

April 11, 2022

#22-3 – Family Resubdivision – Kortmann

Location: 430 Talcott Hill Road (Assessor's ID #: 02961)

Zone/Lot Size: GR 40 Zone/21.82 acres +/-

Intent: Create one new lot

Application Received: March 14, 2022

Application Acknowledged: March 14, 2022

Public Hearing Opened: April 11, 2022

Review: The applicant is proposing a two lot subdivision on a lot that currently contains an existing residence. The applicant's designer has indicated that the proposal is for a 'family subdivision', since one of the proposed lots would be conveyed to a family member. However, none of the application materials indicates this. The applicant should confirm that for the record and revise the application accordingly. A family subdivision is one in which the applicant is not required to convey any open space pursuant to the Coventry Subdivision Regulations.

The Commission may recall that the applicant's designer met on a preliminary basis with the Commission in March to review the proposal. The applicant had requested three waivers of the Subdivision Regulations, but it was determined that only two were necessary. The waiver requesting relief from conveying open space is not necessary, with the understanding that the proposal is for a family subdivision. The other two waiver requests were not a concern for the Commission.

The IWA approved the subject application with conditions at its March 23, 2022 meeting. A copy of the permit is enclosed.

The Health District has approved the subject application as per a memorandum dated March 18, 2022. Please refer to the enclosed copy.

The State Archaeologist's Office was consulted on the subject application, pursuant to the Subdivision Regulations. The State Archaeologist has determined that the site possess archaeological sensitivity and that an archaeological report is required to be submitted to that office. At the time of the preparation of this memorandum, no updates have been provided on this particular matter. If the archaeological report is not submitted and commented on by the State Archaeologist, then the public hearing will need to be continued to allow time for that to occur. Please refer to the enclosed letter.

The State of CT DEEP was contacted about the subject proposal since a portion of the property is located in the National Diversity Database area. The DEEP has submitted a letter which indicates the following State Species of Special Concern may be impacted the project: Wood Turtle, Spotted Turtle, and Eastern Ribbon Snake. The enclosed letter from DEEP provides specific recommendations on how the project can proceed and take precautions to reduce any impacts to the species listed.

Any comments from the Town Engineer on the subject proposal will be provided by the time of Monday's PZC meeting.

The Conservation Commission's comments are enclosed, as per their meeting minutes from April 6, 2022.

Upon review of the proposed plans, Planning Staff has the following comments:

: The public hearing sign affidavit and evidence of public hearing abutter's notices needs to be submitted to demonstrate that they were posted in a timely manner.

: The Soil Scientist needs to sign the final plans.

: A construction detail for the proposed swale and plunge pool needs to be provided on the final plans.

: Proposed lot 1, with the existing residence, does not comply with the minimum lot width requirement of 150' as per the dimensional standards in the Zoning Regulations. This is measured the full depth of the lot. This be can be accommodated with a small reconfiguration of the northeasterly corner of lot 2, so that the 150' dimension can be met between the corner of the Dixon lot and the side lot line of lot 2. The future shed location will need to be adjusted to comply with the side yard setback requirement.

: The 20' side yard setback identified on the westerly property line of lot 2 measures only 10' and should be increased to 20'.

: Is a drainage easement/rights to drain required for the swale and plunge pool to address any stormwater that is handled from the town road/right of way?