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
August 17, 2026

The Town of Bloomfield Inland Wetlands & Watercourses Commission held their regularly scheduled meeting on Monday, August 17, 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 7:02 p.m.

II. Roll Call:

Commissioners Present: Alan Budkofsky, Chairman; Paul Shipman, Vice Chairman; Glen Breland; Byron Lester; Stephen Millette; Adam Ryczek and Kevin Wilcox (arrived at 7:06pm).

Commissioners Absent: David Laiuppa

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

A quorum was established with six members present.

III. Old Business
None.

IV. New Business

1. Application of Duncaster Inc.
for a Wetlands Permit Modification
for the Duncaster East Expansion and Legacy Addition,
20-80 and 90 Loeffler Road

Mr. Castaldi stated that a letter was received from a group of neighbors in regard to this application. Vice Chair Shipman explained that one of the letters received was written by his neighbor, Harry Bakilakis, and he wanted to disclose their social relationship before proceeding. He felt comfortable voting on this application and no other concerns were expressed by the other Commissioners.

Chair Budkofsky confirmed that this is not a public hearing and questioned why written public testimony would be allowed if the hearing is not open to the public. Mr. Castaldi explained that while public hearings typically allow written testimony, he needed to review regulations to confirm the specific policy for non-public hearings. Commissioner Millette suggested that the applicant representatives provide an overview before the Commission decides whether a public hearing is necessary or not.

Secretary Wilcox joined the meeting at 7:06pm, making a quorum of seven members.

Attorney Joseph Williams, Ronald Bomengan and Robert Beal, Civil Engineers, were present on behalf of the applicant. The applicant is seeking a minor modification to a previously approved Wetlands Permit. The proposed changes include moving cottages further from Loeffler Road, reducing the total number of units from 32 to 30, and decreasing impervious surface by 8,000 sq. ft. Mr. Bomengan presented the updated plans showing that all changes will occur outside the regulated areas and wetland buffers, with no impact on previously approved activities.

Attorney Williams explained that the modification would not create significant impacts on wetlands and would reduce units and impervious surface while improving the vegetated buffer to Loeffler Road. Chair Budkofsky asked Secretary Wilcox if he thought a public hearing was warranted. Secretary Wilcox stated that he is a former employee of Duncaster and recused himself due to this conflict. The remaining commissioners agreed that no public hearing was necessary since the modification had no increased impact on regulated areas.

Mr. Castaldi read excerpts from his staff memo. The proposed development includes the Legacy Addition, in the northwesterly part of the western parcel, and the Duncaster East (Expansion) on the easterly parcel. No regulated activities are proposed for the legacy addition. Mr. Castaldi explained changes to the original 26 conditions of approval from 2024. He noted that Conditions 18 and 23 through 26 no longer apply due to various changes to the plan.

It was moved by Commissioner Millette and seconded by Commissioner Breland to require a public hearing for the Wetlands Permit Modification request of Duncaster. The motion failed by a 0-6-1 vote. *Secretary Wilcox abstained due to a professional conflict.*

It was moved by Commissioner Lester and seconded by Vice-Chair Shipman to approve this request for a minor modification to the permit in accordance with Section 11.17 of the Wetlands Regulations with reference to the site plans prepared by Fuss & O'Neill at various scales dated November 17, 2023 and revised to July 18, 2026 subject to the original 26 conditions except Conditions 18 and 23 through 26 and all the other additional staff comments. The motion was approved by a 6-0-1 vote with the conditions below. *Secretary Wilcox abstained due to a professional conflict.*

Conditions to be complied with prior to the issuance of the Wetlands Permit:

1. 2. Final plans, revised for compliance with the final conditions of approval, and technical review revisions, shall be submitted for review within 60 days of the Wetlands Commission approval, or within 60 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, and fixed line mylars of the relevant sheets, signed and sealed, shall be submitted for signing by the Wetlands Commission. The permittee shall file the mylars on the Bloomfield Land Records. Final plans shall also be submitted in digital format compatible with the Town GIS.

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

3. 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.
4. 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 about 18 acres of disturbance, and a $90,000 bond shall be posted.
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. The clearing limits shall be flagged and approved in the field by the Wetlands Agent before any clearing is done.
6. All construction phase soil erosion and sediment control measures shall be installed prior to the start of any earthwork, including tree stump removal or topsoil stripping, and maintained for the duration of the construction activities on the project.

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

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 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, or phase, with the Wetlands Agent, at least two weeks prior to the anticipated date of Certificate Occupancy approval to review those parts of the project covered by the Wetlands Permit.

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

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

10. 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 acres (130,700 square feet). The applicant shall, in coordination with the Wetlands Agent, provide mitigation for these impacts as close as possible to a ratio of 1:1, and may include the restoration, enhancement or creation of wetlands or watercourse resources, or Upland Review Areas adjacent to the wetlands and watercourses, outside of the stormwater management areas. No regulated activities in wetlands or watercourses are authorized with this permit.

11. This permit authorizes certain regulated activities within the wetlands and watercourse **Vegetated Buffer Zones**. The impacts to the Vegetated Buffer Zones shall be no greater than **0.6 acres (26,150 square feet)**. Mitigation for impacts to the Vegetated Buffer Zones 50 feet from wetlands and 75 feet shall be provided with an equal area newly planted trees and shrubs at the limit of clearing and as otherwise specified on the final plans. A Landscape Architect's Plan shall identify the number, size and species of plantings and shall be coordinated with the Wetlands Agent. This new planting is part of the mitigation within the Upland Review Area.

12. 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: Duncaster Inc.

13. 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, or ten years after the Wetlands Commission approval, whichever is sooner.

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

Mr. Castaldi reported receiving two new applications: a map amendment for properties at 66 and 62 Granby Street, and a permit application from Auerbach Farm to pave their 3,000-foot driveway and implement storm drainage improvements. The Commission agreed to schedule these public hearings for September 22nd, which falls on a Tuesday due to a religious holiday.

VI. Wetland Agent Permits received and/or approved

None.

VII. Enforcement Actions

1. 1236 Blue Hills Avenue
Discussion of Regulated Activities without a Permit

Property owner Andy Morrison was present to discuss regulated activities without a permit at the property located at 1236 Blue Hills Avenue. A warning letter was originally mailed to an incorrect address. The certified mail was returned as undeliverable. The letter was subsequently mailed to Ms. Dunn and Mr. Morrison at 1236 Blue Hills Avenue on August 7, 2026. The letter includes a requirement to have a surveyor stake the previously approved (by the Wetlands Commission in 2021) limits of clearing/disturbance in the northerly part of the property. The limits have been

staked and it is clear that the present operations have extended beyond the 2021 limits and into the wetlands.

In accordance with the Wetlands Regulations, a formal Notice of Violation must be heard by the Commission within 10 days of the receipt of the Notice. There was insufficient time after the second mailing to comply with this ten-day requirement. Mr. Castaldi recommended that the Commission delay the deadline to the next meeting to allow time for another site inspection. Mr. Morrison stated that he is willing to get the site into compliance and has already taken steps to re-stake the clearing limits and add wetland flags. Commissioner Lester asked clarifying questions related to the next steps of enforcement.

It was moved by Secretary Wilcox and seconded by Vice-Chair Shipman to uphold the Notice of Violation to the September 22, 2026 regular meeting with a determination to be made by September 14, 2026 of whether a Notice of Violation is appropriate. The motion was approved unanimously by a 7-0-0 vote.

VIII. Status of Ongoing Projects

Mr. Castaldi provided updates on several ongoing development projects, including senior housing on Blue Hills Avenue, condominium projects at Watkins Road and Blue Hills Avenue, a self-storage facility on Douglas Street, and improvements to McMahon Library.

The Commission discussed the status of a Popeyes construction project, with Mr. Castaldi explaining that Building and Land Use Director Jon Colman has been pushing for progress and recently wrote letters to the corporate owner. He noted that contractors building this Popeyes are also working on multiple other projects simultaneously, which may explain the significant delays.

IX. Approval of Minutes

1. July 29, 2026 Regular Meeting

It was moved by Secretary Wilcox and seconded Vice-Chair Shipman to approve the July 17, 2026 regular meeting minutes with the following corrections:

- Third line on Page 2 to be revised from 'A venue' to 'Avenue';
- Remove the word 'the' before Duncaster on Page 6;
- Revise Secretary Wilcox's name on Page 3 to read 'Secretary Wilcox';
- Revise 'oaky' to 'okay' on Page 3.

The motion was approved by a 6-0-1 vote. Commissioner Millette abstained due to absence.

X. Other Business

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

2. 32 Terry Plains Road.

Mr. Castaldi notified the Commission of an emergency septic system repair at 32 Terry Plains Road that requires rebuilding due to system failure. He stated that no wetlands permit will be required since it's being treated as an emergency repair. The property owner is not cooperating with the application process, so the Health District will pay for the repairs through a lien on the property. Mr. Castaldi confirmed he will monitor the project due to its proximity to wetlands, particularly around the culverts and drainage channel leading to the reservoir.

XI. Public Comment Period

None.

XII. Adjournment

It was moved by Secretary Wilcox and seconded by Vice-Chair Shipman and voted unanimously to adjourn the meeting at 8:19pm.

The next regular meeting of the Wetlands Commission is scheduled for September 22, 2026.

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