take action on this application is 11/29/2024. 65-DAY EXTENSION GRANTED BY APPLICANT. NEW DEADLINE TO TAKE ACTION ON APPLICATION IS 2/2/2025.

Mark Stinson (General Contractor) present in place of owners.

Seeking wetland permit application for activities located within 150' of Coventry Lake, and 75' within a wetland.

Phase 1: Raingarden. Small northwest corner of the house we will remove the sunroom that is on piers and build in the same footprint a bedroom. Addition to the front with an entryway next to it. Removing and replacing back deck.

Phase 2: One car garage and driveway. Northeast corner with another deck being added.

Intention is to keep impervious coverage of the lot at 14.9% (15% is the maximum).

Picking up water from the roof and piping into the existing septic system at the lake side of the house. Checked the existing septic system for water build up, there was none. It was suggested to remove the concrete existing distribution box and replace it with a new one. Provided a lot coverage worksheet with calculations so we know how much water to store, there is adequate storage space. Septic appears to be in good shape and is functioning. There is an overflow trench that has never had a need to be used because the original is working fine.

Trying to get water that comes onto site from the road away from the house. Allow water to come onto property and get caught in a rain garden to filter. At the bottom of that rain garden an underdrain is proposed as well to tie into the system.

Gave homeowner information on rain gardens that would be attractive to them.

Driveway is graded to have a hump so water isn't collected to run down the hill to the garage. Plan to have impervious pavers, and trench drain at the bottom of the pavers that will also go to the existing drainage system. The driveway is steeper, but the slope meets town requirements.

Initially reported there was 5500 square feet of disturbance within the Upland Review area, now 5800 square feet. There will be no disturbance in wetlands or lake. Erosion and sediment control downhill on the lake side, and stockpiling material on the roadside keeps sedimentation from going downhill towards the lake to protect it.

Time between phases comes down to affordability. Permit approval is initially 5 years, but an extension can be requested if needed.

Silt fence and erosion control would come down between phases to ensure the site is stabilized.

Beutler would visit the site routinely.

No activity around the walls/wallfront/stairs closest to the water.

MOTION: I move to approve item #24-43 – 77 Edgewater Drive with the following

conditions:

- **Standard conditions.**
- **Special condition regarding maintenance of the rain garden.**

By: Glenney
Seconded: Johnson

Discussion: None

Voting:
For: Johnson, Glenney, Mathieu, Wierszchalek
Against: None
Abstain: Pearson

Motion Approved

B. #24-55 - 33 Cooper Lane - Owner: Mark Larson; Applicant/Agent: Mark Reynolds - Proposed single-family home, re-subdivision. The 65 Day deadline to take action on this application is 1/24/2025.

Mark Reynolds (professional engineer). Number of revisions and refinements.

- Row of winterberry plantings along the edge of the silt fence/limit of clearing/limit of disturbance.
- Detailed rain garden, downgradient from the house will collect roof water and lawn area between the house. Has an overflow and would expect this to be dry most of the time. Gradings shown and added onto plan.
- House footprint changed, it is now a longer shape and is consistent with the lawn.
- 55-60' long driveway is in a good location at the street.

After looking at the site and the neighbors site, we were able to find a location up front for the well that works with the health code. The well will be moved from the back to the front. The well will be geothermal. Still falls within clearing distance from the original plan.

Ian Cole (professional soil scientist/wetlands scientist - via Zoom) - There is a hillside seepage wetland downgradient of the proposed development. Not a named stream. Good drainage area, all three times the site was visited, the stream was flowing. Stream is well buffered being 75 ft. embedded into the wetlands. Provided commission with a report in December with photos of wetlands. Positioning of the home is dictated by zoning regulations. Proposal has no direct wetland impact.

Email from Mark Reynolds answers questions. One comment in the revised plans regarding flag placement was unclear, Beutler confirmed with Cole the flags are where they're supposed to be. Everything is draining away from the site northwest to the stream. From the last flag, there wouldn't be any wetlands further toward Root Road. The flags are the most upper limits of the wetland. Additional questions answered include pavers to be used on the proposed driveway, stockpiled material, limits of clearing, and disturbance. Determined silt fence is the limit of

clearing. Zoning compliance table added to sheet 2. Proposed contours were added.

Not proposing turnouts for the driveway. What's proposed on plan is a standard width driveway that goes straight out to the street.

Reynolds will be submitting a site plan for the health department for detailed permitting.

Beautler has a letter from the sanitarian for feasibility of the site stating the site is suitable.

MOTION: I move to approve item #24-55 – 33 Cooper Lane with the following conditions:

- **Standard conditions**
- **Special condition regarding maintenance of the rain garden.**

By: Glenney
Seconded: Wierszchalek

Discussion: None

Voting:
For: Johnson, Pearson, Glenney, Mathieu, Wierszchalek
Against: None
Abstain: None

Motion Unanimously Approved

- C. #24-60 - 369 Stonehouse Road - Owner: Frantz Charles; Applicant/Agent: Mark Reynolds.** - Previously approved 2-lot subdivision "The Ledges", Wetlands Permit #07-04W, permit expired, new permit is being sought. The 65 day deadline to take action on this application is 2/22/2025.

Permit expired for a previously approved subdivision. There may now be a change.

Lots 1 and 3 of ledges subdivision were merged, the owner now would like to go back to the original subdivision of lots 1 and 3. Reynolds evaluated the plan to see if the removal of the small section of land from parcel 1 would have impact, and it would not. No impact to driveway design, no impact to zoning compliance of lots 1 and 3.

Applications are the same except removal of that small part of land.

There are two areas of wetlands near the front of lots, there is a watercourse along the side of the road. All activity of the wetlands are in front of lot 1. Proposed driveway culvert. Two lots on the original plan has same configuration aside from the small carve out to the west. Everything to the east and north on lot 3 has no proposal for

development. All development is focused on the western portion of lot 3 and the common driveway coming down. The stormwater features, retention base, cross culvert were all included in the original plans.

ENS plan and planting plans are extensive/detailed and shown on the plans.

Phasing plan is included.

Regarding Native American History, there is an open space dedication made in favor of the Town to the North made during the subdivision process.

All driveways were reviewed for compliance with site lines, all have been approved.

Reason why this location was chosen is because it was the least impact and comes further off the road.

Beutler and Penney reviewed previously approved plan sets and current plan sets; they were consistent. No concerns as it was previously approved. No concerns based on what was provided.

Discussion of who is responsible for maintaining the shared basin. Lots 1 and 3 would have 50% responsibility of driveway and infrastructure.

MOTION: I move to approve item #24-60 – 369 Stonehouse Road with the following conditions:

- **Standard permit conditions**
- **Special condition: Maintenance of the detention pond on lot 1 is shared equally between the owners of lot 1 and lot 3.**

By: Glenney
Seconded: Johnson

Discussion: None

Voting:
For: Johnson, Pearson, Glenney, Mathieu, Wierszchalek
Against: None
Abstain: None

Motion Unanimously Approved

D. **#24-47 - Woodland Road** - Owner: Town of Coventry; Applicant: James Drumm; Agent: Todd Penney P.E. - Drainage improvement on Woodland Road. The 65-day deadline to take action on this application is 11/29/2024. 65 DAY EXTENSION GRANTED BY APPLICANT, NEW DEADLINE TO

TAKE ACTION ON APPLICATION IS 2/2/2025. *Postponed*

Discussion on legal responsibility for drainage on property. Will probably re-apply.

5. NEW BUSINESS:

- A. #25-1 - Gerald Park, Avery Shores - Owner: Gerald Park Association; Applicant: Charlie Harakaly, Coventry Public Works; Agent: Todd Penney, P.E. - Re-establish the outfall of an existing 24" RCP with modified rip rap.**

Todd Penney, Professional Engineer - Public works looking to do a maintenance of an existing outfall at the Gerald Park Beach off of Avery Shores.

There is an existing infrastructure, a series of catch basins that come down into the parking lot. Significant amount of flow, through a 24 inch concrete pipe. The pipe is in good condition. There has been no maintenance to the outfall, flow at times doesn't go straight out to the water. Need to go in with an excavator and pull existing outfall, sediment debris, weeds, etc. that are in that area and establish a new plunge pool.

Hoping to do this when the lake is lowered so the edge of water is out of activity. The lake comes up in April. Adding ENS controls at the outfall.

Public works came out with a sequencing plan to schedule the work with little to no flow. If there is any flow, there are a couple manhole structures in the parking lot. We would upstream that and block flow. Put a pump into the manhole structure, pump it back upstream and cycle it or pump it on the grass, letting it flow away from the excavation area. Include a silt sack at the end of that pump. Once dewatering is set up, they would go in with a backhoe, remove sediment, restore the plunge pool with new rip rapping or existing stones. Get equipment there the day before, see if dewatering works, if it works come back the next day and come back with excavation. Be done in a day.

Will not be voting on this tonight.

Parking structures will be removed.

Access for equipment will be straight down. Penney will put together a better site plan. Will probably use the sewer plans and/or will find the original drainage plans that we got the easement on that has that information.

Rip rap will be modified 6-9 inches (intermediate is 9-12 inches, standard is over 12-15 inches). Trying to form a plunge pool to slow down the water before it gets out.

Want outfall to be inspected by Public Works yearly and reported to the wetlands agent.

- B. #25-2 - Swamp Road and South Street - Owner: Town of Coventry; Applicant: James Drumm; Agents: Town of Coventry Engineer, Todd Penney, P.E. and Town's Consultant Engineer of Record, VBH, Inc. - Alignment, sightline, and stormwater improvements to Swamp Road and South Street.**

Town applied in 2022 to do roadway improvements on Swamp Rd. in three basic

locations, just south of Love Lane, at intersection of Swamp and South, and at S curve through South Street heading towards route 6. Project qualifies under the Local Transportation Capital Improvement Program.

100% construction funding, we pay for the design, hired VHB for the heavy lift, they will be at February's meeting. Have had two public meetings, neighbors are involved and approve.

Penney showed a map of wetlands and wetland impacts.

See 500 block, existing conditions.

-Heading South from Boston Trnk passing Love lane, significant vertical geometry deficiency.

Only about 70' of siteline. Plan is to change it to 250' of siteline

-No drainage on Swamp Rd., it is already in a cut so there is significant gutter flow on both sides of the road. There is a delineated wetland.

-Other wetland is just west of Swamp Road and South Street intersection. There is an existing drainage crossing and discharge that bifurcates a parcel.

On proposed conditions, will be adding catch basins, and would like additional storm drainage. Most work is outside the upland review area. Hoping to do a level spreader as it is more of an elongated discharge which is less impactful. It is a small watershed, but it's uncontrolled. The goal of this project is to control it.

Will be getting a formal drainage easement.

Public hearing is not needed. We have already had two public hearings and any impact on the wetlands would be a positive impact. Additionally, all property owners have been notified.

Plan to raise South Street up a bit to make landing a little bit flatter. That grade is at 16%. Maximum grade should be at 12%.

Todd will put together a letter for a wetlands status for awareness and will put up signs every 200ft.

Hope to have North Central Conservation District review next month.

This project should take two construction seasons (at least 160 days in total). May go into 2026. Could run it concurrently, haven't thought it through yet. DOT would have to sign off. Not sure if there are concerns to do it simultaneously.

6. ENFORCEMENT:

- A.** 77 Tall Oak Drive - Owner: David Frechette - Material Deposition in Regulated Area. Letter requesting site visit sent 6/21/24. Site visit to be conducted 7/22/2024. Cease and Desist verbally issued by IWA 7/29/24, mailed Certified Mail 8/1/2024. ***This matter will be continued to a Special Meeting. Date TBD.***

Back and forth between Frechette's team and Beutler, there has not been a lot of progress.

However Frechette mentioned an ENS inspection can be scheduled.

Beutler to send a formal letter to Fretchette for a Special hybrid meeting on February 11th. 6:30pm.

Asked for details of what he's trying to create, and details on restoring the disturbed area. Waiting on this information.

7. ELECTIONS OF OFFICERS:

A. Nominations and vote

MOTION: I move Bill Glenney for Chair of Inlands Wetlands Agency

By: Mathieu
Seconded: Pearson

Discussion: None

Voting:
For: Johnson, Pearson, Mathieu, Wierszchalek
Against: None
Abstain: Glenney

Motion Approved

MOTION: I move Mathieu for Vice Chair of Inlands Wetlands Agency

By: Glenney
Seconded: Pearson

Discussion: None

Voting:
For: Johnson, Pearson, Glenney, Wierszchalek
Against: None
Abstain: Mathieu

Motion Approved

8. ADOPTION OF MINUTES:

A December 18, 2024 – Regular Meeting

MOTION: I move to approve the minutes of the December 18, 2024, Regular Meeting, with the following corrections:

- On page 2 of 6, change “304” in paragraph 2, line 1 to read “3-4”

By: Pearson
Seconded: Mathieu

Discussion: None

Voting:
For: Johnson, Pearson, Glenney, Mathieu
Against: None
Abstain: Wierszchalek

Motion Approved

9. CORRESPONDENCE:

A. Inland Wetlands Agency Quarterly Report (e)

1. 36 Sam Green Rd. 12x20 Shed in upland review area, permit hasn't been paid for. Will be withdrawn. Letter will be sent.
2. 1717 South Application due to zoning enforcement issue. Last correspondence, they were asked to please provide a letter from a soil scientist that activity is outside of the upland review area. Never heard back. Will be withdrawn. Letter will be sent.

B. Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions Webinar Watch Party (e)

Webinar watch party! Beutler will find out if this will be recorded for future viewing.
RSVP Yes: Mathieu, Pearson.

10. DISCUSSION:

A. IWA - Low Impact Development Working Group Update

Lots of action, reviewed the timeline.

Lisa Thomas, Lindsay Beutler, and Lori Mathieu meet and discuss. Will meet on 2/4/25, go over intent, vision, etc. to get Lisa's input. Todd requested to attend the meeting. Beutler will send an invite to Penney.

1/17 Jana Roberson, Director of Planning and Development, noted the low impact development group may be a good topic for the upcoming town land use forum. Chairs are invited to discuss hot topics or topics of interest. Tentative date.

Mathieu outlined what we were up to and reviewed other topics. 2 hot topics, sewer expansion (drives development around the lake). Affordable housing.

Pearson and Mathieu are part of the group, and haven't heard from anyone else wanting to sign up. ZBA to be reached out to. Good opportunity for them to see what they're charged with. More education and outreach for board members.

Beutler will extend email out.

Getting feedback from Lisa Thomas to make sure it's done the right way. Want to be inclusive.

11. ADJOURNMENT:

Meeting adjourned at 10:00 p.m. by Glenney.

Respectfully Submitted,

Natalia Yeschick

Natalia Yeschick, 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.