

**Wetlands Permitting**

**Applicant**

**Primary Location**

**WP-25-13**

 Paul Guardino  
 8604669312  
 @guardino@pcpdocs.com

184 AVERY SHORES  
Coventry, CT 06238

Submitted On: Jun 4, 2025

**Applicant/Owner Information: Please note that "?" bubbles throughout the application provide additional helpful information when hovered over.**

Applicant Information

**Applicant's Association to Owner:**

Owner

**Applicant Business Name (if applicable)**

Additional Information

--

**Additional Agent, Engineer, Contractor Information (if applicable):**

Andrew Bushnell

**Wetlands Permitting**

**Type of Wetlands Application:**

Regulated Activity Application

**Regulated Activity Being Applied For:**

Activity Within a Wetlands Upland Review Area

**Activity/Project Information**

**Description of Proposed Activity(s):**

I would like to raise the house and replace the stone crawl space with a full foundation. I would also like to add a deck and rebuild the garage attached to the house.

**Distance in Feet from Regulated Wetlands/Watercourse:**

50

**Square feet of Wetlands, Watercourse and/or Regulated Area Impacted:**

Proposed impervious lot coverage is 2,497 square feet.

**Describe measures (if any) that will be taken to minimize the impact on wetlands, watercourses, and the regulated areas:**

The area surrounding the job site will have measures taken to minimize impact to the wetlands. The engineer will provide an outline of these steps.

**Any additional and/or pertinent information:**

--

**Is any portion of the property on which the regulated activity is proposed located within 500 feet of an adjoining municipality?**

No

**Acknowledgments**

**MANDATORY PRE APPLICATION FOR ALL LAND USE, HEALTH, AND BUILDING APPLICATIONS** Except for interior work in existing buildings and exterior work that does not expand or alter the footprint of an existing building. Effective October 1, 2005 no Land Use, Health or Building application for a permit may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified. Please see the attached legislation, PA 05-124. Please provide the name of the property owner(s) and street address of the property for which one of the above applications will be submitted and complete either A or B below. Property Owner(s): Address of Permit Application: A. I hereby certify there are NO conservation easements or restrictions nor any preservation restrictions on the above referenced property. B. There ARE conservation easements or restrictions or preservation restrictions on the above referenced property. Name/Phone Number of Restriction Holder: Please attach one of the following: 1. Proof that the holder of the conservation or preservation restriction was notified by certified mail return receipt requested of the property owner's intent to apply for a Land Use, Health or Building permit in the [[orgFullName]]. 2. A letter from the conservation or preservation restriction holder verifying that the application is in compliance with the terms of the restriction.

true

**I HEREBY ACKNOWLEDGE AND CERTIFY THAT I'M PERSONALLY FAMILIAR WITH ALL THE INFORMATION PROVIDED IN THIS APPLICATION AND THAT ALL STATEMENTS AND REPRESENTATIONS MADE ARE TRUE TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT I AM AWARE OF THE PENALTIES FOR OBTAINING A PERMIT THROUGH DECEPTION OR THROUGH INACCURATE OR MISLEADING INFORMATION.**

true

**The undersigned electronic signature hereby grants permission to this Agency and its Agent to conduct any necessary inspections of this property, at reasonable times, both before and after the permit in question has been granted by the Agency/Agent.**

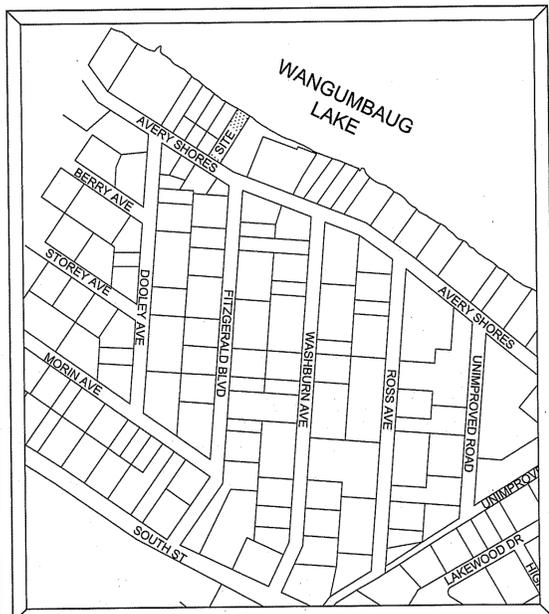
true

**I agree that my electronic signature below warrants the truth of all statements contained herein and in all supporting documents according to the best of the Agent &/or Owner(s) knowledge and belief, and that it is equivalent to a handwritten signature and is binding for all purposes related to this transaction.**

true

184 Avery Shores.

The project is aimed at rebuilding the foundation of the house. While doing this I would like to go from a crawl space with a stone foundation to a full story walkout basement with a concrete and wood framed structure. The house was built in the 1940's and the stone crawl space has a number of cracks and openings. The floor is dirt. In raising the house I would like to put a deck out of the original first floor, now second floor for access to the outside. There are two old additions to the house which are in disrepair and will need to be rebuilt. The roof is sagging and there is rotted wood in the walls. This is a small part of the house. The main structure would remain untouched, just raised to sit on the new foundation. The rebuilt areas would remain identical in size. There is an existing garage and paved driveway on the property. My goal is to move the garage which is very close to the street and sideline and attach it to the house. This would be done by taking down the existing garage and building a new one in the new location. The paved driveway would be removed and the new driveway would be permeable. The overall impervious lot coverage would be reduced with the new plan. I would also be able to correct the street setback and sideline setback encroachment for the garage. The house currently overlaps the sideline and this would be corrected by shifting the house. I only have an elevation at this point for house plans and I included the drawing.



KEY MAP  
SCALE 1"=300'

EXISTING IMPERVIOUS LOT COVERAGE  
 HOUSE 1,392 SQ. FT.  
 GARAGE 498 SQ. FT.  
 GARAGE CONCRETE PAD 55 SQ. FT.  
 PAVED DRIVEWAY 611 SQ. FT.  
 CONCRETE PAD 69 SQ. FT.  
 CONCRETE SLAB 61 SQ. FT.  
 CONCRETE/STONE LANDING & STAIRS 31 SQ. FT.  
 TOTAL = 2,717SQ. FT. 27.01%

PROPOSED IMPERVIOUS LOT COVERAGE  
 HOUSE 1,392 SQ. FT.  
 GARAGE 960 SQ. FT.  
 COVERED PORCH 76 SQ. FT.  
 CONCRETE PAD 69 SQ. FT.  
 TOTAL = 2,497 SQ. FT. 24.82%

AREA OF PROPOSED DISTURBANCE IN WETLANDS  
 UPLAND REVIEW AREA: 7,704 SQ. FT. 0.18 ACRES

LOT AREA: 10,061 SQ. FT. +/-

N/F  
 GERALD PARK ASSOCIATION  
 AVERY SHORES

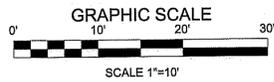
N/F  
 JAMES CROPLEY  
 188 AVERY SHORES

WANGUMBAUG  
 LAKE

AVERY SHORES

- SURVEY NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A GENERAL LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS D. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE. THE INTENT OF THIS MAP IS TO DEPICT THE PROPOSED IMPROVEMENTS TO THE PROPERTY FOR INLAND WETLAND PERMITTING PURPOSES.
  - THE PROPERTY SHOWN IS LOCATED IN A LR (LAKE RESIDENTIAL ZONE)
  - THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090110 0010 D EFFECTIVE DATE JUNE 11, 1982
  - THE PROPERTY IS SUBJECT TO RIGHTS TO "THE BATHING BEACH ON THE CONCOURSE" THAT OTHER LOT OWNERS MAY HAVE.
  - AVERY SHORES IS ALSO KNOWN AS ELINE AVENUE AND LOESER'S TRAIL.
  - THE PROPERTY IS LOCATED WITHIN THE 150FT. WETLANDS UPLAND REVIEW AREA FOR WANGUMBAUG LAKE.
  - THE EXISTING GARAGE IS NON-CONFORMING TO CURRENT TOWN OF COVENTRY ZONING FRONT YARD SETBACK REGULATIONS.
  - THE EXISTING HOUSE AND GARAGE ARE NON-CONFORMING TO CURRENT TOWN OF COVENTRY ZONING SIDE YARD SETBACK REGULATIONS.
  - THE PROPERTY IS NON-CONFORMING TO CURRENT TOWN OF COVENTRY ZONING LOT AREA REGULATIONS.
  - TOPOGRAPHY SHOWN IS BASED ON NGVD 1929 DATUM.

- CONSTRUCTION NOTES:**
- OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
  - OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
  - ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
  - ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
  - LIMITS OF DISTURBANCE SHALL BE FLAGGED BY A SURVEYOR PRIOR TO ANY SITE DISTURBANCE.
  - EXISTING WELL TO BE ABANDONED BY LICENSED WELL DRILLER IN ACCORDANCE WITH STATE OF CONNECTICUT PUBLIC HEALTH CODE WELL REGULATIONS.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Andrew F. Bushnell*  
 ANDREW F. BUSHNELL P.E. L.S. 24591  
 THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

**LEGEND**

- EXISTING MERESTONE IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED WELL
- PROPOSED SILT FENCE/LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE
- EXISTING UTILITY POLE
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

	PLAN PREPARED FOR <b>PAUL GUARDINO</b>		
	184 AVERY SHORES COVENTRY, CT.		
GENERAL LOCATION SURVEY			
SCALE: 1"=10'	DATE: 5/9/2025	FILE NO. 2019-83	SHEET: 1 OF 2
<b>BUSHNELL ASSOCIATES LLC.</b> CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS:			

- CONSTRUCTION NOTES:**
- 1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
  - 2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
  - 3.) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
  - 4.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

**EROSION CONTROL CONSTRUCTION SEQUENCE PLAN HOUSE LOT DEVELOPMENT**  
 NOTE: ALL EROSION AND SEDIMENT CONTROL ACTIVITIES SHALL CONFORM TO THE METHODS OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.

- 1.) COORDINATE MARKING OF LIMITS OF DISTURBANCE BY A LICENSED LAND SURVEYOR. SUPPLY TOWN EROSION CONTROL OFFICER WITH A LETTER FROM THE SURVEYOR CERTIFYING THE LIMITS OF DISTURBANCE WERE MARKED IN ACCORDANCE WITH THE APPROVED PLAN.
- 2.) CLEAR TREES AS REQUIRED.
- 3.) PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES. SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE EROSION CONTROL OFFICER. SUPPLY THE TOWN OF COVENTRY EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
- 3.) PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- 4.) ABANDON EXISTING WELL AND REMOVE EXISTING GARAGE.
- 5.) GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- 6.) CONSTRUCT AND STABILIZE PROPOSED DRIVEWAY AND PARKING AREA.
- 7.) RAISE EXISTING HOUSE AND REPLACE FOUNDATION CONSTRUCT NEW GARAGE, PERMEABLE DRIVEWAY, PERMEABLE WALKWAY, WELL AND OTHER IMPROVEMENTS AS SHOWN.
- 7.) SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E. SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (I.E. STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.
- 8.) REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- 9.) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- 10.) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

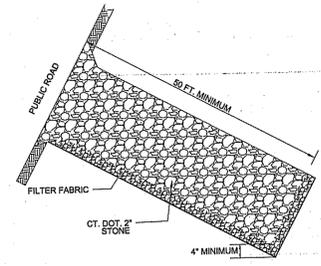
**SITE SEEDING NOTES:**  
 PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER 1000 SQ.FT. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".

**SEED APPLICATION:** APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

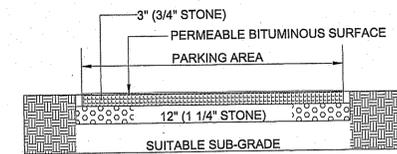
**MULCHING:** IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX RATE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

SEED SELECTION:	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-8/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-8/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.8	CREeping RED FESCUE	4/1-8/15
	0.2	RED TOP	8/15-10/1
TEMPORARY COVER	3.0	WINTER RYE	4/15-8/15, 8/15-10/15
	1.0	ANNUAL RYEGRASS	3/1-8/15, 8/1-10/15

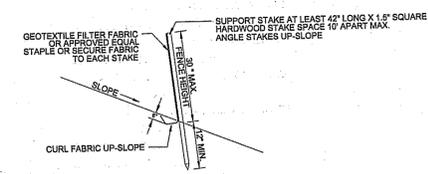
IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.



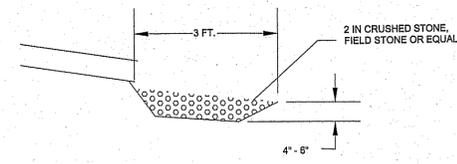
**ANTI-TRACKING CONSTRUCTION ENTRANCE**  
NOT TO SCALE



**PERMEABLE PAVEMENT DRIVEWAY DETAIL**  
NOT TO SCALE



**SILT FENCE DETAIL**  
NOT TO SCALE



**FOOTING DRAIN OUTLET DETAIL**  
NOT TO SCALE

## TECHO—BLOC

SEGMENTAL PERMEABLE PAVEMENT  
FULL INFILTRATION

**CASE No 1 - FULL INFILTRATION**

- PERMEABLE PAVER FROM TECHO-BLOC
- JOINT FILLING MATERIAL  
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- BEDDING COURSE, 1 1/2" TO 2" (40 TO 50 mm)  
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- BASE COURSE, 4" (100 mm)  
ASTM No. 57 (CSA 5-28 mm) AGGREGATE
- SUBBASE COURSE  
ASTM No. 2 (CSA 40-80 mm) AGGREGATE
- GEOTEXTILE
- SUBGRADE
- CONCRETE EDGE

**PERMEABLE PAVEMENT MAINTENANCE SCHEDULE:**

- 1.) ON A SEMI-ANNUAL BASIS INSPECT PERMEABLE PAVEMENT SURFACE. REMOVE ANY VISIBLE LARGER DEBRIS ON THE PERMEABLE PAVEMENT SURFACE.
- 2.) ON A YEARLY BASIS INSPECT THE PERMEABLE PAVEMENT VOIDS FOR SEDIMENT BUILD UP BLOCKING THE VOIDS. USING A VACUUM CLEANER REMOVE ANY SEDIMENT IN THE PERMEABLE PAVEMENT VOIDS TO PROMOTE MAXIMUM RAIN WATER INFILTRATION.

**PERMEABLE SIDEWALK PAVER MAINTENANCE SCHEDULE:**

- 1.) ON A SEMI-ANNUAL BASIS INSPECT PERMEABLE SIDEWALK PAVER SURFACE. REMOVE ANY VISIBLE LARGER DEBRIS ON THE PERMEABLE SIDEWALK PAVER SURFACE. REPLACE OR RESET ANY DISTURBED OR DAMAGED PAVERS
- 2.) ON A YEARLY BASIS INSPECT VOIDS BETWEEN THE PERMEABLE SIDEWALK PAVERS FOR DEBRIS AND SEDIMENT BUILD UP BLOCKING THE VOIDS. LOSSEN ANY DEBRIS OR SEDIMENT BUILD UP IN THE VOIDS WITH HAND TOOLS. USING A VACUUM CLEANER REMOVE DEBRIS OR SEDIMENT IN THE PERMEABLE SIDEWALK PAVER VOIDS TO PROMOTE MAXIMUM RAIN WATER INFILTRATION.

	<b>PLAN PREPARED FOR</b>		
	<b>PAUL GUARDINO</b>		
	184 AVERY SHORES		COVENTRY, CT.
	CONSTRUCTION / E&S DETAILS		
SCALE: NONE	DATE: 5/9/2025	FILE NO. 2019-83	SHEET: 2 OF 2
<b>BUSHNELL ASSOCIATES LLC.</b>			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
REVISIONS:			