

**COVENTRY INLAND WETLANDS COMMISSION
MINUTES
REGULAR MEETING OF WEDNESDAY, SEPTEMBER 25, 2019**

CALL TO ORDER:

By: Mathieu

Time: 7:01 p.m.

Place: Town Hall Annex

ROLL CALL:

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

AUDIENCE OF CITIZENS: NONE

OLD BUSINESS: NONE

NEW BUSINESS:

- A. **#19-27NJ** – Valerie Sweeney Applicant/Owner, Andrew Bushnell, Agent; Request for Non-Jurisdictional Ruling for two-lot resubdivision at 235 North School Road.

Andrew Bushnell, Professional Engineer and Land Surveyor from Bushnell Associates was present as agent for owners, Mr. and Mrs. Sweeney. Bushnell explained that the proposal is for

a two-lot subdivision of a 42.96-acre parcel. The new lot would be 32.96 acres. They are requesting a Non-Jurisdictional Ruling as all work will be outside of the regulated area.

Mathieu asked if there is an existing house on the property. Bushnell said yes in the northeast corner of the parcel. Ten acres will remain with the existing house, garage and barn. A large vein of wetlands runs through the plot. The remaining 32.96 acres is only proposed for one new building lot at this time.

Staff asked if there was going to be a requirement for a 50-foot right-of-way for future access. Bushnell said no, probably because of no ability for future development. There is a 50-foot right-of-way on the abutting Peracchio property. Bushnell said that a conceptual future plan might include one more lot but for tonight's application it is strictly for one new lot, fully outside of the regulated area.

Staff commented that the grading activities associated with the proposed house is right up against the 75-foot line of the Upland Review Area but that there is room to move the house if necessary. Staff's only minor comment on the application would be to kick the grading activities back a bit further from the 75-foot line since there is so much space available.

Staff asked Bushnell if the 15" drainage culvert from Dunn Road is just drainage, not wetlands. Bushnell said that John Ianni delineated wetlands from the 18" culvert but not from the 15" culvert from Dunn Road.

Mathieu said that she didn't see any jurisdiction.

Motion: The Coventry Inland Wetlands Commission agrees with the request for a Non-Jurisdictional Ruling related to the Sweeney two-lot Resubdivision at 235 North School Road.

By: Norman

Seconded: Briggs

For: Briggs, Norman, Mathieu

Against: None

Abstain: None

A motion was made to add a new item to NEW BUSINESS to discuss a proposed project with Andrew Bushnell since he was already present and there were no other applicants present.

- B. Preliminary Discussion with Andrew Bushnell, Owner of 267 Woodland Road, Proposed Activity: Installation of 10' x 12' shed on crushed stone in the Upland Review Area of Coventry Lake.

Bushnell explained that he would like to remove two existing sheds and install one 10' x 12' shed on the other side on 3-4" crushed stone with extra stone for catching

rainwater. The proposed location is 35-1/2' from the high water line. Lot coverage is 10.8% and he will probably run the garage gutters into a rain barrel. He would be taking down a couple of evergreen trees that were planted as a sewer settlement. Bushnell gave Staff a copy of his sewer easement which does not have any restriction on placing structures in the easement. Bushnell said that he also plans to remove a boat rack since they will be able to hang their boats on the shed. The chosen location is the only feasible location because to the east it's 20% grade and there's a 200-year old Chinese Tulip Tree that shouldn't be disturbed.

Staff asked the Agency, if, as proposed with the stormwater management, would this application be Minimal Impact?

Mathieu asked if the Town would have an issue with the shed being within the sewer easement. Bushnell said that he talked to Chief Sewer Operator, Mike Ruef, and they reviewed the deed and confirmed it doesn't restrict structures in the right-of-way. Plus the shed will be on gravel and could be moved if necessary.

Mathieu asked if there would be any land disturbance. Bushnell said they would strip the topsoil to put down gravel.

Norman said that he thinks because it's gravel being put down and not a foundation that it would be Minimal Impact.

Briggs said that it is pretty close to the lake but pretty limited in scope.

Bushnell said the idea is that the stone will perk the water run-off from the shed roof. Staff said that 6-9 inches of crushed stone would be better than 3-4 inches - gives more storage.

Staff noted that we are not dealing with native soils there because of previous disturbance due to the sewer main installation.

Mathieu asked where the soil that is dug up will go. Bushnell said it will be taken offsite by truck. A truck will leave with the soil and come back with the gravel.

Mathieu asked if it would be spread around the site at all. Bushnell said no.

Staff said that 1-1/2' on either side of the shed would make 13' x 15' for the stone pad.

Mathieu said that she finds this project to be Minimal Impact but it's good to look at since it's so close to the lake.

Bushnell will submit a Minimal Impact application for the proposed shed project.

C. 231 Standish Road – Proposed Foundation for Future Garage in the Upland Review Area of Coventry Lake

Staff explained that a Building Permit was received in the Building/Land Use Department for a proposed foundation for a future garage at 231 Standish Road. Since the IWA has requested to review all matters with disturbance within the Upland Review Area of Coventry Lake to determine if they are of Minimal Impact or Regulated Activity, Staff is presenting this matter for preliminary review.

Staff said that the proposed location is as tight to the front and side setback lines as possible to keep it as far from the lake as possible but it is still fully within the Upland Review Area.

Staff said that the current lot coverage is 10.6% and the proposed lot coverage is 14%. There are existing infiltrators, 2 galleries that can reportedly hold 3-times the amount necessary for coverage.

Norman said that the garage looks as big as the house. Staff said that it is a smaller lake house but the garage is a standard 2-car garage size.

Mathieu asked how far it is from the high water line. Staff said the closest seems to be 105'.

Mathieu asked Staff to explain what allows them to go over the 10% lot coverage. Penney explained that per Zoning Regulations, they can go above 10% up to 15% but they have to mitigate the stormwater down to the 10% threshold.

Mathieu thinks that the sewers is what made the lot coverage rules change. She sees people cutting down trees, clear cutting, putting in impervious surfaces left and right. She asked if old septic systems are effective as leaching area. Staff said that his first question would be do the galleries work. The sewers didn't get installed there until around 2006. The septic could be from the 1980s. Old leaching trenches eventually fail.

Staff said that Minimal Impact Thresholds include foundations greater than 50-feet from wetlands. Does being over lot coverage make it not Minimal Impact? The proposal is increasing lot coverage by about 40% with a permanent structure, all within 150' of the lake. We don't know the function of the galleries for infiltration.

Mathieu asked if the runoff from the gutters on the northerly façade would go into the infiltrators. Staff said yes and he's not sure why they wouldn't also do the southerly. Staff wondered if the house leaders would be tied in.

Mathieu asked what is this grinder pump. Staff said it pumps sewage up towards the road and it will probably need to be moved looking at the drawing. Staff also said that

relocating the grinder pump would be another regulated activity since it would involve digging.

Mathieu said given that this proposal is for a large, permanent structure with a significant increase in lot coverage and there are concerns over the function/form of the existing galleries that we should require a Regulated Activity Permit. Norman and Briggs agreed.

Crossen will submit a Regulated Activity application for the proposed garage foundation project.

APPROVAL OF MINUTES:

June 26, 2019 – Since only Mathieu was present at that meeting it was decided to postpone approval until the next meeting. Mathieu noted for the record that she has no concerns with the minutes as submitted.

August 28, 2019 – Since only Mathieu and Briggs were present at that meeting it was decided to postpone approval until the next meeting. For the record, both Mathieu and Briggs had no concerns with the minutes as submitted.

DISCUSSION ITEMS:

#08-46W – Extension Request of Teleflex for Fire Pond Dredging, 1295 Main Street.

Staff explained that back in December of 2008 Teleflex received approval for gate repairs and dredging of their fire pond. There was a statute amendment in 2011 that gave an automatic extension to wetlands permits of 9 years. By statute that extended the original permit expiration date to December 4, 2017. By request an additional 5-year extension may be granted. In 2018 Teleflex went through some staffing changes. They have now budgeted to do the fire pond dredging in 2020 so are asking for the additional extension. Teleflex has permitting through the Army Corp of Engineers and CT DEEP.

Mathieu asked how big the fire pond is. Staff estimates maybe 25' x 25' or 30' x 30'.

Staff said he talked to Rich Roberts, the Town Attorney about extending expired permits. He said the closer to the expiration the better but there's no case law about it. It's the comfort of the Agency.

Mathieu asked if they did some work but not all. Staff said yes, Teleflex did the gate work but never the dredging due to concern over endangered wood turtles.

Staff said that they would dredge and wind-row in the parking lot until it dried. Once dry, it would be trucked offsite. Staff thinks the IWA could extend.

Norman asked what we would gain by asking them to reapply. Nothing really, right? All the conditions would still be in place from the original approval.

Mathieu asked why they need to dredge the fire pond. Staff said because they need more water capacity for fire suppression.

Staff suggests extending the permit to the maximum expiration date of 2022. He would be involved for oversight. Staff also said that we could condition the extension that Teleflex is required to give us copies of their DEEP and Army Corp of Engineers permits for the record.

Mathieu is alright with extending. She asked how long staff thought the job would take. Staff said he didn't think it would take more than a day.

Norman said that since this needs to be done for fire suppression purposes, not doing it would be more impactful to the environment.

Motion: The Coventry Inland Wetlands Commission approves the extension of Permit #08-46W for maintenance dredging of the fire pond. The new expiration date will be December 4, 2022. The original conditions of approval still apply. New condition of approval: Teleflex must provide the Town with copies of their Connecticut DEEP and Army Corp of Engineers approved permits.

By: Norman

Seconded: Briggs

For: Briggs, Norman, Mathieu

Against: None

Abstain: None

CORRESPONDENCE:

CACIWC Annual Meeting – Saturday, November 23, if any IWA member would like to go, please let Staff know so funds can be made available.

Staff also explained that the Town is close to an agreement with the North Central Conservation District for wetlands support of 40 hours per month plus 4 hours for meetings.

The IWA still has one open member position. Interested candidates should submit an application in the Town Clerk's Office.

The next IWA meeting will be Wednesday, October 23, 2019.

ADJOURNMENT:

Mathieu adjourned the meeting at 8:16.

Respectfully Submitted,

Heidi A. Leech

Heidi A. Leech, Substitute IWA Recording Clerk

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