



State of Connecticut  
**Town of Coventry**  
 1712 Main Street Coventry, CT 06238 (860) 742-4064



**Planning and Zoning Commission Permit Application**  
 For Submission to the PZC

**Owner:** MEMORY LANE PARTNERS LLC

**Applicant:** Stephen Fleshman

**Address:** 20 WILDWOOD RD SOUTH  
 VERNON, CT 06066

**Address:** 99 Apple Road  
 Brimfield, MA 01010

**RECORD ID:** PZC-25-5

**Activity Being Applied For:** Special Permit

**Project Description:**

The project involves converting an existing retail facility into a new veterinary office. The veterinary use is allowed in a commercial zone by special permit. The alterations proposed for the project will include work within the existing building footprint. There are no additions to the building and no changes to the existing site plan. The only exterior modifications will be to enclose an existing wrap-around porch to provide additional veterinary operations space. There will be a main entrance centered on the existing facade.

**Location:** 2208 Boston Turnpike  
**Zone:** C

**Map/Block/Lot:** 20 / 133 /

**Comments:**

**Fee Paid:** \$813.00

**Sections of Regulations Affected:** Section 6.07.02.u

***THIS IS NOT A PERMIT, BUT APPLICATION ONLY***

**Date Applied For:** June 6, 2025

99 APPLE ROAD  
BRIMFIELD, MA 01010  
PHONE: 508.347.7188  
FAX: 508.347.8939  
Fleshman@SF-Arch.com

## STEPHEN FLESHMAN ARCHITECT

### STATEMENT OF PURPOSE

#### ETERNA VETERINARY WELLNESS & URGENT CARE

We propose the conversion of an existing retail facility into a modern veterinary office that will serve an essential need in the community. Our goal is to provide high-quality veterinary care in a convenient location while ensuring minimal impact on neighboring businesses, which include Cumberland Farms, Sabrina pools and hot tubs contracting company, and Coventry Motors to name a few.

As part of this conversion, the existing wrap-around porch will be enclosed to provide additional operational space, enhancing the functionality of the veterinary office without altering the existing site plan. The property already features adequate parking and utility services to fully support this new use, ensuring a seamless transition without requiring external infrastructure modifications.

The new veterinary office will operate during standard business hours, ensuring accessibility for pet owners while maintaining a quiet and professional environment. The proposed hours of operation will be Monday through Friday from 8:00 AM to either 6:00 PM or 8:00 PM, and Saturday from 8:00 AM to 2:00 PM. These hours align with the surrounding businesses, reducing any potential disruptions.

Our commitment is to enhance the community by providing compassionate and professional veterinary services, contributing positively to the local economy while respecting the operational integrity of neighboring establishments.

99 APPLE ROAD  
BRIMFIELD, MA 01010  
PHONE: 508.347.7188  
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Fleshman@SF-Arch.com

## STEPHEN FLESHMAN ARCHITECT

### SECTION 7.03.06 STANDARDS FOR SPECIAL PERMITS

#### ETERNA VETERINARY WELLNESS & URGENT CARE

##### **Relation of Buildings to Environment**

There will be no impacts as the existing building relates to the environment. The enclosure of the current wrap-around porch will enhance operational space while preserving the character of the building and ensuring a visually cohesive transition with surrounding businesses.

Efforts will be taken to prevent any nuisance to neighboring properties. The veterinary facility will not create any excessive noise, odors, dust, or vibrations. The building's existing exterior lighting will remain as is and will not cause any new disturbances, and there will be no adverse impact on air or water pollution.

##### **Neighboring Properties**

The proposed use will not negatively affect the enjoyment, usefulness, or value of properties in the vicinity. The veterinary office will provide a valuable missing service to the community.

The office will operate within standard business hours—Monday through Friday from 8:00 AM to either 6:00 PM or 8:00 PM, and Saturday from 8:00 AM to 2:00 PM—ensuring it aligns with the operational patterns of neighboring businesses.

The site plan remains unchanged, with existing parking and utility infrastructure fully supporting the new use. Because no major structural expansions are planned beyond the enclosed porch, there will be no undue concentration of structures or population, and traffic patterns will remain consistent with existing conditions.

##### **Natural and Historical Resources**

The conversion process will not impact the Natural and Historical Resources since there are no proposed site plan changes. The proposed work for the building does not have any impact as well.

Eugene Dickinson  
20 Wildwood Road  
Vernon, CT 06043

June 6, 2025

Town Of Coventry  
1712 Main Street  
Coventry, CT 06238

Attention: Planning and Zoning Commission  
Coventry, Ct.

To Whom It May Concern,

This letter is to confirm that my firm is aware of the application (number PZC-25-5) prepared by Stephen Fleshman for my property at 2208 Boston Turnpike for the conversion of the building into a Veterinary practice. I approve of this effort. The acceptance of this use by the town is a requirement for the veterinarians to purchase the building.

If you have any questions with this authorization, feel free to call me at any time. My cell phone number is 860.508.4206.

With regards,

Memory Lane Partners, LLC.



Eugene Dickenson, member



## Town Engineer Review

Record No. PZC-25-5

Status Completed **Became Active** June 6, 2025

Assignee Todd Penney **Due Date** None

### Primary Location

2208 BOSTON TPK  
Coventry, CT 06238

### Owner

MEMORY LANE PARTNERS LLC  
20 WILDWOOD RD SOUTH VERNON, CT 06066

### Applicant

Stephen Fleshman  
 508-347-7188  
 fleshman@sf-arch.com  
 99 Apple Road  
Brimfield, MA 01010

## Messages

Todd Penney Internal

June 6, 2025 at 3:36 pm

@Jana Roberson I dont have any concerns. The traffic will increase based only on the building is vacant and has been for awhile. But I did a research and Vet use has lower trip generation than retail. See below:  
Based on the ITE Trip Generation Manual, retail space typically has a higher trip generation rate compared to veterinary clinic (vet) space, especially when measured by trips per 1,000 square feet of gross floor area. Here's a general comparison using ITE Land Use Codes (from recent editions like the 11th edition): Retail Space Land Use Code (LUC) 820 - Shopping Center Trip Generation Rate: ~37-42 daily trips per 1,000 sq ft GFA (varies with size and context) Rates are even higher for certain retail types (e.g., LUC 826 - Specialty Retail Center, or LUC 848 - Tire Store). Veterinary Clinic Land Use Code (LUC) 640 - Veterinary Clinic Trip Generation Rate: ~4-5 daily trips per 1,000 sq ft GFA Conclusion Retail space generates significantly more trips than veterinary clinic space on a per square foot basis - often 6 to 10 times more depending on the specific land use category and local context. If you need exact numbers or a table comparison from the latest ITE edition, let me know the size (sq ft) or peak hour info you're working with, and I can give you a more detailed breakdown.

Jana Roberson Internal

June 9, 2025 at 11:04 am

Thanks @Todd Penney ! Very helpful. We don't have parking standards for Verterinary hospitals either, so this is perfect.

## Step Activity

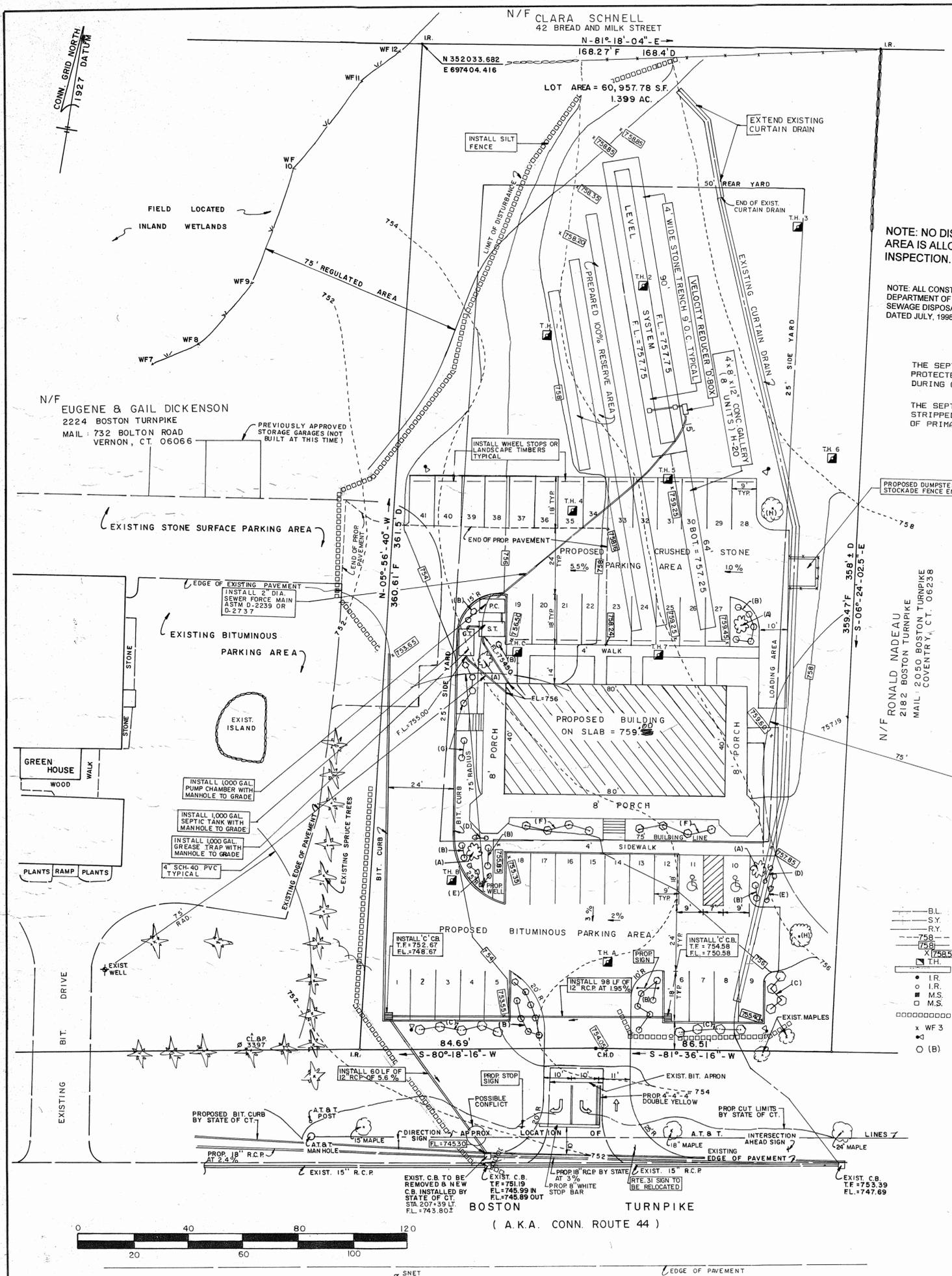
OpenGov system activated this step 06/06/2025 at 10:18 am

OpenGov system assigned this step to Todd Penney 06/06/2025 at 10:18 am

Todd Penney approved this step 06/06/2025 at 3:38 pm



CLOSED



**PLANTING SCHEDULE**

SYMBOL	SPECIES (COMMON)	SPECIES (LATIN)	QUANTITY	HEIGHT*	CALIPER
A	DWARF ALBERTA SPRUCE	PICEA CLAUCA 'GONICA'	4	10'-12"	
B	PROCUMBENS NANA JUNIPER	JUNIPEROUS PROCUMBENS NANA	27	18"-24"	
C	SAN JOSE JUNIPER	JUNIPEROUS SAN JOSE	13	3'-4'	
D	HOSTA	HUNDULATA	4	3'	
E	WILLMOTTIAE POTENTILLAS	P. NEPALENSIS	7	10"	
F	ROSEY GLOW BARBERRY	BERBERIS ROSEY GLOW	8	15"-18"	
G	DELAWARE AZALEA	AZALEA DELAWARE	6	18"-24"	
H	SHADEMASTER LOCUST	GLEDITSIA TRILINERMIS	2		2-2.5"

OWNER RESERVES THE RIGHT TO SUBSTITUTE SPECIES, DEPENDING UPON AVAILABILITY AND QUALITY OF PLANTING MATERIAL.  
\*HEIGHT AT MATURITY (2-3 GALLON SIZE AT TIME OF PLANTING)

**Town of Coventry**  
OFFICE OF PLANNING, DEVELOPMENT, ZONING, AND INLAND WETLANDS (860) 742-4062

CERTIFIED MAIL # P 206 220 202  
March 30, 1998  
Gail Dickenson  
732 Bolton Road  
Vernon CT 06066

Dear Ms. Dickenson:  
At its regular meeting on March 25, 1998, the Coventry Inland Wetlands Agency made the following decision:  
Approved application 98-02W of Gail Dickenson for filling and grading in regulated areas associated with commercial site development. The property is located at Boston Turnpike (Assessor's Map 9, Block 11, Lot 28).  
The following conditions apply:

- All excess material to be disposed of off site.
- All stumps to be hauled to an approved disposal area off site.
- All excess top soil to be hauled off site.
- When the project is complete, and prior to the issuance of a CO, there must be no stockpiled material on site.

Please retain this copy of the approval letter for placement on the final plans, pending Planning and Zoning Commission approval.

Sincerely,  
*Stephen Wallace*  
Stephen Wallace  
Inland Wetlands Agent  
SW/lpc  
cc: Holmes and Henry Associates

- NOTES**
- THE PROPERTY IS SHOWN ON ASSESSOR'S MAP 9 BLOCK 11 LOT 28.
  - CONTOURS SHOWN WERE FIELD DERIVED AND BASED ON ASSUMED DATUM.
  - THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A.
  - THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS.
  - A VARIANCE WAS GRANTED BY ZBA ON 10/18/94 FOR LOT AREA AND LOT FRONTAGE.
  - PERMIT TO CONNECT CURTAIN DRAIN INTO CATCH BASIN WAS GRANTED BY DOT ON 2/20/97.
  - PERMIT TO CONTRACT A BITUMINOUS DRIVEWAY APRON WAS GRANTED BY DOT.
  - PROPOSED LOT COVERAGE = 7.8% ( 29.9% PER SEC. 4.2.B.5.e )
  - A DRIVEWAY EASEMENT BETWEEN THIS LOT AND LOT 29 SHALL BE PLACED IN THEIR RESPECTIVE DEEDS.

**ZONING TABLE**

ZONE	C-2 BUSINESS ZONE
MIN. LOT AREA	5 ACRES
MIN. LOT FRONTAGE	500 FEET
MIN. LOT DEPTH	450 FEET
BUILDING LINE	75 FEET
SIDE YARD	25 FEET
REAR YARD	50 FEET
MAX. LOT COVERAGE	30%

OWNER/APPLICANT: GAIL DICKENSON  
732 BOLTON ROAD  
VERNON, CT 06066

**NOTE: NO DISTURBANCE OF THE PROPOSED SEPTIC SYSTEM AREA IS ALLOWED BEFORE THE SANITARIAN'S STAKE-OUT INSPECTION.**

**NOTE: ALL CONSTRUCTION WORK IS TO COMPLY WITH THE STATE OF CONNECTICUT DEPARTMENT OF PUBLIC HEALTH CODE AND ITS DESIGN MANUAL FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS FOR HOUSEHOLDS AND SMALL COMMERCIAL BUILDINGS DATED JULY, 1998 WITH LATEST REVISIONS.**

THE SEPTIC SYSTEM AREA MUST BE PROTECTED FROM DISTURBANCE DURING CONSTRUCTION.

THE SEPTIC RESERVE AREA MUST BE STRIPPED AND FILLED AT THE TIME OF PRIMARY SEPTIC CONSTRUCTION.

PROPOSED DUMPSTER PAD WITH STOCKADE FENCE ENCLOSURE

N/F RONALD NADEAU  
2182 BOSTON TURNPIKE  
MAIL - 2050 BOSTON TURNPIKE  
COVENTRY, CT. 06235

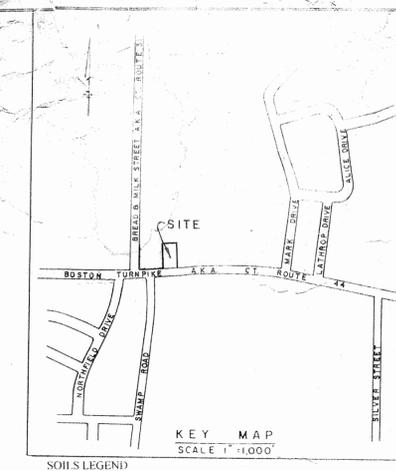
- LEGEND**
- BL. BUILDING LINE
  - S.Y. SIDE YARD
  - R.Y. REAR YARD
  - 75-8 EXISTING CONTOUR
  - 75-8 PROPOSED CONTOUR
  - X 75-8 PROPOSED SPOT GRADE
  - T.H. TEST HOLE
  - IR. LEACHING TRENCH
  - IR. IRON ROD FOUND
  - IR. IRON ROD TO BE SET
  - M.S. MERESTONE FOUND
  - M.S. MERESTONE TO BE SET
  - WETLAND FLAG B NO.
  - LIGHT POLE
  - PROP PLANTING

THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-155 AS AMENDED BY PA 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

*J.P. Ianni*  
JOHN P. IANNI  
CERTIFIED SOIL SCIENTIST

REFERENCE MADE TO A MAP ENTITLED "PLAN PREPARED FOR EUGENE M. DICKENSON & GAIL M. DICKENSON NO. 2224 BOSTON TURNPIKE COVENTRY, CONN. BOUNDARY SURVEY SCALE: 1"=40' DATE: 12/17/85 FILE NO. 850112 SHEET 1 OF 1 HOLMES & HENRY ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS P.O. BOX 238 COVENTRY, CONNECTICUT (203) 742-0340."

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 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 FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A LIMITED PROPERTY SURVEY ZONING LOCATION SURVEY BASED ON A SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2 AND IS INTENDED TO BE USED FOR ZONING PURPOSES. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.



SOILS LEGEND  
WXA WOODBRIDGE FINE SANDY LOAN, 0 TO 3 PERCENT SLOPES (FROM TOLLAND COUNTY SOIL SURVEY)

**PARKING TABLE**

SIZE OF PARKING SPACE	REQUIRED PARKING	PARKING PROVIDED
DELI: 1/3 SEATS (22+3) = 8		12
RETAIL: 1/200SF (230) = 200		29
		= 12

**Town of Coventry**  
OFFICE OF PLANNING, DEVELOPMENT, ZONING, AND INLAND WETLANDS (860) 742-4062

CERTIFIED MAIL # P 206 220 210  
April 16, 1998  
Gail M. Dickenson  
732 Bolton Road  
Vernon CT 06066

Dear Ms. Dickenson:  
At its regular meeting on April 13, 1998, the Coventry Planning and Zoning Commission made the following decisions:

To approve special permit application 98-04S of Gail M. Dickenson for the construction of a commercial building on existing C-2 lot. Property is located on Boston Turnpike (Assessor's Map 9, Block 11, Lot 28); C-2 Zone.  
The following condition applies:  
The applicant to follow through with the current proposal for drainage as approved by the Town Engineer or the applicant, the Town Engineer and the State DOT all come to an agreement on drainage to include catch basins.

The Commission also approved the waiver of Section 11.5 which required a dustless surface with the condition that the Town Engineer approve the surface material chosen.  
Please see the attached information sheet regarding the filing of the 8-3d with the Town Clerk's office and also the filing of the final mylar(s).  
If you have any questions, please call me at 742-4062.

Sincerely,  
*Eric M. Trout*  
Eric M. Trout  
Director of Planning and Development  
EMT/lpc  
cc: Holmes and Henry Associates

APPROVED SPECIAL PERMIT  
COVENTRY  
PLANNING AND ZONING COMMISSION

Chairman/Secretary \_\_\_\_\_ Date \_\_\_\_\_

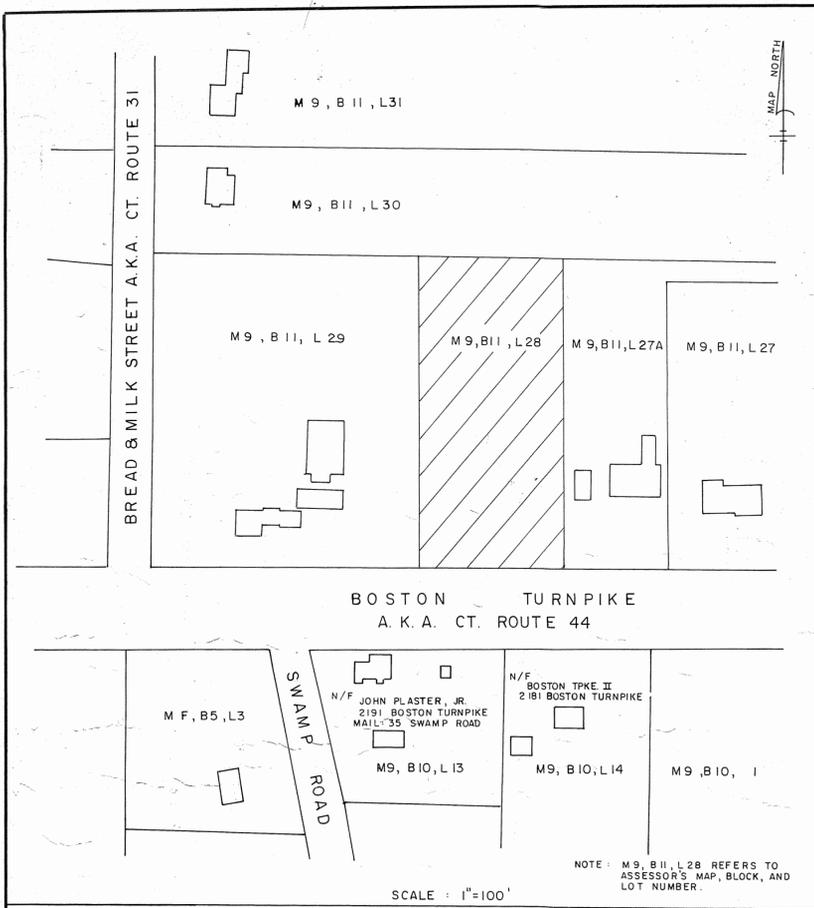
Approval Date \_\_\_\_\_ Completion Date \_\_\_\_\_ Renewal Date \_\_\_\_\_

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)."

PLAN PREPARED FOR  
**EUGENE M. DICKENSON & GAIL M. DICKENSON**  
BOSTON TURNPIKE COVENTRY, CT.  
ZONING LOCATION SURVEY  
SCALE: 1"=20' DATE: 1/27/98 FILE NO. 850112 C SHEET 1 OF 2

**HOLMES & HENRY**  
CONSULTING ENGINEERS  
LAND SURVEYORS - LAND PLANNERS  
2179 BOSTON TPKE. COVENTRY, CT 06238  
(860) 742-0340

REVISIONS: 3/3/98 LANDSCAPE 4/2/98 TOWN REVIEW COMMENTS  
6/18/98 APPROVAL LETTERS & P&Z CONDITIONS  
12/15/98 SETTING & GRADING ONLY



**EROSION AND SEDIMENTATION CONTROL PLAN NARRATIVE**

IN ORDER TO PREVENT DAMAGE TO NEARBY SENSITIVE AREAS, DEVELOPMENT OF THIS SITE SHALL COMPLY WITH PUBLIC ACT 83-388. THE DEVELOPER SHALL COMPLY WITH THE PROCEDURES AND CONTROL MEASURES DETAILED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. THE FOLLOWING GENERAL PRINCIPLES ARE TO BE FOLLOWED TO PROVIDE AN EFFECTIVE EROSION AND SEDIMENTATION CONTROL PROCEDURE:

- KEEP LAND DISTURBANCE TO A MINIMUM. PLAN THE PHASES OF DEVELOPMENT SO THAT ONLY THE AREAS WHICH ARE ACTIVELY BEING DEVELOPED ARE EXPOSED. ALL OTHER AREAS SHOULD HAVE NATURAL VEGETATION PRESERVED, HAVE A GOOD COVER OF TEMPORARY OR PERMANENT VEGETATION ESTABLISHED, OR BE HEAVILY MULCHED.
- STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT MEASURES AS QUICKLY AS POSSIBLE AFTER THE LAND IS DISTURBED.
- KEEP RUNOFF VELOCITIES LOW BY KEEPING SLOPE LENGTHS SHORT, GRADIENTS GENTLE, AND PRESERVING INTERMITTENT AREAS OF VEGETATIVE COVER.
- PROTECT DISTURBED AREAS BY PREVENTING RUNOFF FROM DRAINING THROUGH THEM. USE UPHILL DIVERSIONS WHERE PRACTICAL.
- INSTALL PERIMETER CONTROL MEASURES (SILT FENCE/S/HAY BALES). THIS PRACTICE MOST EFFECTIVELY ISOLATES THE DISTURBED AREA FROM ADJACENT AREAS TO BE PROTECTED. EXTENSIVE USE OF SILT FENCING IS RECOMMENDED BOTH TO DETAIN RUNOFF AT EXPECTED DISCHARGE AREAS AND AS INSURANCE TO MINIMIZE DAMAGE SHOULD THE PRECEDING MEASURES FAIL.
- PERIODICALLY CHECK AND MAINTAIN THE ERS CONTROL MEASURES DURING THE CONSTRUCTION PERIOD ESPECIALLY PRIOR TO EXPECTED STORMS.
- ASSIGN THE RESPONSIBILITY FOR IMPLEMENTATION AND MAINTENANCE OF ERS CONTROL MEASURES TO ONE PERSON AT THE CONSTRUCTION SITE. PROVIDE THE TOWN WITH THAT PERSON'S WORK AND HOME PHONE NUMBERS IN CASE OF EMERGENCY.

**GENERAL NOTES**

SEED BED SITE PREPARATION

FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDER EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIME AT A RATE OF 2 TONS/AC. OR 90 LBS/1000 SQ. FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS/AC. OR 11 LBS PER 1000 SQ. FT. WORK LINE AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4" WITH A WISE, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT FOLLOWING THE CONTOUR LINES.

SEED APPLICATION

APPLY SEED MIXTURE FROM CHART BELOW BY HAND, CYCLONE SEEDERS OR HYDROSEEDER. INCREASE SEED MIXTURE BY 10% IF HYDROSEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDER SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEEDING CAN TAKE PLACE.

MULCHING

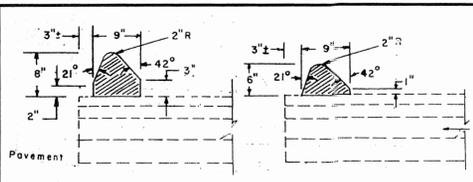
IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDER SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2-3" INTO THE SOIL SURFACE.

USE	LB/1000 S.F.	SEED MIXTURE	SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	04/15 - 06/15
	0.45	CREeping RED FESCUE	08/15 - 09/15
	0.10	PERENNIAL RYEGRASS	
	1.00		
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	
	0.05	RETOP	
	0.45	TALL FESCUE	
	0.95		
SLOPES (NO MOWING)	0.45	CREeping RED FESCUE	
	0.05	RETOP	
	0.35	CROWN VETCH WITH INOCULANT	
TEMPORARY COVER	3.00	WINTER RYE	04/15 - 06/15
	1.00	ANNUAL RYEGRASS	08/15 - 10/15

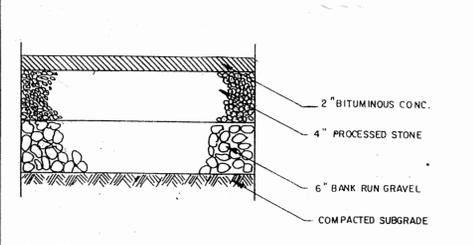
**E & S RESPONSIBILITY**

DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF A PERSON DESIGNATED BY THE DEVELOPER WHO IS FAMILIAR WITH THESE PLANS AND WHO IS ON THE WORK SITE TO ASSUME RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL/CONSTRUCTION PHASING PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL/CONSTRUCTION PHASING PLAN IF AND WHEN THE TITLE OF THE LAND IS TRANSFERRED. THE RESPONSIBLE PARTY'S PHONE NUMBER WILL BE SUPPLIED TO TOWN AGENTS FOR EMERGENCY CALLS (I.E., STORM DAMAGE, ETC.).

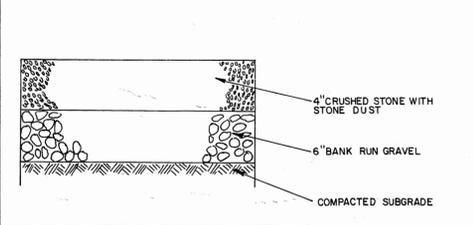
THIS EROSION AND SEDIMENTATION CONTROL PLAN IS CERTIFIED TO BY THE COVENTRY PLANNING AND ZONING COMMISSION.



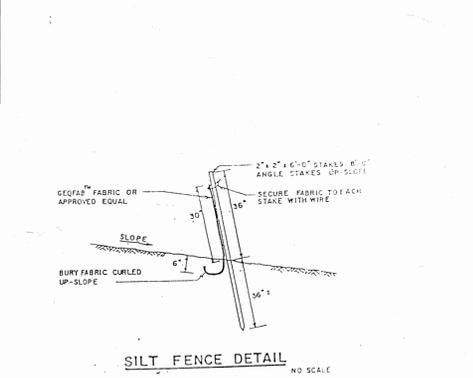
**BITUMINOUS CONCRETE CURB**  
Scale: 3/4" = 1'-0"



**PAVED PARKING AREA DETAIL**  
NOT TO SCALE



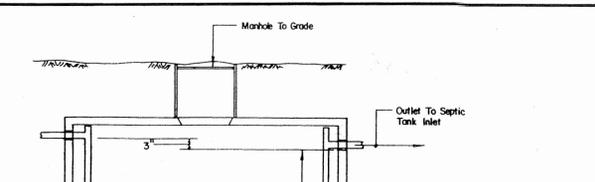
**CRUSHED STONE PARKING DETAIL**  
NOT TO SCALE



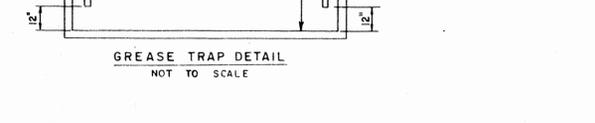
**SILT FENCE DETAIL**  
NO SCALE



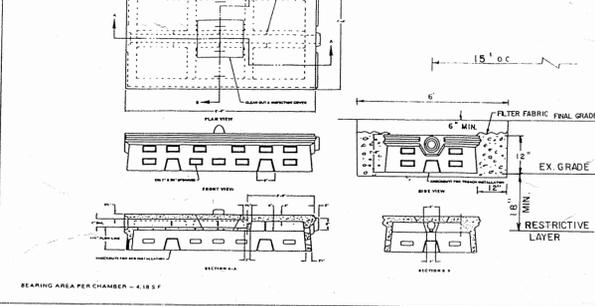
**SILT POOL DETAIL**  
NO SCALE



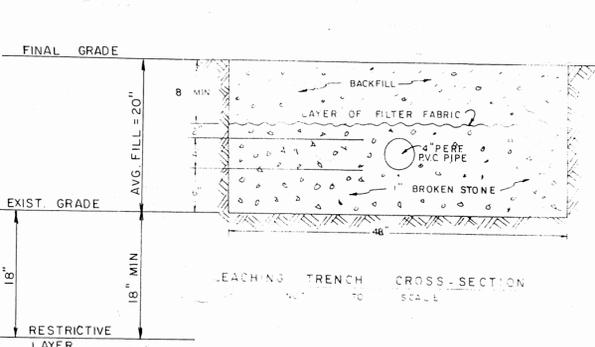
**GREASE TRAP DETAIL**  
NOT TO SCALE



**CONCRETE LEACHING GALLERY - 4 x 8 x 12"**



**SPECIFICATIONS**



**LEACHING TRENCH CROSS-SECTION**  
SCALE

**CHECKLIST FOR EROSION CONTROL PLAN**

PROJECT: LOCATION: BOSTON TURNPIKE, COVENTRY, CT

PROJECT DESCRIPTION: COMMERCIAL BUILDING

PARCEL AREA: 1.399 AC

RESPONSIBLE PERSONNEL: GENE DICKENSON 742-0346

EROSION AND SEDIMENT CONTROL PLAN PREPARER: DONALD HOLMES, P.E. 9399

COARSE SANDS	SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
#4 - #10	#4	+4.75 mm - 2.00 mm	#4 100%
MEDIUM SANDS	#10 - #40	+2.00 mm - 0.425 mm	#10 0%-100%
FINE SANDS	#40 - #100	+0.425 mm - 0.15 mm	#40 0%-50%
VERY FINE SANDS	#100 - #200	+0.15 mm - 0.075 mm	#100 0%-20%
SILTS AND CLAYS	#200	LESS THAN 0.075 mm	#200 0%-5%

**EROSION CONTROL CHECKLIST**

WORK DESCRIPTION	LOCATION	DATE INSTALLED	INITIALS	DATE REMOVED	INITIALS
1. REVIEW OPERATIONS					
2. INSTALL ERS CONTROLS	SEE PLAN				
3. INSTALL SILT POOL	SEE PLAN				
4. BUILD SEPTIC SYSTEM	"				
5. COMPLETE SITE WORK	"				
6. REPLACE TEMP. MEASURES	"				
7. MAINTAIN UNTIL STABLE	"				

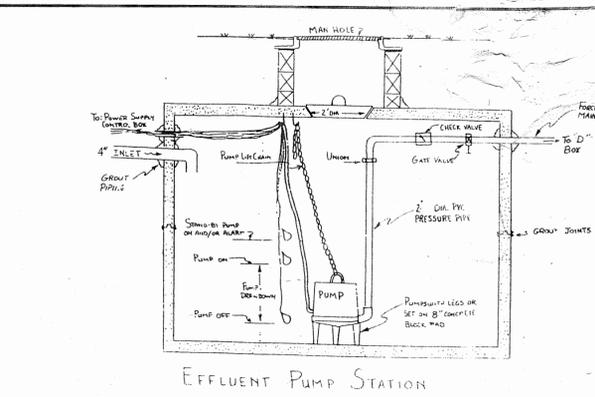
**MAINTENANCE OF MEASURES**

LOCATION	DESCRIPTION OR NUMBER	DATE	INITIALS

**PROJECT DATES:** DATE INITIALS

**DATE OF GROUNDWORKING FOR PROJECT:** DATE INITIALS

**DATE OF FINAL STABILIZATION:** DATE INITIALS



**EFFLUENT PUMP STATION**

**EFFLUENT PUMP NOTES**

SEWAGE IS TO BE PUMPED BY AN EFFLUENT PUMP (GOULDS, MEYERS, OR EQUAL) IN A 1000 GALLON CONCRETE PUMP CHAMBER. THE PUMP IS TO BE CAPABLE OF PUMPING AT A RATE OF 10 GPM. AGAINST A TOTAL HEAD OF 10 FEET. PUMPING INTERVALS ARE TO BE THREE OR FOUR PERIODS PER 24 HOURS AND ARE EXPECTED TO DISCHARGE APPROXIMATELY 175 GALLONS DURING EACH PERIOD. AFTER THE INTERIOR DIMENSIONS OF THE PUMP CHAMBER ARE DETERMINED, THE ENGINEER WILL ASSIST WITH THE LOW LEVEL, HIGH LEVEL, AND ALARM SETTINGS.

EFFLUENT IS TO BE ALLOWED TO DRAIN FROM THE SEWER FORCE MAIN AFTER EACH CYCLE. IF THE PUMP DOES NOT ALLOW FREE BACKFLOW WHEN OFF THEN A SMALL RELIEF FITTING MUST BE PROVIDED.

THE CONTRACTOR MUST OBTAIN PLUMBING AND ELECTRICAL PERMITS FROM THE BUILDING OFFICIAL. JUNCTION BOXES MUST BE PROPERLY LOCATED AND BE CORROSION/EXPLOSION PROOF IF IN THE CHAMBER.

THE DESIGN ENGINEER SHALL SUPERVISE THE STAKING OF THE SEPTIC SYSTEM AND SET A LOCAL BENCHMARK.

**BASIS OF SEPTIC SYSTEM DESIGN**

1.) THE SEWAGE SYSTEM DESIGN CAPACITY IS:  
RETAIL: FLOW = 2301 SQ. FT. FLOOR AREA @ 0.1 GPD. = 230 GPD.  
AREA REQ'D. = 230 GPD./1.8 GPD. PER SQ. FT. = 192 SQ. FT.

RESTAURANT: FLOW = 23 SEATS X 2 PER DAY X 10 GPD. PER SEAT = 460 GPD.  
AREA REQ'D. = 460 GPD./0.7 GPD. PER SQ. FT. = 767 SQ. FT.

TOTAL AREA REQUIRED = 192 + 767 = 959 SQUARE FEET

- MLSS: PERC. RATE = 10-20 MIN/INCH  
SLOPE = 3.3%  
RESTRICTIVE LAYER = 18"  
FLOW = 690 GPD.  
48 HF X 690/300 FF X 1.5 PF = 166 FEET  
LENGTH PROVIDED = 169 FEET
- PROVIDE: 64 L.F. OF 12" HIGH, 4' X 8' CONCRETE GALLERIES (8 UNITS) AT 3.9 SQ. FT. PER FT. = 377 SQ. FT.  
AND  
210 L.F. OF 4' WIDE STONE TRENCH AT 3.9 SQ. FT. PER FT. = 830 SQ. FT.  
TOTAL EFFECTIVE AREA = 377 + 830 = 1207 SQ. FT.
- PROVIDE: 1000 GAL. CONCRETE EXTERNAL GREASE TRAP  
1000 GAL. CONCRETE SEPTIC TANK  
1000 GAL. CONCRETE PUMP CHAMBER  
ALL THREE TO HAVE MANHOLES TO GRADE

TRENCH AND GALLERY BOTTOMS ARE TO BE NO MORE THAN 0" BELOW ORIGINAL GRADE PRIOR TO STRIPPING TOPSOIL. CONTRACTOR TO STRIP ALL TOPSOIL OFF THE ENTIRE LEACHING AREA AND SCARIFY THE SURFACE PRIOR TO PLACEMENT OF FILL PAD. SEPTIC AREA FILL IS TO BE MODERATELY PERMEABLE (TARGET PERC. 1-5 MIN./INCH) SELECT SAND FILL AS DESCRIBED BY THE STATE HEALTH DEPARTMENT WITH LESS THAN 5% FINE FRACTION INSTALLED IN 6" LIFTS AND COMPACTED BY BULLDOZER.

THE GALLERIES SHALL BE SURROUNDED BY AT LEAST 12" OF 1" STONE TO THE TOP OF THE STRUCTURE AND COVERED BY FILTER FABRIC. THERE IS TO BE NO STONE UNDER THE GALLERIES. THE LEACHING GALLERIES ARE TO BE H-20 RATED FOR TRAFFIC LOAD.

FREEZE PROTECTION SHALL BE PROVIDED FOR THE SEWER FORCE MAIN. IT SHALL BE EITHER INSTALLED BELOW THE FROST LINE OR BACK DRAINAGE ALLOWED INTO THE PUMP CHAMBER.

**Town of Coventry**  
1712 Main Street  
P.O. Box 189  
Coventry, CT 06238  
Fax: (860) 742-5770 Police  
Fax: (860) 742-8911 Town Hall

OFFICE OF PLANNING, DEVELOPMENT, ZONING, AND INLAND WETLANDS (860) 742-4062

CERTIFIED MAIL # P 206 220 216  
April 16, 1998

Gail M. Dickenson  
732 Bolton Road  
Vernon CT 06238

Dear Ms. Dickenson:

At its regular meeting on April 13, 1998, the Coventry Planning and Zoning Commission made the following decision:

To approve the sign permit for special permit application 98-04S of Gail M. Dickenson for the property located on Boston Turnpike (Assessor's Map 9, Block 11, Lot 28), C-2 Zone, with the conditions that the sign as proposed with the photograph and drawing submitted for the file meets the applicable sign regulations and the lettering, when determined, is also compliant.

I wish to remind you that this sign approval does not constitute a zoning permit from the zoning enforcement officer, he will need to see the exact location of the proposed sign.

Sincerely,

Eric M. Trot  
Director of Planning and Development

EMT/pc

cc: Holmes and Henry Associates

TEST HOLE DATA  
OBSERVED BY ROB MILLER, TOWN SANITARIAN  
ON 3/26/96

TEST HOLE	DEPTH	SOIL TYPE
TEST HOLE A	0' - 9'	TOPSOIL
	9' - 26"	BROWN FINE SANDY LOAM
	26" - 84"	GAY BROWN LOAMY SAND FIRM TILL
	SEE PAGE AT 22"	MOTTLING AT 22"
		NO LEDGE
TEST HOLE B	0' - 10"	TOPSOIL
	10' - 26"	BROWN FINE SANDY LOAM
	26" - 84"	GRAY BROWN LOAMY SAND HARD PAN
	SEE PAGE AT 18"	MOTTLING AT 14"
		NO LEDGE
TEST HOLE C	0' - 16"	TOPSOIL
	16" - 20"	BROWN FINE SANDY LOAM
	20" - 84"	GRAY BROWN LOAMY SAND HARD PAN
	SEE PAGE AT 10"	MOTTLING AT 16"
		NO LEDGE
TEST HOLE D	0' - 8"	TOPSOIL
	8" - 19"	ORANGE BROWN SILTY LOAM
	19" - 72"	COMPACT TILL WITH GRAVEL
	SEE PAGE AT 18"	MOTTLING AT 18"
		NO LEDGE
TEST HOLE E	0' - 7"	TOPSOIL
	7" - 20"	ORANGE BROWN SILTY LOAM
	20" - 72"	COMPACT TILL
	SEE PAGE AT 23"	MOTTLING AT 18"
		NO LEDGE
TEST HOLE F	0' - 9"	TOPSOIL
	9" - 19"	ORANGE BROWN SILTY LOAM
	19" - 80"	COMPACT TILL
	SEE PAGE AT 24"	MOTTLING AT 18"
		NO LEDGE
TEST HOLE G	0' - 8"	TOPSOIL
	8" - 20"	ORANGE BROWN SILTY LOAM
	20" - 80"	COMPACT TILL
	SEE PAGE AT 16"	MOTTLING AT 16"
		NO LEDGE
TEST HOLE H	0' - 9"	TOPSOIL
	9" - 14"	ORGANIC FILL & TOPSOIL
	14" - 24"	BURIED TOPSOIL LAYER
	24" - 45"	ORANGE BROWN SILTY LOAM
	45" - 45"	COMPACT TILL
	SEE PAGE AT 25"	MOTTLING AT 25"
TEST HOLE I	0' - 8"	TOPSOIL
	8" - 20"	ORANGE BROWN SILTY LOAM
	20" - 80"	COMPACT TILL
	SEE PAGE AT 24"	MOTTLING AT 17"
		NO LEDGE
TEST HOLE J	0' - 19"	TOPSOIL
	19" - 76"	LIGHT BROWN SILTY LOAM
	76" - 76"	VERY COMPACT GRAY BROWN SANDY TILL
	SEE PAGE AT 24"	MOTTLING AT 17"
		NO LEDGE

NOTE: ALL TEST HOLES HAVE STANDPIPS

APPROVED SPECIAL PERMIT  
COVENTRY  
PLANNING AND ZONING COMMISSION

Chairman/Secretary \_\_\_\_\_ Date \_\_\_\_\_

Approval Date \_\_\_\_\_ Completion Date \_\_\_\_\_ Renewal Date \_\_\_\_\_

PLAN PREPARED FOR  
**EUGENE M. DICKENSON & GAIL M. DICKENSON**

BOSTON TURNPIKE COVENTRY, CT.

E & S NARRATIVE / SEPTIC DETAILS

SCALE: SHOWN DATE: 1/27/98 FILE NO: 850112 C SHEET 2 OF 2

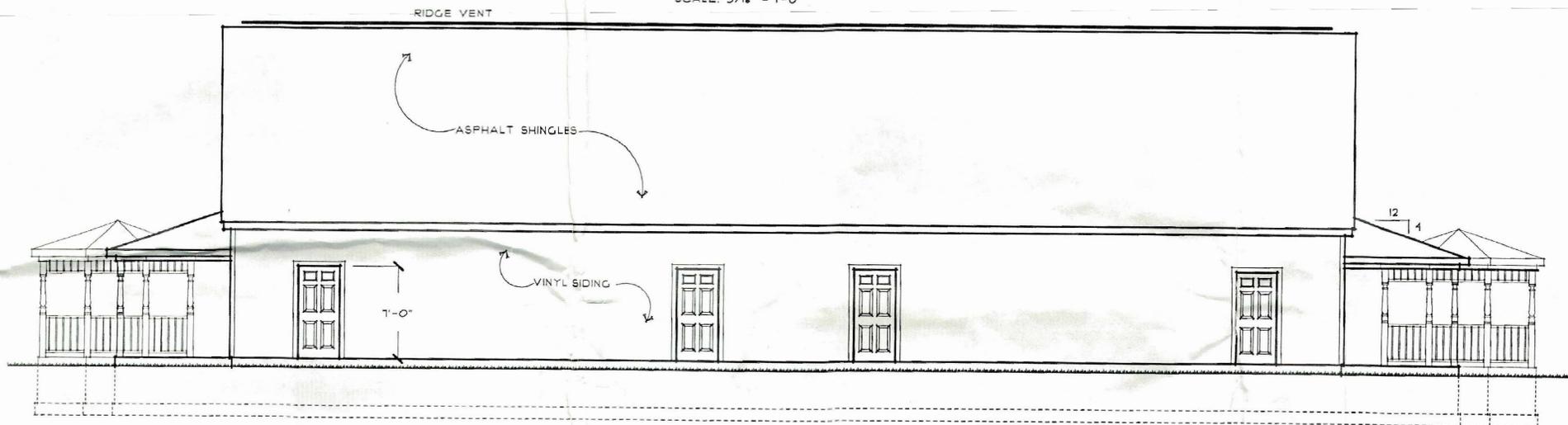
**HOLMES & HENRY**  
ASSOCIATES LLC  
CONSULTING ENGINEERS  
LAND SURVEYORS - LAND PLANNERS  
2179 BOSTON TPKE COVENTRY, CT 06238  
(860) 742-0340

REVISIONS: 4/2/98 TOWN REVIEW COMMENTS 12/15/98 "SELECT FILL"  
6/19/98 APPROVAL LETTERS B.P.2 CONDITIONS  
12/2/98 SEPTIC ONLY



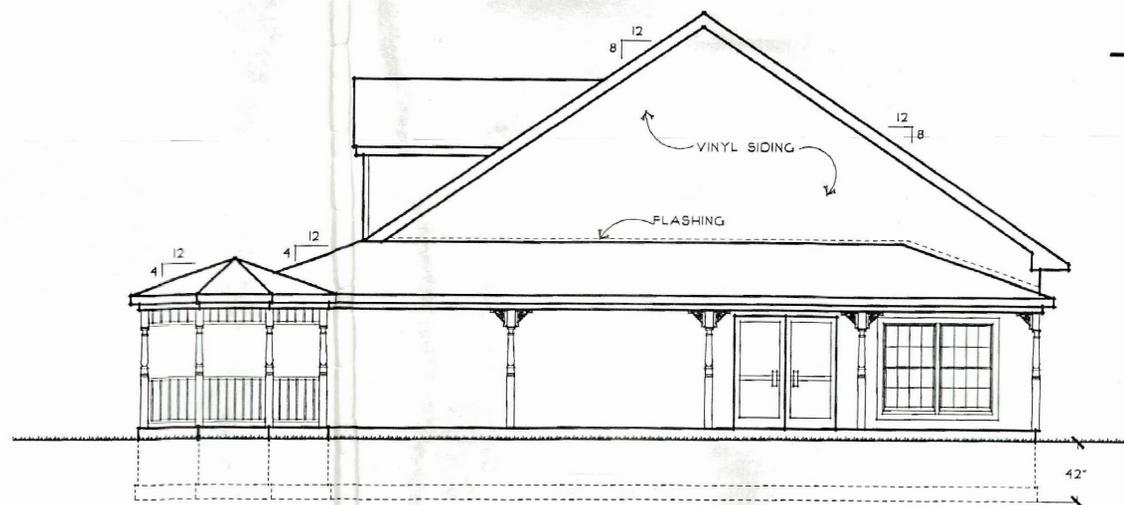
**FRONT ELEVATION**

SCALE: 3/16" = 1'-0"



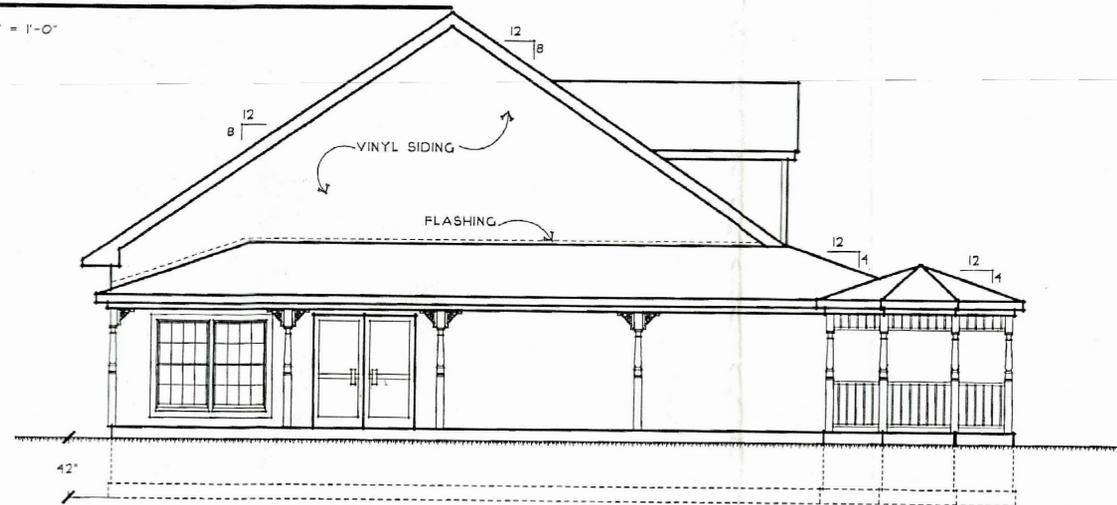
**REAR ELEVATION**

SCALE: 3/16" = 1'-0"



**RIGHT SIDE ELEVATION**

SCALE: 3/16" = 1'-0"



**LEFT SIDE ELEVATION**

SCALE: 3/16" = 1'-0"

ROBERT A. YOUNG, OWNER  
**YOUNG DESIGNS**  
 DESIGNING & DRAFTING SERVICES  
 130B CENTER STREET  
 MANCHESTER, CONNECTICUT 06104  
 PHONE: (203) 271-8141  
 FAX: (203) 443-2241

ELEVATION  
 PLAN

DATE: JUNE 16, 1998  
 SCALE: AS NOTED  
 DRAWN BY: B. YOUNG  
 DATA REF.: DICKENSON  
 REVISIONS: DATE:

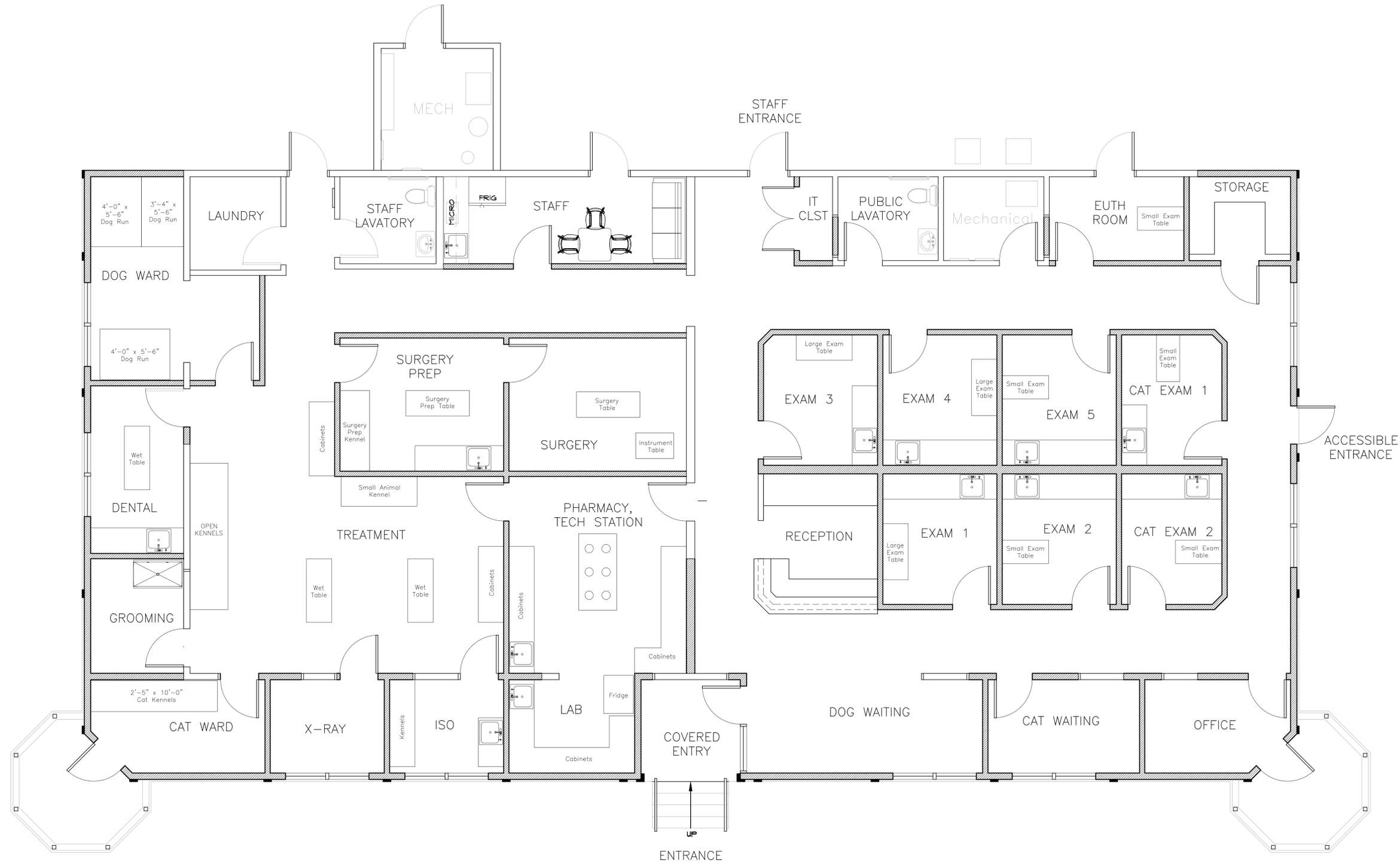
Proposed Structure  
 for  
 Eugene & Gail Dickenson

FIRST FLOOR 3200 SQ. FT.

TOTAL 3200 SQ. FT.

SHEET NO.

**A3**



○ PROPOSED FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

**ETERNA VETERINARY WELLNESS  
 &  
 URGENT CARE  
 PROPOSED FLOOR PLAN**

JUNE 4, 2025  
 SCALE: 1/4"=1'-0"

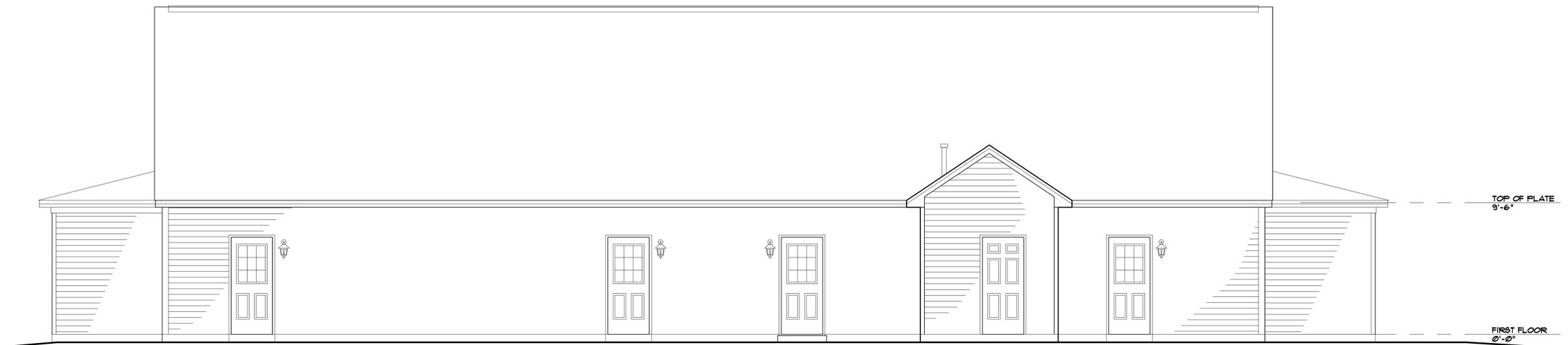


**STEPHEN FLESHMAN  
 ARCHITECT**

99 Apple Road  
 Brimfield, MA 01010  
 P: 508.347.7188  
 F: 508.347.8939  
 E: Fleshman@SF-Arch.com



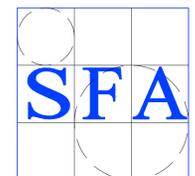
○ SOUTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



○ NORTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"

**ETERNA VETERINARY WELLNESS  
&  
URGENT CARE  
EXTERIOR ELEVATIONS**

JUNE 4, 2025  
SCALE: 1/4"=1'-0"



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WEST ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



EAST ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"

**ETERNA VETERINARY WELLNESS  
&  
URGENT CARE  
EXTERIOR ELEVATIONS**

JUNE 4, 2025  
SCALE: 1/4"=1'-0"



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