

**COVENTRY INLAND WETLANDS AGENCY
MINUTES
REGULAR MEETING OF WEDNESDAY, APRIL 27, 2022**

By: Choate

Time: 7:04 p.m.

Place: Hybrid

1. ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Martin Briggs	X	
	Suzanne Choate – Vice Chairperson	X	
	Patricia Laramee - remote	X	
	Lori Mathieu, Chairperson		X
	Becca Norman		X
ALTERNATE MEMBERS:	Open		
	Mike Powers		X
STAFF:	Todd Penney, Town Engineer/Wetlands Agent	X	
STAFF:	Mindy Gosselin, Wetlands Agent Assistant	X	

2. AUDIENCE OF CITIZENS (2-minute time limit):

No one wished to speak on non-agenda business.

3. OLD BUSINESS:

A. Public Hearing:

- 1. #22-09W – 1572 Boston Turnpike (continued) – Applicant: Phil Doyle; Owner: Dr. Damon Jenkins (XS Realty Holdings LLC); Agent: LADA, P.C. – Construction of a 6,500 sq. ft. dental office within the upland review area.**

Phil Doyle was present. Kate Bednarz, Soil Scientist, and Robin Pearson, attorney, were also present.

Doyle: The team has responded to Town Staff comments and the Eastern Highlands Health District (EHHD). A memo is included indicating approval of the well location by the State Department of Health. The existing driveway will be improved for safe access for service vehicles. All drainage calculations have been redone. The trees that will be taken before construction are indicated on the plan. Doyle thanked Town Staff and all

others the team has worked with; all have been wonderful and helpful and the process has been remarkably smooth.

Penney: Is satisfied with all of the comments including the underdrain for the detention pipe and the well issue has been solved. He does not see any outstanding issue.

Gosselin: Agrees with Penney that all Staff comments have been addressed.

Laramee: Does not have any comments Staff feels everything has been addressed.

Briggs: There does not seem to be any outstanding issues. Staff feels everything has been attended to in a well thought out manner.

Penney: The plan is protecting the wetland corridor and they are being as conscientious as they can. There was a whole design change after speaking to PZC protect the wetlands. The team got this site to work a plan for their client. That has been done in a well thought out manner. There were technical issues to work through and this plan has gotten there.

Public Comment:

No one wished to speak.

Motion: I move that the Coventry Inland Wetlands Agency close the public hearing for application #22-09W – 1572 Boston Turnpike (continued) – Applicant: Phil Doyle; Owner: Dr. Damon Jenkins (XS Realty Holdings LLC); Agent: LADA, P.C. – Construction of a 6,500 sq. ft. dental office within the upland review area.

By: Briggs

Seconded: Laramee

Voting:

For: Briggs, Choate, Laramee

Against: None

Abstain: None

The public hearing is closed.

Discussion: Laramee: This plan will improve the property with the rain gardens and redesigned of the well. Briggs: This plan is a responsible way to protect Coventry Brook. This property would be developed in some manner.

Motion: I move that the Coventry Inland Wetlands Agency to approve application #22-09W – 1572 Boston Turnpike (continued) – Applicant: Phil Doyle; Owner: Dr. Damon Jenkins (XS Realty Holdings LLC); Agent: LADA, P.C. – Construction of a 6,500 sq. ft. dental office within the upland review area.

With the following conditions:

- Hold a preconstruction meeting with the applicant and any other subcontractors prior to the start of activities to review construction sequencing.
- Per the recommendation in the 4/16/22 FWS Report, all trees to be removed shall be clearly marked and verified by Town Staff during pre-construction review.
- Additional erosion and sedimentation controls maybe required as site conditions/weather warrant by the Wetlands Agent staff.

- The applicant/owner shall submit to the Wetlands Agent a proof of inspection for each storm water mitigation feature once a year in the spring on a form to be provided by the Town of Coventry.
- Per the recommendation in the 4/16/22 FWS Report, the rain garden hydrology be evaluated during and post construction. Additionally, flexibility in the use of herbaceous vegetation be provided with Town Staff review and approval.

By: Briggs

Seconded: Laramée

Voting:

For: Briggs, Choate, Laramée

Against: None

Abstain: None

2. #22-13W – Hop River Road, Bridge over Hop River – Applicant: Greg Garrish; Owner: Town of Coventry; Agent: Greg Garrish – Replacement of bridge over Hop River.

Penney is present on behalf of the town; Dan Carnein, Greg Garish, and Eric Buckley of Close, Jensen and Miller, P.C are also present.

Carnein: Went through the PowerPoint presentation. His company are providing the liason engineers for the project. The bridge is located on the Coventry/Columbia town line. The dam will not be impacted as part of the project. There is some deteriorating concrete and rusting of the beams. The bridge will be widened to allow two lane traffic. The temporary watercourse impacts in Coventry is 1,035 sq. feet. Erosion and sediment controls will be installed to protect the watercourse. There will be no permanent watercourse impacts.

Penney: Why are we replacing this bridge rather than repairing it? The repairs necessary were going to cost as much as our share of this total bridge replacement. We received the federal funds, because it is a single lane bridge, to replace it so we will not have to do anything for 60 - 70 years. The dry hydrant was placed on the Columbia side because of the topography including a fire truck turn-out for both towns. The public hearing signs were placed and as of last week they were still up.

Gosselin: Has nothing to add and all of her comments have been addressed.

Public Comment:

Katherine Johnson, 824 Hop River Road – Where the bridge going to be? Penney: In the existing location. A detour will be set up this summer with construction in 2023. The curve will have better geometry. Johnson: The sluiceway on the Columbia side is staying? Penney: Yes. Carnein: The centerline of the roadway will remain except on the Columbia side as the curve is being softened so that will be six feet closer to the dam. Johnson: How long will this project take? Penney: One construction season in 2023.

Carnein: The Columbia permit has been accepted but we have not gotten the gotten final approval. There is to be a site visit next week with the wetlands meeting on Monday. We are hoping to get approval then.

Briggs: This was some smart shopping by the towns for doing this work with federal monies. DEEP fisheries said no rip rap and wildlife shelf for passage.

Katherine Johnson: A portion of the sluiceway wall brook off and fell into the water this past winter. Penney: He will go out to take a look at this.

Laramee: Is comfortable with the plan. We need a new bridge. Getting the federal money will help. The cost would be the same to repair it.

Choate: Is the 8,000 sq. feet of disturbance in the upland review area permanent or temporary? Penney: It is permanent for the widening of the road. Choate: This bridge will be made safer for the public with minimal permanent impact.

Motion: I move that the Coventry Inland Wetlands Agency close the public hearing for application #22-13W – Hop River Road, Bridge over Hop River – Applicant: Greg Garrish; Owner: Town of Coventry; Agent: Greg Garrish – Replacement of bridge over Hop River.

By: Briggs

Seconded: Laramee

Voting:

For: Briggs, Choate, Laramee

Against: None

Abstain: None

The public hearing is closed.

Gosselin: Consultants have been hired to be our engineers and they will have the staff with a field office on site. Work will be during low flow conditions. Carnein: We are still waiting for final sign offs from the State. They stipulate those water conditions. No in stream work can be done in April and May. The flow diversion placement would be done later in the summer months when low flow could be met. Gosselin: Is therefore comfortable with leaving out this standard IWA condition. Carnein: If the sandbags are overtopped during a storm event the contractor will not be working. The contract includes that in any sort of storm event the contractor is required to secure those and get them out of the channel.

Motion: I move that the Coventry Inland Wetlands Agency to approve application #22-13W – Hop River Road, Bridge over Hop River – Applicant: Greg Garrish; Owner: Town of Coventry; Agent: Greg Garrish – Replacement of bridge over Hop River.

With the following conditions:

- Hold a preconstruction meeting with the applicant and any other subcontractors prior to the start of activities to review construction sequencing.
- Additional erosion and sedimentation controls maybe required as site conditions/weather warrant by the Wetlands Agent staff.

By: Briggs

Seconded: Laramee

Voting:

For: Briggs, Choate, Laramie
Against: None
Abstain: None

3. **#22-15W – Plains Road R03731 – Applicant: Michael Breton; Owner: Same; Agent: Andrew Bushnell – Construction of a common driveway in conjunction with a 2 lot resubdivision.**

Choate: The public hearing is open. She is recusing herself for this application.

Penney: We have three members and one has to recuse herself. With a non-quorum it makes little sense for Andrew Bushnell to give a presentation. If he does members not hear will have to avail themselves to the recording. Bushnell agreed. Penney apologized.

Gosselin: She received the information about the signs being places and the mailings to the abutters. The next meeting is May 25, 2022

Penney: The file is in the Land Use office, including plans, for anyone who may want to look at the file.

- B. **#22-04W – Pucker Street R05313 – Applicant: Jesse Clarke; Owner: Same; Agent: Andrew Bushnell – Install gravel driveway and culvert, revised to ‘install gravel driveway’ on 02/25/22.**

Gosselin: In the packet there is a revised plan and redlines from Penney. This application was initially received in January for gravel driveway crossing over a watercourse. In February the scope of the project was reduced to permit the gravel driveway that was already constructed in the upland review area. The existing driveway that was constructed without permits.

Jesse Clark was present: He is trying to get this straightened out with the correct permit. There was an existing entryway that he upgraded with stone and stabilized the sides with grass. He proposes narrowing this back down to 34’ and build up the shoulders. The drainage along the road goes to a culvert. There are a number of large trees that Penney asked to be removed which he will do. Penney also asked that the driveway be moved over. Clark is trying to use what work has already been done and if he moves it per Penney’s comments the neighbor across the street will have car lights aimed right at her house rather than the garage. The long-term plan is to build a handicapped accessible ranch for his parents. Right now he is trying to get out of violation.

Penney: The previously access was to a farm field for haying and pull out the bales. Would we have allowed this for access for a single family house? He did not see that moving the driveway would impact the neighbor across the way. We don’t like to lose agricultural uses. Farm access versus gravel driveway. That was the genesis of his comment.

Briggs: The work had been done based on the use but it is close to the wetlands. How well has the work been done? Shifting it will be a disturbance. Is it stable? Penney: Asked Clark to email pictures of the conditions.

Choate: Right now it is at 50'. It is a very wide driveway. What is the need for it to be 34'. Clark: Access for large trucks, augers, and the elevation as the land goes up takes away from turning availability. Penney: Per zoning there is a minimum (10') and maximum (20') for a driveway. Penney asked the applicant to research if this is the best location for the driveway. Clark: Proposes 8' of the gravel be returned to grass. Penney: The applicant is proposing to narrow the curb cut on the road but not the rest of the driveway. He had to get this down to 8' at the road. Choate: Would rather see it moved away from the wetlands. Penney: He would too. There was an opening in the stone wall for the farmer to gain access to the field at this location.

Briggs: Given the driveway has been constructed and stable how valuable is it to reduce that by 8'? A Different opening in the stone wall could be made away from the wetlands. He is okay with the current plan. The flow does seem it would get into the swale on Pucker Street.

Penney: Does not like people doing work without permits. The IWA should be looking at this like a clean slate. If someone has to do more work that is not our problem. Clark caused this and it is his problem. There is really no flow going to the southerly wetlands. Is there an opportunity to do plantings to help with mitigation when Clark goes forward with the rest of the application? Some vegetation that provides a better riparian buffer? Choate: Planting vegetation now would be beneficial.

Gosselin: This application would need a 30-day extension to get to the next meeting if the IWA does not make a decision this evening.

Laramée: Agrees that the vegetation would be an improvement. Try to redo the whole driveway will disturb the whole property.

Motion: I move that the Coventry Inland Wetlands Agency to approve #22-04W – Pucker Street R05313 – Applicant: Jesse Clarke; Owner: Same; Agent: Andrew Bushnell – Install gravel driveway and culvert, revised to 'install gravel driveway' on 02/25/22.

With the following condition:

- Rick Zulik, Soil Scientist, to provide a plan of appropriate plants to be added on the southerly side of the driveway to contour 184 and approved by the Wetlands Agent.

By: Briggs

Seconded: Laramée

Voting:

For: Choate, Laramée, Briggs

Against: None

Abstain: None

C. #22-10W – 105 John Hand Drive – Applicant: Kelly Hunt; Owner: Kelly and Geoff Hunt; Agent: Andrew Bushnell – Demo and rebuild/expand single family residence on Coventry Lake.

Gosselin: The owners were unable to attend this meeting and requested a 30 day extension so they could be here in person.

D. #22-11W – Main Street (vicinity of 45 Birch Bend Road) – Applicant: Town of Coventry; Owner: Same; Agent: Todd Penney – Construct a sidewalk in the right of way of Main Street to improve the pedestrian safety.

Todd Penney, licensed engineer and Town Engineer for 14+ years, was present

Penney: Shared the overall plan for the sidewalks under a Community Connectivity Grant. In 2019 the town of Coventry received grant funding to extend the sidewalks to Hemlock Point Road. As part of the connectivity grant program the town received \$400k for sidewalk extension from Hemlock Point Road to the Lisicke Beach area. That amount will get us roughly to 2093 Main Street. He is proposing the build a 5.5 bituminous sidewalk. In April 2019 John Ianni did the wetlands delineation along the entire length of the project. There is a wetland complex in the Birch Bend area. The water from the sidewalk will flow toward the road. The total upland disturbance is 5,060 sq. feet. 832 of that is bituminous for a driveway apron. There should only be temporary wetlands impact for the erosion and sediment controls.

Briggs: The long term plan is to extend sidewalks to Lisicke? Where do the wetlands drain to? Penney: The master plan is a loop around the lake. We have submitted a sixth grant for a \$3.3 mill. project for Daly Road for road improvements including sidewalks. This is a pocket wetland now and ultimately goes to the lake; it used to have connectivity to the wetlands across the road.

Laramee: When the Dept. of Public Works (DPW) plows the sidewalk any salt they use will drain toward the road? Penney: Yes, the DPW has a small tractor and the sidewalk will be pitched to drain toward the road away from the wetlands.

Choate: How will the 2:1 slope be stabilized? Penney: Matting with a conservation mix will be used. He would prefer to go to 3:1 if the IWA approves. Choate: Keeping the vegetation is beneficial and she thinks the 2:1 slope proposed is easier to stabilize.

Motion: I move that the Coventry Inland Wetlands Agency approve application #22-11W – Main Street (vicinity of 45 Birch Bend Road) – Applicant: Town of Coventry; Owner: Same; Agent: Todd Penney – Construct a sidewalk in the right of way of Main Street to improve the pedestrian safety.

With the following conditions:

- Hold a preconstruction meeting with the applicant and any other subcontractors prior to the start of activities to review construction sequencing.
- Inspection erosion and sedimentation control prior to the soil disturbances, except for what is necessary to install said measures.
- Additional erosion and sedimentation controls maybe required as site conditions/weather warrant by the Wetlands Agent staff.
- The applicant shall put erosion control matting on the 2:1 slope.

By: Briggs

Seconded: Laramee

Voting:

For: Choate, Laramée, Briggs
Against: None
Abstain: None

E. #22-14W – 454 Cassidy Hill Road – Applicant: Carol Chipkin – Cassidy Hill Vineyard, LLC; Owner: Same; Agent: Galen Semprebon – Install gravel driveway within the upland review area.

Gosselin: Indicated what was in the packet. The applicant is reducing the scope for the work to be constructed.

Galen Semprebon, Sr. Project Manager with East/West Engineering, was present along with the Chipkins.

Semprebon: The project was approved originally around 2005. In 2011 the applicant received a special permit to have certain outdoor uses. That is what they are trying to get in order now. They had received approval for a 24' gravel drive from the rear of building at the road and the construction of the parking lot to hold 56 cars to the south of the vineyard building with a small detention basin for that parking lot. The parking lot was a bit different than the plan. The parking will not be expanded. The vineyard holds Friday night music events and based on the 2011 permit it was primarily for weddings and other events, not necessarily specified. They are submitting the application to specifically allow for the operation they are presently doing. That will include expanding the driveway in the front and constructing the water quality basin. The parking is primarily for the Friday night special events. This is a one night event. Perhaps there will be some parking used on Saturday. The plan has been revised to comply with Staff comments dated April 18, 2022. These had to do with housekeeping basically. There will be a water quality bio-swale along the driveway.

Penney: All his comments have been addressed. Gosselin: The infiltration basin will be mowed and maintained as lawn area. There may be better seed mix for the function of that basin.

Briggs: It can be wet and mucky area at one end of the parking area. An appropriate conservation mix can be used for the uptake of some water. Penney: the berm as constructed provides a separation from the gravel area. There were very little fines that he could see. There will be very little disturbance with this application. The work could be done in a day. Choate: The bio swale will help direct people from driving there.

Motion: I move that the Coventry Inland Wetlands Agency approve application #22-14W – 454 Cassidy Hill Road – Applicant: Carol Chipkin – Cassidy Hill Vineyard, LLC; Owner: Same; Agent: Galen Semprebon – Install gravel driveway within the upland review area.

With the following conditions:

- Hold a preconstruction meeting with the applicant and any other subcontractors prior to the start of activities to review construction sequencing.
- Additional erosion and sedimentation controls maybe required as site conditions/weather warrant by the Wetlands Agent staff.
- The applicant/owner shall submit to the Wetlands Agent a proof of inspection for

- each storm water mitigation feature once a year in the spring son a form to be provided by the Town of Coventry.
- The use of conservation mix in the infiltration basin.
 - Final site plan gets reviewed and approved by the Wetlands Agent as per the wetlands meeting.

By: Briggs

Seconded: Laramée

Voting:

For: Choate, Laramée, Briggs

Against: None

Abstain: None

4. NEW BUSINESS:

None

5. ENFORCEMENT:

A. Violation - 89 Flanders Road - Owner: Joshua Beebe - Unpermitted work in the upland review area and wetlands. Violation letter sent on: 5/12/2021.

Gosselin: The area still seems a little rough. She has not been able to access the property because the owner has not given her a time she may go onto the property. There is a newly deposited mulch pile upgradient of the upland review area without prior notice to the Wetlands Agent. Beebe did grade out some of the swale; she asked for silt fence be put on. Even when he does something she wants to be notified. She cannot get through to him. She remains in conversation with him. She does not know if the slope has been stabilized. Gosselin has been requesting a site visit since April 21, 2022. Beebe may be dealing with zoning sometime soon. There are no permits currently for his business or the agricultural use.

Laramée: We are looking at this matter hitting the year mark.

Penney: Suggests getting a letter from Town Attorney Ken Slater addressed to Beebe saying the Town is able to go on your property anytime they so choose because of the violation. That needs to be served so we can take care of this matter. Staff's and the IWA's concerns are valid.

The IWA requested Staff proceed with the Town Attorney addressing a letter to Beebe.

B. Violation - 162 Grant Hill Road – Owner: Derek Pacheco – unpermitted work in upland review and wetlands related to recreational motocross.

Gosselin: There is progress. She walked the site with Eric Peterson and Rick Zulick to show the areas of concern. Zulick delineated the wetlands last week.

Penney: Eric Peterson asked for the CAD file from Bushnell Associates so they could compare Zulick's delineation to the subdivision file.

C. Violation – 289 Wrights Mill Road – Owner: Richie Pleasant; Agent: None – unpermitted work in the upland review related to an access road.

Rich Pleasant was present.

Gosselin: Mr. Pleasant did have Rick Zulick to delineate the wetland in relation to the farm access road that Pleasant improved. That report nor a site plan has been received yet but there is a portion of the improved road in the wetlands. Moving forward the owner knows he has to get a permit from the IWA before work can be done.

Pleasant: He is coming up with a map now to get a lay out to move forward. Penney: Will Pleasant be ready to supply the plan and report at the May meeting? Pleasant: Does not see why that is not doable.

Choate: Is happy to see movement in the right direction and that the owner is being responsive. Briggs agreed.

Penney: Where the stakes are can you shift over to get out of the limits? Pleasant: Yes, I can and then reestablish the wetlands soil. And provide a better conveyance under the driveway to the south.

6. ADOPTION OF MINUTES:

A. March 23, 2022 – Public Hearing and Regular Meeting Minute

Motion: I move that the Coventry Inland Wetlands Agency approve the Public Hearing and Regular Meeting minutes of March 23, 2022 as presented.

By: Laramee

Seconded: Choate

Voting:

For: Choate, Laramee

Against: None

Abstain: Briggs

6. CORRESPONDENCE:

None

7. DISCUSSION:

A. Beach Sand/Lakefront Activities

To be discussed at a future meeting.

B. Violations Framework

To be discussed at a future meeting.

C. DPW Transfer Station Update

The area was cleaned up and organized per the Director of Public Works. Trash in the wetlands was removed. A litter patrol at the end of each day has been implemented so it does not get that way again. Penney: The plan is to have the transfer station at the Public Works Garage by the end of August allowing for better oversight in this matter.

D. Chip Seal Spill Update

Gosselin: This is an update from the North Farms and Upton Drive areas sealed last summer. An invoice has been received from the catch basin cleaning completed in February. Penney: The company will not change out the catch basin grates. The material is hardened onto the grates and will not have any effect.

Gosselin: She will be looking into the general permit for DPW. More necessary work areas have been popping up recently. She is talking to South Windsor about how they use a general permit for their public works department. She hopes to have something for the May meeting to get the general permit in place. Penney: There is a lot of infrastructure that is failing.

8. ADJOURNMENT:

Motion: Choate moved for adjournment at 9:54 p.m.

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, IWA Clerk

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