



WP-25-26

Wetlands Permitting

Status: Active

Submitted On: 9/14/2025

Primary Location

29 SHORE DR
Coventry, CT 06238

Owner

CZAIKOWSKI FAMILY LLC
15 RIDGE ROAD SIMSBURY, CT
06070

Applicant

James Blair
 860-428-2916
 jbland15@earthlink.net
 17 Columbia Lndg
Columbia Landing, CT 06237-1304

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

Applicant Information

Applicant's Association to Owner:*

Contractor

Applicant Business Name (if applicable)

James Blair Landscape and Design, LLC

Owner Information

Owner Name

James Blair

Owner Phone Number

860-428-2916

Owner Email Address

jbland15@earthlink.net

Owner Address

17 Columbia Landing Columbia, CT

Additional Information

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

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 have been contracted build a permeable paver patio underneath an existing deck on the lake side of the house, put in a permeable paver driveway/parking area at the street with a walkway to the main entrance to the house.

Distance in Feet from Regulated Wetlands/Watercourse:*

71

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

2000

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

Placement of waddles, silt fence and hay bales as necessary will be secured prior to and for the duration of any and all precipitation events. Placement of gravel and track mats will be utilized for travel over lawn areas to prevent and/or minimize disturbed areas. Any downspouts will be diverted away from work or disturbed areas throughout the construction process. Straw matting will be placed over any areas of lawn reseeded post construction. The matting will stay secured until sufficient germination has been achieved.

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 propeerty. 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: I. 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.*

⚡ Please note: If this application is approved, CT State Statute, Section 22-a-42ac(2) requires that the applicant shall publish a legal notice of approval in a locally circulated newspaper within ten days of the date permit is granted. (Further details will be provided at the time of the approval.)*

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.*

⚡ Notification of application to water company may be necessary in accordance with General Statute Section 22a-42f. The applicant shall provide written notice of an application to a water company when the following applies: 1. Any portion of the inland/wetland watercourse under review falls within the watershed of such water company provided the company has filed a map showing the boundaries of the watershed on the land records and with the Agency. 2. Such notice, if required, shall be mailed within seven (7) days of the date of the application, via certified mail, return receipt requested.*

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.*



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.*

 James Blair

Aug 29, 2025

James Blair Landscape and Design, LLC
17 Columbia Landing
Columbia, CT 06237

September 2, 2025

Inland Wetlands and Watercourses, Town of Coventry
Town Hall
Route 31
Coventry, CT 06238

Dear Commission Members,

I am writing today on behalf of the Czaikowski Family, the owners of 29 Shore Drive Coventry. They have hired my company as their landscape contractor. They have also extended to me permission to apply to this commission for a proposed project on their property. This project consists of the following: Installing a new permeable paver patio under the existing wooden deck on the lake side of the house; replacing the wooden stairs leading from the upper area of the property down to the basement walkout and new patio with stone steps; replacing the existing gravel parking area with permeable pavers, approximately 24'x40' with a 10'x24' asphalt apron, and a permeable paver sidewalk connecting the new parking area to the front entrance and new steps leading down to the lake front.

My construction sequence and site management will be as follows:

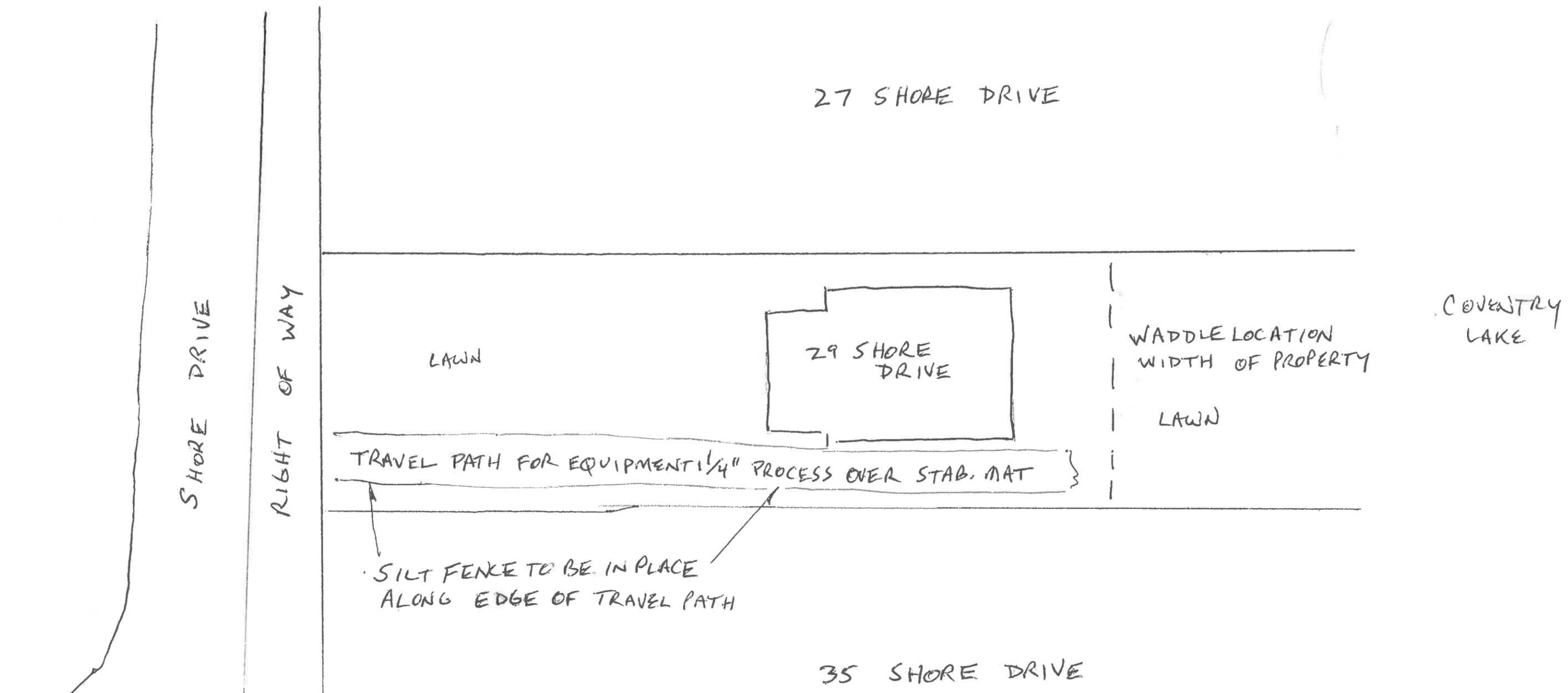
1. Establish a construction access path from Shore Drive leading to the proposed lower patio. This includes the used of process gravel, stabilization mat, and installation of silt fence/waddles to minimize impact and contain disturbed areas.
2. Build the new patio, walls and steps.
3. Excavate as necessary to build driveway/parking area and sidewalk. This includes removal of construction path as work progresses towards Shore Drive.
4. Install pavers and grout joints with a chipped stone to achieve permeability.
5. Repair all disturbed areas of the lawn and mulch beds. Newly seeded areas will be mulched with straw and netting to minimize erosion potential prior to seed germination. All erosion controls will remain in place until desired germination is achieved.

The timeline for this project would begin as soon as possible this fall after all necessary Town of Coventry permits have been acquired. Total scope of work may be approximately 6-8 weeks. Because of the winter season the final grading, seeding and landscaping may be delayed until the growing season resumes, spring of 2026. Any disturbed areas will be secured with straw matting to prevent any erosion during the winter months.

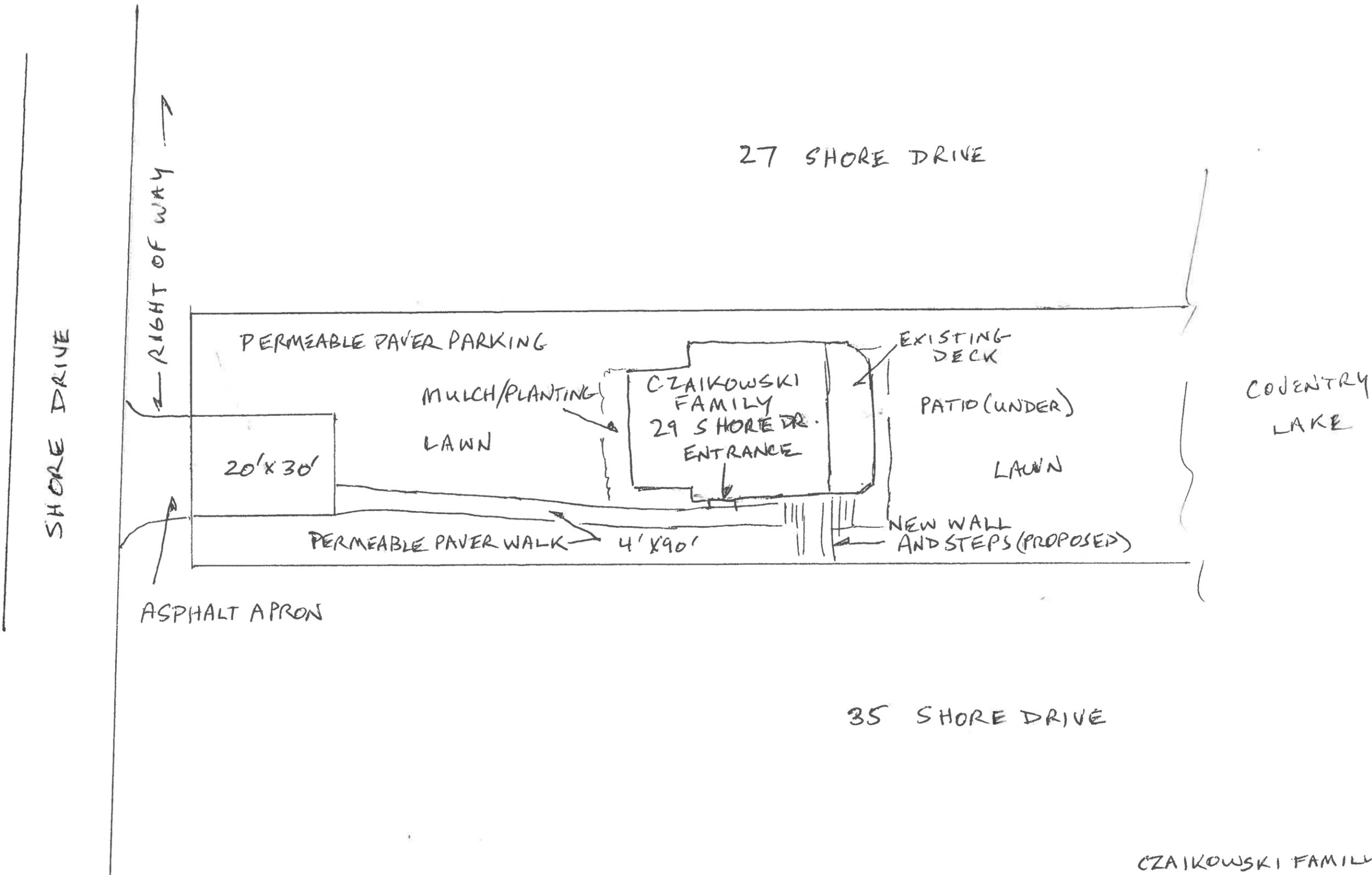
The site management and erosion controls for this project will consist of: Installation and maintaining of waddles, silt fence and hay bales as necessary for the duration of the project to eliminate run off into the watershed. The downspouts will be diverted as best as possible away from disturbed areas. No loose soils or excavated materials will be stored on site. All excavated material will be removed.

It is the goal of both the Czaikowski Family and James Blair Landscape and Design that this project has no impact on the Coventry Lake watershed. Proper site management and working with the wetland's agent, Ms. Beutler, will be the most important component of that goal. Post construction, the introduction of the permeable pavers will help to reduce the runoff and load from this property, improving the site and its present impact, an equally important component of our goals.

Respectfully yours,
James Blair
James Blair Landscape and Design

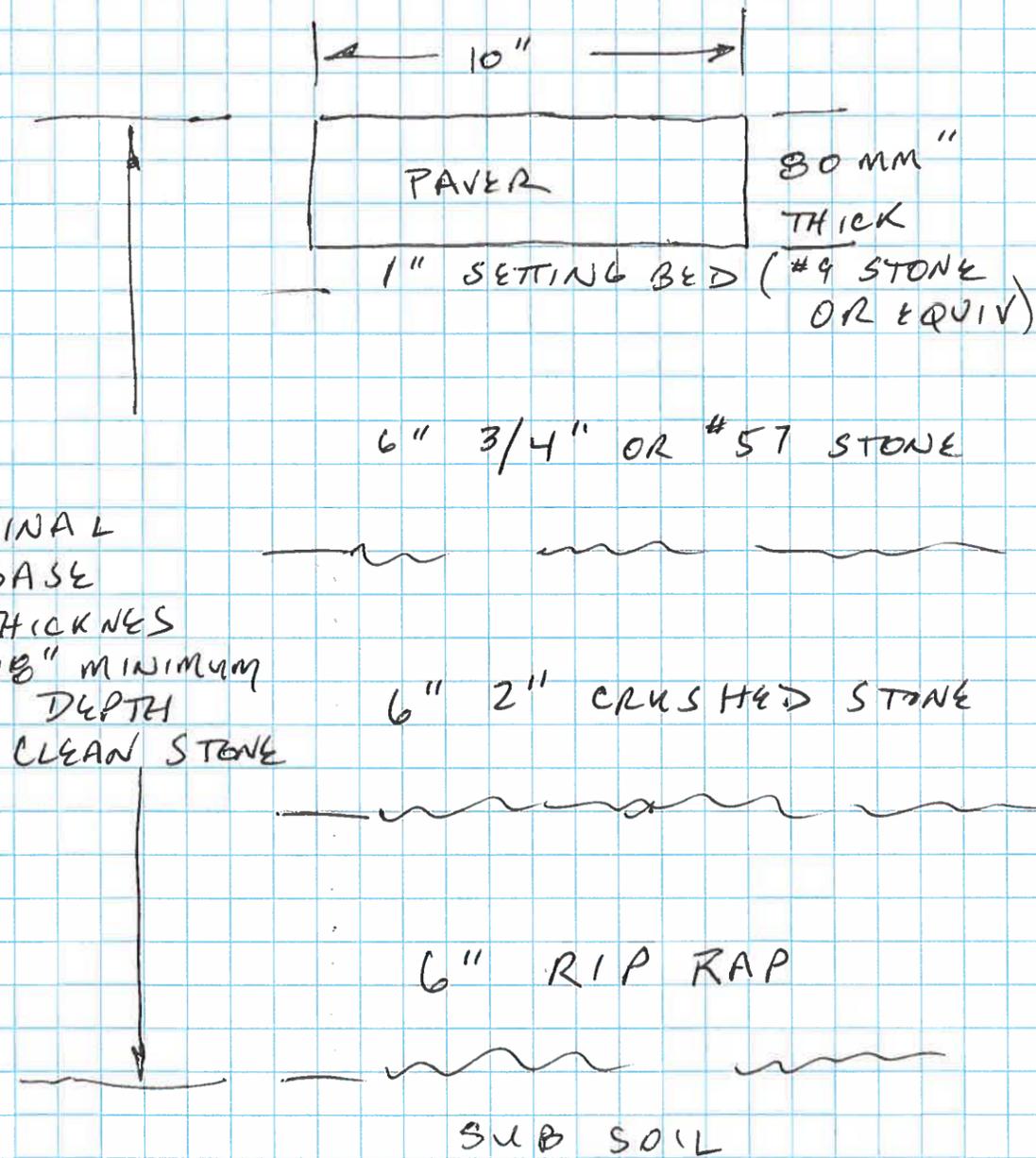


CZAIKOWSKI FAMILY
29 SHORE DRIVE
COVENTRY, CT
CONSTRUCTION SITE PLAN
FOR PROPOSED PARKING
WALK AND PATIO
DRAWN BY JAMES BLAIR
9-10-2025 1"=20'

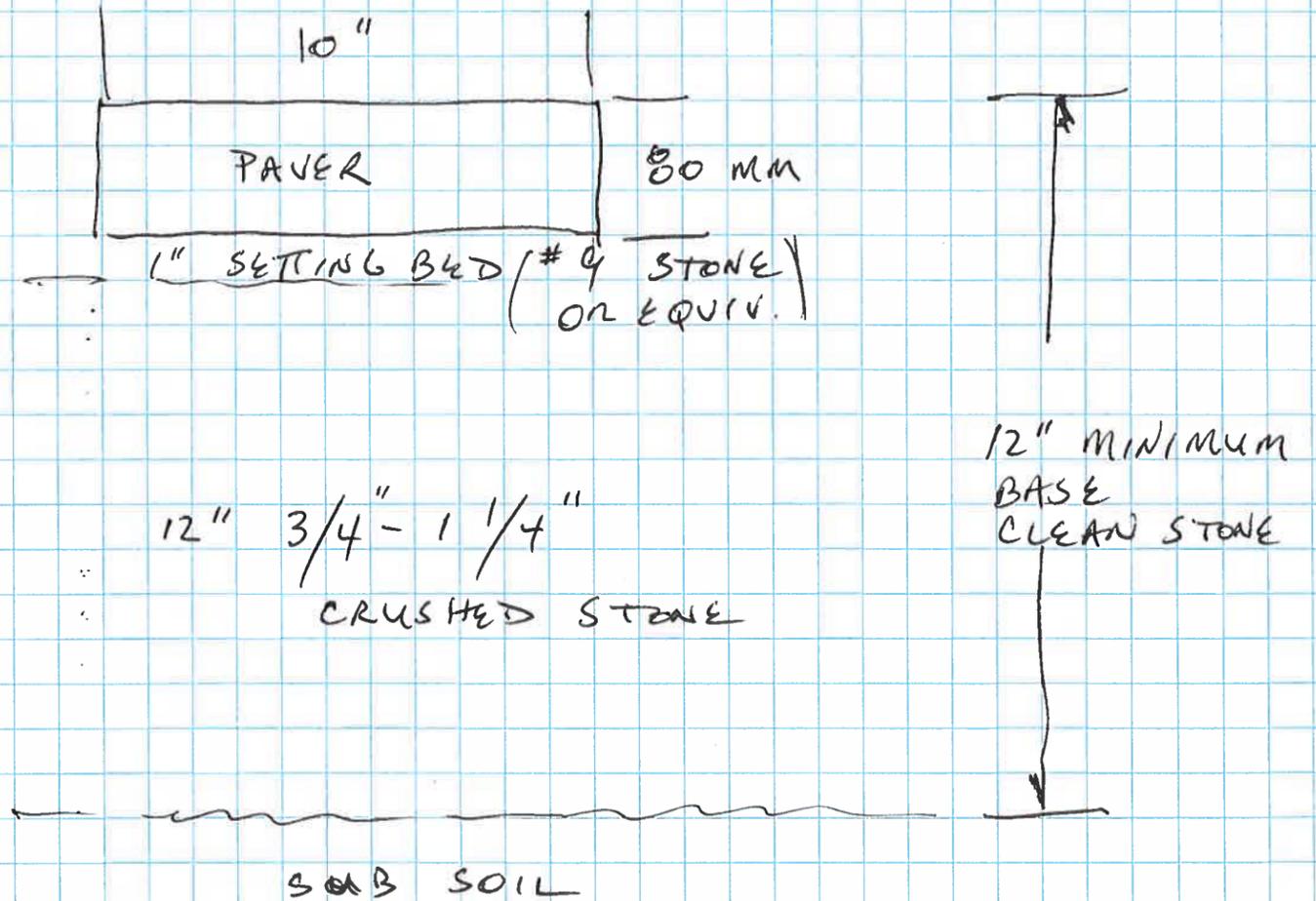


CZAIKOWSKI FAMILY
 29 SHORE DRIVE
 COVENTRY CT
 PROPOSED PARKING WALK
 AND PATIO
 DRAWN BY JAMES BLAIR
 9-10-2025 1"=20'

CZAIKOWSKI FAMILY
 29 SHORE DRIVE
 COVENTRY, CT
 PAVEN DRIVEWAY
 CROSS SECTION (TYP)
 DRAWN BY JAMES BLAIR
 9-12-2025
 NOT TO SCALE



PAVEN BEING USED
 ECO PRIORA 5 X 10 X 3 1/8"
 JOINTS = 7 MM
 PAVEN WALKWAY
 CROSS SECTION (TYP.)
 NOT TO SCALE



JOINTING MATERIAL USED IS
 ASTM #9 CHIPPED STONE OR EQUIVALENT
 FOR BOTH APPLICATIONS