



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:

Applicant: Charles Brown

Address:

Address: P.O. Box 473
 Coventry, Ct 06238

RECORD ID: PZC-25-6
Activity Being Applied For: Subdivision
Project Description: 3 Lot Subdivision

Location:
Zone: GR-40
Comments:

Map/Block/Lot: 22-108

Fee Paid: \$ \$0.00

**Sections of Regulations
 Affected**

THIS IS NOT A PERMIT, BUT APPLICATION ONLY

Date Applied For: June 18, 2025

Coventry Planning and Zoning Commission
1712 Main Street
Coventry, Ct. 06238

June 17, 2025

RE: Subdivision of Land of Margaret Reid and Reid Martin. Route 44 - Map 22 - 108

Dear Commission Members,

As agent for the owners, Margaret Reid and Reid Martin and per Chapter X of the Town of Coventry Subdivision Regulations, I am requesting the following waivers with the submittal of a formal application for the Subdivision of the above referenced property.

1. Chapter IV, Sec. 3b1 (report of plant or animal species) - The screening process for Endangered and Threatened Species, as required in accordance with a CT DEEP General Storm Water Permit, shall be followed. The parcel is not shown on the Natural Diversity Data Base as an area of concern.
2. Chapter IV, Sec. 3b2 - (report of historic or archaeological significance) – An Historic Preservation Review shall be conducted in accordance with a CT DEEP General Storm Water Permit. The site is under 5 acres, exempting it from a requirement for referral to the State Archaeologist.
3. Chapter XIII, Sec. 3b- (Use of a conventional subdivision plan)- based on the following characteristics of the proposed subdivision.
 - a.) The nature of the proposed development
 - b.) The presence and ratio of large areas of steep topography and wetlands
 - c.) The size of the subdivision
 - d.) The alternative dedication of 16% of the parcel as permanently preserved open space
 - e.) The shape of the parcel
4. Chapter IV, Sec. 4 -(Hydraulic study) No roadway or town storm drainage systems are proposed. Proposed stormwater management measures shall be in accordance with the 2024 Connecticut Stormwater Quality Manual.
5. Chapter IV, Sec.2.8 - No road system is proposed.

If you have any questions or require additional information, please feel free to contact me. Thank you for your consideration of this request.

Charles Brown