

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

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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:

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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



Town of Coventry

Land Use Office - Wetlands

1712 Main Street • Coventry, CT 06238

Lindsay Beutler • Environmental Planner / Wetlands Agent

Phone: 860-531-2886 • Fax: 860 742-4059 • Email: lbeutler@coventry-ct.gov



Date: July 10, 2025

To: Paul Guardino, Owner/Applicant; Andrew Bushnell, Agent

Re: 25-13W – 184 Avery Shores

Raise existing house and replace the crawl space with full foundation. Demo and rebuild garage.

Review Memorandum

The Inland Wetlands Agency (IWA) received your above referenced Regulated Activities Permit application at its June 25, 2025 meeting and scheduled the application to be reviewed for potential action at its July 23, 2025 regular scheduled meeting. The application is supported by a site plan prepared by Andrew Bushnell of Bushnell Associates LLC., a project narrative, and current condition photos. The application proposes:

1. Raise existing house and replace stone foundation with a concrete foundation with walkout basement
2. Demolish the existing garage and build a new garage attached to the house
3. Rebuild of two additions in existing footprint
4. Construction of 12x20 deck attached to second floor of house facing Coventry Lake
5. Reduction in impervious lot coverage from 27.1% to 24.82%
6. Disturbances
 - Wetland Area: 0sqft
 - Upland Review Area: 7,704sqft (0.18 acres)

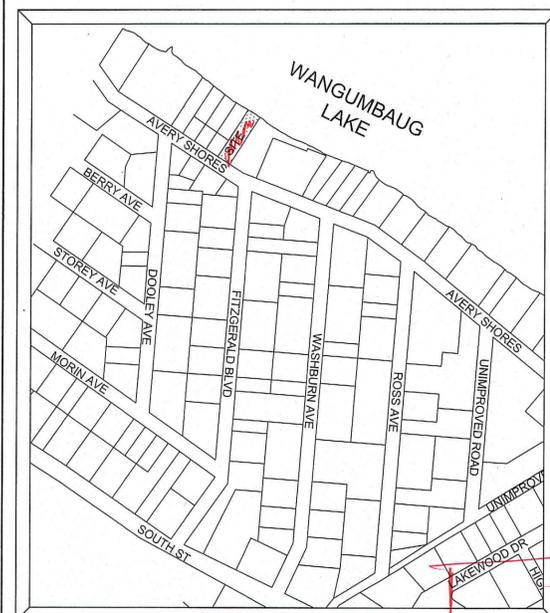
Todd Penney, P.E. Town Engineer and I reviewed the application and visited the site with your Agent, Andrew Bushnell., on Thursday, 7/10/2025 to review the actual field conditions. Comments from our review are as follows:

- Include details regarding deck construction to confirm permeability. What is the plan for under the deck? Patio? Leaving as grass?
- The proposed plan reduces impervious lot coverage from 27.1% to 24.82%. Consider additional stormwater mitigation measures to reduce the impervious lot coverage further. Recommend doing a perc test to evaluate whether a rain garden would function.
- Explain how stormwater runoff from roofs will be managed.
- Provide cross-section depicting changes to the elevation to the house in relation to the location of Coventry Lake.
- In the field, there was discussion about possible complete demolition and rebuild of house. If complete demolition is necessary, update scope of the project and add details regarding the demolition sequence to the site plan.
- Change “Erosion Control Officer” to “Town Staff” on Erosion Control note #4

See the attached marked-up site plan provided by Todd Penney, P.E., which provides an accompaniment to this memo

July 10, 2025
Paul Guardino, Owner; Andrew Bushnell, Agent
25-13W Review Memorandum

The application will be on the July 23, 2025 Regular Meeting Agenda. It would be helpful to have any responses to these comments and additional application materials submitted in writing prior to the meeting. Please note that additional comments may be required based on the responses. You can reach me at the contact information above.



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%

APPLICATION SHOULD BE RESPONSIBLE FOR ~~AN~~ INCORPORATING STORMWATER RUNOFF FOR STRUCTURES THAT COMPRISE 25% LOT COVERAGE.

ADD NORTH ALLOW.

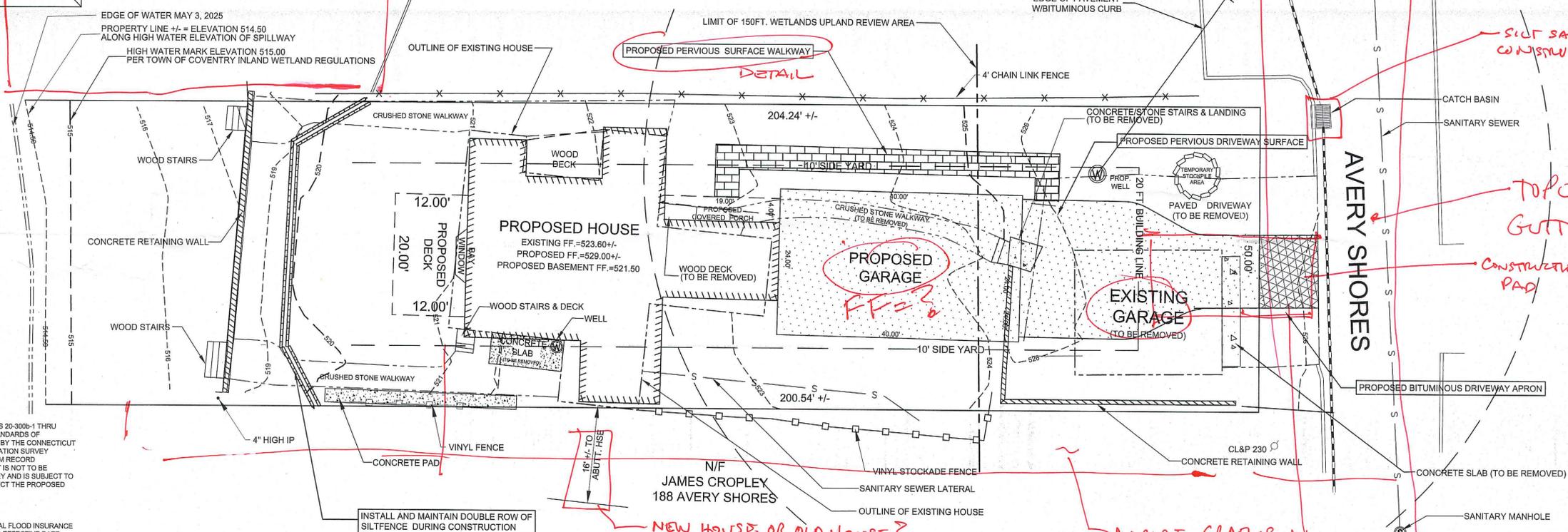
TOWN OF COVENTRY OFFICE

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

LIMIT OF 150FT. WETLANDS UPLAND REVIEW AREA



SILT SACK DURING CONSTRUCTION.

TOPO FOR GUTTER/CBS

CONSTRUCTION TRACKING PAD

- 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 010 D EFFECTIVE DATE JUNE 11, 1992
 - 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.

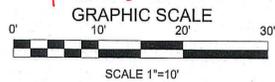
- MAP REFERENCES:
- MAP SHOWING PROPERTY OF ALLEN REALTY PURCHASED FROM MABLE G. & WILLIAM A. LOESER GERALD PARK SUBDIVISION LAKE WANGUMBAUG COVENTRY, CONN. SCALE IN. = 100FT., JUNE 22, 1944 SIGNED BY JAMES SHEEKEY - ENGINEER
 - MAP OF GERALD PARK AND VICINITY LAKE WANGUMBAUG SO. COVENTRY CONN. BY J.H. FITZGERALD C.E. SCALE 100' TO 1"
 - PLAN OR PORTION OF GERALD PARK SHOWING PROPERTY LINES AND RIGHT OF WAY LOESER'S TRAIL, COVENTRY, CONNECTICUT NOVEMBER 1972 - SCALE 1"=20' SIGNED AND SEALED BY VOLNEY BLODGETT REGISTERED LAND SURVEYOR NO. 7748
 - TOWN OF COVENTRY UTILITY PLAN STA. 58+00 TO STA. 45+00 COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 38 - AVERY SHORES DRIVE COVENTRY, CONNECTICUT PROJ. NO.: 9917.A30 DATE: APRIL 2004 CU-1 FLUS & O'NEILL, INC. CONSULTING ENGINEERS SCALE: HORZ.: 1"=40' VERT.: 1"=4' DATUM: HORZ.: NAD 83 VERT.: NGVD 29 PROJ. MANAGER: MSA CHIEF DESIGNER: LKAMDIA REVISED TO 06/07/08
 - GENERAL LOCATION SURVEY PERMIT PLAN LAND OF JAMES V. & PAMELA CROPLEY APN: 38-4-42 188 AVERY SHORES COVENTRY, CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS BY M.A.P. SCALE 1"=10' DATE 02-08-2024 SHEET 1 OF 1 MAP NO. 11258A

- 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.

- NEW HOUSE OR OLD HOUSE?
- + 5.4 FT RAISED. (HOW DOES ZONING APPLY TO THIS CONSTRUCTION?) HOW COME NO PROPOSED FILL CONTOURS?
 - HOW REALISTIC IS RAISING EXISTING STRUCTURE? CAN IT WITH STAND THOSE LOADS?
 - CHECK W/ ZONING ON SURVEY CONT. CURRENTLY ON CLASS D.
 - DID GUARDINO'S RECEIVE OUT CLAIM FROM ORIGINAL P.O.W TO AVERY SHORES GUTTER LINE?

- DID AB ASSOC DO FIELD SURVEY??
- NEW GARAGE IS NEARLY DOUBLE IN SIZE. APPLICANT SHOULD PROVIDE IWA REASONS WHY.

- DEPICT GRADIES ON ADJACENT PROPERTIES NORTH & SOUTH
- HOW DOES APPLICANT EXECUTE WORK WITHOUT ENCROACHMENT ONTO ADJUTERS?



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



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

RECEIVED
 JUN 18 2025
 TOWN OF COVENTRY
 LAND USE DEPARTMENT

WP-25-13