



Bushnell Associates, LLC

Civil Engineering • Land Surveying



February 15, 2022

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

RE: Resubdivision of property located at 430 Talcott Hill Rd. Coventry, CT.

Dear Commission Members,

As agent for the owners, Robert and Mary Kortman 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 Resubdivision of the above referenced property.

1. Chapter XIII, Sec. 6a- (minimum percentage per Sec. 4.12.04a of Zoning regulations)- No Open Space is proposed for this subdivision.
3. Chapter IV, Sec. 4 – (Hydraulic study) No roadway or storm drainage systems are proposed.
4. Chapter IV, Sec.2.8 – No road system is proposed.

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

Sincerely,

Andrew F. Bushnell PELS.

cc: Robert and Mary Kortman
File

/ab



March 10, 2022

Eric Trott
Land Use Director
1712 Main Street
Coventry, CT 06238

Re: Proposed Residential Subdivision, 430 Talcott Hill Rd, Coventry, Connecticut

Dear Mr. Trott:

The Office of State Archaeology (OSA) reviewed the project plans for the proposed residential subdivision within an approximately 22-acre property on Talcott Hill Road in the town of Coventry. The planned project includes development of two lots: a 1.74-acre building lot on Talcott Hill Road (Lot 2) and a larger 20.08-acre lot that will remain undeveloped (Lot 1). The proposed development of lot 2 includes construction of a single-family house, garage, driveway, and associated infrastructure, including a well. A stockpile area related to the planned development is also included on project plans. These lots are currently undeveloped.

The proposed development site is situated between Talcott Hill Road and the Skungamaug River. OSA examined state archaeological site files and reports, USDA soil maps, historic maps, LiDAR imagery, and aerial photographs to assess the archaeological sensitivity of the project area. Historic maps and aerial photos indicate that the land was historically used for agriculture. Several pre-contact Native American archaeological sites are located within a mile of the project area; these sites reflect thousands of Indigenous settlement patterns focused on the Skungamaug River. The soils in the proposed development area are mapped as well-drained loamy sands. Overall, the proximity of the project area to the Skungamaug River, combined with the presence of several documented archaeological sites in the project area vicinity, indicates a high potential for Native American archaeological resources in undisturbed portions of the property.

Due to the potential archaeological sensitivity of the proposed project area, OSA recommends that a Phase IB archaeological reconnaissance survey of areas of planned ground disturbance (i.e. excavation, grading, grubbing, construction) in the project area be completed prior to the start of construction. The survey should be conducted in accordance with State Historic Preservation Office standards summarized in the state's *Environmental Review Primer for Connecticut Archaeological Resources* (<https://portal.ct.gov/-/media/DECD/Historic-Preservation/Environmental-Review-Primer-for-CTs-Archaeological-Resources.pdf?la=en>).

This survey would consist of an historical and environmental background review of the property to better document its past use and soil conditions, and a visual inspection of the property to assess the potential for intact soils and archaeological deposits, and the excavation of a limited number of archaeological shovel test pits to establish the presence or absence of archaeological remains within the project area. If artifacts or cultural features suggesting the presence of a significant archaeological resource are encountered, some additional testing may be required to establish the site's National Register eligibility. Should the finds be determined to

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be insignificant, no further work would be required. The results of the survey can be presented to my office as a condensed memorandum report for review. A list of local Cultural Resource Management firms trained to undertake such a survey is included with this letter.

Should you have any questions, feel free to contact me at sarah.sportman@uconn.edu or (860) 617-6884.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sarah P. Sportman".

Sarah P. Sportman, Ph.D.
State Archaeologist

Cc: Catherine Labadia, CTSHPO; Andrew Bushnell, P.E., L.S.