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**
**July 20, 2026**

The Town of Bloomfield Inland Wetlands & Watercourses Commission held their regularly scheduled meeting on Monday, July 20, 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 7:01 p.m.

## II. Roll Call:

**Commissioners Present**: Alan Budkofsky, Chairman; Paul Shipman, Vice Chairman; Glen Breland; Byron Lester; Adam Ryczek and Kevin Wilcox (arrived at 7:03pm).

**Commissioners Absent**: David Laiuppa; Stephen Millette

**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. Application for a Wetlands Permit and Subdivision Approval**
**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 CONT.).**

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

Applicant representatives Frank Vacca, Civil Engineer, Attorney David Markowitz and Marian Campbell of GrowAmerica were present for this application.

*Secretary Wilcox joined the meeting at 7:03pm, making a quorum of six members.*

This application was officially received at the April 20, 2026 meeting. A Public Hearing was opened at the June 15th meeting, and the applicant made a presentation. The Public Hearing was continued to the July 20, 2026 regular meeting. The applicant is seeking approval of the Wetlands Permit application for subdivision and affordable housing at the First Cathedral site.

The subject parcel, at 1151 Blue Hills Avenue, is located west of Blue Hills Avenue (CT Rte. 187) and east of Wintonbury Avenue (CT Rte. 178). 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 existing Conservation Easements.

This application includes the subdivision of property containing wetlands and/or watercourses. The proposed subdivision will create a 14.72-acre parcel in the southeasterly part of the property for the housing project, and the remaining 25.78 acre parcel will remain with the Cathedral. The proposed subdivision will not create an unbuildable lot or require any future regulated activities.

Mr. Vacca presented updates on the Erosion and Sediment control plan, which focuses on the interim phases during construction as requested by Mr. Castaldi. He also reviewed the alternatives assessment, highlighting the preferred development option that minimizes wetlands impact. Mr. Vacca reviewed the criteria for decision.

Attorney Markowitz requested modifications to two conditions: waiving of the $25,000 bond due to the project's nature and Property Owner and allowing BSC Group to serve as the representative for reporting to the Wetlands Agent during construction and during significant rain events, and would

prefer to do bi-weekly rather than weekly reports. He stated that the applicant is comfortable with the Conditions of Approval aside from these requests.

Mr. Castaldi read excerpts from his staff memorandum, dated July 14, 2026, noting that this project is unusual as it doesn't involve direct wetlands or watercourse impacts, significant tree clearing, or regrading. He outlined specific conditions including requirements for final plans, pre-construction meetings, field inspections, erosion controls, and as-built plans for the multi-phase development.

He also noted that while some plan revisions are still needed, the applicant has submitted new reports including a stormwater report indicating no peak flow increases. A Wetlands Soils Report and a Vernal Pool Assessment Report were also submitted. Mr. Castaldi generally agrees with the conclusion of these reports. The Vernal Pool Assessment investigated two potential vernal pools on the property. The conclusion of this report was that there are no vernal pools on the property. Mr. Castaldi asked if the timber bridges used during construction will be able to sustain the weight of emergency vehicles.

A request for a fee waiver was also submitted with this application. The original application for this project was withdrawn at the January 20th meeting. The filing fee was $2,760.

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. A total of 4.56 acres are proposed to be disturbed for the housing project. No impacts are proposed to FEMA Flood Hazard Zones.

The on-site wetlands and watercourses were the subject of a Wetlands Map Amendment application that was approved by the Commission at the January 20, 2026 meeting. The on-site wetlands and watercourses generally drain from east to west toward Wintonbury A venue and then west under Wintonbury A venue into the Blue Hills Flood Control Reservoir via the existing 30" concrete culvert under Wintonbury Avenue.

The existing stormwater outfall discharges to the wetlands and are proposed to be retained for the new development. Three discharge to the south of the parking lot and one to the north. The proposed storm drainage system will retrofit the existing sedimentation chambers and add hydrodynamic separators for increased stormwater quality treatment.

The project is proposed in two phases. These phases are connected with shared storm drainage and other utilities and will need to be coordinated during construction. Phase One should be able to stand on its own and be fully accessible to residents and emergency services during construction of Phase Two. Permanent stabilization of the areas disturbed in Phase Two is required as part of the landscaping plan for Phase One. Mr. Castaldi noted that a full site plan set for Phase Two will need to be submitted for approval before construction begins.

The proposed buildings have been located away from the central parking and driveway areas and are also very close to the wetlands. In some locations this leaves only a narrow area, as little as 20 feet, between the back of the buildings and the limit of disturbance adjacent to the wetlands. In Phase One, this narrow area is proposed to be utilized for underground utilities and a walking path. Both the foundations for the slab-on-grade buildings and the underground utilities will require 4-5 feet of excavation and the limited area for construction will create the potential for soil erosion and sediment control problems. Mr. Vacca presented updated erosion and sediment control measures that addressed these concerns.

The property includes existing Conservation Easements that surround the on-site wetlands and watercourses. No disturbance or modification to the conservation easements is proposed with this development. Mr. Castaldi recommended replacing the existing conservation easement warning signs.

**Questions from the Public**

Rosemarie Williams, 1 Camelot Drive, a resident of Wintonbury Place Condominiums, asked questions about irrigation (infiltration) and water flow impacts during construction. Mr. Vacca explained that erosion and sedimentation control measures, including perimeter controls and temporary site shaping, would prevent water and sediment from affecting the condominiums during construction. He also clarified that while a small portion of roof drainage might flow toward the condominiums after construction, this would be less than the current water discharge and would be treated to prevent sedimentation discharge.

At Ms. William's request, Mr. Vacca explained that the documentation showing water reduction studies and flow patterns is available and was filed with the Town of Bloomfield. He clarified that the wetland area is lower in elevation than the rest of the site, requiring it to fill completely before any discharge would occur to adjacent properties, with water flowing primarily northeast rather than toward Ms. William's property. Mr. Vacca also confirmed that the bioretention system, which has been in use for over 20 years in other northern states, would not impact neighboring properties downstream, as the runoff would be conveyed away from Ms. William's property through established drainage systems.

Mr. Vacca explained that the development is designed to handle 100-year storm events, with water discharging into a wetland area approximately 6-7 feet below the finished grade of the development. He clarified that the State Highways, rather than the proposed development, posed a greater flood risk to the area. Mr. Castaldi stated that an existing stormwater retention area, designed for 500-year floods, is on the opposite side of Wintonbury Avenue but would not affect the Camelot Drive area.

**Questions from the Commission**
Chairman Budkofsky confirmed with Ms. Campbell that the permit will be issued to Community Development Properties Bloomfield, Inc. and GrowAmerica is the parent company. They plan to take possession of the property by the first quarter of 2027. Mr. Vacca provided clarification regarding BSC Group's role in inspecting the site indicating that for projects less than 15 acres the DEEP allows the designers to be the inspection firm.

Chairman Budkfosky also asked about the duration of the bond requirements, which will be in place for the duration of Phase 1. Commissioner Breland reviewed the language of the condition. Mr. Castaldi suggested reducing the bond to $10,000 ($2,000 per acre), but Chairman Budkofsky preferred maintaining the current $25,000 bond amount, expressing concerns about fairness and ensuring adequate coverage for the large-scale project.

Mr. Vacca stated that this application is for Phase 1 only. A separate application for a Wetlands Permit and subdivision will be submitted for Phase 2. This is being done for financing purposes.

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

**Comments from the Commission**
Kevin raised concerns about the liquidambar (sweetgum) trees' messy fruit droppings and suggested a different cultivar. Mr. Vacca agreed to review with his landscape architecture team.

Chairman Budkofsky confirmed with Attorney Markowitz that the applicant is amenable to the Conditions of Approval.

**It was moved by Commissioner Breland and seconded by Secretary Wilcox 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 Secretary Wilcox to approve the proposed subdivision into two lots per the subdivision map dated April 2026. The motion was approved unanimously by a 6-0-0 vote.**

**It was moved by Vice-Chair Shipman and seconded by Commissioner Breland to approve the Application for a Wetlands Permit for 1151 Blue Hills Avenue – Unique ID# 7895 (Map 279) Applicant: Community Development Properties Bloomfield, Inc., including the waiver of $2,760 in consideration of its prior fee payment for the initial application.**

**It was moved by Commissioner Lester and seconded by Commissioner Breland to modify the bond amount from $5,000 per acre to $2,500 per acre. Discussion ensued and the motion failed by a 2-4-0 vote. Commissioners Lester and Breland voted in favor of the motion. Commissioners Budkofsky, Ryczek, Shipman and Wilcox voted against the motion.**

Discussion ensued regarding Condition 20. Mr. Castaldi stated that he was oaky with biweekly routine inspections to be completed by BSC Group.

**It was moved by Secretary Wilcox and seconded by Commissioner Breland to amend Condition 20. so that there are bi-weekly reports as stated to be completed by BSC Group. The motion passed unanimously by a 6-0-0 vote.**

**The main motion was approved unanimously by a 6-0-0 vote with the following conditions:**

**Conditions to be complied with prior to the start of any construction activities including tree clearing:**

1. 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.

2. In accordance with Sections 11.9 and 13 of the Wetlands Regulations the permittee shall post a bond, separate from the developmental bond, for the duration of the project, in the amount of **$5,000** per acre of development or portion thereof. This bond shall be posted prior to any site disturbance, including tree clearing, to correct or prevent impacts to on-site and off-site wetlands or watercourses and to guarantee that soil erosion and sediment control measures are properly installed and maintained; that disturbed areas are stabilized; that all conditions of approval are complied with; and that mitigation areas, landscaping and other site work are completed. This project includes 4.56 acres of disturbance and a **$25,000** bond shall be posted. The form of the bond shall be either a certified check or a letter of credit.

3. 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.

4. 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 for the duration of the project. Any trees designated for protection that are removed or damaged shall be replaced. Location and number of replanted trees shall be subject to the approval of the Wetlands Agent.

5. All construction phase soil erosion and sediment control measures shall be installed prior to the start of any demolition, earthwork or topsoil stripping, and maintained for the duration of the construction activities on the project.

6. The property corners shall be staked in the field prior to commencement of construction. Existing property corner markers and R.O.W. monuments shall be flagged for identification and protected during construction. Property and easement lines in the vicinity of the project shall be staked at the request of Town Staff.

**Conditions to be complied with prior to the approval of a final Certificate of Occupancy:**

7. An as-built site improvement and grading plan, prepared by a licensed Land Surveyor, shall be submitted after all site work has been completed and shall be subject to the approval of the Wetlands Agent. The as-built plan shall also 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. Partial as-builts for each building may be submitted.

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

9. Certificates of Occupancy for multi-family or multi-unit structures shall not be approved unless all supporting infrastructure is complete, and resident and emergency access is provided and separated from the on-going construction activities.

10. Prior to requesting a Certificate of Occupancy or Completion, all easement and property corners shall be pinned and flagged for identification, and any R.O.W. monuments missing, or damaged, shall be replaced by a Licensed Surveyor.

**General Conditions to be complied with during and after site development:**

11. 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 **3.05 acres (133,000 square feet)**. No regulated activities are authorized in wetlands or watercourses.

12. This permit authorizes certain regulated activities within the wetlands and watercourse **Vegetated Buffer Zones** 50 feet from wetlands and 75 feet from watercourses. The impacts to the Vegetated Buffer Zones shall be no greater than **1.35 acres (58,800 square feet).**

13. Mitigation for the impacts to the Upland Review Areas and Vegetated Buffer Zones shall be provided with the planting of trees and shrubs at the limits of clearing and as otherwise indicated on the plans to enhance the wetlands or watercourse resources, or Upland Review Areas, adjacent to the wetlands and watercourses. All mitigation and buffer plantings shall be shown on the final plans. A Landscape Architect's Plan shall be included in the plan set to identify the number, size and species of plantings and shall be coordinated with the Wetlands Agent.

14. 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.

15. 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 measures or stormwater quality measures will be a violation of the Permit and may subject the permittee to enforcement actions. Modifications to any aspect of the project or the plans may require a revised Wetlands Permit.

16. In accordance with Section 11.13 of the Wetlands Regulations, the permittee shall engage a professional from BSC Group, to report on the progress of the project, and the results of any monitoring and/or inspections as required by the Commission and to provide periodic reports to the Commission regarding sensitive issues such as soil stabilization, siltation or other contamination or pollution of wetlands and watercourses, or the impacts of development or its operation upon completion. Said professional shall, during all phases of construction, perform soil erosion and sediment control measure inspections, and prepare and submit written reports, on forms provided by or approved by the Wetlands Agent, on the status of these measures on a bi-weekly basis and within 48 hours of the end of a rain event of one half inch or more in a 24-hour period. Reports shall be submitted to the permittee and the site contractor; and submitted in writing to the Wetlands Agent, at 800 Bloomfield Avenue, Bloomfield, CT 06002, or by e-mail.

17. Any areas disturbed for this project shall be restored to their previous existing condition, as much as possible, with the planting of trees, shrubs and/or groundcover, within two years of the date of approval, or within one year of the initial site disturbances, if the project is cancelled or delayed by the applicant. The plan set shall include a Contingency Replanting/Restoration Plan that identifies the areas to be replanted or restored and specifications for implementing the plan.

18. Post construction soil erosion and sediment controls and stormwater quality measures shall be maintained in accordance with the 2024 CT Stormwater Quality Manual, Chapter 9 *Developing a Stormwater Maintenance Plan.*

19. Annual Stormwater Quality/Maintenance reports shall be submitted to the Wetlands Agent, and shall include copies of the inspection reports, identification of any shortcomings or regular maintenance and documentation of the maintenance work completed.

20. 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. 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.\

21. 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: **Community Development Properties Bloomfield, Inc.**

22. An Integrated Pest Management/Site Maintenance Program shall be implemented by the property owner after the construction phase has been completed or when the responsibility for post-construction management of the site is transferred.

23. A full set of detailed site plans for Phase Two shall be submitted prior to any construction activities for Phase Two and are subject to the approval of the Wetlands Agent.

## IV. New Business

None.

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

Mr. Castaldi stated that he received revised plans from the Duncaster and a request for a Minor Modification to their Wetlands Permit. This item will be on the agenda for next month. Secretary Wilcox asked clarifying questions surrounding recusal.

## VI. Wetland Agent Permits received and/or approved

1. 68 Tariffville Road – New single family house, well and septic. This is for a new single-family home with no wetlands impacts. Mr. Castaldi approved this Permit with conditions.

2. 3 Partridge Lane – This application is for a detached garage within the Upland Review Area and is still under review.

3. 106 Springwood Lane – Mr. Castaldi stated that this application for two additions is also within the Upland Review Area and is under review.

## VII. Enforcement Actions

### 1. 69 Charter Avenue
### Notice of Violation

Property owner Arthur Hardy was present for discussion. Mr. Castaldi reviewed the status of this Notice of Violation (NOV) originally issued on January 12, 2026. The NOV was upheld at the February, March, April, May and June meetings. Mr. Hardy has made good progress on completing the Corrective Measures required by the NOV. A plan for the replanting/restoration of the wetlands and uplands prepared by Design Professionals, dated 07/09/26, was submitted on July 10, 2026. A revised Wetlands Delineation Report by Ian Cole, LLC, dated May 17, 2026 and a Supplemental Narrative and Timeline, by Design Professionals, were also submitted.

The submittal of the replanting/restoration plan, and its implementation, completes all of the required restoration of the disturbed wetland and upland areas that were the subject of the NOV.

All of the Corrective Measures have been completed except one. Corrective Measures 6, which reads "a site plan clearly depicting all of the on-going operations of Diesel Transportation, LLC and an application for a Wetlands Permit shall be submitted…'

Mr. Castaldi stated that there seems to have been a misunderstanding about this measure. It could have been written more clearly. The intent was to determine if there are other wetlands encroachments on the property collectively known as 69 Central Avenue. During the initial inspection for the NOV it was observed that large areas of the property at 69 Central Avenue had an asphalt milling surface and that some may encroach into wetlands or watercourses. A site plan (survey) of the overall property at 69 Central Avenue and an application for a Wetlands Permit for these apparent regulated activities is warranted.

Mr. Castaldi stated that the address in his July 14th staff memorandum was incorrect. The address of 95 Charter Avenue should have been 69 Charter Avenue.

Mr. Castaldi recommended that the Commission lift the Notice of Violation based on the replanting/restoration plan; and set a deadline for the completion of the replanting/restoration plan, and for the submittal of the site plan and Wetlands Permit application for 69 Central Avenue. Mr. Castaldi recommended that the deadline be within 90 days or before the October 19, 2026 regular meeting.

**It was moved by Vice-Chair Shipman and seconded by Secretary Wilcox to lift the Notice of Violation for 69 Charter Avenue, Unique ID# 5976 with a deadline of 90 days for the submission of the site plan and wetlands permit application for 69 Central Avenue. The motion was approved with a 6-0-0 vote.**

### 2. 1236 Blue Hills Avenue

Mr. Castaldi notified the Commission that he will be issuing an Enforcement Action for 1236 Blue Hills Avenue. There was a recent meeting with the Town Attorney to review Planning violations and Wetlands violations were discussed. Mr. Castaldi will begin the formal enforcement procedure and start by sending the property developer a letter before issuing a Notice of Violation.

## VIII. Status of Ongoing Projects

Final plans were received for 50 Burr Road, which was an application for a single-family home. Mr. Castaldi shared updates regarding ongoing projects throughout town. New storm drains and parking will be constructed at the McMahon Library. Three buildings have been constructed at the senior housing on Blue Hills Avenue. There is no new information related to Popeye's.

## IX. Approval of Minutes

### 1. June 15, 2026 Regular Meeting

**It was moved by Secretary Wilcox and seconded by Vice-Chair Shipman to approve the June 15, 2026 Regular Meeting minutes with the following corrections:**

-change the word 'on' to 'one' on the second line of Page 2;
-Remove the word 'an' from the last sentence on Page 2;
-Change the word 'exiting' to 'existing' in the fifth paragraph on Page 3; and
-Remove the phrase 'Most of the...' at the end on the fifth paragraph on Page 3.

**The motion was approved unanimously by a 6-0-0 vote.**

### 2. June 24, 2026 Regular Meeting

**It was moved by Secretary Wilcox and seconded by Commissioner Lester to approve the June 24, 2026 Special Meeting Minutes as presented. The motion was approved unanimously by a 6-0-0 vote.**

## X. Other Business

1. Review and discussion re: Regulations concerning vernal pools and riparian buffers. This will be reviewed at the next meeting when Commissioner Laiuppa is present for discussion.

## XI. Public Comment Period

None.

## XII. Adjournment

**It was moved by Vice-Chair Shipman and seconded by Commissioner Ryczek and voted unanimously to adjourn the meeting at 9:30pm.**

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

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