Minutes not yet approved.
Approval and any edits to be made in succeeding minutes.

TOWN OF BLOOMFIELD, CT
INLAND WETLANDS & WATERCOURSES COMMISSION
May 18, 2026

The Town of Bloomfield Inland Wetlands & Watercourses Commission held their regularly scheduled meeting on Monday, May 18, 2026, scheduled for 7:00 p.m. The meeting was held remotely on the ZOOM meeting platform.

I. Call to Order

Chair Budkofsky called the meeting to order at 7:03 p.m.

II. Roll Call:

Commissioners Present: Alan Budkofsky, Chairman; Paul Shipman, Vice Chairman; Glen Breland; David Laiuppa (joined at 8:09pm); Stephen Millette; Adam Ryczek; and Kevin Wilcox (joined at 7:46pm).

Commissioners Absent: Byron Lester

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

A quorum was established with five members present.

III. Old Business

1. Wetlands Permit application
141 Wintonbury Avenue – Unique ID# 1227
Applicant: CTEC Solar
Property Owner: Church Home of Hartford (Seabury)
PUBLIC HEARING Cont.

It was moved by Vice-Chair Shipman and seconded by Commissioner Breland to re-open the public hearing. The motion was approved unanimously by a 5-0-0 vote.

Jin Tao, Kevin Costello and Michelle Ford were present on behalf of the applicant, CTEC Solar. This application was officially received at the January 20, 2026 meeting. A Public Hearing opened at the March 16th meeting and was continued to the April 20th regular meeting. At the April meeting the Commission requested additional information and continued the Public Hearing to the May 18th regular meeting.

Commissioner Breland identified a conflict of interest as he is a member of the Seabury At Home program. He recused himself from this application, which created a lack of quorum. Mr. Costello agreed to a 35-day extension and the public hearing will be heard at the June 15, 2026 regular meeting.

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It was moved by Commissioner Millette and seconded by Vice-Chair Shipman to continue the public hearing to the June 15, 2026 regular meeting. The motion was approved unanimously by a 5-0-0 vote.

2. Wetlands Map Amendment Application
46 Rockwell Avenue – Unique ID# 7759
Applicant and Property Owner: Town of Bloomfield
PUBLIC HEARING Cont.

It was moved by Commissioner Millette and seconded by Vice-Chair Shipman to re-open the public hearing. The motion was approved unanimously by a 5-0-0 vote.

Will Walter P.E. and Martin Brogie, Soil Scientist, were present on behalf of the applicant. This application was submitted on March 12, 2026 and officially received at the March 16th meeting. A Public Hearing was opened at the April 20th regular meeting and continued to the May 18th meeting. Additional information was requested regarding the Conflict-of-Interest Disclosure form and was submitted.

The subject property is located on the north side of Rockwell Avenue, west of the 1021 Blue Hills Fire Department lot and south of an Eversource/CL&P right-of-way. The wetlands are located in northeast part of the subject property and along the north property line.

The wetlands are located in the northeasterly part of the property and extend along the northerly property line. Most of the delineated wetlands are in an open lawn area and the rest are within the wooded strip between the lawn and the open Eversource right-of-way. Mr. Castaldi stated that the flags in the lawn were missing and he made a request to the applicant to have them re-staked.

Mr. Brogie shared excerpts from his report. He completed a site visit with Mr. Castaldi on April 13, 2026 to review the flagging. An additional flag was set between flags 16 and 17, known as flag 16a. He reviewed the plantings and trees seen during his visit.

The area of wetlands as defined by the Soil Scientist is greater than the area defined by the Official Map wetlands line. The area of wetlands as defined by the soil scientist's delineation is 12,733 square feet (0.29 acres). The Official Map indicates that there are about 0.073 acres of wetlands. The soil scientist identified 0.22 acres more wetlands in the northeasterly part of the subject property than are shown on the Official Map.

Mr. Castaldi reviewed this area during the site visit, and he agrees with Mr. Brogie's delineation. If approved, the delineated wetlands will be resolved with the Official Map along the line flagged by the Soil Scientist where it intersects with the north and east property lines. Mr. Castaldi reviewed the Conditions of Approval.

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

Questions from the Commission

There were no questions from the Commission.

Comments from the Public

There were no comments from the public.

Comments from the Commission

There were no comments from the Commission.

Chairman Budkofsky confirmed that the applicant agrees with the Conditions of Approval.

It was moved by Commissioner Breland and seconded by Commissioner Ryczek to close the public hearing. The motion was approved unanimously by a 5-0-0 vote.

It was moved by Vice-Chair Shipman and seconded by Commissioner Millette to approve the Wetlands Map Amendment Application for 46 Rockwell Avenue – Unique ID# 7759, Applicant/Owner Town of Bloomfield, CT with the amendment to General Condition 4 to include the newly delineated flags WF-2 and WF-16a and subject to the following General Conditions:

1. The permittee shall submit separate Wetland Map Amendment plan(s) which incorporate 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(s), signed and sealed by the Surveyor and Soil Scientist, for signing by the Commission. The final plans shall also be submitted in a digital form that is compatible with the Town of Bloomfield GIS.
3. The permittee shall file the signed mylar of the final Wetlands Map Amendment plan(s) on the Bloomfield Land Records.
4. The Official Map of Inland Wetlands and Watercourses shall be modified to include delineated wetlands on the property at flags WF-2 and WF-16A.

The motion was approved unanimously by a 5-0-0 vote.

3. Wetlands Permit application
46 and 91 Rockwell Avenue
Unique ID#s 7759 and 101059
Applicant and Property Owner: Town of Bloomfield
PUBLIC HEARING Cont.

It was moved by Commissioner Breland and seconded by Vice-Chair Shipman to re-open the public hearing. The motion was approved unanimously by a 5-0-0 vote.

Will Walter, P.E., and Martin Brogie, Soil Scientist, were present on behalf of the applicant. This application was submitted on March 12, 2026 and officially received at the March 16th meeting.

A Public Hearing was opened at the April 20, 2026 regular meeting and continued to the May 18, 2026 regular meeting. Additional information was requested regarding the Conflict-of-Interest Disclosure form and was submitted.

The subject property includes two parcels of land located on the north and south sides of Rockwell Avenue east of Chapel Street. The north parcel (#46) is 3.17 acres in area and is located west of the Blue Hills Fire Department lot and south of an Eversource/CL&P right-of-way. Wetlands are located in the northeast part of the north parcel and along the north property line. These wetlands are disturbed and a significant portion are within mowed lawn areas.

The south parcel (#91) is 9.98 acres in area and is known as the "Bill Lee Fields." This parcel borders Chapel Street to the west, Walsh Street to the south and the Adelbrook Community Services site, at 73 Rockwell Avenue, to the east. There are no mapped wetlands or watercourses on the south parcel.

Mr. Walter reviewed the proposed site plan. This project is planned to be constructed in two phases. The focus of Phase 1 improvements includes new basketball courts and parking on the north side of Rockwell Avenue; and parking, storm drainage and recreational improvements and community gardens and a connection with the East Coast Greenway. The focus of Phase 2 is the installation of two large, interconnected synthetic turf fields. He reviewed the stormwater management plan.

Mr. Castaldi stated that the proposal described does not have any direct wetland impacts and all regulated activities are in the upland review area. He reviewed the Conditions of Approval.

Secretary Kevin Wilcox joined the meeting at 7:46pm, making a quorum of 6 members.

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

Questions from the Commission
Vice-Chair Shipman asked if the approval timeline will affect this project as it is being completed in phases. Mr. Castaldi stated that there is a ten-year limit for completion and the applicant can request extensions if necessary.

Mr. Castaldi confirmed with Mr. Walter that the stormwater basin will be completed in Phase 1.

Commissioner Breland asked clarifying questions related to the water treatment process. He confirmed that no chemicals will be added during the treatment process.

Vice-Chair Shipman asked about the runoff rate of turf fields. Mr. Walter explained that the fields actually have a lower runoff rate than natural grass due to the 8-10 inches of crushed stone beneath them that serves as a stormwater reservoir.

Commissioner Millette recommended language be added to Condition 11 that requires the applicant to coordinate the planting plan with staff.

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

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

It was moved by Commissioner Breland and seconded by Commissioner Millette to close the public hearing. The motion was approved unanimously by a 6-0-0 vote.

It was moved by Vice-Chair Shipman and seconded by Commissioner Millette to approve the Wetlands Permit Application for 46 and 91 Rockwell Avenue – Unique ID#s 7759 and 101059 – Rockwell Park Improvements with the amendment to General Condition 11 to include the phrase 'in coordination with the staff' and subject to the following General Conditions:

1. Final plans, revised for compliance with the final conditions of approval, and all technical review revisions, shall be submitted for review within 90 days of the Wetlands Commission approval, or within 90 days of the date of the Town Plan and Zoning Commission approval, whichever is later, and are subject to the approval of the Wetlands Agent. The final conditions of approval shall be added to the plans verbatim.
2. Three paper copies of the final plan set, signed and sealed, shall be submitted signing by the Wetlands Commission. Mylar copies of certain plan sheets, as determined by the Wetlands Agent, shall also be submitted, on 24" x 36" sheets, for signing by the Commission and filing on the Land Records by the applicant. Final plans shall also be submitted in digital format compatible with the Town GIS.
3. The two Soil Erosion and Sediment Control signature blocks from Section 8.8 and 8.9 of the Wetlands Regulations shall be added to the plans and signed by the preparer of the plans and the permittee.
4. . In accordance with Section 11.22 of the Wetlands Regulations the permittee shall file a copy of the Wetlands Permit, including these conditions of approval, on the Town of Bloomfield Land Records.
5. The permittee shall schedule a preconstruction meeting with the Wetlands Agent, developer general contractor, site work contractor and utility companies prior to the start of any construction activities.
6. The permittee shall notify the Wetlands Agent prior to clearing of any existing vegetation to schedule an inspection of the limits of clearing and to identify any trees to be saved and protected. A general clearing line shall be flagged and all significant and heritage trees located in or adjacent to the proposed development shall be identified. Trees designated to be saved shall be protected from damage during construction.
7. An A-2 T-2 as-built survey of the site improvements and grading, prepared by a licensed Land Surveyor, shall be submitted after all site work has been completed in each phase and shall be subject to the approval of the Wetlands Agent. The as-built plan shall contain a certification by a Professional Engineer that they have inspected

the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.

8. The permittee shall schedule an inspection of the completed project with Wetlands Agent, at least two weeks prior to the anticipated date of the final Certificate of Occupancy approval to review all parts of the project covered by the Wetlands Permit.
9. This permit authorizes certain regulated activities within the Upland Review Areas, 100 feet from wetlands and 200 feet from watercourses. The impacts to the Upland Review Areas shall be no greater than 2.7 acres on the north parcel and 0.8 acres on the south property. No regulated activities are authorized in wetlands or watercourses.
10. This permit authorizes certain regulated activities within the wetlands and watercourse Vegetated Buffer Zones 50 feet from wetlands and/or 75 feet from watercourses on the northerly parcel. The impacts to the Vegetated Buffer Zones shall be no greater than 0.66 acres. This is part of the overall impact to the Upland Review Areas.
11. Mitigation for the mitigation impacts to the Vegetated Buffer Zones shall be provided with the planting of new trees and shrubs in addition to the plantings shown on the Landscaping Plans in coordination with staff.
12. This Permit will expire on the same date as the expiration of the Town Plan and Zoning Commission approval, or ten years after the Wetlands Commission approval, whichever is sooner.
13. All aspects of the approved plans, including notes and details, shall be binding upon the permittee, and on the developer and contractors employed to implement the project. Failure to comply with the construction sequence, soil erosion and sediment control phasing or stormwater quality measures will be a violation of the Permit and subject the permittee to enforcement actions. Modifications to any aspect of the project or the plans may require a revised Wetlands Permit.
14. All soil stabilization and soil erosion and sediment control measures, details, schedules and notes included on the final plans shall be binding on the permittee and shall be installed and maintained in accordance with the plans or the DEEP 2024 Erosion Control Guidelines if not specified on the plans. Soil stabilization, and erosion and sediment control measures shall be maintained in working condition for the duration of the project.
15. All projects involving a total, cumulative disturbance of land area associated with construction activities, that is greater than or equal to five acres shall be registered with the CT DEEP in accordance with the General Permit for the Discharge of Stormwater and De-Watering Wastewater Associated with Construction Activities (Phase 1). Municipal building, zoning or wetlands compliance permits will not be issued for the initiation of work in the Town of Bloomfield without verification of this registration presented to the permitting agency.
16. All reports or other correspondence to or from other agencies (DEEP, ACOE, FEMA, etc.) shall be submitted for the record. Any permits or registrations required for the project from the DEEP, ACOE or other state or federal agencies shall be obtained, and copies submitted for the record prior to the start of any construction or land disturbance.
17. Any modifications to the regulated activities due to the approval or review of the project by the Town Plan and Zoning Commission, the Health District, the DEEP or

other state agency, the ACOE or other federal agency shall be submitted to the Wetlands Commission for review.

The motion was approved by a 5-0-1 vote. Secretary Wilcox abstained due to his late arrival.

IV. New Business

Mr. Castaldi received a Request for Jurisdictional Ruling from a professor at Central Connecticut State University. The professor and their students would like to conduct stream assessments and water quality studies at the watercourse that runs through the Maplewood West open space. The request also includes plans to plant trees and shrubs in a 175-meter riparian buffer area. Mr. Castaldi stated that both requests fall under the parameters of a jurisdictional ruling.

Aerial photos of the site were reviewed. Mr. Castaldi highlighted the riparian zone. Commissioner Breland confirmed that the Town of Bloomfield owns the property.

Commissioner David Laiuppa joined the meeting at 8:09pm, making a quorum of seven members.

The Commission discussed whether the entire project should be treated as a wetlands permit application rather than just a jurisdictional ruling. Chairman Budkofsky noted that it would be beneficial for the students to present to the Commission. Commissioner Laiuppa identified that the area is in a floodplain, which may require additional considerations for structural improvements.

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

A new application was received for a subdivision on Crystal Lane, which was discussed at a past meeting. There are four lots with some restricted by utility easements. The applicant would like to reconfigure the lots.

The Commission and Mr. Castaldi reviewed the proposed lot line reconfiguration. It was the consensus of the Commission that this application could be reviewed administratively.

VI. Wetland Agent Permits received and/or approved

1. 92 Granby Street – gas station modifications – under review

A wetlands permit application has been received for modifications to an existing gas station at 92 Granby Street. The owners want to convert the pumps from natural gas to gasoline and diesel.

VII. Enforcement Actions

Mr. Castaldi shared an update related to 69 Charter Avenue. The wetlands have been flagged, but the property owner has not yet submitted the topographic survey or wetlands permit application. Mr. Castaldi recommended that the property owner be present at the next regular meeting for an update.

VIII. Status of Ongoing Projects

Mr. Castaldi provided updates on several ongoing projects including a new self-storage facility at 59 Douglas Street. The commercial retail development at 625 Cottage Grove Road is preparing to start earthwork. The Ryefield Village PLR is nearing completion, and the Edith Court PLR is well underway and they are working on the model homes. The Seabury addition will be looking for final inspections towards the end of June. Four of the buildings at the Blue Hill Avenue Senior Housing are under construction.

IX. Approval of Minutes

Mr. Castaldi shared information regarding a recent FOIA training held by the Bloomfield Town Clerk. The minutes are prepared by the Recording Secretary and any changes the Commission wishes to make to those minutes will be reflected in the future meeting minutes. A new disclaimer will be put in various locations throughout the minutes to ensure the public is aware of this change. The Commission raised concerns about potential legal liability during the interim period before final approval. Ms. Jones agreed to consult with the Town Clerk to ensure that the Commission's minutes are in compliance with FOIA requirements.

1. April 20, 2026 Regular Meeting

It was moved by Commissioner Breland and seconded by Vice-Chair Shipman to approve the April 20, 2026 Regular Meeting minutes as presented. The motion was approved unanimously by a 7-0-0 vote.

X. Other Business

Mr. Castaldi met with Commissioners Breland and Laiuppa to discuss the vernal pool regulations. The Commission will review the vernal pool and riparian vegetation regulations at the next regular meeting. Chairman Budkofsky expressed concern about protecting buyers when vernal pools are discovered on neighboring properties after permits are issued. Mr. Castaldi stated that he also received a Timber Harvest Notification Form from DEEP that he would like the Commission to review and consider adding it to the regulations. Mr. Castaldi alerted the Commission to a proposed law to provide protection of riparian vegetation with 10 feet of a watercourse. He will provide more information as it becomes available.

XI. Public Comment Period

None.

XII. Adjournment

Motion to adjourn was made by Secretary Wilcox; seconded by Vice-Chair Shipman and approved unanimously by a 7-0-0 vote. The meeting was adjourned at 9:03 pm.

The next regular meeting of the Wetlands Commission is scheduled for June 15, 2026.

These minutes may be amended by the Commission. See subsequent meeting(s) minutes for any revisions.