



Town of Coventry

Land Use Office – Wetlands

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Date: March 7, 2022

M G Gosselin

To: Kelly and Geoff Hunt, Applicant/Owner
Andrew Bushnell, PE/LS, Agent

Re: Application 22-10W – 105 John Hand Drive
Demo and rebuild single family residence (SFR) on Coventry Lake
Review Memorandum

The Inland Wetlands Agency (IWA) received your above referenced Regulated Activities Permit application at its February 23, 2022 meeting and scheduled the application to be fully presented to IWA at its March 23, 2022 regular scheduled meeting. The application included a site plan with construction notes and detail sheet, floor plans, and an application narrative. The application proposes:

1. Demolition of the existing 500 sq. ft. single family residence, ~107 LF from the lake edge
2. Construction of a 2,500 sq. ft. single family residence, ~66 LF from the lake edge
3. Removal of existing impervious areas including a shed and a portion of the concrete sidewalks
4. Replacement of existing concrete driveway with permeable pavement
5. Disturbance
 - Upland review area: 6,150 sq. ft.
 - Wetlands: 0 sq. ft.
6. Maintaining 16.5% lot coverage

Todd Penney, P.E., the Town Engineer and I have reviewed the application and the Bushnell Associates site plan dated February 15, 2022 and visited the site on March 1, 2022. Our comments are as follows:

- Provide a storm water management summary to include the following:
 - A spreadsheet summary of the existing and proposed impervious features which quantifies their square foot footprint
 - Computations of the proposed storm water treatment
- Add the proposed house square footage to the site plan
- Add the side yard setbacks to the site plan
- Remove the “Town Engineer” reference for the normal high water elevation
 - Summer water elevation is controlled by the lake weir at 514.5’
- Identify the possible existing sump pump discharge through the retaining wall on the plans. Will this feature be re-established for the new structure?
- Provide a summary on what variances you will be requesting from ZBA. Elaborate as to why you are proceeding with these variances versus others layout options for this lot.
- Address if the stone retaining wall and stone masonry fire place will be removed or modified

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- It appears as if the proposed building footprint has been influenced by keeping the mature trees on the site. Consult with an CT Licensed Arborist to evaluate the condition of the existing trees to be saved and provide input on the following:
 - Impact of the proximity to the proposed infiltrators
 - Means and Methods to protect and care for the Trees during and after construction
- The footprint of the residential structure has increased and caused it to move closer to Coventry Lake. Please provide justification as to why this configuration was chosen. Were other layouts considered?
- The current proposed plan mitigates the parcel's exceeding 10% impervious lot coverage with underground infiltration. The plan does not address include mitigation for shifting the house closer to the high water mark of the lake by ~50feet. Maybe consider the following:
 - Remove invasive plants and replant native wetland friendly plants on the west jetty
 - Stop mowing areas of the delineated wetland
- The proposed tracking pad will be at the proposed permeable driveway. What considerations need to be done to address the compaction of the subsoils and reduce the permeability of the receiving soils.
- Provide a color coded plan of the entire parcel depicting the existing impervious features/structures versus the existing impervious features/structures to be removed and the proposed impervious features/structures.

The application will be on the March 23, 2022 Regular Meeting Agenda. It would be helpful to have any responses to these comments in writing and additional application materials submitted prior to the meeting. You can reach me at the contact information above.