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
October 19, 2026

The Town of Bloomfield Inland Wetlands & Watercourses Commission held their regularly scheduled meeting on Tuesday, October 19, 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; Byron Lester; Kevin Wilcox, Secretary (arrived at 7:21pm); Diane Perry; Glen Breland

Commissioners Absent: David Laiuppa; Stephen Millette; Adam Ryczek

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. Application of 4H Education Center at Auer Farm
for a Wetlands Map Amendment
147 Auer Farm Road
Unique IDs 7818, 3862, 3864
(PUBLIC HEARING)

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

Erica Fearn, applicant and Executive Director; and Timothy Coon, Professional Engineer were present for discussion. Chairman Budkofsky confirmed with Ms. Fearn that she was comfortable proceeding as there were only five members present and approval must be with four affirmative votes in accordance with the Commission's bylaws.

The 122-acre property is located on the west side of Simsbury Road and includes three parcels of land. Wetlands and watercourses exist in various locations, some are associated with watercourses that run parallel to the main road that were likely created as edge of field ditches several decades ago, and some are wet meadows. Auer Farm Road is paved for the first few hundred feet in from Simsbury Roaf. The remaining part of the half-mile road is gravel.

Mr. Coon presented an aerial map of the parcel, which proposed delineating wetlands on the property to support planned road and parking lot reconstruction. Mr. Coon reviewed the various wetland locations.

Mr. Castaldi stated that the area of wetlands as delineated by the Soil Scientist is larger than the area defined by the Official Map. The Soil Scientist identified significantly more wetlands in several areas of the property including some that do not appear on the Official Map. It was also noted that the wetland flags near Simsbury Road are not numbered. Mr. Castaldi reviewed the proposed Conditions of Approval and recommended approval of the application.

Questions from the Public
None.

Questions from the Commission

Commissioner Breland confirmed that Auer Farm Road is not Town-owned. It was likened to a private driveway.

Secretary Wilcox joined the meeting at 7:21, making a quorum of six members.

Comments from the Public
None.

Comments from the Commission
Vice-Chair Shipman asked if an additional condition should be added to address the missing wetlands flag numbers near Simsbury Road. Mr. Coon agreed to address this after the meeting.

It was moved by Commissioner Breland and seconded by Vice-Chair Shipman 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 Commissioner Perry to approve the Wetlands Boundary Map Amendment application for 147 Auer Farm Road, Unique IDs 7818, 3862 and 3864 based on the staff memorandum dated September 10, 2026 and the map dated September 21, 2026, subject to the below conditions, with the addition of flag numbers in the small area near Simsbury Road:

1. The permittee shall submit separate Wetland Map Amendment plans which incorporate all technical plan revisions. Final plans are subject to the approval of the Wetlands Agent.
2. The permittee shall submit three (3) sets of paper prints and one (1) set of fixed lined mylars of the final Wetland Map Amendment plan(s), 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 permittee shall file the signed mylar of the final Wetlands Map Amendment plan(s) on the Bloomfield Land Records.
4. The Official Map shall be modified to include the delineated wetland areas. The delineated wetlands shall be resolved with the Official Map at the closest logical point.

The motion was approved by a 5-0-1 vote. YES: G. Breland; A. Budkofsky; B. Lester; D. Perry; P. Shipman NO: None. ABSTAIN: K. Wilcox

2. Application of 4H Education Center at Auer Farm
For a Wetlands Permit for roadway,
Parking and storm drainage improvements
147 Auer Farm Road
Unique ID's 7818, 3862 & 3864
(PUBLIC HEARING)

It was moved by Secretary Wilcox and seconded by Commissioner Breland to open the public hearing. The motion was approved unanimously by a 6-0-0 vote.

Erica Fearn, Applicant and Executive Director; and Timothy Coon, Professional Engineer were present for discussion. The subject property is approximately 122 acres located on the west side of Simsbury Road and includes three parcels of land. Wetlands and watercourses exist in various locations, and most are associated with watercourses that run parallel to the main road.

The proposal includes full-depth reconstruction and paving of the gravel portion of Auer Farm Road, about 2,900 feet, the small turnaround near the school buildings and some storm drainage improvements in Phase 1. Paving of the guest and bus parking areas is proposed for Phase 2. Auer Farm Road is paved for the first few hundred feet in from Simsbury Road. The remaining part of the half-mile road is gravel.

Mr. Coon presented drainage improvement plans for the road project, proposing to install curbs, catch basins, and riprap aprons to redirect runoff and replace a deteriorating corrugated metal pipe.

He detailed wetland disturbances, with approximately 225 square feet associated with new riprap aprons and 1,300 square feet of clearing required.

Mr. Castaldi presented his staff report and explained that the road's existing construction will require substantial material removal and management. He noted that the reconstruction will disturb approximately 1.6 acres of upland review area and stressed the need for proper staging to minimize erosion and sedimentation. The Soil Scientist identified several maintained lawn areas as wetlands. These areas should be clearly shown on the plans, removed from the regular mowing schedule, and planted with appropriate trees and shrubs. Mr. Castaldi also discussed the wetland impacts, the vegetated buffer zones, and the recommended Conditions of Approval, including a $15,000 bond and weekly reporting requirements.

Questions from the Public
None.

Questions from the Commission
Commissioner Perry questioned the prudent and alternative options. Mr. Coon detailed the current issues with the driveway, which include numerous potholes and drainage issues. She also asked questions related to each phase's timeline and mitigation work. Mr. Coon explained that Phase 1 would be completed during next year's construction season, with Phase 2 potentially on hold due to funding constraints from the Department of Economic Development.

Commissioner Breland asked how close the staging and soil stockpile area is to the wetlands and confirmed that sediment barriers will be installed to protect these areas during construction. Chairman Budkofksy asked if Phase 2 will be approved administratively. He confirmed that an adjacent parcel is not part of this application. He also asked about chemical treatments during winter months. Ms. Fearn stated that sand and salt are only used near the classroom area. Snow gets pushed to the side of the road.

Mr. Coon requested clarification related to buffer plantings. Mr. Castaldi agreed to work with him to determine appropriate native species for the area. Commissioner Perry requested an update be provided when Phase 2 is set to begin.

Comments from the Public
None.

Comments from the Commission
None.

It was moved by Secretary Wilcox and seconded by Commissioner Breland 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 Wetlands Permit Application at 147 Auer Farm Road, Unique IDs 7818, 3862, and 3864; Applicant: 4H Education Center at Auer Farm, Inc., Wetlands File No. 75-202618 based on the staff memorandum dated September 14, 2026 and the map dated September 21, 2026, subject to the following conditions:

1. Final plans, revised for compliance with the final conditions of approval, and all technical review revisions, shall be submitted for review within 90 days of the Wetlands Commission approval 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, signed and sealed, shall be submitted for signing by the Wetlands Commission. Fixed-line mylar copies of the Cover Sheet and sheets 3-7 and 10 of 12) shall also be submitted, on 24" x 36" sheets, for signing by the Commission and filing on the Land Records by the applicant. The filing fee shall be submitted with the mylars. Final plans shall also be submitted in digital format compatible with the Town GIS.

3. The two Soil Erosion and Sediment Control signature blocks from Section 8.8 and 8.9 of the Wetlands Regulations shall be added to the plans and signed by the preparer of the plans and the permittee.

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

4. 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.

5. 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. The project includes 3.32 acres of disturbance, and a $15,000 bond shall be posted. The form of the bond shall be either a certified check or a letter of credit.

6. 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.

7. 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. Tree protection measures shall be maintained 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.

Conditions to be complied with prior to requesting a Certificate of Completion:

8. 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 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.

9. 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 approval to review all parts of the project covered by the Wetlands Permit.

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

10. This permit authorizes certain regulated activities within wetlands. The direct impact to wetlands shall be no greater than 225 square feet. No direct impacts to watercourses are authorized with this permit.

11. Mitigation shall be provided for the direct impacts to wetlands and watercourses in a minimum ratio of 1½:1 and shown on the final site plans. Mitigation measures may include the restoration, enhancement or creation of wetlands or watercourse resources, outside of the stormwater management areas.

12. 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.

13. This permit authorizes certain regulated activities within the wetlands and watercourse Vegetated Buffer Zones 50 feet from wetlands, 75 feet from watercourses. The impacts to the Vegetated Buffer Zones shall be no greater than 29,000 square feet, 0.67 acres.

14. Mitigation for impacts to the Vegetated Buffer Zones shall be provided with an equal area of enhanced or new buffer vegetation at the limits of clearing and as otherwise specified on these plans. New or enhanced wetland vegetated buffers are part of the total mitigation for impacts to the Upland Review Areas.

15. All maintained lawn areas within the flagged wetlands shall be removed from regular mowing and planted with trees and shrubs.

16. All mitigation and buffer plantings shall be shown 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.

17. 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.

18. Fire and emergency services access shall be provided for all phases and maintained at all times during construction and clearly indicated on the plans. At least one section of the new paved road shall be 24 feet wide and long enough for fire/emergency vehicles to pass in both directions.

19. In accordance with Section 11.13 of the Wetlands Regulations, the permittee shall engage and pay for an independent third-party consultant, soil scientist, civil engineer, biologist, wetlands scientist, or other professional, acceptable to the Commission or Agent, 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 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.

20. All soil stabilization and soil erosion and sediment control measures, details, schedules and notes included on the final plans shall be binding on the permittee and shall be installed and maintained in accordance with the plans or the DEEP 2024 Erosion Control Guidelines. Soil stabilization, and erosion and sediment control measures shall be maintained in working condition for the duration of the project.

21. The permittee shall provide an emergency stockpile of soil erosion and sediment control measures, including hay bales, stakes, crushed stone, and equipment to place or install these measures, for use during heavy rains or other emergencies.

22. 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: **4-H Education Center.**

Chairman Budkofsky proposed a friendly amendment to state that the planting plans will be submitted to staff. The friendly amendment was accepted. The motion with the friendly amendment was approved unanimously by a 6-0-0 vote.

3. Application of JLN Contracting
573 Main Street, Cromwell
For a Wetlands Permit
62 & 66 Granby Street
Unique IDs 5469 & 5468
(PUBLIC HEARING)

Vice-Chair Shipman disclosed that the applicant is his neighbor, and he does not feel as though this will affect his decision-making. The Commission agreed with his assessment.

It was moved by Commissioner Breland and seconded by Secretary Wilcox to open the public hearing. The motion was approved unanimously by a 6-0-0 vote.

Justin Packard and Jim Cassidy, Professional Engineer, of Hallisey, Pearson and Cassidy, Matthew Davison, Soil Scientist, and Jack Neubieser of JLN Contracting were present for discussion. The subject property includes two adjacent parcels of land on the east side of Granby Street approximately 1300 feet south of Cottage Grove Road. The parcels extend east to the Charter Avenue Right-of-Way and are about 2 acres in area. Wetlands and watercourses exist in the northeast and southeast parts of the property.

The proposed development includes demolition of an existing addition and construction of a commercial/industrial addition on the east side of the existing building at 66 Granby Street, additional paved parking and driveway areas north of the building that extend into the lot at 62 Granby Street. The two parcels need to be combined with the filing of a parcel consolidation plan and revised deed on the Land Records.

Mr. Packard shared the site plan, which had changed from the copy provided in the Commission's meeting packets. As part of this project, there is activity proposed within the upland review area as well as 288 sq. ft of direct wetlands impact for construction equipment access and grading at the rear of the addition. Both stormwater basins have increased in size to accommodate the additional runoff. Near the north driveway the deferred parking spaces were switched from near the basin to near the north property line. Mr. Packard noted that the applicant already meets the parking requirements and that the center stormwater basin would have to be reduced in size to accommodate additional parking. The landscaping plan and erosion and sediment control plan was reviewed in detail.

Mr. Davison presented a wetlands impact assessment for the site and for the wetlands in the northeast and southeast corners, which are connected off-site to the east. He explained that the principal wetland function is flood flow attenuation due to the heavy glacial lacustrine soils that do not infiltrate well. He recommended relocating the mitigation area from an upland wooded area to a lawn area between the wetlands and the new pavement, which would require minimal earthwork and grading of about one to two feet. Mr. Castaldi noted that the proposed 288 sq. ft. of wetland impact could be reduced through feasible alternatives such as a narrower building or adjusting the pavement areas and placement. A turning movement plan was requested.

Mr. Castaldi reviewed the revised site plan and wetland mitigation proposal. He recommended reducing the driveway's width from 24 to 18 feet to provide better separation between the wetlands and development, which Mr. Packard agreed to explore further. The total impervious coverage was confirmed at 43.8% of the combined properties, which remains under the 50% threshold. Mr. Castaldi suggested exploring additional low-impact development options like pervious pavement or grass pavers for parking areas.

Questions from the Public
None.

Questions from the Commission

The Commission discussed concerns about the building's encroachment on wetlands, with Chairman Budkofsky expressing concern about the buildings being too close to the wetlands area. He suggested moving the building 20 feet north. Mr. Cassidy explained that moving the building would actually make the truck maneuvering more difficult due to the need for tractor-trailers to access the site, and that any building adjustment would require coordination with the client regarding functionality requirements.

The Commission agreed to continue the public hearing until November 16th, with the applicants agreeing to revise their plans to potentially reduce pavement impact and develop a more detailed mitigation plan with specific plantings. Vice-Chair Shipman confirmed that an area of disturbance would return to its original grade once construction is complete. Secretary Wilcox asked questions related to variance approval, which is under the purview of the Zoning Board of Appeals.

It was moved by Secretary Wilcox and seconded by Commissioner Breland to continue this public hearing to the November 16, 2026 meeting. The motion was approved unanimously by a 6-0-0 vote.

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

None.

VI. Wetlands Agent Permits received and/or approved

1. 8 Wyeth Drive – residential addition. Under review. This property is located at Still Mountain Estates. The applicant is requesting converting a deck into a three-season room.

VII. Enforcement Actions

1. 1236 Blue Hills Avenue
Regulated activities without a permit

Property owner Andy Morrison was present for discussion. Mr. Castaldi has been making regular site visits and reported very slow progress on the site. He has not yet posted the requested bond amount. Mr. Morrison stated that he has been working on removing tree trunks and millings from the wetland areas, though some challenges remained due to wet conditions preventing heavy equipment use. Chairman Budkofsky expressed concern regarding the lack of stabilization surrounding the large dirt piles. Mr. Castaldi noted that Mr. Morrison needs to address soil stabilization and reset wetlands markers before the next inspection. The Commission noted this has been a long-standing issue that needs to be corrected in a timely manner.

VIII. Status of Ongoing Projects

An update was provided regarding the replanting at Moore's Sawmill. The neighbors expressed concern that the planting plan was not sufficient. Upon a site visit, Mr. Castaldi did see new growth in the requested area, although species remain undetermined. Chairman Budkofsky inspected the site at Mr. Castaldi's request and did not see any areas of concern.

The new self-storage facility at 59 Douglas Street is nearly complete, with minor work remaining on their replanting plan.

The senior housing project at 871 Blue Hills Avenue appears to have stopped work and there are concerns about their erosion controls.

529 Cottage Grove is now working on utility hook-ups.

The condominium projects at Edith Lane and Abbey Court have been stalled due to MDC permit issues. Mr. Castaldi raised concerns about significant delays in MDC project approvals. Commissioner Lester confirmed that he is one of the MDC representatives and agreed to investigate this further outside the meeting.

Construction at Popeye's is nearing completion.

IX. Approval of Minutes

1. September 22, 2026 Regular Meeting

It was moved by Secretary Wilcox and seconded by Vice-Chair Shipman to approve the September 22, 2026 meeting minutes with the following corrections:

- Revise the word 'sated' to 'stated' in the fifth paragraph on Page 4;
- Revise the word 'over' to 'overview' in the third paragraph on Page 1;
- Revise the word "Hallisey' on Page 1 to be spelled as such;
- Revise the third paragraph on Page 5 to read 'Mr. Castaldi reviewed Section 6.6, which allows....' and
- Remove Commissioner Lester as in attendance as he was absent

The motion was approved by a 4-0-2 vote. **YES:** G. Breland; A. Budkofsky; P. Shipman; K. Wilcox **NO:** None. **ABSTAIN:** B. Lester; D. Perry

X. Other Business

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

Due to the late hour, Mr. Castaldi recommended reviewing this at the next meeting.

2. 2027 Meeting Calendar

The Commission reviewed the proposed meeting dates. Chair Budkofsky confirmed that all the Jewish High Holidays have been observed.

It was moved by Commissioner Breland and seconded by Vice-Chair Shipman to approve the 2027 meeting calendar. The motion was approved unanimously by a 6-0-0 vote.

XI. Public Comment Period

None.

XII. Adjournment

It was moved by Commissioner Breland and seconded by Vice-Chair Shipman and voted unanimously to adjourn the meeting at 10:03pm.

The next regular meeting of the Wetlands Commission is scheduled for November 16, 2026.

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