Coventry Land Use Handbook

A Guide for Processing Development Applications

Coventry, Connecticut

December 2003, Revised December 2018
Acknowledgements

Thanks to the Town of Guilford for creating an excellent Development Guide. Due to their effort, the Town of Coventry had a place to start for this document. Also, a special thanks to Michele Metcalf, UConn Geography Intern, for her dedicated efforts in preparing this document in 2003. The guide was further updated in February 2010 by Jennifer Nelson, Transportation Planner and citizen of Coventry.
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Introduction

The Town of Coventry developed this handbook in order to explain and expedite the planning and development review and decision processes. It describes the various review processes and hopefully conveys the Town's philosophy and commitment to both Coventry and the applicant to promote appropriate development that meets the needs and desires of both the community and the applicant in a timely and effective manner.

This guide describes the application process in general terms, however, each development application faces different issues and may need multiple permits. Most of the application processes are described through flow charts in order to show the basic procedure. Please see the appropriate flow chart for a description of a particular permit process.

This handbook was created as a helpful guide to building in Coventry and is intended to be an assistive device. This handbook is not intended to be relied upon or referred to as a governing source of law. The Staff's objective is to help applicants meet the requirements of the Town's zoning, wetlands, and subdivision regulations and submit plans to the various Boards and Commissions that can be considered favorably. Copies of the various Boards' regulations are available for a fee in the Land Use Office.

The Coventry Land Use Office and Town Boards and Commissions encourage direct communication between parties for clarification of information before written responses are completed and transmitted. Preliminary discussions with the various Town Staff and Boards/Commissions are strongly recommended to assist in the design and review process and allow for a more streamlined approach. However, we recognize that any individual Staff may suggest revisions, which would affect other aspects of the plan. This consideration strengthens the need for constant dialogue between parties to properly administrate an application. We will hold pre-submission meetings with the applicants provided the applicants have enough information on a sketch plan to allow the staff to make initial comments on what appear to be substantive issues.

The Town Hall houses several different key departments involved in land use activities. The Land Use Office, for instance, is located here. In this office, the Town Planner, the Zoning Agent, the Inland Wetlands Agent/Town Engineer reside. The Sanitarian, the Building Official, and the Fire Marshal can be found in the Building, Health, and Fire Office. Both offices are combined in the lower level of the town hall. The Director of Public Works and Tree Warden can be found in the Public Works Department on Bradbury Lane.

All development applications are filed at the Town Hall with the appropriate department. The Land Use Office staff schedules applications on the Planning & Zoning Commission (PZC), Inland Wetlands Agency (IWA), Zoning Board of Appeals (ZBA), Economic Development Commission (EDC), or Conservation Commission (CC) agendas and assists in coordinating the review process among Town departments and, if appropriate, other Town review agencies. The Land Use Office sends the applicant’s plans to the Town’s Health Department, the Connecticut Water Company, the police department as applicable; as well as the Town Engineer; the Fire Marshal; the Zoning Agent; Public Works Department and other Staff agencies.
## Staff Overview

The following is a list of some of the staff employed by the Town and their functions and duties:

<table>
<thead>
<tr>
<th>Position</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Director of Planning and Development</td>
<td>Serves as staff to the Planning and Zoning Commission, Economic Development Commission, and the Conservation Commission and Conservation Corps. The Town Planner is responsible for managing the Land Use Office and serves as the Fair Housing Officer.</td>
</tr>
<tr>
<td>Zoning Agent</td>
<td>Serves as staff the Zoning Board of Appeals. The Zoning Agent is responsible for ensuring compliance with the zoning regulations and administers zoning permits and Certificates of Use and Occupancy.</td>
</tr>
<tr>
<td>Inland Wetlands Agent/Town Engineer</td>
<td>Serves as staff to the Inland Wetlands Agency and is responsible for ensuring compliance with the Town’s Inland Wetlands and Water Courses Regulations. Provides engineering consultation to various Town Staff and agencies. Also inspects road and drainage improvements and administers driveway/road cut applications.</td>
</tr>
<tr>
<td>Building Official</td>
<td>Administers the Town’s building inspection program adhering to and enforcing all code requirements of the State of Connecticut relating to building construction. Additional responsibilities include administering and enforcing all related state codes for safety, health, and welfare of persons and properties in Town.</td>
</tr>
<tr>
<td>Sanitarian</td>
<td>Is the staff representative of the Eastern Highlands Health District of which the Town is a member. The Sanitarian is responsible for ensuring the compliance with the Connecticut Public Health Code.</td>
</tr>
<tr>
<td>Fire Marshal</td>
<td>Responsible for ensuring compliance with the State’s Life Safety Code, and serves as support to the Town’s two fire departments.</td>
</tr>
<tr>
<td>Town Manager</td>
<td>Is the Chief Administrative Official of the Town and serves as staff to the Economic Development Commission and Town Council.</td>
</tr>
<tr>
<td>Director of Public Works</td>
<td>Responsible for managing and supervising the Public Works Department, which includes facility and infrastructure maintenance.</td>
</tr>
<tr>
<td>Tree Warden</td>
<td>Reviews and administers applications for removal of tree specimens located in the Town’s right of way as well as staff support on issues relative to vegetation.</td>
</tr>
</tbody>
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## Town Staff Directory

<table>
<thead>
<tr>
<th>Office / Position</th>
<th>Contact</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
<td>Phone: 860.742.4062 Fax: 860.742.4059</td>
<td>1712 Main Street Coventry, CT 06238</td>
</tr>
<tr>
<td>Director of Planning and Development</td>
<td>Eric Trott</td>
<td><a href="mailto:etrott@coventryct.org">etrott@coventryct.org</a></td>
</tr>
<tr>
<td>Zoning Agent/Planning Technician</td>
<td>Mark Landolina</td>
<td><a href="mailto:mlandolina@coventryct.org">mlandolina@coventryct.org</a></td>
</tr>
<tr>
<td>Inland Wetlands Agent/Town Engineer</td>
<td>Todd Penney</td>
<td><a href="mailto:tpenney@coventryct.org">tpenney@coventryct.org</a></td>
</tr>
<tr>
<td>Permit Technician</td>
<td>Heidi Leech</td>
<td><a href="mailto:hleech@coventryct.org">hleech@coventryct.org</a></td>
</tr>
<tr>
<td>WPCA Technician/Operator</td>
<td>Mike Ruef</td>
<td><a href="mailto:mruef@coventryct.org">mruef@coventryct.org</a></td>
</tr>
</tbody>
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<tr>
<th>Office / Position</th>
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<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building, Fire, and Health</td>
<td>Phone: 860.742.4064 Fax: 860.742.4059</td>
<td>1712 Main Street Coventry, CT 06238</td>
</tr>
<tr>
<td>Building Official</td>
<td>Joseph Callahan</td>
<td><a href="mailto:jcallahan@coventryct.org">jcallahan@coventryct.org</a></td>
</tr>
<tr>
<td>Sanitarian</td>
<td>Glenn Bagdoian</td>
<td><a href="mailto:bagdoiangh@ehhd.org">bagdoiangh@ehhd.org</a></td>
</tr>
<tr>
<td>Fire Administrator/EMS Coordinator</td>
<td>James McLoughlin</td>
<td><a href="mailto:jmcloughlin@coventryct.org">jmcloughlin@coventryct.org</a></td>
</tr>
<tr>
<td>Permit Technician</td>
<td>Brigit Tanganelli</td>
<td><a href="mailto:btanganelli@coventryct.org">btanganelli@coventryct.org</a></td>
</tr>
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<tbody>
<tr>
<td>Public Works</td>
<td>Phone: 860.742.6588 Fax: 860.742.5467</td>
<td>100 Olson Farm Road Coventry, CT 06238</td>
</tr>
<tr>
<td>Director of Public Works</td>
<td>Mark Kiefer</td>
<td><a href="mailto:mkiefer@coventryct.org">mkiefer@coventryct.org</a></td>
</tr>
<tr>
<td>Town Engineer</td>
<td>Todd Penney</td>
<td><a href="mailto:tpenney@coventryct.org">tpenney@coventryct.org</a></td>
</tr>
<tr>
<td>Tree Warden</td>
<td>Mark Kiefer</td>
<td><a href="mailto:mkiefer@coventryct.org">mkiefer@coventryct.org</a></td>
</tr>
<tr>
<td>Superintendent of Operations</td>
<td>Mark Owens</td>
<td><a href="mailto:mowens@coventryct.org">mowens@coventryct.org</a></td>
</tr>
</tbody>
</table>

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<tr>
<th>Office / Position</th>
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<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Manager</td>
<td>Phone: 860.742.6324 Fax: 860.742.8911</td>
<td>1712 Main Street Coventry, CT 06238</td>
</tr>
<tr>
<td>Town Manager</td>
<td>John Elsesser</td>
<td><a href="mailto:jelsesser@coventryct.org">jelsesser@coventryct.org</a></td>
</tr>
<tr>
<td>Secretary</td>
<td>Laura Stone</td>
<td><a href="mailto:lstone@coventryct.org">lstone@coventryct.org</a></td>
</tr>
</tbody>
</table>

Updated 12/18/2018. Subject to change.
General Responsibilities of Town and Applicants

The application review time line can only be met if both the Town Staff and the applicant provide the necessary information in a timely manner. In order to meet this time line, the applicants and the Town have different responsibilities.

**Town Staff Responsibilities**

- To distribute the plans within two days of their receipt.
- To return all comments within the thirty-day comment period.
- To convey those comments to the applicant in a timely manner and provide an opportunity for the applicant to respond prior to any scheduled meeting.

**Applicant’s Responsibilities**

- Submit applications which contain the required elements, including application fees. Those elements should be properly completed. Partially complete submissions or plans that are not checked can delay the review process.
- Avoid revisions to the plans subsequent to the initial filing, but before staff review so as not to complicate the review process.
- Submit revised plans and written responses to staff comments in a timely manner.
- Communicate issues in a timely and effective manner.
- Applicant must provide a contact person to receive all communications (i.e. agenda comments, referrals, etc.). This will assure that all information goes to the proper individuals in a timely and effective manner.
- Applicant must contact the Land Use Office at the time of submission and prior to any hearing to determine how many sets of site plans are required for review.
General Responsibilities of Boards and Commissions

Note: The following is a general overview of the various land use boards/commissions responsibilities. Applicants should consult the individual boards’/commissions’ regulations and policies for more specific details on these requirements.

Planning and Zoning Commission

The Planning and Zoning Commission (PZC) in its planning capacity reviews and decides on subdivision applications. (A subdivision is the division of a tract or parcel of land into three or more parts or lots for sale or building development.) The PZC reviews and makes recommendations on all proposed municipal improvements, such as streets; bridges; roads; public schools, parks and utilities; and public housing developments. They also establish, change, or repeal regulations for the subdivision or resubdivision of land. Another important duty the PZC performs is reviewing and revising the Plan of Conservation and Development.

The PZC, in its zoning capacity, is responsible for reviewing and deciding on any permits required by the zoning regulations (i.e. special permit, site plan). They hear, consider, and decide upon applications for special permits or special exemptions to the extent required by the zoning regulations. The PZC hears and acts on changes to the zoning map and adopts and/or amends the zoning regulations. The PZC, Town residents, or property owners may initiate zoning regulation or map changes.

The Planning and Zoning Commission reviews and decides on special permit applications. A special permit authorizes a land use activity, which is permitted in a zone, but not necessarily at all locations. To determine whether a special permit use should be permitted, the Commission must hold a public hearing to review an application against specific criteria in the zoning regulations. The PZC focuses on development impacts and those discretionary zoning regulation criteria applicable to the proposal.

Zoning Board of Appeals

The Zoning Board of Appeals (ZBA) is a quasi-judicial body, which hears and decides on several types of applications:

- Variances: An application where relief or relaxation of a particular zoning regulation is sought. Variances typically are either dimensional in nature or involve a particular use or reuse. In order for a variance to be approved, the applicant must demonstrate a zoning “hardship” which relates specifically to a land-based constraint. The ZBA varies the application of the zoning regulations in harmony with their general purpose and intent after consideration for conserving the public health, safety, welfare, convenience, and property values.

- Appeals of Orders: An applicant may appeal a decision, order, action or inaction of the Zoning Agent to the ZBA for a ruling.

The ZBA can also consider matters such as special exceptions or special exemptions when allowed in the zoning regulations. The ZBA must endorse the siting of a motor vehicle gas station, repair, sales and storage facility.
Water Pollution Control Authority

The WPCA is in charge of the public sewer system and reviews and decides on applications to connect into the public sewer system. The WPCA considers physical expansion of the system when necessary.

Inland Wetlands Agency

An application must be submitted to the Inland Wetlands Agency (IWA) for an inland wetlands permit when activity is proposed in a wetland or watercourse, or within 75' of a wetland or watercourse or 150' of a major watercourse including Coventry Lake, Eagleville Lake, and the three major rivers in Town including the Skungamaug, Willimantic, and Hop Rivers. Please refer to the IWWA regulations for a specific definition of a “regulated activity.”

If land to be subdivided contains wetlands or watercourses, an approval from IWA is required, regardless of whether there is any work to be conducted in or within 75' of those wetlands or watercourses (or 150’ in the areas previously specified). Under state law, a report from the IWA must be submitted to the Planning and Zoning Commission before the PZC can act on the subdivision application.

When the PZC is considering an application, which includes the conduct of a regulated activity, the IWA must render a decision prior to that of the PZC. The IWA may also amend, modify, enforce and create new regulations as it deems necessary to protect the wetlands and watercourses within the town. The IWA serves as the sole agent for licensing of regulated activities. The IWA serves as the aquifer protection agency to protect the town’s aquifers, and administers the state mandated level of aquifer protection regulations.

The IWA reviews and administers applications where there is the conduct of a regulated activity in the buffer area as defined in the Inland Wetland and Watercourses regulation. There are two different types of wetlands approvals:

- **Formal Inland Wetlands Agency Approval:** Those activities that are proposed within the wetlands, or are of a nature where there is a high likelihood of negative effect to the wetlands, need to go through the formal Inland Wetlands Agency approval. This especially involves activities directly in the wetlands or wetland boundaries and extensive land disturbance activities within these areas.

- **Wetlands Agent Approval:** In some cases, the Wetlands Agent can sign permits that the actual agency does not need to hear. These permits typically involve minor activities where there is a low likelihood of negative impacts to the wetlands. These activities are typically buffer area activities.
Conservation Commission

The Conservation Commission is an advisory board. The board makes recommendations on open space and conservation issues for the PZC and the IWA to consider. The Commission also identifies open space priorities and makes recommendations on an open space plan for the town and the recycling practices in Town.

According to the Town Ordinance, the Conservation Commission conducts research into the utilization and possible utilization of land areas of the town and may coordinate the activities of unofficial bodies organized for similar purposes. They may advertise, prepare and distribute books, maps, charts, plans and pamphlets as necessary for its purposes. It may inventory natural resources and formulate watershed management and drought management plans.

The Conservation Commission keeps an index of all open space areas, publicly or privately owned including open marshlands, swamps and other wetlands for the purpose of obtaining information on the proper use of such areas it may recommend to the PZC plans and programs for the development and use of such areas. It may supervise and manage municipally owned open space of property upon delegation of such authority by the Town Council. Furthermore, it may work with property owners to advise them of pertinent regulations and assist in developing appropriate conservation management plans.

Economic Development Commission

The Economic Development Commission (EDC) is an advisory board that gives recommendations on economic development issues. The Commission promotes activities relative to economic development such as business surveys, assistance to the business community in the form of seminars or forums and supports economic development initiatives through the land use process.

The EDC also supports the efforts of the Route 6 Regional Economic Development Council. The Council is a representative group of officials from Andover, Bolton, Columbia and Coventry who focus their effort on Regional Cooperative Economic Development duties.
What Happens at a Public Hearing?

The PZC, the IWA and the ZBA all conduct public hearings. The PZC conducts public hearings for all zoning map and regulation changes, special permit applications, subdivisions and resubdivisions. The IWA conducts public hearings for all regulation changes and certain inland wetlands applications. The ZBA hears all of its applications at a public hearing.

At the hearing, the applicant explains their proposal or request. Town Staff present at the meeting will help to explain and clarify why the request is necessary, and provides comments or recommendations. At this hearing, anyone who wishes to speak either in favor or against an application has the opportunity to do so at the discretion of the Chairman.

Once the hearing is closed, the PZC, the IWA or the ZBA can receive no more testimony or new information on the application. This is a principle of administrative law established to afford the Commission a full range of opinion and comment on an application and to afford all sides an equal opportunity to be heard. The ZBA usually acts on each application the same night as the public hearing. The PZC and the IWA may act the night of the hearing, or at a subsequent meeting, depending upon the information and testimony provided during the hearing. The Commission has the right to receive clarifying information from Staff after the close of the hearing.

Graphical and Written Descriptions of Development Application Processes

The following pages show different land use review procedures through flow charts and written highlights of these charts. These are intended to clarify the administration of land use applications. The key below depicts common symbols and actions depicted in the flow charts.
Notes on Special Permit Application Process

- If the site is within 500’ of the Town line, the Land Use Office will notify the adjacent municipality within 7 days of the Planning and Zoning Commission’s receipt of the application process (CT General Statute Section 8-3h).

- The applicant is required to post public hearing signs of the property 10 prior to the public hearing.

- The applicant must submit a final Mylar copy of the approved site plan for signature by the PZC chairman, which is returned to the applicant.

- The applicant is required to file an 8-3d notice of approval as well as a final Mylar copy of the approved site plan on the land records in the town clerk’s office for the decision to be effective.

- The applicant can submit a special permit application up to 4:30 PM on the day of a regularly scheduled PZC meeting for it to be received by the PZC at that meeting.
Site Plan Application Process

1. Applicant applies to PZC & EHHD
2. Planning Staff distributes plans for staff review
   - If plan is within 500’ of town boundary
     - Planning Staff notifies adjacent towns
   - Plans Complete?
     - Yes
     - No
3. Staff Comments to Applicant
4. Applicant revises plan & responds to comments
5. If plan is within 500’ of town boundary
   - Planning Staff notifies adjacent towns
6. Decision (with or without conditions)
7. PZC Meeting (open to Public)
8. Legal Notice for decision is published
9. Applicant submits final plan for signatures to PZC
10. Signed plans are returned to applicant
11. Applicant records final plans in town clerk’s office
12. Applicant applies to PZC & EHHD
13. Planning Staff distributes plans for staff review
   - If plan is within 500’ of town boundary
     - Planning Staff notifies adjacent towns
   - Plans Complete?
     - Yes
     - No
14. Staff Comments to Applicant
15. Applicant revises plan & responds to comments
16. If plan is within 500’ of town boundary
   - Planning Staff notifies adjacent towns
17. Decision (with or without conditions)
18. PZC Meeting (open to Public)
19. Legal Notice for decision is published
20. Applicant submits final plan for signatures to PZC
21. Signed plans are returned to applicant
22. Applicant records final plans in town clerk’s office
Notes on Site Plan Application Process

- If the site is within 500' of the Town line, the Land Use Office will notify the adjacent municipality within 7 days of the Planning and Zoning Commission’s receipt of the application process (CT General Statute Section 8-3h).

- The applicant must submit a final Mylar copy of the approved site plan for signature by the PZC chairman, which is returned to the applicant and recorded in the land records in the Town Clerk’s Office.

- The applicant can submit a site plan application up to 4:30 PM on the day of a regularly scheduled PZC meeting for it to be received by the PZC at that meeting.
Subdivision/ Resubdivision Application Process

Applicant applies to PZC & EHHD → Planning Staff distributes plans for staff review → Staff Comments to Applicant

If plan is within 500' of town boundary

Planning Staff notifies adjacent towns → Applicant posts public hearing signs and contacts abutters as necessary

Plans Complete?
Yes

Applicant revises plan & responds to comments

No

Applicant revises plan & responds to comments → Applicant posts public hearing signs and contacts abutters as necessary

If approved

Decision (with or without conditions)

Applicant submits final plan for signatures to PZC → Applicant submits required conveyances and bonding as necessary → Signed plans are returned to applicant

Legal Notice for decision is published

PZC Hearing and Public Meeting

Applicant records plans and conveyances in town clerk’s office

Legal Notice for public hearing is posted
Notes on Subdivision/Resubdivision Application Process

- Subdivision means the division of a tract or parcel of land into 3 or more parts or lots made subsequent to the adoption of subdivision regulations by the Commission for the purpose, whether immediate or future, of sale or building development, expressly excluding development for municipal, conservation or agricultural purposes, and includes resubdivision.

- Resubdivision means a change in a map of an approved or recorded subdivision, if such a change (a) affects any street layout shown on such a map, (b) affects any area reserved thereon for public use, or (c) diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such a map.

- If the site is within 500' of the Town line, the Land Use Office will notify the adjacent municipality and either the Capitol Region Council of Governments (CRCOG) or the Windham Council of Governments (WINCOG) within 7 days of the PZC's receipt of the application. CRCOG/WINCOG is required to comment within 35 days of receipt of the notice and the PZC cannot act until CRCOG/WINCOG's comments are received.

- The applicant is required to post public hearing signs and contact abutters by registered mail 10 days prior to the public hearing.

- The applicant must submit draft copies of required conveyances of property interest and required bonding, as determined by the Town Engineer, prior to the filing of the final plan as indicated above. The town has standard conveyance documents that are typically utilized.

- The applicant must submit a final Mylar copy of the approved site plan for signature by the PZC chairman, which is returned to the applicant and recorded in the land records in the Town Clerk's Office.

- The applicant can submit a subdivision application up to 4:30 PM on the day of a regularly scheduled PZC meeting for it to be received by the PZC at that meeting.
Inland Wetlands Agency Application Process

1. Applicant applies to IWA
2. Inland Wetlands Agent reviews plans and applicants
3. Staff provides initial comments to Inland Wetlands Agency
4. Agency or Town Staff conduct site review
5. Application received at IWA Meeting
6. Planning Staff notifies adjacent town or water company
7. If plan is within 500’ of town boundary or within water company or watershed
8. Staff provides initial comments to Inland Wetlands Agency
9. Application reviewed / acted upon at IWA Meeting/Hearing
10. Applicant provides analysis of feasible and prudent alternatives
11. Public Hearing is scheduled and Legal Notice is published
12. IWA: Finding of Significant Impact?
   - Yes
      - Applicant provides analysis of feasible and prudent alternatives
      - Public Hearing is scheduled and Legal Notice is published
      - Application reviewed / acted upon at IWA Meeting/Hearing
      - Approved or denied?
      - Legal notice of decision is published
      - If approved
         - Applicant receives wetlands permit form
   - No
      - Legal notice of decision is published
      - Applicant receives wetlands permit form
Notes on Inland Wetlands Agency Application Process

- When an application involves a regulated activity upon a wetland or watercourse, any portion of which is within 500' of the Town line, the Town will notify the municipal who will notify the Wetlands Agency of the adjacent municipality. This notification must be in writing and sent by certified mail on the same day the application is filed with the Land Use Office.

- The Wetlands Agency must determine whether a proposed activity will have a significant impact on a wetland or watercourse. If they find it may have such an impact, an analysis of feasible and prudent alternatives must be provided by the applicant. Also, a public hearing will be required in accordance with section 22a-42a(c)(l) of the Connecticut General Statutes. C.G.S. section 22a-42a(c)(l) also requires that a public hearing be held if a petition signed by at least 25 persons requesting a hearing is filed with the IWA not later than 14 days after the day of receipt of such application, or if the Commission finds that a public hearing regarding such application would be in the public interest.

- When an application is filed to conduct or cause to be conducted a regulated activity upon an inland wetland or watercourse, any portion of which is within the watershed of a water company as defined in section 16-1 of the Connecticut General Statutes, the applicant shall provide written notice of the application to the water company provided such water company has filed a map showing the boundaries of the watershed on the land records of the municipality in which the application is made with the Inland Wetlands Agency of such municipality. Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven days or the date of the application.

- The applicant can submit a Wetlands Agency application up to 4:30 PM on the day before the regularly scheduled IWA meeting for it to be received by the IWA at that meeting.
Inland Wetlands Agent Application Process

Applicant submits agent application

Inland Wetlands Agent distributes plans for staff review

Planning Staff notifies adjacent town or water company

If plan is within 500' of town boundary or within water company or watershed

Staff Comments to Applicant

Applicant revises plan & responds to comments

Plans Complete?

Yes

Agent conducts site visit and reviews proposed activities

Approved or denied?

If Approved

Legal notice of decision is published

If Denied

Applicant receives approved Wetlands Permit form
Notes on Inland Wetlands Agent Application Process

- When an application involves a regulated activity upon a wetlands or watercourse, any portion of which is within 500’ of the Town line, the Town will notify the municipal wetlands agency of the adjacent municipality. This notification must be in writing and sent by certified mail on the same day the application is filed with the Land Use Office.

- When the application involves property, which is within 500’ of the Town line, the Town must notify the Town Clerk of the adjacent municipality by certified mail within seven days of the receipt of the application.

- When an application is filed to conduct or cause to be conducted a regulated activity upon an inland wetland or watercourse, any portion of which is within the watershed of a water company as defined in section 16-1 of the Connecticut General Statutes, the applicant shall provide written notice of the application to the water company provided such water company has filed a map showing the boundaries of the watershed on the land records of the municipality in which the application is made with the Inland Wetlands Agency of such municipality. Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven days of the date of the application.

- The applicant is required to publish a legal notice of decision and proof of printing to the wetlands agent.

- The applicant can submit a Wetlands Agent Application during normal Land Use Office business hours.
Zoning Board of Appeals Application Process

1. Applicant applies to ZBA & EHHD
2. ZEO distributes plans for staff review
3. Town Staff comments to ZEO
4. Applicant responds to comments
5. Planning Staff notifies adjacent towns
6. Applicant posts public hearing signs and contacts abutters
7. Legal Notice of public hearing is published
8. ZBA Meeting and Public Hearing, application is reviewed and acted on
9. If approved, Legal Notice of decision is published
10. Applicant records 8-3d notice in town clerk’s office

If plan is within 500' of town boundary, then Planning Staff notifies adjacent towns to ZEO.

Recommended: Pre-application meeting with zoning agent.

If approved, application is within 500' of town boundary, then applicant records 8-3d notice in town clerk’s office.

If not approved, applicant may appeal to Superior Court or resubmit to ZBA in six months.

Otherwise, can appeal to Superior Court or resubmit to ZBA in six months.
Notes on Zoning Board of Appeals Application Process

- Pre-application meeting with Zoning Agent is recommended prior to submission.

- When the application involves property which is within 500’ of the Town line, the Town must notify the Town Clerk of the adjacent municipality by certified mail within seven days of the receipt of the application.

- The applicant is required to post public hearing signs and contact abutters by registered mail 10 days prior to the public hearing and show proof to the Board.

- The applicant is required to file an 8-3d notice of approval supplied by the Town, on the land records in the Town Clerk’s Office for the decision to be effective.

- In order for an application to be heard at a ZBA meeting, it must be submitted by the last business day of the preceding month so that the published notice requirement of the Statutes is met.

- The applicant must clearly demonstrate a “hardship” for the Board to consider a zoning variance, as defined in section 8-6 of the CT General Statutes.

- If the ZBA denies the request, the applicant can appeal the decision to Superior Court. An applicant may also resubmit an application, but the Board is not obligated to hear the request for six months from the date of its original decision.
Zoning Map Amendment Process

1. Applicant applies to PZC
2. Planning Staff notifies Town Clerk’s Office
3. Legal Notice of public hearing is published
4. Applicant posts public hearing signs and contacts abutters
5. Approved or Denied?
   - If approved:
     1. PZC states effective date and consistency with Plan of Conservation & Development
     2. Legal Notice of decision is published
     3. Applicant submits final plans for signature by PZC
     4. Signed Plans are returned to Applicant
     5. Applicant records final plans in Town Clerk’s office
   - If denied:
     1. Planning Staff Reviews Proposal
     2. PZC Meeting and Public Hearing, application is reviewed and acted on
     3. Planning Staff Reviews Proposal
     4. Applicant posts public hearing signs and contacts abutters
     5. Legal Notice of public hearing is published
     6. Applicant applies to PZC
     7. Planning Staff notifies Town Clerk’s Office

Notes on Zoning Map Amendment Process

- If the site is within 500’ of the Town line, the Land Use Office will notify the adjacent municipality within 7 days of the Planning and Zoning Commission’s receipt of the application process (CT General Statute Section 8-3h).

- The Land Use Office will notify the Town Clerk’s Office of the pending proposal.

- The PZC must consider the Plan of Conservation and Development (POCD) when reviewing a zone map amendment proposal.

- The PZC must state an effective date for the amendment.

- The applicant is required to post public hearing signs and contact abutters within 500’ of the property, 10 days prior to the public hearing.

- The applicant must submit a final Mylar copy of the approved zone change for signature by the PZC chairman, which is returned to the applicant, and filed in the Town Clerk’s Office.

- The applicant can submit a zone change application up to 4:30 PM on the day of a regularly scheduled PZC meeting for it to be received by the PZC at that meeting.
Zoning Regulation Amendment Process

1. Applicant applies to PZC
2. Planning Staff notifies Council of Governments (COG), Town Clerk’s Office, and abutting towns
3. Proposal sent to Town Attorney for Comment
4. Legal Notice of public hearing is published
5. Approved or Denied?
6. PZC Meeting and Public Hearing
7. Town Staff Provides Comments to Applicant
8. If approved, PZC States effective date and consistency with Plan of Conservation and Development
9. Legal Notice of decision is published
10. Final Copy is distributed to Town Clerk, PZC, and Staff
Notes on Zoning Regulation Amendment Process

- Land Use Office will notify abutting municipalities, Council of Governments and Town Clerk's Office of pending proposal.
- The Town Attorney will review and comment on the proposal prior to the public hearing.
- The PZC must consider the Plan of Conservation and Development when reviewing a zoning text amendment proposal.
- The PZC must state an effective date for the amendment by the Land Use Office.
- Final copies of the amendment are distributed to the Town Clerk, Town staff and PZC members.
- The applicant can submit a zoning regulation amendment application up to 4:30 PM on the day of a regularly scheduled PZC meeting for it to be received by the PZC at that meeting.
WPCA Application and Sewer District Inclusion Process

Applicant applies to WPCA to expand Sewer Service District

WPCA review

Staff Comments to Applicant

Applicant responds to comments and revises as necessary

Application Complete?

Yes

No

WPCA Meeting (Applicant must attend)

Decision (with or without conditions)
Notes on WPCA and Sewer District Inclusion Application Process

- Applicant must submit application and set of plans for staff and WPCA review.

- Please refer to WPCA regulations and Staff for further guidance on hook-ups and availability.

- If a property is owned with sewers adjacent to it but with no sewer lateral, an application to be included in the sewer service district is considered by the WPCA.

- It must be demonstrated that the lot can support a three-bedroom home on a private septic system. This may require an engineered septic plan. The WPCA will need letters from the septic engineer and Eastern Highlands Health District confirming the lot could sustain a septic system.

- Demonstrating that the lot can support a three-bedroom home on septic is not a guarantee of inclusion within the sewer service district and/or sewer connection. Connections may be limited by capacity at the Wastewater Treatment Plant. However, if sewers are adjacent to the property and the septic system fails, the property MUST connect to sewers. In this case, an engineered septic plan is not required.

- Please contact the WPCA Technician/Operator at least 72 hours before a WPCA meeting to be added to the Agenda.

- If a property was included with the sewer service district and has a sewer lateral, then none of the abovementioned criteria applies. Follow the standard sewer connection procedure.
Building Permit Application Process – New House Construction

Applicant applies for permit and EHHD review → Town Staff Reviews Plans (Building, Engineering, Land Use, and Health Departments) → Staff from each department provides comments to Applicant → Applicant responds to comments and modifies application as necessary

Application Complete? No → Yes

As Built A-Z Survey submitted to Zoning Agent → Construction begins and required inspections occur → Building, Zoning, and Health Permits Issued

As Built accepted? No → YES

Modify plans or construction and seek alternatives → Framing Permit issued - Construction and required inspections continue → Applicant requests Certificate of Occupancy and/or Final Inspection

Authorization of Cert. of Occupancy and/or Final Inspection by Building, PZC, Inland Wetlands, Health, and Engineering Depts. Health Dept also authorizes sewage disposal discharge permit → Certificate of Occupancy and Discharge Permits issued

Notes on Construction Procedure for a New House
Preliminary Site Analysis:

- Prepare A-2 boundary survey of site
- Prepare wetlands delineation by soil scientist
- Conduct soil testing for septic suitability with Health District
- Determine zoning criteria for the site (i.e. lot size, lot coverage, etc.).
- Create site development plan that indicates the proposed construction (i.e. wetlands, house, septic, driveway, grading, drainage, erosion and sediment controls, etc.)
- Prepare architectural plans of proposed construction

Preparing Permit Applications:

Wetlands Permit:

- If wetlands exist on-site or within 75’ (150’ from Coventry Lake, Eagleville Lake or Rivers) of land disturbance activity, then a wetlands agent/agency approval is required
- Please refer to agent/agency permit process for details

Health District Approval:

- If the structure is to be served by a private well and/or septic, then approval from the Town Sanitarian is required
- Please refer to the well/septic permit process for details and further guidance

Zoning Permit:

- Obtain a zoning permit approval from the zoning agent
- Please refer to the building permit process details or application form for further guidance

Driveway Permit:

- Obtain driveway/curb cut and driveway drainage approval from the Town Engineer
- Please refer to the building permit process details or application form for further guidance

Building Permit:

- Obtain a building permit approval (foundation only/framing) from the building official
- Additional permits may include: electrical, plumbing and mechanical
- Please refer to building permit process details or application form for further guidance.
Notes on Construction Procedure for a New House

Building the New House:

- Have limits of clearing flagged in field and certified (as required)
- Adhere to all limits of clearing or disturbance as per approved permits
- Install and maintain all required erosion and sedimentation controls on-site
- Schedule required inspections with various town staff to verify permit compliance
- Create "As-Built" survey for foundation location, and submit to Building Office for staff approval
- Pay for framing permit
- Proceed with framing of structure after staff approval
- Comply with all permit conditions as required

Obtain Certificate of Use/Occupancy:

- Request final inspection for Certificate of Use/Occupancy from the Zoning Agent, including:
  - House number visible from road
- Final grading of lot
- Stabilization compliance
- Erosion control compliance
- Lot pinning certification
- Driveway/width/surface compliance
- Request final inspection for Certificate of Use/Occupancy from the Sanitarian, including:
  - Septic as-built drawing
  - Water test report
  - Well completion report
  - Grading in septic and well areas
- Request final inspection for Certificate of Use/Occupancy from the Building Official including:
  - All construction permits
  - Electrical, plumbing, mechanical permits
- Request final inspection for Certificate of Use/Occupancy from Town Engineer including:
  - Driveway apron approval (width, surface)
  - Any drainage matters
Building Permit Application Process – Accessory Structure/Addition

Applicant applies for permit and EHHD review

Town Staff Reviews Plans (Building, Engineering/Wetlands, Land Use, and Health Departments)

Staff from each department provides comments to Applicant

Applicant responds to comments and modifies application as necessary

Application Complete?
No

Construction begins and required inspections occur

Yes

Building, Zoning, and Health Permits Issued

Certificate of Occupancy issued

Authorizes Cert. of Occupancy and/or Final Inspection by Building, PZC, Inland Wetlands, Health, Engineering Dept., and Health Dept. also authorize sizes sewage disposal discharge permit

Certificate of Occupancy issued

Applicant requests Certificate of Occupancy and/or Final Inspection

Building Permit Application Process – Accessory Structure/Addition

Applicant applies for permit and EHHD review

Town Staff Reviews Plans (Building, Engineering/Wetlands, Land Use, and Health Departments)

Staff from each department provides comments to Applicant

Applicant responds to comments and modifies application as necessary

Application Complete?
No

Construction begins and required inspections occur

Yes

Building, Zoning, and Health Permits Issued

Certificate of Occupancy issued

Authorizes Cert. of Occupancy and/or Final Inspection by Building, PZC, Inland Wetlands, Health, Engineering Dept., and Health Dept. also authorize sizes sewage disposal discharge permit

Certificate of Occupancy issued

Applicant requests Certificate of Occupancy and/or Final Inspection
Construction Procedure for an Accessory Structure/Addition

**Preliminary Site Analysis:**

- Prepare A-2 boundary survey of site or sketch plan depending upon nature of construction
- Prepare wetlands delineation by soil scientist or provide other resource information indicating wetlands as necessary.
- Determine location of well and septic in relation to new structure.
- Determine zoning criteria for the site (i.e. setbacks, lot coverage, etc.)
- Create site development plan that indicates the proposed construction and existing structures, uses (i.e. wetlands, house, septic, driveway grading, drainage, erosion and sediment controls, etc.)
- Prepare architectural plans of proposed construction or building

**Preparing Permit Applications:**

**Wetlands Permit:**

- If wetlands exist on-site or within 75’ (150’ from Coventry Lake, Eagleville Lake or Rivers) of land disturbance activity, then a wetlands agent/agency approval is required
- Please refer to agent/agency permit process for details

**Health District Approval:**

- Determine location of well and septic in relation to new structure
- Provide other information as requested by sanitarian on a case by case basis
- The Town Sanitarian renders decision on compliance with the Public Health Code for proposed construction.
- Refer to Health District application process details for further guidance.

**Zoning Permit:**

- Obtain zoning permit approval from the zoning agent.
- Please refer to the accessory structure application process details or application form for further guidance.

**Building Permit:**

- Obtain a building permit approval from the building official.
- Additional permits may include: electrical, plumbing and mechanical
- Please refer to accessory structure application process details or application form for further guidance.
Building the Structure:

- Install and maintain all required erosion and sedimentation controls on-site
- Adhere to all limits of clearing or disturbance as per approved permits
- Schedule required inspections with various Town Staff to verify permit compliance
- Comply with all permit conditions as required

Obtain Certificate of Use/Occupancy:

- Request final inspection for Certificate of Use/Occupancy from the Building Official
  - All construction permits
  - Electrical, plumbing, mechanical permits as necessary
- Request final inspection for Certificate of Use/Occupancy from the Zoning Agent
- Request final inspection for Certificate of Use/Occupancy from the Sanitarian
Well Construction Application Process

1. Licensed well driller submits permit for sanitarian review
   - Approved?
     - Yes: Water tested for potability by state-approved lab
     - No: Revise design as per Sanitarian’s comments

2. Well is drilled and yield is tested. Well Completion Report is submitted to Sanitarian
   - Approved?
     - Yes: Well disinfected and water treated as necessary
     - No: Water tests indicate potable water supply

3. Water tests show potable water supply
   - Yes: Water Source Approved
   - No: Water tested for potability by state-approved lab
Septic System Construction Application Process

Soil testing performed to determine site suitability for septic system → Septic System design is submitted for sanitary review

Approved? → Licensed installer obtains septic system construction permit

Yes → Sanitarian inspects and approves septic system installation

No → Revise design as per Sanitarians comments

Installer provides As-Built drawing, completes final grading and Sanitarian approves work

Discharge permit issued to property owner
Septic System Permit Process - Subdivision

1. Application for soil testing submitted to EHHD

2. Soil testing performed to determine site suitability for septic system

3. Submit subdivision application to EHHD and PZC for review

4. Sanitarian reviews plans for Public Health Code compliance

   - Approved?

     - Yes
       - Sanitarian informs PZC that plans comply with Public Health Code

     - No
       - Revise plan or provide additional information as per Sanitarians comments
New House Construction Septic System Permit Process

1. Application for soil testing submitted to EHHD
2. Soil testing performed to determine suitability for septic system
3. Site plan showing septic, well, and proposed construction details submitted to EHHD for review
4. Sanitarian reviews plan
5. Applicant revises plan as per Sanitarian’s comments
6. Approved?
   - Yes: Sanitarian signs approval for building permit
   - No: Other town officials sign approvals and building permit is issued
7. Building plans reviewed for compatibility with septic system design (e.g., appropriate to # of bedrooms in house)
8. Sanitarian signs approval for building permit
9. Permit to discharge issued after final septic inspection, as-built drawing, and site grading completed
10. Water supply approved after receipt and approval of well completion report and water test
11. Sanitarian signifies approval on Certificate of Occupancy
12. Septic system & well construction completed per approved plan with appropriate permits and inspections

Approved?
Septic System Permit Process - Addition/Accessory Structure

Building Permit Review Application (B100a) submitted to EHHD at time of Building Permit Application

Application reviewed for compliance with Public Health Code Septic and Well regulations

Revise application, perform soil test, and/or provide other information as per Sanitarian comments

Application complies with Public Health Code regulations

Yes

Sanitarian signifies approval on Building Permit

No

*If denied after revisions, may be appealed at State Health Department

Application approved by other Town Staff and building permit issued
Septic System Permit Application - Food Service Establishments

Applicant obtains Food Service Plan Review Packet for new or remodeled food service establishment from EHHD

Applicant submits application with all necessary information to EHHD

Sanitarian reviews plans and supporting documents

Food service plan approved and septic/water supply approvals received?

Yes

Food service license issued (Renewable Annually)

No

Revise application as per Sanitarian comments
Notes on Health District Application Processes

- The Town of Coventry is served by a regional health district, which primarily addresses issues relative to compliance with the Connecticut Public Health Code. The Eastern Highlands Health District provides Public Health Code compliance review and enforcement services to the Town of Coventry.

- Septic system and well construction application processes involve compliance with the CT Public Health Code.

- Note for Food Service Establishments: Procedures for the approval of septic systems and water supplies for food service establishments will vary depending on the establishment proposed. The Sanitarian must be consulted for advice and requirements for specific projects.
Typical Calendar of Land Use Board Meetings

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<tr>
<th>Week / Day</th>
<th>Sunday</th>
<th>Monday</th>
<th>Tuesday</th>
<th>Wednesday</th>
<th>Thursday</th>
<th>Friday</th>
<th>Saturday</th>
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<tbody>
<tr>
<td>Week 1</td>
<td>Town Council</td>
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<td></td>
<td>Water Pollution Control Authority</td>
<td>(6:45 PM)</td>
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<td>Week 2</td>
<td>Planning and Zoning Commission</td>
<td>Conservation Commission</td>
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<tr>
<td>Week 3</td>
<td>Town Council</td>
<td>Zoning Board of Appeals</td>
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<td>Week 4</td>
<td>Planning and Zoning Commission</td>
<td>Conservation Commission</td>
<td>Economic Development Commission</td>
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All meetings are held at 7:00 PM, unless otherwise noted.

Check Town website at [www.coventryct.org](http://www.coventryct.org) for locations of specific meetings.