



Town of Coventry

Land Use Office

1712 Main Street • Coventry, CT 06238

Planning • Zoning • Wetlands • Economic Development • Conservation

Phone: 860 742-4062

Fax: 860 742-4059

Web: www.coventry-ct.gov



Lot Coverage Worksheet

Address 861 Main Street Permit # ZBA-25-8

| | | | | | |
|----------------|-------|---|--------|-------------|--------------------|
| Acreage | 0.296 | 1) Lot Area | 43,560 | Square Feet | 12893.76 |
| Zone Code | GR-40 | | | | |
| Lot Coverage % | 20 | | | 20% | 2578.752 |
| | | Total Proposed Coverage Percentage | | | 18.94714963 |

2) Lot Coverage

| | |
|--------------------------|-------------|
| Existing Dwelling(s) | 1748 |
| Existing Outbuilding(s) | 96 |
| Existing Paved Areas | 311 |
| Existing Slabs | |
| Existing Coverage | 2155 |

| | |
|--------------------------|------------|
| Proposed Dwelling(s) | |
| Pool | |
| Proposed Outbuilding(s) | 288 |
| Proposed Addition(s) | |
| Proposed Paved Areas | |
| Proposed Coverage | 288 |

Total Coverage **2443**
 Zone Coverage (%) Allowed in Ft **2578.752**

Excess Coverage Requiring Storage

-135.752

Proposed project coverage does not exceed maximum allowed lot coverage for zone GR-40

Lot coverage may be increased to 15% in the Lake Residential (LR) Zone if the applicant demonstrates that the surface runoff that would be generated by the area of impervious surface in excess of 10% of the total lot area during the first 1" of rainfall from any precipitation event will be collected and returned to the ground by an appropriate device or devices such as but not limited to, infiltration basins or trenches, rain gardens, or in-ground perforated chambers (Sec. 4.04.06)

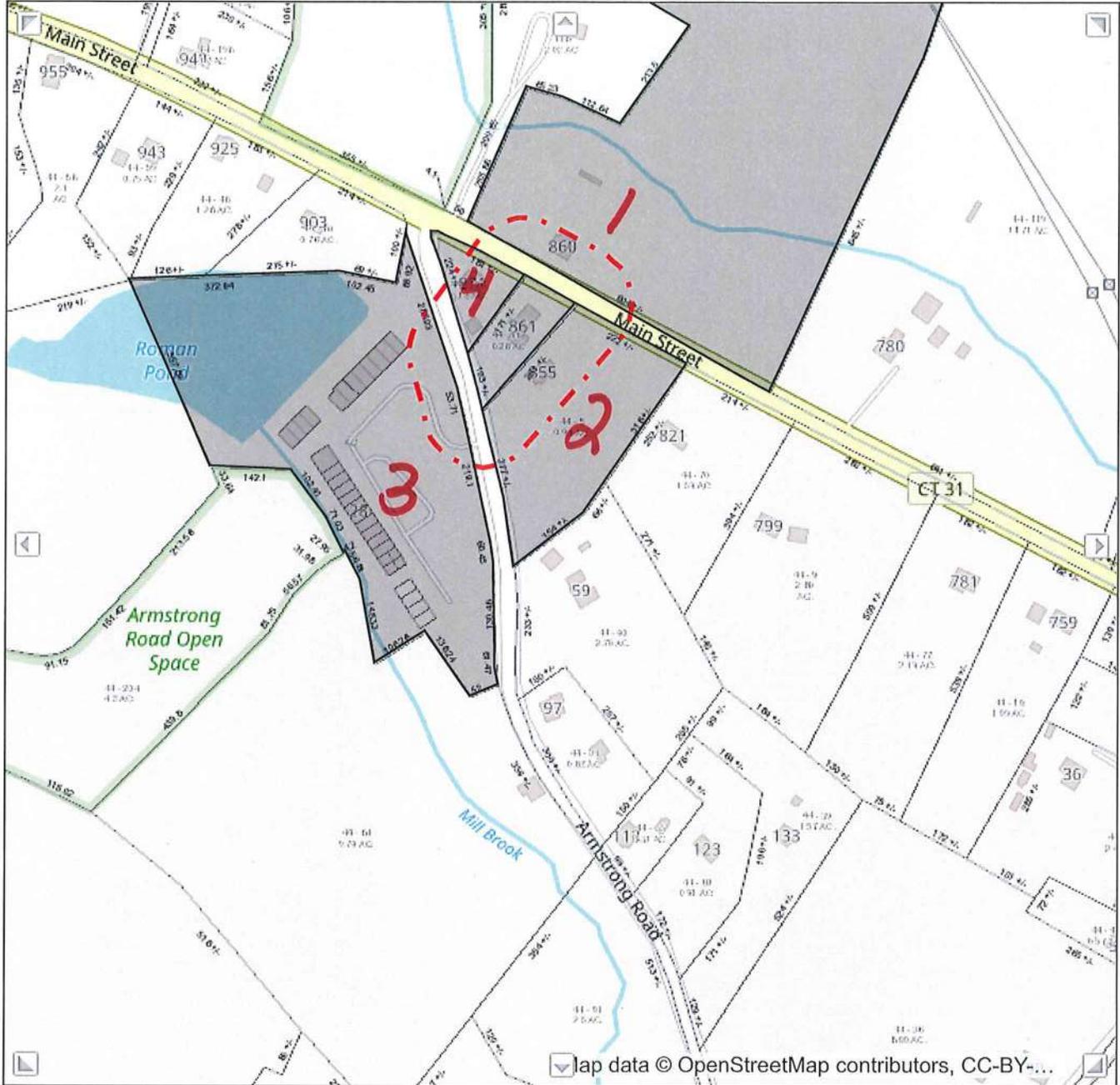
| | OWNER_NAME | CO_OWNER | LOCATION | MAIL_ADDR | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|------|----------------------|------------------|-----------------|-----------------|-------------|------------|----------|
| Self | GREGORY ROBIN M | | 861 MAIN ST | 861 MAIN ST | COVENTRY | CT | 06238 |
| 2 | HEON, RICHARD J | | 855 MAIN ST | 855 MAIN ST | COVENTRY | CT | 06238 |
| 4 | NEIGHBOURS, ROBERT O | CAPOALE, WILLIAM | 871 MAIN ST | 23 WADSWORTH ST | GLASTONBURY | CT | 06033 |
| 1 | STAIB JOHN A | | 860 MAIN ST | 11 CORDIA CT | HOMOSASSA | FL | 34446 |
| 3 | <i>HOT</i> | | 28 ARMSTRONG RD | | | | |

Town of Coventry, CT

Geographic Information System (GIS)



Date Printed: 5/29/2025



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of East Granby and its mapping contractors assume no legal responsibility for the information contained herein.



SCHEDULE "A"

861 Main Street
Coventry, Connecticut

A certain piece or parcel of land, with all buildings and all improvements thereon, situated in the Town of Coventry, County of Tolland and State of Connecticut, and bounded and described as follows:

Beginning at an iron pin in the center line of a private driveway leading southerly from Connecticut State Highway Route 31 (Main Street) to Armstrong Road, so-called, (Barber Village Road), the line runs thence westerly by said State Highway a distance of 95.1 feet; more or less to an iron pin; thence southwesterly, a distance of 101.85 feet to an iron pin; thence southerly a distance of 1.93 feet to an iron pin; thence southwesterly a distance of 33.60 feet to an iron pin in Barber Village Road. The last 3 courses are along land now or formerly of Nobile and are set forth in a boundary line agreement in Volume 156, Page 230 of the Coventry land records; thence the line runs southerly 101.6 feet to a point which is the center line of the aforementioned private drive; thence the line runs along the center line of said private drive 204.3 feet more or less to the point and place of beginning.

Said premises appear to be subject to such rights as may exist in others to cross and re-cross on and over Armstrong Road, so-called, and the passway or driveway on the southeasterly side of the premises and possible impact of right of way for sewage disposal and water rights and agreement re cost for maintenance and repair thereof referenced in Warranty Deed dated and recorded March 9, 1933 in Volume 47 at Page 402 of the Town of Coventry Land Records.

Said premises are subject further to any and all provisions of any ordinance, municipal regulation or public or private law, including but not limited to building, building line, inland-wetland and zoning restrictions established by the Town of Coventry.

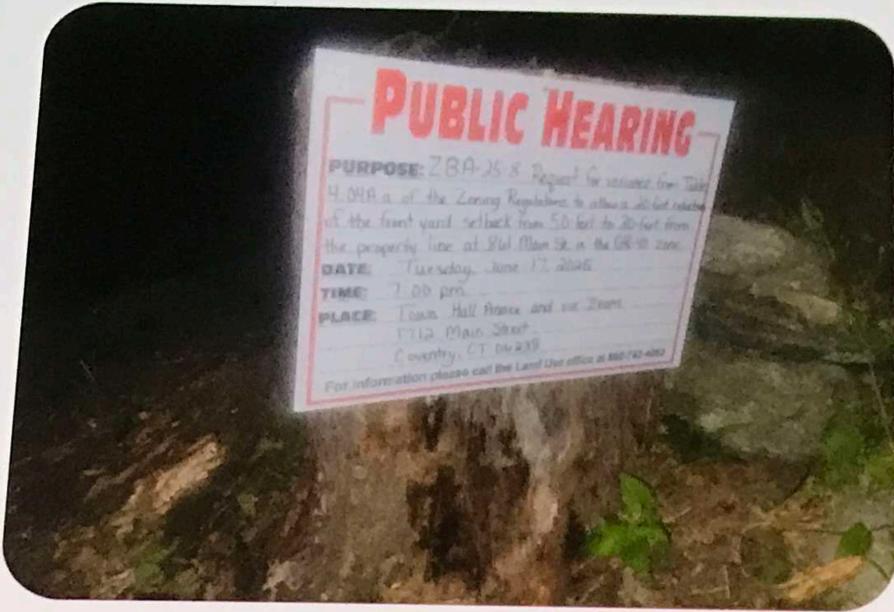
Also subject to the first installment of real estate taxes on the Grand List of October 1, 2009, not yet due and payable, and thereafter, due to the Town of Coventry, which the Grantee herein assumes and agrees to pay as part of the consideration of this conveyance.

Reference is made to a Warranty Deed from Kathleen T. Sullivan in favor of Paul A. Shuper and Cynthia A. Trayling dated and recorded August 2, 2004 in Volume 901 at Pages 110-111 of the Town of Coventry Land Records;

Received for record Mar 16, 2010
At 12:15P. Recorded in Coventry
Land Records, Vol 1136 Page 225
By Coventry Town Clerk

Ane B. Lewis Clerk

Friday, June 6



MMS 9:48 PM

I came home from work and saw this sign on your Property.



9:49 PM



Remember I told you

PUBLIC HEARING

PURPOSE: ZBA-25-8 Request for variance
Table 4.04A.a of the Zoning Regulations to allow
a 20-foot reduction of the front yard setback from 50-foot
to 30-foot from the property line at 861 Main St in the GR-40 zone
DATE: Tuesday, June 17, 2025
TIME: 7:00 pm
PLACE: Town Hall Annex and
1712 Main Street
Coventry, CT 06230
For information please call the Land Use Office at 860-426-2200



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

ROBIN GREGORY
861 MAIN STREET
COVENTRY, CT 06238



Postmark Here

To:

WILLIAM CAPORLE
23 WADSWORTH ST
GLASTONBURY, CT 06033

PS Form 3817, April 2007 PSN 7530-02-000-9065

\$1.01

1

First-Class Mail®

% Land Cl

Disposal Fee

Paid: Cash

DMV Licens (\$30.

*Business/Co Building Per

Resident:

Address:

Disposal Rat

Construction

Land clearing

Household g

Refrigerant u

Tires: auto @

Fire extinguis

Mattress (we

Propane tanks pi



**UNITED STATES
POSTAL SERVICE**

This Certificate of Mailing provides evidence that mail has been prepared for mailing in the United States.
This form may be used for domestic and international mail.

From:

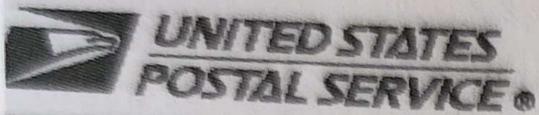
ROBMY GOODMAN
5101 Market
CDD Market

Star
JSM COLDR
H JSMOSS

38117, April 2007 PSN 7530-02

COCK
JUNO
AMOL
2-20
92322P500567

Debris
earing De
es:



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: ROBIN Gregory
801 MAIN ST
COVENTRY, CT 06238



John Staub
11 Cordua Ct
Homossa, Florida 34446

3817, April 2007 PSN 7530-02-000-9065

Postage Meter
COVENTRY, CT
06238
7 25
OUNT
2.20
2P5005

Postage for
Company
Permit or c
8669
ent:
-ess:

David Gustafson
Total Visa 6517 (Ch)
Custom Amount
AID A0 00 00 00 00 03
VISA CREDIT
Authorization: 60058886
Receipt: RWKk
June 5, 2025
11:30 AM

Town of Coventry,
Connecticut
1712 MAIN ST
COVENTRY, CT
06238-3615

022520

Town of Coventry Transfer Station

proof of residence required

Date: 6/5/25 Visitor # ID 15 Net Weight: _____

% Construction Debris / Bulk: GROSS 23110 lb INBOUND

% Land Clearing Debris: 06/05/25 02:10 PM

Disposal Fees: 684.00

Paid: Cash _____ Check* # ID 15 Card X

DMV License No. 1278 GROSS 23110 lb RECALLED
DATE 05/11/570 lb
(\$30.00 fee for returned checks) NET 11540 lb

*Business/Company check requires proof of Town of Coventry Building Permit or contractual obligation

Resident: Robin Gregory

Address: 861 Main Street

Disposal Rates:

Construction debris / bulk waste: \$20 first 250 lbs. then \$.08/lb.

Land clearing debris: \$15 first 250 lbs. then \$.06/lb.

Household garbage / MSW \$2 each (30 gallon bag) _____

Refrigerant units @ \$10 each _____

Tires: auto @\$5 / truck @\$12 / construction @\$100 _____

Fire extinguishers @ \$6 each _____

Mattress (wet or damaged) \$20 each _____

Propane tanks priced below: _____

1 lb. \$2 // 5 & 10 lb. \$4 // 20 lb. \$5 // 30 lb. \$6 // 40 lb. \$8 each

Received by: _____

Robin found water line location

Pick up

Approved by _____

and bonding of pool and metal
ools.
rotection. Convenience outlet prov
vided before pool can be used.
(860) 742-4064 at least 48 hours
pections

Town of C
Connect
1712
CO
C

Disposal Fees: 609.00

id: Cash _____

Check* _____

Card

MV License _____

(\$ _____)

Business
Building

Resident: _____

Address: _____

Disposal R _____

Construction
and clearing

Household g _____

Refrigerant _____

Tires: auto (_____)

Fire extingui _____

Mattress (w _____)

Propane tan _____

lb. \$2 // 5 _____

23110 1b
11570 1b
11540 1b
RECALLED

15 PM
Town of Coventry

Town of Coventry,
Connecticut

1712 MAIN ST
COVENTRY, CT
06238-3615

June 5, 2025
11:30 AM

Receipt: Rwk
Authorization: 605886

VISA CREDIT
AID A0 00 00 00 03 10 10

Custom Amount **\$684.00**

Total **\$684.00**

Visa 6517 (Chip) **\$684.00**
David Gustamachio

lbs. then \$.08/lb.
.06/lb.

bag) _____

\$100 _____

/ 40 lb. \$8 each

Received by: _____

ded.

in advance to

 **UNITED STATES
POSTAL SERVICE.**

COVENTRY
1376 MAIN ST
COVENTRY, CT 06238-9998
www.usps.com

11/2025

03:20 PM

| Product | Qty | Unit Price | Price |
|--------------------------|-----|------------|---------------|
| First-Class Mail® Letter | 1 | | \$0.73 |
| Coventry, CT 06238 | | | |
| Weight: 0 lb 0.30 oz | | | |
| Estimated Delivery Date | | | |
| Sat 06/14/2025 | | | |
| Cert of Mailing | | | \$2.20 |
| Total | | | \$2.93 |

Grand Total: \$2.93

Credit Card Remit \$2.93

Card Name: VISA
 Account #: XXXXXXXXXXXXX8443
 Approval #: 00276D
 Transaction #: 222
 AID: A0000000031010 Chip
 AL: VISA CREDIT
 PIN: Not Required CHASE VISA

TO REPORT AN ISSUE
Visit <https://email.us.usps.com>

PREVIEW YOUR MAIL AND PACKAGES
Sign up for FREE at
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Customer Service
1-800-ASK-USPS
Agents do not have any additional
information other than what is provided on
usps.com

First Class Letter
Cov Well Est Sat Cert
Total

06/25
\$2.20
\$23229500567-7

POSTAL SERVICE

COVENTRY
1376 MAIN ST
COVENTRY, CT 06238-9998
www.usps.com

09:16 AM

06/07/2025

| Product | Qty | Unit Price | Price |
|--------------------------|-----|------------|--------|
| CNGRT STRGRTHNGS | 1 | \$3.99 | \$3.99 |
| BLNK PTRN HRTS | 1 | \$3.99 | \$3.99 |
| First-Class Mail® Letter | 1 | | \$1.01 |
| Glastonbury, CT 06033 | | | |
| Weight: 0 lb 1.10 oz | | | |
| Estimated Delivery Date | | | |
| Wed 06/11/2025 | | | |
| Cert of Mailing | | | |
| Total | | | \$2.20 |
| | | | \$3.21 |

| | | | |
|--------------------------|---|--|--------|
| First-Class Mail® Letter | 1 | | \$1.01 |
| Coventry, CT 06238 | | | |
| Weight: 0 lb 1.10 oz | | | |
| Estimated Delivery Date | | | |
| Wed 06/11/2025 | | | |
| Cert of Mailing | | | |
| Total | | | \$2.20 |
| | | | \$3.21 |

| | | | |
|--------------------------|---|--|--------|
| First-Class Mail® Letter | 1 | | \$1.01 |
| Coventry, CT 06238 | | | |
| Weight: 0 lb 1.10 oz | | | |
| Estimated Delivery Date | | | |
| Wed 06/11/2025 | | | |
| Cert of Mailing | | | |
| Total | | | \$2.20 |
| | | | \$3.21 |

| | | | |
|--------------------------|---|--|--------|
| First-Class Mail® Letter | 1 | | \$1.01 |
| Homosassa, FL 34446 | | | |
| Weight: 0 lb 1.10 oz | | | |
| Estimated Delivery Date | | | |
| Fri 06/13/2025 | | | |
| Cert of Mailing | | | |
| Total | | | \$2.20 |
| | | | \$3.21 |

| | | | |
|--------------------------|---|--|--------|
| First-Class Mail® Letter | 1 | | \$1.01 |
|--------------------------|---|--|--------|

Estimated Delivery Date
Wed 06/11/2025
Cert of Mailing

Total \$24.03

Grand Total: \$24.03

Debit Card Remit
 Card Name: MasterCard
 Account #: XXXXXXXXXXXXX7153
 Approval #: 774630
 Transaction #: 597
 Receipt #: 013662
 Debit Card Purchase: \$24.03 chip
 AID: A0000000042203
 AL: US Debit
 PIN: Verified

TO REPORT AN ISSUE
 visit <https://email.usps.com>
 PREVIEW YOUR MAIL AND PACKAGES
 Sign up for FREE at
<https://informedelivery.usps.com>
 All sales final on stamps and postage.
 Refunds for guaranteed services only.
 Thank you for your business.
 Customer Service
 1-800-ASK-USPS
 Agents do not have any additional
 information other than what is provided on
 USPS.com.
 your experience.
www.usps.com/Pos

UNITED STATES
POSTAL SERVICE

Certificate Of Mailing

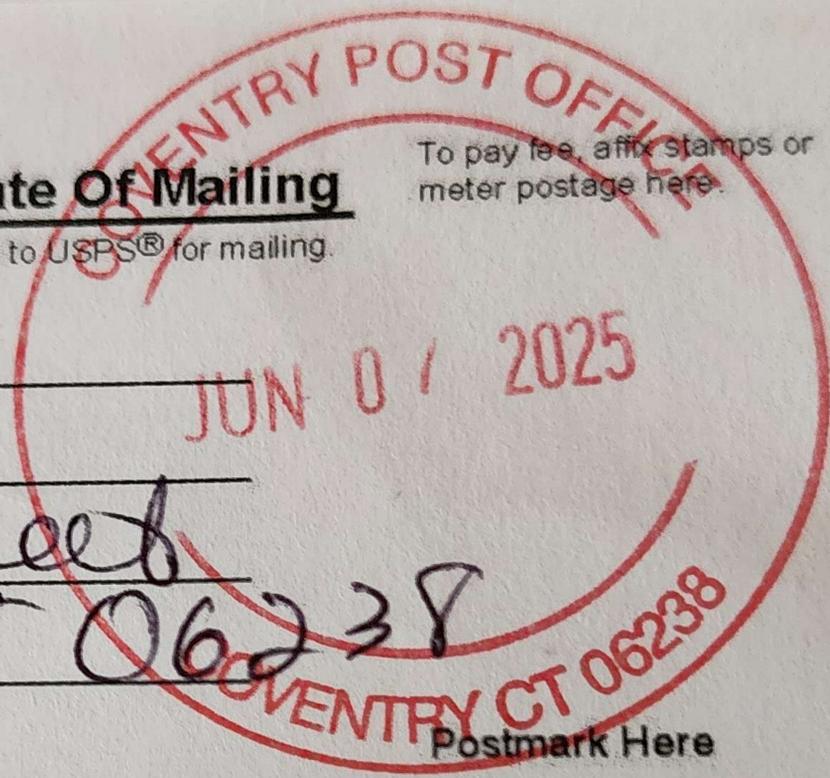
To pay fee, affix stamps or
meter postage here.

Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
It may be used for domestic and international mail.

Robert Gregory
861 Main Street
Coventry, CT 06238

Richard Heon
855 Main St
Coventry, CT 06238

April 2007 PSN 7530-02-000-9065



\$1.01

UNITED STATES
POSTAL SERVICE

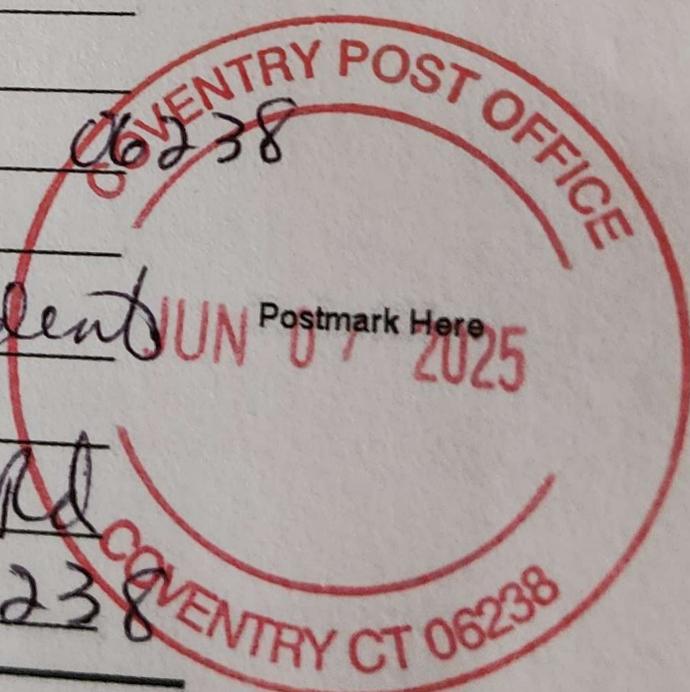
Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. It may not be used for domestic and international mail.

U.S. POSTAGE PAID
FCM LETTER
COVENTRY, CT
06238
JUN 07 25
AMOUNT
\$2.20
S2322P500567-7

Robin Gregory
861 Main St
Coventry, CT 06238



Association Presidents
Kenneth Falls
28 Armstrong Rd
Coventry, CT 06238

April 2007 PSN 7530-02-000-9065

17.00
\$1.01
First-Class Mail® 1
Letter
Coventry, CT 06238
Weight: 0 lb 1.10 oz

\$2.9
chip
CHASE VISA

Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

Evidence that mail has been presented to USPS® for mailing, domestic and international mail.

Gregory
Main Street
Hamden, CT 06238

Neighbors
Hadsworth St
Hamden, CT 06033



Postmark Here

7530-02-000-9065

First-Class Mail®

SA

UNITED STATES
POSTAL SERVICE®

Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. It may be used for domestic and international mail.

Robin Gregory
861 Main Street
Coventry, CT 06238

Robert O Neighbors
23 Wadsworth St
Glastonbury, CT 06033



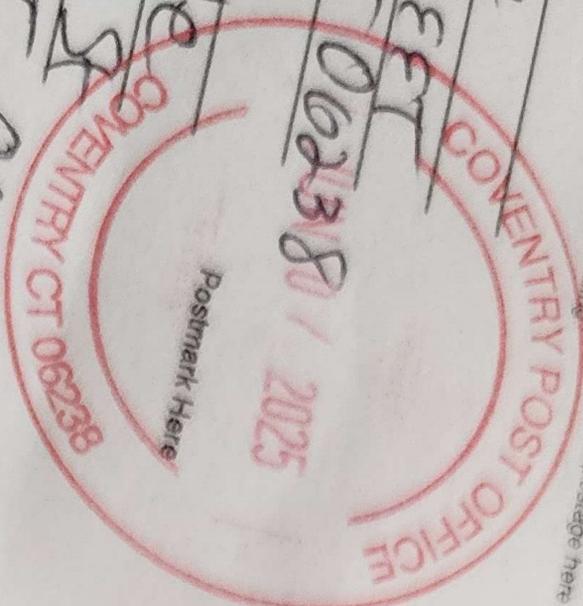
COVENTRY CT
JUN 01 2007
AMOUNT
\$2.20
PSN 7530-02-000-9065

April 2007 PSN 7530-02-000-9065



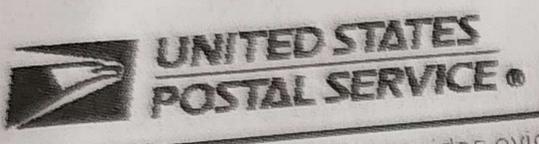


ORLE
H ST
CT 06033



Certificate Of Mailing
has been presented to USPS® for mailing
To pay fee, affix stamps or meter postage here.

First-Class Letter



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Robert Gregory
861 Main St
Coventry, CT 06238

To: John Starks
860 Main St
Coventry, CT 06238

PS Form 3817, April 2007 PSN 7530-02-000-9065

POSTAGE PAID
U.S. LETTER, CT
COVENTRY, CT
06238-25
JUN 11 11 AM '08
\$2.20
\$2322P600667-7



Debit Card Remit
Card Name: MasterCard \$24.03
Account #: XXXXXXXXXXXX7153 \$24.03
Approval #: 774630
Transaction #: 597
Receipt #: 013662
Debit Card Purchase: \$24.03
AID: A0000000042203
AL: US Debit
PIN: Verified

TO REPORT AN ISSUE
Visit <https://www.usps.com>

PREVIEW YOUR MAIL AND PACKAGES
Sign up for FREE 95
<https://www.usps.com>

All sales final on stamps and postage
Postage for international mail must be paid in advance.