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

TOWN OF BLOOMFIELD, CT
INLAND WETLANDS & WATERCOURSES COMMISSION
June 15, 2026

The Town of Bloomfield Inland Wetlands & Watercourses Commission held their regularly scheduled meeting on Monday, June 15, 2026, scheduled for 7:00 p.m. The meeting was held remotely on the ZOOM meeting platform.

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I. Call to Order

Chair Budkofsky called the meeting to order at 7:02 p.m.

II. Roll Call:

Commissioners Present: Alan Budkofsky, Chairman; Paul Shipman, Vice Chairman; Glen Breland; Byron Lester; and Stephen Millette.

Commissioners Absent: David Laiuppa, Adam Ryczek, and Kevin Wilcox

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

A quorum was established with five members present.

Chairman Budkofsky alerted the representatives for the Wetlands Permit application at 141 Wintonbury Avenue that there was not a quorum as there were only five Commissioners present and Commissioner Breland must recuse himself from this application. Mr. Costello agreed to wait until later in the meeting to hear this application.

It was moved by Vice-Chair Shipman and seconded by Commissioner Millette to hear Old Business – Item 1 after New Business. The motion was approved by a 4-0-1 vote. Commissioner Breland recused himself due to a personal conflict.

III. New Business

1. Jurisdictional Ruling Request – Maplewood West Open Space

Michelle Kraczkowski was present for discussion. The request is for a jurisdiction ruling that a Permit is not required for water sampling from a perennial watercourse that runs through the Maplewood West Open Space parcel.

The Maplewood West Open Space parcel is located on the south side of Mallard Drive, east of Burnwood Drive and west side of Maple Avenue. This 10 acre parcel includes approximately 1500 linear feet of watercourses and 4.8 acres of wetlands. Approximately 4 acres are wooded and the remaining 6 acres are mowed lawn and existing recreational improvements.

There is very little existing riparian vegetation at this watercourse. The perennial watercourse drains from Mallard Drive south through the Open Space and then east to Maple Avenue. The culvert under Mallard Drive has a watershed area of 450 acres, the culvert under Maple Avenue has a watershed area of 616 acres.

Ms. Kraczkowski is an Associate Professor of Biology at Central Connecticut University and the water sampling is the first step in a five-year plan to study the effects of a Riparian Buffer Corridor on the perennial watercourse with the goal of improving the riparian corridor and water quality. Mr. Castaldi confirmed that no excavation will take place during water sampling.

A similar request was submitted in May and discussed at the May 18th meeting. This earlier request included tree planting and future hardscape improvements. At the May meeting the Commission ruled that a Permit application was more appropriate for the overall project.

Mr. Castaldi reviewed portions of his staff memo. There were no questions or comments from the Commission.

It was moved by Vice-Chair Shipman and seconded by Commissioner Millette to approve the Jurisdictional Ruling Request for Maplewood West Open Space. The motion was approved unanimously by a 5-0-0 vote.

2. Application for a Wetlands Permit and Subdivision
1151 Blue Hills Avenue – Unique ID# 7895 (Map 279-2, Lot 2074)
Applicant: Community Development Properties Bloomfield, Inc.
Property Owner: First Baptist Church of Hartford
(PUBLIC HEARING)

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

There was some discussion among the Commission about whether this application would require on vote or two. The Commission decided that two votes would be required. One for the Wetlands Permit and the other for the subdivision.

Attorney David Markowitz; Frank Vacca, Engineer; Ethan Sneesby, Soil Scientist; and Matt Burne, Soil Scientist and Ecologist were present for discussion on behalf of the applicant. The subject parcel, at 1151 Blue Hills Avenue, is located on the west side of Blue Hills Avenue (CT Rte. 187) and on the east side of Wintonbury Avenue (CT Rte. 178).

Mr. Vacca shared a Power Point presentation. The proposed development is for a two-phase affordable housing project in the southeasterly part of the property. The overall area of the parcel is 40.5 acres and there are about 17.3 acres of wetlands, watercourses and two ponds in the southerly and central parts of the property. The wetlands and watercourses on the subject parcel are protected by an existing Conservation Easements.

Mr. Sneesby reviewed the findings of his wetlands delineation report. The flagged wetlands lines on the plans were the subject of a separate application for a Wetlands Map Amendment that was approved at the January 20, 2026 meeting. He confirmed that the wetland functions will remain intact after construction.

At the January 20, 2026 meeting the Commission had some questions regarding potential vernal pools throughout the site. Mr. Burne completed a field visit in early April 2026 and shared photos. His findings are outlined in the Vernal Pool Assessment Report. The conclusion of this report was that there are no vernal pools on the property.

Mr. Vacca continued his presentation. The application includes a subdivision to create a 14.72 acre parcel in the southeasterly part of the property for the housing project. The remaining 25.78 acre parcel will remain with the Cathedral.

The proposed development will impact only the Upland Review Areas and Vegetated Buffer Zones. The majority of these areas are presently paved parking lot. Some areas will be converted to lawn/landscaping areas and some will be converted to new buildings, paved parking and driveways and sidewalks/paths.

The regulated activities in the Upland Review Areas include the removal of exiting pavement and utilities; and the construction of three apartment buildings, underground utilities, paved parking and driveway areas and several amenities including a walking trail. About 3 acres of the Upland Review Area will be disturbed, including 1.1 acres of the Vegetated Buffer Zones. Most of the se

The housing project is proposed in the area presently occupied by a paved overflow parking lot in the southeasterly part of the property. This parking lot was built in the early 2000's and has one driveway out to Blue Hills Avenue, opposite Lyman Lane. The southerly parking lot is connected to the parking lot around the church building with a timber bridge that spans a watercourse. The parking lot is 4-6 feet above the wetlands. The parking lot drains to several outfalls at the edge of the wetlands.
The application indicates no direct impacts to wetlands or watercourses. All of the proposed regulated activities are located with the Upland Review Areas 100 feet from wetlands and/or 200 feet from the watercourses and within the Vegetated Buffer Zones 50 feet from wetlands and 75 feet from watercourses. At total of 4.56 acres are proposed to be disturbed for the housing project. No impacts are proposed to FEMA Flood Hazard Zones.

Mr. Vacca reviewed the Low Impact Development stormwater design including two proprietary treatment structures. This strategy uses natural processes to manage stormwater and protect stormwater quality. He also detailed the two Low Impact stormwater structures. Mr. Castaldi had recommended that the existing two-chamber sediment structures be removed. Mr. Vacca stated that they would prefer to keep them. They will be fully cleaned and will receive only pre-treated runoff.

There are several existing storm outfalls that will be maintained for the housing project. The proposed stormwater quality measures include bio-retention areas within the central median of the parking area and hydrodynamic separators that are then connected to the existing sedimentation structures and outfalls.

A revised Stormwater Report dated April 2026, by the BSC Group, was submitted in support of the application. The Report indicates that the proposed development will result in a reduction in the impervious coverage and therefore a reduction in the peak flows compared to the existing condition. Mr. Castaldi noted that the NRCS Soils Map included in the Report is not an accurate representative of the existing site conditions. The Stormwater Report is being reviewed by the Office of the Town Engineer.

All of proposed utilities are coming in from Blue Hills Avenue and include fire and domestic water, natural gas, sanitary sewers and electric/cable/comms services. The water and gas services are proposed at the rear of the buildings where there is only 25-30 feet between the wetlands and the buildings. In Mr. Castaldi's memorandum he recommended that the lengths of these services, and the required excavations, could be significantly reduced if they were relocated to the front or sides of the buildings. Mr. Vacca stated that the architecture of the buildings required that the utilities enter from the rear of the building. Additional erosion control measures will be provided in the areas where the utilities are close to the wetlands

Mr. Vacca concluded his presentation with the applicant's request for a fee waiver. A previous application was withdrawn at the January meeting and the Commission agreed to review the request with this new application. The original application filing fee was $2,760. The Commission did not rule on this request.

Mr. Castaldi shared excerpts from his preliminary review memorandum dated June 4, 2026. Most of the items discussed in the memorandum were also discussed in the applicant's presentation. The on-site wetlands and watercourses generally drain from east to west toward Wintonbury Avenue and then west under Wintonbury Avenue into the Blue Hills Flood Control Reservoir. There is 30" concrete culvert under Wintonbury Avenue with a flared end on the inlet side.

The large pond on the west side of the property near Wintonbury Avenue was created when the Cathedral was originally constructed. A smaller pond located in the southwesterly corner was created when the overflow parking lot was built. All of the wetlands, except for the westerly pond, are forested.

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

Questions from the Commission
Chairman Budkofsky confirmed that this project is anticipated to have four phases, with only two phases occurring on the parcel in question. He confirmed with Mr. Burne that no habitat study was done during the vernal pool assessment.

Mr. Burne confirmed that a field evaluation conducted in April found no viable vernal pools on the site, though there may be habitat value in a pond on the southwestern portion that would require further analysis in future development phases.

Chairman Budkofsky requested that the applicant present a snow management plant at the July 20, 2026 meeting. Mr. Vacca addressed Mr. Castaldi's comments from his staff memo as it relates to the proposed landscaping plan. A full plan will be prepared for the Commission's review.

Prudent and feasible alternatives were reviewed. Commissioner Lester confirmed that the stormwater report does not have to be reviewed by MDC.

Comments from the Public
Roger Kellman stated that this was a very well-presented application.

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

It was moved by Commissioner Lester and seconded by Vice-Chair Shipman to table the public hearing to the July 20, 2026 regular meeting. The motion was approved unanimously by a 5-0-0 vote.

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

None.

V. Wetland Agent Permits received and/or approved

1. 94 Granby Street – gas station modifications – approved with conditions

Mr. Castaldi approved this wetlands agent permit application for modifications to an existing gas station at 92 Granby Street. The owner was seeking to convert the pumps from natural gas to gasoline and diesel. The proposed site plan was reviewed. Mr. Castaldi highlighted the distance of construction to the upland review area. Vice-Chair Shipman asked clarifying questions related to excavation.

2. Lot Line Revision – 18, 22, 34 & 38 Crystal Lane – approved with conditions

Roger Kellman, PE, of F. A. Hesketh and Associates, was present on behalf of the applicant. This application includes the reconfiguration of the lot lines between four lots on the North side of Crystal Lane and the construction of four single-family residences.

The subject property consists of the adjacent lots 3007, 3008, 3009 and 3010, on the north side of Crystal Lane, that were created with the Kenwood Meadows Subdivision in 1987. The lots all

have FEMA Flood Hazard Zones on them that are associated with Wash Brook. There are also floodplain wetlands associated with Wash Brok on lots 3007 and 3008 and adjacent to lots 3009 and 3010.

Utility easements for MDC sanitary sewer exist on all four lots. These easements are located across the frontage of lots 3008-3010 and cut diagonally through lot 3007.

The proposed lot line configuration will not create any new lots. The three lines between these lots are proposed to be modified to create more developable property on lot 3007. All of the proposed lots meet or exceed the zoning requirements in the R-20 zone.

Separate plot plans for each lot will be required when the building permits are applied for. The plot plans must comply with the grading shown on the plans. A separate permit application will need to be submitted with plot plans that do not comply.

The front yards and driveways for the new houses will drain into Crystal Lane storm drainage system. This system discharges to the east and into a pond east of the easterly cul-de-sac. Any sediments that get into the storm drainage system will create pollution in the pond. Because of this storm drainage connection, all of the proposed ground disturbance is considered a regulated activity in accordance with Section 4.3. Soil erosion and sediment controls measures will be required during construction and will include inlet control measures.

The FEMA Flood Hazard Zones occupy the majority of the northerly parts of these parcels with a base flood elevation of 84. The FEMA Floodway is very broad and occupies the majority of the parcels and the Flood Zone is a narrow band around the Floodway. There are no proposed encroachments into the FEMA Flood Hazard Zones indicated on the plans.

Mr. Castaldi reviewed the Conditions of Approval. There was some discussion about whether the permit should cover the building placement or just the lot reconfiguration. Mr. Castaldi stated that that the application was filed for both and one of the conditions was that the plot plans for the development of each lot are required to comply with the schematic development plans submitted.

Chairman Budkofsky questioned whether the town has liability for flood zone development. Mr. Kellman stated that the lots remain viable for development with proper flood zone considerations.

VI. Old Business

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

Kevin Costello, CTEC Solar, was present for discussion. No other Commissioners joined the meeting, leaving the Commission without a quorum to hear this application. The Commissioners discussed the timeline for a public hearing. Chairman Budkofsky stated that the applicant could either proceed with a presentation or withdraw this application, resubmit a new application and present at the next regular meeting. After considerable discussion, the Commission discussed holding a special meeting to hear this application only.

It was moved by Vice-Chair Shipman and seconded by Commissioner Millette to hold a special meeting on June 24, 2026 at 7:00pm to hear the Wetlands Permit application for 141 Wintonbury Avenue – Unique ID# 1227, Applicant: CTEC Solar, Property Owner: Church Home of Hartford. The motion was approved by a 4-0-1 vote. Commissioner Breland abstained due to a personal conflict.

VII. Enforcement Actions

1. 69 Charter Avenue
Notice of Violation

Arthur Hardy, property owner, was present for discussion. The Notice of Violation was originally issued on January 12, 2026. The NOV was upheld at the February, March, April and May meetings. Mr. Castaldi confirmed that the topographic survey for 69 Charter Avenue was submitted on June 5, 2026. All fill materials have been removed, and the erosion and sediment control measures are now in place. Mr. Hardy stated that he will be able to submit a wetlands permit application before the July 20, 2026 meeting. Mr. Castaldi reviewed the submission deadline of July 10, 2026.

It was moved by Commissioner Breland and seconded by Vice-Chair Shipman to uphold the Notice of Violation for 69 Charter Avenue to the July 20, 2026 regular meeting. The motion was approved unanimously by a 5-0-0 vote.

VIII. Status of Ongoing Projects

None.

IX. Approval of Minutes

1. May 18, 2026 Regular Meeting

It was moved by Vice-Chair Shipman and seconded by Commissioner Millette to approve the May 18, 2026 regular meeting minutes as presented. The motion was approved unanimously by a 5-0-0 vote.

X. Other Business

Discussion of Regulations for Vernal Pools and Riparian Vegetation postponed to the July 20, 2026 meeting.

XI. Public Comment Period

Joseph Pompei, 9 Benton Drive, thanked the Commission for their work.

XII. Adjournment

It was moved by Vice-Chair Shipman and seconded by Commissioner Millette and voted unanimously to adjourn the meeting at 10:09pm.

The next regular meeting of the Wetlands Commission is scheduled for July 20, 2026.

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