APPROVED

TOWN OF BLOOMFIELD, CT

INLAND WETLANDS & WATERCOURSES COMMISSION

Tuesday, February 17, 2026

The Town of Bloomfield Inland Wetlands & Watercourses Commission held their regularly scheduled meeting on Tuesday, February 17, 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; Paul Shipman, Vice Chairman; Glen Breland; David Laiuppa; Byron Lester; Stephen Millette; Adam Ryczek; and Kevin Wilcox.

Commissioners Absent: None.

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

A quorum was established with eight members present.

III. Old Business

1. 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
January 20, 2026 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 an 8-0-0 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 concerns about the direct wetlands impacts and continued the Public Hearing to the January 20, 2026 regular meeting.

In response to these concerns, the applicant submitted plans revised to January 5, 2026 with a smaller building footprint, less pavement and no direct wetland impacts. At the January 20, 2026 meeting, the Commission requested additional information about impacts to the Vernal Pool Habitat Area (referred to as VPHA hereafter) and the Public Hearing was continued to the February 17, 2026 meeting with the applicant's consent.

The applicant submitted site plans revised to February 8, 2026 and a Vernal Pool Habitat Report. The proposed building footprint is smaller again and there is less driveway impact compared to the previous revision. The VPHA and Upland Review Area disturbances have been reduced to 0.29 acres. There will be 31 sq. ft of temporary wetland disturbance for the footing drain. The revised plans also include the planting of trees and shrubs at the limits of clearing.

Mrs. Sharon Clarke shared a brief narrative detailing changes made to the site plan to accommodate the Commission's recommendations. She stated the goal for this project is to build a home for her aging mother-in-law. Chairman Budkofsky directed the applicants to focus on wetlands and watercourses.

Mr. Cole reviewed portions of the Vernal Pool Habitat Report he prepared. He discussed the existing uses and coverages within 500 feet of the vernal pool, which is located at the south property line. The Habitat Area is 22.77 acres and about 7.81 acres (34.3%) is already developed. The Habitat Area is fragmented by Loeffler Road and twelve existing residences. The Vernal Pool Habitat Report indicates that the proposed total disturbance within the VPHA is 15,954 (0.36 acres) which represents 1.6% of the total and 24% of the VPHA on the property. The vernal pool is located 141 feet from the limits of the proposed development. This buffer would be left in its existing undisturbed vegetated condition.

Mr. Jameson reviewed the revised plans dated February 8, 2026. The proposed accessory dwelling unit has been removed. The current proposal does exceed the 10% disturbance goal. Mr. Jameson stated that the plan presented limits the on-site disturbances as much as possible, considering the improvements needed for the construction of the single-family home and relocation of the sewer.

Mr. Castaldi shared excerpts from his second updated staff report dated February 9, 2026. He reviewed the planting plan and recommended that a few more trees and shrubs be planted along the limits of clearing. Mr. Castaldi recommended that the Commission approve the application with the proposed Conditions of Approval, except 19. The applicants agreed to the Conditions of Approval.

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

Questions from the Commission
Commissioner Breland asked Mr. Cole about the best management practices and the low-impact development techniques referenced in his Vernal Pool Habitat Report. He also asked where the construction materials would be stored during the building process. Mr. Jameson confirmed that no materials would be stored near the VPHA.

Commissioner Millette confirmed with Mr. Castaldi that Condition No. 19 is no longer needed as the wetlands impact will not be permanent.

Commissioner Laiuppa asked Mr. Jameson if the impact to the VPHA will be permanent. Mr. Jameson reviewed the areas on the site plan that will have direct and permanent impacts. Commissioner Laiuppa also asked Mr. Jameson clarifying questions related to the temporary erosion and sediment control measures to be used during the different phases of this project. Commissioner Laiuppa expressed concern that some of the temporary impact areas have not been calculated as part of the total disturbance area.

Commissioner Wilcox asked Mr. Castaldi if there was a typo in Condition No. 10. The language should read ‘Prior to requesting a Certificate of Occupancy or Completion, all easement and property corners shall be pinned by a Licensed Surveyor and flagged for identification.’

Comments from the Public
There were no comments from the public.

Comments from the Commission
Commissioner Laiuppa stated that when the Commission was developing regulations related to VPHA, the disturbance goal was set at 10% because of the cumulative effects on vernal pools and their habitats, with the understanding that the habitats will often extend beyond one property. Given the fact that there has already been substantial development throughout town, the 10% disturbance goals help make up for lost land. It is difficult for him to accept a project that is double or more of the disturbance goal as it is this Commission’s charge to protect the wetlands.

Commissioner Breland stated that it is difficult to understand how this is a buildable lot with a vernal pool on it. Chairman Budkofsky stated that this project may be doing more harm than good given the amount of impact it will have on the VPHA. Commissioner Wilcox stated that there may be a walking path formed as the applicants walk between the applicants’ home and the new dwelling. He recommended that a walkway be added to the site plan.

Mr. Jameson shared final comments. He believes that the applicants have made as many revisions as reasonably possible based on the Commission's comments.

Motion to close the Public Hearing made by Commissioner Wilcox; seconded by Commissioner Laiuppa. The motion was approved unanimously by an 8-0-0 vote.

Motion to approve the Wetlands Permit for 9 Prosser Lane – Unique ID #4100 subject to the Conditions set forth by the Wetlands Agent with the exclusion of Condition No. 19 and the change to Condition No. 10 to read 'shall be pinned by a licensed surveyor' based on the map dated February 8, 2026. The motion failed by a 3-5-0 vote.

Commissioners Breland, Lester and Shipman voted in favor of the motion.
Commissioner Wilcox voted against the motion because the property is completely within the VPHA and there is no possibility of mitigation.
Chairman Budkofsky voted against the motion because the Wetlands Regulations require 10% impact and he is concerned how this development will affect the surrounding vacant land.
Commissioner Laiuppa voted against the motion because the application failed to meet the requirements as stated in the Wetlands Regulations Section 6.5.
Commissioner Millette voted against the motion because of the 10% impact requirement in the Wetlands Regulations.
Commissioner Ryczek voted against the motion because of the impact to the VPHA and the proposal exceeding the Wetland Regulation's 10% impact requirement.

IV. New Business

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

The abutters' letters were not sent via certified mail as required. The letters must be sent again, and the Public Hearing will be rescheduled for the March 16th meeting.

2. Wetlands Permit Application
Metropolitan District Commission
Easement Sewer Rehabilitation
Project, Phase II
PUBLIC HEARING

Commissioner Lester stated that he is the Bloomfield representative for the Metropolitan District Commission (referred to as MDC hereafter) and recused himself from this Public Hearing at 8:13pm. Commissioner Ryczek disclosed that he received an abutters letter for this project, and that there will be no disturbance to his property. It was agreed upon that he could participate in the Public Hearing.

Motion to open the Public Hearing was made by Commissioner Wilcox; seconded by Commissioner Breland and approved unanimously by a 7-0-0 vote.

Clarence Corbin, Jason Waterbury and Joshua MacCulloch of MDC were present along with Julie Bjorkman, Professional Engineer, Joseph Greene, Design Engineer/Project Manager and Ron Gautreau, Soil Scientist. This project is Phase II of an MDC long-term preventative maintenance plan for their sewer mains. Phase I was approved for a Wetlands Permit in 2023. Over the last several years, the MDC has cleared trees and shrubs within their easements and rights-of-ways in anticipation of the lining project.

This project involves the in-situ lining of about 47,000 feet (8.9 miles) of sanitary sewer main pipes, including the installation of temporary timber and composite construction mats, temporary watercourse crossings, and temporary stone fill in the wetlands and the floodplains in order to access the sewer manholes. The placement of the mats, watercourse crossings and fill are regulated activities associated with this application.

The sewer mains were installed by the MDC in the latter half of the 1900's. They generally follow streams and brooks and are mostly located in the floodplains and the wetlands associated with Wash Brook, Beaman Brook, Filley Brook and Tumbledown Brook, and run through three flood control reservoirs and the Town Golf Course. All sanitary sewers in this project drain to the Hartford Water Pollution Control Facility.

MDC will coordinate with each property owner by using outreach mailers and door hangers. Erosion and sediment control measures were reviewed. It was determined by CT DEEP in June 2025 that there are 3 state-listed species potentially present within the proposed work area; including the Eastern box turtle, the spotted turtle and the Eastern ribbon snake. Reptile protection measures have been recommended by DEEP, and the species are only located on the site plans in the Sheet 601-604 and Sheet 607-609 areas.

All disturbed wetlands areas will be restored to previous condition by seeding with native New England wetland seed mix. The contractor will be responsible for appropriate invasive species control measures, including cleaning of timber mats.

Several segments of the proposed work also take place within the FEMA mapped 100-year floodplain. The applicant has confirmed with DEEP that no Flood Management Certification is required since all work will be temporary and each segment of work will be relatively short in duration. A Floodplain Permit will be obtained from the Town of Bloomfield before work is to begin. The contractor will follow a flood contingency plan. The project schedule was detailed, with work set to begin by Summer 2026 and end by Fall 2028.

Commissioner Laiuppa recused himself from this application at 8:47pm, because he had done some of the wetlands delineation.

Mr. Castaldi shared excerpts from his Staff Report dated February 6, 2026. He reviewed the proposed locations of the work throughout town and focused on Sheet 616. This area is located at Wash Brook near Bloomfield Avenue. Moderate or significant rain events will cause these watercourses to come out of their banks so temporary measures must be flexible enough to deal with evolving conditions. There is a significant amount of work to take place in sensitive areas, and the timing is going to be critical to keep the impact minimized. Mr. Castaldi recommended that any area within the floodplains should have construction mats. There may be the need for additional watercourse crossings and access points and coordination with the project contractor is important. He reviewed the Conditions of Approval from his Staff Report.

Questions from the Public

There were no questions from the public.

Questions from the Commission

Commissioner Wilcox asked the applicant about potential failures that could occur during the re-lining process. Mr. Waterbury stated that the MDC has not experienced any failures since starting this project in 2019. He confirmed that the contractor will use styrene plastic.

Chairman Budkofksy asked clarifying questions related to the curing process.

Commissioner Breland asked if any of the pipes are currently leaking. Mr. Waterbury stated that there may be some sections that have minor leaks, but no specific leak detection meters are being used.

Commissioner Millette asked about outflows. Mr. Waterbury explained how potential blockages are managed.

Comments from the Public

There were no comments from the public.

Comments from the Commission
There were no comments from the Commission.

Motion to close the Public Hearing made by Commissioner Wilcox; seconded by Vice-Chair Shipman and approved unanimously by a 6-0-0 vote.

A motion was made by Vice-Chair Shipman to approve the Wetlands Permit Application for the Metropolitan District Commission for Easement Sewer Rehabilitation Project Phase II at various locations subject to the following conditions:

1. In accordance with Section 11.22 of the Wetlands Regulations, the permittee shall file a copy of this Permit, including these conditions of approval on the Bloomfield Land Records.

2. This permit authorizes certain temporary regulated activities within wetlands, watercourses and Upland Review Areas as depicted on the Final Plans. No permanent impacts to wetlands or watercourses, or Upland Review Areas are authorized with this permit.

3. The permittee shall schedule a preconstruction meeting with the Wetlands Agent and the site work contractor prior to the start of any construction activities. Each section of the project shall be inspected in the field and the need for additional timber mats and/or watercourse crossing shall be installed as warranted by the field conditions.

4. Any additional soil erosion or sediment control measure deemed necessary, or failures or shortcomings of these measures identified by the Wetlands Commission or Agent, during any construction process, shall be installed or repaired and corrective measures shall be promptly implemented by the permittee and/or contractor.

5. In accordance with the Wetlands Regulations Section 11.6 the permit cannot be transferred from the permittee to another party without the approval of the Commission. This permit is to be assigned to the applicant: **The Metropolitan District Commission.**

6. All materials placed for this project shall be removed at the completion of each segment or section and the disturbed ground areas shall be seeded and mulched for permanent stabilization.

7. Lawn areas with the MDC easements and accessways shall be protected from damage during construction and permanently restored with lawn grass seeding in kind.

8. Floodplain areas shall be protected with construction matting and/or other provisions to prevent disturbance of the soils.

9. Provisions to prevent accidental discharge of sewage to the wetlands or watercourses and methods and specifications for the removal and clean-up of any sewage discharges shall be included on the plans and implemented if a sewage discharge occurs.

10. All construction activities shall follow best management practices (BMP's) to limit the amount of ground disturbance, to restrict construction during rain or snow events, to prevent soil erosion and sedimentation, and to ensure prompt stabilization of disturbed areas and the protection of vegetation and trees.

11. The permittee shall schedule an inspection of the completed project with the Wetlands Agent, at least two weeks prior to the anticipated date of completion to review all parts of the project covered by the Wetlands Permit.

Discussion ensued between the applicant and the Commission related to Condition No. 10. Historically, the Commission has restricted work in wetlands for two to three days following a rain or snow event of ½ inch or more. Mr. Castaldi recommended revising Condition No. 10 to read 'restrict construction during forecasted rain or snow events of ½ inch of more'. Mr. Waterbury requested that the Conditions remain the same as the Conditions set forth in the Phase I approval. The Commission and the applicant agreed to leave Condition No. 10 as written in Mr. Castaldi's Staff Report.

The motion was seconded by Commissioner Wilcox and was approved unanimously by a 6-0-0 vote.

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

None.

VI. Wetland Agent Permits received and/or approved:

None.

VII. Enforcement Actions

None.

VIII. Status of Ongoing Projects

None.

IX. Approval of Minutes

1. January 20, 2026 Regular Meeting

Commissioner Wilcox corrected an error on Page 2 under 'Questions from the Commission' which should read 'that' instead of 'the'. He also corrected an error on Page 2 that should read 'not feasible'.

Commissioner Breland confirmed with Mr. Castaldi that the flagging numbers listed on Page 3 were written accurately.

Vice-Chair Shipman stated that the applicants' name on Page 1 should read "Clarke".

Motion to approve the January 20, 2026 Regular Meeting minutes as corrected was made by Vice-Chair Shipman; seconded by Commissioner Breland and approved unanimously by an 8-0-0 vote.

X. Other Business

There is an open Notice of Violation for 69 Charter Avenue. At the January 20, 2026 meeting, the Commission requested that the applicant be present at the March meeting to provide an update. The property owner requested a one-month extension due to current weather conditions. Mr. Castaldi stated that this request is appropriate given the scope of work required. The Commission agreed to grant the extension. This Notice of Violation will be heard at the April 20, 2026 meeting.

Mr. Lorenzo Jones has resigned from this Commission due to conflicts between his business and his role as a Commissioner. He was recently elected as the Commission's Secretary, so there will be an election for Secretary at a future meeting.

XI. Public Comment Period

None.

XII. Adjournment

Motion to adjourn made by Commissioner Wilcox; seconded by Vice-Chair Shipman and approved unanimously by an 8-0-0 vote. The meeting was adjourned at 9:54pm.

The next regular meeting of the Wetlands Commission is scheduled for March 16, 2026.