INLAND WETLANDS AND WATERCOURSES COMMISSION
Regular Meeting
September 22, 2026

RECEIVED
SEP 24 2026
11:31am
TOWN CLERK'S OFFICE
BLOOMFIELD, CT

TOWN OF BLOOMFIELD, CT
INLAND WETLANDS & WATERCOURSES COMMISSION
September 22, 2026

The Town of Bloomfield Inland Wetlands & Watercourses Commission held their regularly scheduled meeting on Tuesday, September 22, 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; Stephen Millette; Adam Ryczek; Kevin Wilcox, Secretary; Byron Lester (arrived at 7:10pm); David Laiuppa (arrived at 7:47pm).

Commissioners Absent: Glen Breland

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
None.

IV. New Business

1. Wetlands Map Amendment Application of JLN Contracting 62 & 66 Granby Street Unique ID's 5469 and 5468 (PUBLIC HEARING)

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

Chairman Budkofsky reviewed the requirement for approval of the application with a minimum quorum of five Commissioners. For the application to be approved, four affirmative votes are required, and the applicant has the option of returning at the next meeting when more Commissioners may be seated.

Justin Packard from Hallesy, Pearson and Cassidy, Civil Engineers; Jack Taylor, of JLN Contracting; and Matthew Davison, Soil Scientist of Davison Environmental were present on behalf of the applicant. Mr. Packard agreed to have this application heard tonight.

Commissioner Byron Lester joined the meeting at 7:10 pm, making a quorum of six members.

Mr. Packard shared his screen and reviewed a revised Wetlands Map Amendment Plan and gave a brief over of the parcels. The subject property includes two adjacent parcels of land on the east side of Granby Street. 62 Granby Street is currently vacant while an existing building and associated parking lot are located at 66 Granby Street. Wetlands and watercourses were flagged by Mr. Davison in the northeast and southeast portions of the property. Mr. Packard confirmed that Mr. Castaldi's review comments have been incorporated in the most recent version of the plan.

Mr. Davison shared his findings from the April 2026 delineation. Mr. Castaldi stated he was in agreement with the wetlands delineations and noted that field observations indicated standing water in both wetland areas. Mr. Castaldi reviewed his recommended Conditions of Approval and how the flagged wetlands would be resolved with the Official Map wetlands.

Questions from the Public
None.

Questions from the Commission
Chair Budkofsky asked for confirmation that the applicant is in agreement with the Conditions of Approval. Mr. Packard stated yes.

Comments from the Public
None.

Comments from the Commission
None.

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

Commissioner Millette made a motion to approve the Wetlands Map Amendment application of JLN Contracting, for 62 & 66 Granby Street, Unique ID's 5469 and 5468, with reference to the staff memorandum dated September 9, 2026 and the map dated August 13, 2026, and revised to September 22, 2026; subject to the following conditions:

1. The applicant shall submit a revised Wetland Map Amendment plan which incorporates all technical plan revisions. Final plans are subject to the approval of the Wetlands Agent.
2. The applicant shall submit three (3) sets of paper prints and one (1) set of fixed lined mylars of the final Wetland Map Amendment plan, 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 applicant shall file the signed mylar of the final Wetlands Map Amendment plan on the Bloomfield Land Records.
4. The Official Map shall be modified to include the two delineated wetland areas. The delineated wetland lines shall be resolved with the Official Map along the property lines closest to wetland flags WF-1, WF-9 and WF-10; and northeast of wetland flag WF-19 to the northwesterly point of the northeasterly wetlands.

The motion was seconded by Secretary Wilcox and was approved with a unanimous vote of 6-0-0.

2. Wetlands Map Amendment Application
4H Education Center at Auer Farm
Unique ID's 7818, 3862 & 3864
(PUBLIC HEARING)

3. Wetlands Permit Application
Road, driveway and storm drainage improvements
4H Education Center at Auer Farm
Unique ID's 7818, 3862 & 3864
(PUBLIC HEARING)

Mr. Castaldi received a written request from the applicant that these public hearings be continued to the October meeting. The Commission agreed with the request and open both public hearings at the October 19, 2026 meeting.

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

1. Application of JLN Contracting for a Wetlands Permit at 62 and 66 Granby Street for a commercial/industrial addition

Jack Taylor and Justin Packard were present on behalf of JLN Contracting. Mr. Packard shared information related to the proposed development with direct wetlands impact of approximately 288 sq ft. The Commission agreed that a public hearing is warranted given the direct wetlands impact.

VI. Wetlands Agent Permits received and/or approved

1. Wetlands Agent Permit Application
Town of Bloomfield
For the reconstruction of
West Dudley Town Road

Mr. Castaldi reviewed a Town reconstruction project for West Dudley Town Road, west of Filley Street. Parts of the project are proposed within the upland review area with no direct wetland impacts. Chair Budkofsky raised concerns about transparency regarding the Wetlands Agent Permit approval process for a Town project. Mr. Castaldi clarified that previous plans had included direct wetland impacts but they have now been eliminated. The consensus of the Commission was that a Wetlands Agent Permit was appropriate given that no direct wetland impacts are proposed.

2. Wetlands Agent Permit Application
TJX Companies, Inc.
1415 Blue Hills Avenue
Replacement of light poles and bases
and electric conduits

Mr. Castaldi reviewed plans for the replacement of light poles and installation of underground conduit north of the HomeGoods warehouse. The new poles will be moved back from the existing curb within the upland review area. The Commission agreed that this should be a Wetlands Agent Permit.

3. Wetlands Agent Permit Application
Mr. David Lamb
71 Duncaster Road
Two-car garage

Mr. Castaldi reviewed a marked-up plan that shows the replacement of an existing 20' x 40' garage with one of the same size and location. Chair Budkofsky confirmed that this property has a shared private driveway. This project is within the upland review area and there are no direct wetland or watercourse impacts. The Commission concurred with Mr. Castaldi's opinion that this should be a Wetlands Agent Permit.

Commissioner David Laiuppa joined the meeting at 7:47pm, making a quorum of seven members.

VII. Enforcement Actions

1. 1236 Blue Hills Avenue
Regulated activities
Without a permit

Property owner Andy Morrison was present for discussion. Mr. Castaldi provided an update on zoning enforcement at 1236 Blue Hills Avenue, where Mr. Morrison has been cooperative in removing materials from wetlands as required by a TP&Z Cease and Desist and court order. Mr. Morrison has made significant progress in cleaning up the site, although debris and materials still need to be removed from wetlands. The Commission discussed whether to issue a formal Notice of Violation, with Mr. Castaldi recommending against it since corrective actions are being taken.

Secretary Wilcox raised questions about whether the original permit covered all current activities on the site.

Secretary Wilcox and Commissioner Laiuppa expressed concern about the destruction of wetlands edge trees and requested to see the permit boundaries compared to the actual work done. Mr. Castaldi explained that while the Commission approved the application in 2021, no permit was formally issued due to planning delays, though the Wetlands approval remains valid for 14 years. It was confirmed that a zoning enforcement order is currently being enforced. Mr. Castaldi reviewed a marked-up plan showing the approved clearing limits in red and the encroachments highlighted in yellow.

Mr. Castaldi explained that while a Wetlands notice of violation was not issued, a warning letter dated July 20th was sent that required the removal of all materials from the wetlands and restoration of the areas of encroachment. Chair Budkofsky expressed frustration with ongoing violations and ordered that Mr. Morrison post the $10,000 bond, as required by the July 20th letter, and rectify all issues by the next meeting, otherwise a Cease-and-Desist order would be issued.

Mr. Morrison defended his actions, explaining that the equipment was acquired specifically for the 20.9-acre site and that he intended to complete the cleanup once weather conditions improved. Mr. Morrison agreed to post the $10,000 bond.

Mr. Morrison stated that he had a long term project in mind to improve the wetlands on his property and possibly create a pond on one of the watercourses. Commissioner Millette sated that this was not pertinent to this Enforcement Action.

Commissioner Laiuppa expressed concern about the clearly significant violations, including damage to mature trees in the wetlands. Mr. Morrison stated that only dead trees were removed for safety reasons. Chair Budkofsky clarified that removing fallen trees from wetlands requires a permit, and that disturbing the uplands within 200 feet of a watercourse is prohibited without proper authorization.

It was agreed that a follow-up inspection will be done by Mr. Castaldi before the October 19th meeting and that a Cease and Desist Order be issued if the bond is not posted and/or the remaining materials are not removed from the wetlands.

VIII. Approval of Minutes

1. August 17, 2026 Regular Meeting

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

- Replace 'Commissioner" with "Secretary" next to Kevin Wilcox's name in the Roll Call.

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

IX. Other Business

1. Review and discussion re: Regulations concerning Vernal pools and riparian buffers

Mr. Castaldi shared excerpts from his staff memo and the Commission agreed to review section by section, beginning with the definitions. They agreed to remove the word "non-invasive" from the riparian vegetation definition following Commissioner Laiuppa's suggestion that invasive plants could still function in stabilizing banks and cooling water temperatures. They also discussed adding a new definition for vernal pool critical habitat zone to align with Army Corps regulations.

The Commission worked to clarify the definition of vegetation around vernal pools. Commissioner Laiuppa suggested changing "closed canopy of mature trees" to "mature vegetation" to better accommodate vernal pools in various habitats, including open fields. They also agreed to modify language about obligate species from "include" to "may include" to reflect uncertainty about species presence.

Mr. Castaldi and Commissioner Laiuppa discussed revisions to Section 6.5 regarding vernal pool habitat areas, focusing on establishing a critical habitat zone 100 feet from vernal pools and setting disturbance limits. The Commission agreed that the language in section 6.5 b. should be revised as suggested by Commissioner Breland, which specifies the maximum limits of disturbance within the Vernal Pool Habitat Areas be 20% for residential properties and 15% for non-residential properties. Mr. Castaldi also added requirements in section 6.5 c. for analysis to demonstrate no adverse effects on vernal pools and address mitigation and restoration of disturbed areas.

Commissioner Millette asked about the cumulative effect of multiple properties around vernal pools, and Commissioner Laiuppa explained that the 10% requirement helps address this issue by preventing impositions on non-applicant properties.

Mr. Castaldi reviewed Section 6.6 allows the Commission to request jurisdictional rulings even when sites are only connected to wetlands through stormwater systems.

The Commission discussed Section 6.7 regarding tree removal. Mr. Castaldi stated that this section was taken from the present Zoning Regulations. Commissioner Laiuppa raised concerns about whether it would prohibit the cutting of one tree for firewood. Mr. Castaldi agreed to add clarifying language to distinguish between tree removals with hand tools and heavy equipment.

Mr. Castaldi stated that he would make the changes, as discussed, and share the updated modifications with the Commission for review and discussion at a future meeting. Once the Commission has approved the modifications, a Public Hearing will be scheduled to adopt them into revised Regulations. A draft of the revised Regulations will be sent to the DEEP for review as required, not the Town Attorney.

X. Public Comment Period

None.

XI. Adjournment

It was moved by Vice-Chair Shipman and seconded by Secretary Wilcox and voted unanimously to adjourn the meeting at 9:24pm.

The next regular meeting of the Wetlands Commission is scheduled for October 19, 2026.

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