

**COVENTRY INLAND WETLANDS AGENCY
MINUTES
REGULAR MEETING OF WEDNESDAY, AUGUST 28, 2019**

1. CALL TO ORDER:

By: Mathieu

Time: 7:27 p.m.

Place: Town Hall Annex

2. ROLL CALL:

| | | PRESENT | ABSENT |
|--------------------|-----------------------------|---------|--------|
| REGULAR MEMBERS: | Martin Briggs | X | |
| | Lori Mathieu, Chairperson | X | |
| | Open | | X |
| | Sam Norman, Treasurer | | X |
| | Thomas Woolf, Vice Chairman | X | |
| ALTERNATE MEMBERS: | Patricia Laramee | | X |
| | Mike Powers | | X |
| STAFF: | Todd Penney, Wetlands Agent | X | |

3. AUDIENCE OF CITIZENS:

None

4. OLD BUSINESS:

None

5. NEW BUSINESS:

- A. Application #19-023W (formerly 19-23WA); Applicant Neil McCusker; Owner Siegrid Paesche; Property located at 224 Avery Shores. Description of project: Replace rear deck with larger impervious 12' x 24' deck. Stamped concrete patio below – same size. (Existing deck is 12' x 5'). Addition to street side of the garage.**

Neil McCusker and Siegrid Paesche were present.

Staff has been working with Neil and the staff in the Land Use office about the addition. The proposed addition is located off the southerly elevation of the existing garage. It will be within 150' of the lake although on the non-lake side of the house. This would generally be considered a minimal impact permit but from the plan he does not know where the regulatory line of 515' for the lake. The storm water management plan is needed by Staff. The 2" pipe that currently goes through the wall toward the lake will be replaced with a new, larger pipe. A rain garden or rain gardens will be installed. The addition plan had the 12' x 24' impervious deck and concrete patio added to it that made Staff uncomfortable handling this as a minimal impact without consulting the Agency.

Mr. McCusker stated that the current deck's size makes it useless. The owner wishes to be able to sit on the deck and enjoy the view. The applicant and owner are amenable to making any necessary changes to the rain gardens. The deck will be constructed in a way to technically make it a roof for the concrete patio below.

The proposed addition is a three-car garage with living space above it. No changes are being made to the existing house.

The driveway will become less wide. The turnaround area will be gravel or pervious pavers. The tent garage will be removed. The lot coverage is being lowered with these changes.

The rain garden will be constructed and maintained so that it functions as intended. The appropriate erosion and sediment controls will be used during construction and until the area is stable once the project is complete. The yard drain will be upgraded and may be up to 6" as a larger pipe will lower the velocity of the water flowing through and existing. Outlet protection will be needed perhaps with natural stones to dissipate the water.

Mathieu feels this does deserve a full review because the work is in the upland review area. The upland review area for the lake was changed from 75' to 150' because of the sewers. The IWA takes careful allowance along the shore line. She is fine with the actions described for the project with input from the Town Engineer/Wetlands Agent on the design for the proper use and longevity. Mathieu does not like pipes running into the water; maybe some sort of structure can be used. Staff will review this; the pipe does run through the wall now and drains.

The roof leaders on the south side will be directed into the rain garden. The other half and half of the addition will go into the pipe. The driveway will be pitched to the yard drain. Staff suggested constructing the rain garden around the perimeter of the yard drain. As the water builds up in the garden it would flow into the yard drain. The inlet could have some stone to allow for infiltration so there is not a mad rush of water into the drain. Plantings could be added to hide the yard drain portion that sticks up making the rain garden a landscaping feature. This will mitigate the storm water in turn mitigating the impact of the addition to the lake. A manhole can be added before the wall to allow for clean out.

Mathieu does not have a problem with someone putting a deck anywhere so an owner can enjoy their property and the lake. She wants the owner to be mindful of the rain gardens and create a design that is sustainable. She does not think this is a minimal impact project. Because the applicant would like to start this project soon Mathieu feels the IWA can remand the application to the Wetlands Agent based on the design suggestions made at the meeting this evening. The

other Members agree.

Staff will provide the notations he made on the plan and formalize the review comments for Andrew Bushnell. Bushnell will have to tweak the plan. Staff would then be able to approve the plan after the two-week waiting period.

6. ADOPTION OF MINUTES:

A. June 26, 2019

Postponed until the next meeting.

7. DISCUSSION ITEMS:

None

8. CORRESPONDENCE:

A. CT DEEP – Pending Diversion Permit for 104 Folly Lane w/ Town Attorney email

This is the pending determination to approve the renewal of the diversion permit for the golf course. Staff asked the Town Attorney his opinion on if the golf course would need to seek a new wetlands permit. His answer was included in the packet.

9. ADJOURNMENT:

Mathieu adjourned the meeting at 9:04 p.m.

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, IWA Clerk

PLEASE NOTE: The minutes are not official until approved by the Inland Wetland Agency at the next Agency meeting. Please see the next Agency meeting minutes for approval or changes to these minutes.