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

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TOWN OF BLOOMFIELD, CT
INLAND WETLANDS & WATERCOURSES COMMISSION
SPECIAL MEETING
June 24, 2026

The Town of Bloomfield Inland Wetlands & Watercourses Commission held a special meeting on Wednesday, June 24, 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 7:00 p.m.

II. Roll Call:

Commissioners Present: Alan Budkofsky, Chairman; Paul Shipman, Vice Chairman; David Laiuppa; Byron Lester; Stephen Millette; Adam Ryczek and Kevin Wilcox, Secretary

Commissioners Absent: Glen Breland

Also present were: Lynda Laureano, Assistant Director of Building and Land Use, and Nicholas Gabuzda, Environmental Planner.

A quorum was established with seven 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 ctnd.

It was moved by Secretary Wilcox and seconded by Vice-Chair Shipman to remove this item from the table.

Ms. Laureano stated for the record that this was a continuation of previously opened Public Hearing

The motion was approved unanimously by a 7-0-0 vote.

Kevin Costello, CTEC Solar, was present for the applicant.

Ms. Laureano stated that the required sign posting affidavit had not been received and that the required public hearing signs had been removed from the property before the statutory 10-day posting period was complete, in violation of Section 9.3 of the Regulations. Ms. Laureano also

stated that the extensions of the Public Hearing in accordance with CGS Section 8.7d have been exhausted.

The Commissioners determined that the defective noticing rendered the Public Hearing legally insufficient. Ms. Laureano recommended denying the application without prejudice to allow the applicant time to re-submit this application.

It was moved by Secretary Wilcox and seconded by Commissioner Lester to close the public hearing. The motion was approved unanimously by a 7-0-0 vote.

It was moved by Secretary Wilcox that the Bloomfield Inland Wetlands and Watercourses Commission deny the IWWC Application for the property located at 141 Wintonbury Avenue for the following reasons:

The basis for denial is the applicant's failure to comply with the mandatory public hearing notice requirements set forth in Section 9.3 of the Bloomfield Inland Wetlands and Watercourses Regulations, including the failure to post the required public hearing sign(s) on the subject property and failure to provide the required affidavit of compliance.

The Commission further finds that:

1. Compliance with Section 9.3 is a mandatory requirement of the Commission's Regulations.
2. The failure to post the required sign(s) resulted in a defect in the Public Hearing notice process.
3. The notice defect cannot be cured because all available statutory extensions have been exhausted.
4. As a result, the Commission is unable to proceed on a legally sufficient Public Hearing record.

Therefore, the application is denied without prejudice to the submission of a new application.

The motion was seconded by Commissioner Laiuppa and approved unanimously by a 7-0-0 vote.

Mr. Costello thanked the Commission and asked questions regarding next steps for re-submission. Chairman Budkofsky stated that the applicant can request a fee waiver.

IV. Adjournment

It was moved by Secretary Wilcox and seconded by Vice-Chair Shipman and voted unanimously to adjourn the meeting at 7:26pm.

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.