APPROVED

TOWN OF BLOOMFIELD, CT

INLAND WETLANDS & WATERCOURSES COMMISSION

Tuesday, January 20, 2026

The Town of Bloomfield Inland Wetlands & Watercourses Commission held their regularly scheduled meeting on Tuesday, January 20, 2026, scheduled for 7:00 p.m. The meeting was held remotely on the ZOOM meeting platform.

I. Call to Order

Chairman Budkofsky called the meeting to order at 7:00 p.m.

II. Roll Call:

Commissioners Present: Alan Budkofsky, Chairman; Glen Breland; Lorenzo Jones; David Laiuppa; Byron Lester; Stephen Millette; Adam Ryczek; Paul Shipman, Vice Chairman; and Kevin Wilcox, Secretary.
Commissioners Absent: None.

Also present were: Peter Castaldi, Civil Engineer and Wetlands Agent; and Rebecca Jones, Recording Secretary.

A quorum was established with nine members present.

III. Old Business

1. Election of Officers

Motion to nominate Alan Budkofsky as Chair of the Bloomfield Inland Wetlands & Watercourses Commission made by Secretary Wilcox; seconded by Commissioner Breland and approved unanimously by a 9-0-0 vote.

Motion to nominate Paul Shipman as Vice-Chair of the Bloomfield Inland Wetlands & Watercourses Commission made by Secretary Wilcox; seconded by Commissioner Jones and approved unanimously by a 9-0-0 vote.

Motion to nominate Lorenzo Jones as Secretary of the Bloomfield Inland Wetlands & Watercourses Commission made by Commissioner Shipman; seconded by Secretary Wilcox and approved unanimously by a 9-0-0 vote.

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2. Wetlands Permit
9 Prosser Lane, Unique ID# 4100
New R-30 Residential Construction
Property Owners and Applicants:
Dennis and Sharon Clarke
PUBLIC HEARING (Continued from December 15, 2025 Meeting)

Motion to re-open the Public Hearing and remove the application from the table was made by Commissioner Wilcox; seconded by Commissioner Breland and approved unanimously with a 9-0-0 vote.

Property owners Dennis and Sharon Clarke were present for discussion as were their Soil Scientist, Ian Cole and Daniel Jameson, Professional Engineer. The applicant made a presentation at the December 15, 2025 meeting. The Commission had some concerns about the direct wetland impacts and the applicant revised the plans in response.

Mr. Jameson reviewed the revisions. The building has been modified to have a smaller footprint and the direct wetland impact has been reduced to zero for the construction of the house. A temporary wetland disturbance of thirty-one square feet is still proposed for the footing drain

connection to an existing catch basin. The reduced wetlands impact also reduced the impacts to the Upland Review Areas and Vegetated Buffer Zones. The mitigation area has been increased from 750 to 925 square feet.

Mr. Jameson stated that the wetlands area proposed for mitigation has been removed and replaced with the planting of trees and shrubs as recommended by Mr. Castaldi.

An MDC 8" sanitary sewer main runs through the property and will need to be relocated to construct the house. Soil erosion and sediment control measures have been included for the sewer relocation and separately for the house construction. MDC is reviewing the feasibility of the sewer relocation and requested that a Wetlands Permit be obtained before giving their approval.

Mr. Castaldi reviewed his January 8th memorandum and the recommended conditions of approval. Condition No. 19 regarding a 3-year monitoring of the mitigation area is not applicable if there is no mitigation area.

Questions from the Public
There were no questions from the public.

Questions from the Commission
Vice Chairman Shipman asked about the revised plan date. The plan says January 5, 2025, Mr. Jameson agreed that it should be January 5, 2026. Vice Chairman Shipman also asked whether the new plantings were added to the Conditions of Approval. Mr. Castaldi stated that they were included in recommended condition of approval No. 13.

Commissioner Laiuppa asked if his concerns about the Vernal Pools Habitat Area have been addressed in an updated wetlands report. Commissioner Laiuppa read an excerpt from Section 6.5a of the Wetlands Regulations and asked how the applicant plans to reduce the impact to the Vernal Pool Habitat Area. As it stands, the impact table shows a 33% impact. He asked if there was a consideration of a reduction of the house size to one unit instead of two. Mr. Jameson stated that an updated wetlands report was not submitted.

Commissioner Breland asked if any new homes have been developed in the area since the new vernal pool regulations have been in place. Mr. Castaldi said there have not been any.

Commissioner Wilcox asked about the location of the extended plantings. Mr. Jameson stated the Mr. Castaldi recommended, in his latest memorandum, more plantings along the limits of clearing east of the house.

Chairman Budkofsky asked Mr. Castaldi's opinion on the vernal pool and whether further reducing the impact to the Vernal Pool Habitat Area would render the project not feasible. The wetland impact table was reviewed. Mr. Castaldi stated that additional reduction to the impacts on the Vernal Pool Habitat Area may be feasible with a smaller building and less pavement.

Chaiman Budkofsky also asked if the applicant would be amenable to installing a small picket fence along the property with signs notating the vernal pool. The applicants were amenable.

Commissioner Millette asked if Sections 6.5b and 6.5c of the Regulations would provide additional clarification in relation to the vernal pool. Mr. Cole stated that a formal vernal pool assessment was not completed due to the time of year but the pool has the characteristics of a vernal pool and is being treated as one.

Comments from the Public

Shamar Kynard, 89 Cold Spring Lane, Suffield, asked if a fence will be needed and/or required if this application moves forward. Chairman Budkofsky stated that this was not determined at this time.

Comments from the Commission

Commissioner Wilcox emphasized the importance of protecting vernal pool habitats. Chairman Budkofsky expressed concern about the impact to the Vernal Pool Habitat Area. Commissioner Laiuppa would like to see more consideration for the resources this Commission is tasked to protect. The Commissioners discussed the best time of year to complete the habitat study (early Spring). And asked if it was possible for the applicant to build up instead of out due to height restrictions. The house is already two stories and the maximum height is 35 feet.

Mr. Jameson requested that this application be tabled so that the applicant can complete a formal vernal pool assessment and attempt to further reduce the impact to the Vernal Pool Habitat Area.

Motion to table the application and continue the Public Hearing to the February 17th meeting was made by Commissioner Wilcox; seconded by Commissioner Breland and approved unanimously by a 9-0-0 vote.

IV. New Business

1. Wetlands Map Amendment
1151 Blue Hills Avenue, Unique ID #7895
Property Owner and Applicant:
First Baptist Church
Soil Scientist: Marabelle Tuci
PUBLIC HEARING

Motion to open the Public Hearing made by Commissioner Breland; seconded by Vice Chairman Shipman and approved unanimously by a 9-0-0 vote.

Mr. Frank Vacca, Professional Engineer and Marabelle Tuci, Soil Scientist, were present on behalf of the applicant. Mr. Vacca reviewed the location of the property and described the wetlands and watercourses delineated by the Soil Scientist in the southerly and westerly parts of the property.

Ms. Tuci described the field observed wetlands and watercourses. The delineated wetlands line generally agrees with the wetlands on the Town Map. One area appears to be wetter and this may be due to increase in runoff from the southerly parking lot.

Ms. Tuci explained the process of delineating the wetlands. Soil cores are drilled with a hand auger depth of 20-24 inches and the characteristics of the soil sample determine whether it is a wetland soil. Many cores are dug before a decision, based on the Soil Scientist's professional judgement, is made as to where the wetlands/uplands line is.

Mr. Castaldi reviewed his January 8th staff memorandum and recommended approval of the application with conditions. Mr. Castaldi stated that he had reviewed the delineated wetlands and watercourses in the field and had questions about one section. Mr. Castaldi met with Ms. Tuci to review an apparent discrepancy in the flag numbers between W1-167 and W1-161 in the southeasterly part of the property north of the driveway for the south parking lot. Wetland flags -101 through -109, located upslope of flags W1-162 through W1-166, are the limits of the Federal defined wetlands (soils and vegetation). Flag numbers -101 through -109 are at the limits of the State defined wetlands (soils only). In all other locations there is no difference between the delineation of the State and Federal defined wetlands.

Questions from the Public

Lawrence Jaggon, of 13 Camelot Drive, Apartment 6, asked if the applicant could explain more about impacts to the pond located in the southwest portion of the property near Highway 178. Mr. Vacca stated that no development is proposed in or near that portion of the property.

Questions from the Commission

Commissioner Laiuppa confirmed that some of the wetland delineations were observed by him during a field meeting with Mr. Castaldi and the Town Environmental Planner in December of 2025. Commissioner Laiuppa asked if any vernal pools were observed during the delineations. Ms. Tuci stated that no vernal pools were observed.

Comments from the Public

Lawrence Jaggon, 13 Camelot Drive, Apartment 6, stated that the applicant needs to investigate if there are more water bodies near this location before any changes are made.

Comments from the Commission

There were no comments from the Commission.

Mr. Vacca stated that he will take Mr. Jaggon's comments into consideration and will prepare a vernal pool analysis as part of the site plan application for Phase IV of this project.

Motion to close the Public Hearing made by Commissioner Millete; seconded by Commissioner Wilcox and approved unanimously by a 9-0-0 vote.

Motion to approve the Wetlands Map Amendment for 1151 Blue Hills Avenue, including all comments and recommendations from the staff memo dated January 8, 2026, and with reference to the Wetlands Map Amendment Plan dated November 13, 2025, was made by Commissioner Lester, subject to the following conditions:

1. The permittee shall submit a separate Wetland Map Amendment plan which incorporates all technical plan revisions. Final plans are subject to the approval of the Wetlands Agent.

2. The permittee shall submit three (3) sets of paper prints and one (1) set of fixed lined mylars of the final Wetland Map Amendment plan, signed and sealed by the Surveyor and Soil Scientist, for signing by the Commission. The final plans shall be submitted in a digital form that is compatible with the Town of Bloomfield GIS.

3. The permittee shall file the Commission signed mylars of the final Wetlands Map Amendment plans on the Bloomfield Land Records.

4. The Official Map shall be modified to include the Soil Scientist's flagged wetlands line where it crosses the Official Map line between wetland flags W1-268 and W1-269, and between flags W1-101 and W1-102; and the surveyed watercourses.

The motion was seconded by Commissioner Wilcox and approved unanimously by a 9-0-0 vote.

2. Wetlands Permit Application
1151 Blue Hills Avenue, Unique ID# 7895
Property Owner and applicant:
First Baptist Church
PUBLIC HEARING

Mr. Frank Vacca, Professional Engineer and Marabelle Tuci, Soil Scientist, were present on behalf of the applicant. Mr. Vacca stated that the applicant is revising the site plan and requested that this application be withdrawn. Mr. Vacca also requested that the permit fee associated with this application be applied to their new submission, which will likely be submitted within the next four months.

The Commission accepted the withdrawal of the application and will consider the fees when the application is submitted.

3. Request for Jurisdictional Ruling
For Tree Clearing at
51 Douglas Street, Unique ID #851
Property Owner: 54 Douglas Street, LLC

Mr. Rostyk Datsko was present on behalf of the Bloomfield Tennis Club. This application is a request for a Jurisdictional Ruling for tree removal on the lot south of the Tennis Club. They are planning to expand their operations onto this property in the near future, and the proposed clearing is the first step in this expansion. There is an existing residence on the property that would be demolished for this development. A tree inventory survey was submitted. The survey includes the proposed tree removal and the Upland Review Areas in the westerly part of the property are highlighted. The proposed tree removal will not encroach into the Upland Review Areas and will result in the removal of approximately 79 trees.

Mr. Castaldi reviewed the relevant sections (4.4 and 4.5) of the Regulations. The Jurisdictional Ruling is a request for a determination by the Commission that no Wetlands Permit is required. Mr. Castaldi also reviewed his January 9th staff memorandum and the recommended conditions of approval. Mr. Castaldi is recommending that the proposed limits of clearing be modified to retain all existing vegetation in the western third of the lot; that the tree stumps not be removed but could be ground in place; that soil erosion and sediment control measures be installed before any trees are cut; and that the clearing of trees not be started until approval is also obtained from the Town Plan and Zoning Commission.

The proposed site plan was reviewed. Chairman Budkofsky asked the applicant how they intended to remove the trees as heavy machinery would be required and there is a steep grade behind the building and the lot. Mr. Datsko stated that he would be hiring a contractor to do the work. Chairman Budkofsky would like Mr. Castaldi to walk the parcel before he votes on this proposal.

Commissioner Wilcox expressed concern about clear cutting the lot without a Wetlands permit. Mr. Datsko explained that the applicant is on a tight timeline to have the proposed pickleball courts open by November 2026 for the indoor season. The applicant sought this ruling to attempt to save time by clearing the trees while seeking additional building approvals and permits.

Commissioner Laiuppa stated that flush cutting of the trees would be more appropriate than stump removal. The Commissioners discussed the option of requiring a full Permit application in lieu of granting this Request for Jurisdictional Ruling.

A motion was made by Commissioner Laiuppa to determine that the request of the Bloomfield Tennis Club for a Jurisdictional Ruling for tree clearing at 51 Douglas Street requires a Wetlands Permit application. The motion was seconded by Commissioner Wilcox.

Prior to the vote on the motion the request for a Jurisdictional Ruling was withdrawn by the applicant.

4. Request for Jurisdictional Ruling
For Tree clearing at
22 Tobey Road, Unique ID #5293
Property Owner: Tobey Road Associates, LLC

Mr. Richard Hall, of Borghesi Engineering, was present for the property owner Tobey Road Associates, LLC. This 2.5 acre property is located on the north side of Tobey Road east of Mosey Drive and includes two connected buildings and paved parking and driveway areas. A Town Plan and Zoning Commission application was submitted for a site plan modification to add a 10,000 square foot addition to the eastern building, a new stormwater detention basin and new paved parking in the northerly portion of the property. The property is wooded in the area proposed for new development. There are no wetlands or watercourses on the property. However, the on-site

storm drainage system drains to wetlands and watercourses on the south side of Tobey Road and in accordance with Section 4.4 and 4.5 of the Wetlands Regulations a Jurisdictional Ruling request was submitted.

Mr. Castaldi reviewed his memorandum dated January 13, 2026 and the recommended conditions if the Commission voted to approve the request for a Jurisdictional Ruling. Mr. Castaldi stated that this request was in compliance with the regulations and that a jurisdictional ruling is appropriate.

Commissioner Wilcox noted that the proposed trees to be replanted after construction are a hybrid variety and he recommended a native tree instead. Mr. Hall agreed with the recommendation.

A motion was made by Commissioner Laiuppa to approve the Request for Jurisdictional Ruling for 22 Tobey Road with the following conditions:

1. The proposed limits of clearing/tree removal shall be clearly indicated on the plans with those trees to be retained called out.

2. Trees shall be planted, along with the other site landscaping, in the areas north of the proposed stormwater basin and addition. The number and species of trees shall be coordinated with the Wetlands Agent.

3. Clearing of trees shall not be started until the Revised Site Plan is approval by the Town Plan and Zoning Commission.

4. The site plans shall be revised to more clearly indicate the intent of the proposed drainage of runoff across the fire access road; to include guiderail or curb stops along the north side of the proposed fire access road; and to include the limits of weekly mowing.

The motion was seconded by Vice Chairman Shipman and approved unanimously by a 9-0-0 vote.

V. New Applications Officially Received and Determination of the need for a Public Hearing

1. 206 Terry Plains Road
Golf Course Tree Removal at
Cart bridges for 11th and 17th holes
Property owner: Town of Bloomfield

Mr. David Melesko, Director of Leisure Services, was present on behalf of the Town of Bloomfield. The Town's Wintonbury Hills Golf Course is located at 206 Terry Plains Road. There are cart bridges at the 11th and 17th holes that run right through wetlands and watercourses. The proposed activity is to clear the 50 feet on either side of the cart bridges to remove existing standing dead trees and trees leaning toward the cart bridges. Photos were shown of the timber bridges at the 11th and 17th holes.

Mr. Castaldi completed a site visit with the Tree Warden and the Golf Course Superintendent and noted that the majority of the trees within the proposed 50-foot area are either dying or dead. The stumps will remain for all trees that are removed and the trunks and tops will be left on the ground.

In the interest of transparency, the Commissioners agreed to require a Public Hearing in the Public Interest at the February 17th meeting.

2. 141 Wintonbury Avenue
For a solar panel array
Wetlands Map Amendment and
Wetlands Permit Application
Property owner: Church Homes of Hartford
Applicant: C Tech Solar

Mr. Castaldi stated that applications for a Wetlands Permit and a Wetlands Map Amendment have been submitted for the construction of a solar array at 141 Wintonbury Avenue. This parcel is located on the south side of Wintonbury Avenue, east of Skinner Drive. Seabury (Church Home of Hartford, Inc.) owns the property. CTech Solar is the applicant.

Mr. Castaldi stated that both applications warrant Public Hearings, and recommended that the Commissioners schedule them for the March meeting because the February agenda is already full. This application does not need review from Connecticut Siting Council as it is just under the minimum (1 MW) wattage requirement.

The Commission agreed to schedule the Public Hearings for the March 15, 2026 regular meeting.

VI. Wetland Agent Permits received and/or approved:

1. 1451 Blue Hills Avenue – TJX/HomeGoods warehouse – license plate readers. Approved with Conditions

This Wetlands Agent Permit application was approved with conditions by Mr. Castaldi. The applicant was seeking to install underground conduit for optical license plate readers at their parking lots. Some of the proposed work is within the Upland Review Areas.

VII. Enforcement Actions

1. Notice of Violation
69 Charter Avenue, Unique ID# 5976
Filling of wetlands and watercourses
Without a Permit

Mr. Arthur Hardy, property owner of 69 Charter Avenue and owner of Diesel Transportation LLC, at 69 Central Avenue; and Ian Cole, Soil Scientist, were present.

Mr. Castaldi stated that the Notice of Violation was issued on the 12th of January. The 0.21 acre parcel at 69 Charter Avenue, located on the west side of Charter Avenue, has been cleared and filled with asphalt pavement millings to an apparent depth of 2-3 feet. The Official Map shows wetlands and watercourses in the easterly two-thirds of the property. The wetlands and watercourses in the adjacent unimproved Right-of-Way of Charter Avenue have been similarly filled, and a narrow channel created to convey runoff from north to south. Mr. Castaldi reviewed the recommended corrective actions from the Notice of Violation Inspection Report.

Mr. Hardy explained that there was a significant amount of garbage on the site when he purchased it in 2023 and he has been working on cleaning it up. He did not do any clearing but cleaned the lot and then put millings on top. He was unaware that he was in violation of the Wetlands Regulations and hired Mr. Cole, to assist him in rectifying the Enforcement Action. He is also having a site survey completed and intends to submit a Permit Application in the near future.

The Commission discussed upholding the Notice of Violation. Commissioner Laiuppa stated that this Violation should be treated as a stand-alone enforcement action and should be resolved prior to accepting a future Wetlands Permit application. Mr. Castaldi discussed the corrective actions and recommended that the Commission hear the enforcement action again at the March 16th regular meeting.

Motion was made by Vice Chairman Shipman to uphold the Notice of Violation for 69 Charter Avenue including the corrective measures prescribed by the Wetlands Agent; to be heard again at the March 16, 2026 meeting. The motion was seconded by Commissioner Breland and approved unanimously by a 9-0-0 vote.

VIII. Status of Ongoing Projects

None.

IX. Approval of Minutes

1. December 15, 2025 Regular Meeting

Commissioner Wilcox corrected an error on Page 4 which should read 'the functions'. Commisisoner Breland corrected an error on Page 4 which should read 'deeper wells'.

Motion to approve the December 15, 2025 Regular Meeting minutes as amended was made by Commissioner Wilcox; seconded by Commissioner Breland and approved by an 8-0-1 vote. *Vice Chairman Shipman abstained because he was not present at the December meeting..*

X. Other Business

Lot Line Revision
18, 22, 34 and 38 Crystal Lane

Mr. Castaldi received a request for staff input regarding a lot line revision for four parcels on the north side of Crystal Lane. These lots are partially in the floodplain and the proposal would significantly rearrange the lot lines but would not increase the number of lots. Mr. Castaldi reviewed a GIS map of the area. The lots are also restricted by various utility easements.

Commissioner Laiuppa asked if the wetlands have recently been delineated. Mr. Castaldi stated they have not been.

Mr. Castaldi asked if the Commission wanted to hold a Public Hearing for the proposed lot line revision. The Commission discussed the proposed lot line revision and decided that it did not require a Public Hearing and that they would wait for a future Wetlands Permit application.

MDC Sewer Rehab Project
Phase II in several locations

MDC is planning to do a pipe lining project in several areas across Bloomfield. MDC contacted Mr. Castaldi requesting a waiver of the public hearing notice requirements because all abutters must be noticed within 500 feet of each proposed repair location. The Commission discussed the option of noticing only the direct abutters.

The Commission agreed to require a Public Hearing, at the February 17th meeting, and MDC will have to notify all abutters.

XI. Public Comment Period

None.

XII. Adjourment

Motion to adjourn made by Commissioner Ryczek; seconded by Commissioner Breland and approved unanimously by a 9-0-0 vote. The meeting was adjourned at 10:51pm.

The next regular meeting of the Wetlands Commission is scheduled for February 17, 2026.