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

TOWN OF BLOOMFIELD, CT
INLAND WETLANDS & WATERCOURSES COMMISSION
November 16, 2026

The Town of Bloomfield Inland Wetlands & Watercourses Commission held their regularly scheduled meeting on Monday, November 16, 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; Kevin Wilcox, Secretary; Diane Perry; Glen Breland; Stephen Millette; Adam Ryczek

Commissioners Absent: David Laiuppa; Byron Lester

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

A quorum was established with seven members present.

III. Old Business

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

It was moved by Secretary Wilcox and seconded by Vice-Chair Shipman to reopen the Public Hearing. The motion was approved unanimously by a 7-0-0 vote.

Justin Packard and Jim Cassidy, Professional Engineers, of Hallisey, Pearson and Cassidy, Matthew Davison, Soil Scientist and Jack Neubieser of JLN Contracting were present for discussion.

Mr. Packard reviewed the revised plans that addressed the concerns raised by the Commission at last month's Public Hearing; and reduced impacts to Upland Review Areas by approximately 1,300 square feet. The changes included taking 10 feet off the building, placing it approximately 8 feet from the wetlands. The revised plans also removed parking spaces, shrunk the pavement and included additional native trees and shrubs around the wetlands area. The upland review area is also now accurately marked on the plans.

Mr. Packard detailed the specific calculations of the wetland impacts and reviewed the associated mitigation plans. Mr. Davison proposed planting native trees and shrubs as a buffer, particularly on the northeast side of the parking area and within the rain garden.

Mr. Castaldi read excerpts from his staff report and noted that the applicant had responded to the Commission concerns by eliminating direct wetland impact and reducing paving. He reviewed the proposed conditions of approval.

Mr. Castaldi stated that additional plantings at the limits of clearing and in the Vegetated Buffer. A planting plan with more detail is needed and he will work with the applicant for the final plans. Secretary Wilcox raised a concern about the planting of Winterberry Hollies near the curbing for snow removal, which Mr. Packard agreed to address.

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Questions from the Public
None.

Questions from the Commission
None.

Comments from the Public
None.

Comments from the Commission
None.

Chairman Budkofsky confirmed that the applicant is comfortable with the Conditions of Approval and thanked the team for relocating the building.

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

It was moved by Commissioner Millette to approve the wetlands permit application for 62 and 66 Granby Street with the conditions outlined in staff memo dated November 10, 2026 and the representations made on the record including updated planting adjustments and square footage limits in Conditions 14 and 15, with reference to the plans revised to November 2, 2026, subject to the following conditions:

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

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 certain plan sheets shall also be submitted, on 24" x 36" sheets, for signing by the Commission and filing on the Land Records by the applicant. 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.

4. The landscaping plan shall be certified by a Landscape Architect, shall identify the number, size and species of plantings and shall be coordinated with the Wetlands Agent.

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

5. 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.

6. 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. 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 1.05 acres of disturbance and a **$10,000** bond is recommended. The form of the bond shall be either a certified check or a letter of credit.

7. 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.

8. The permittee shall notify the Wetlands Agent 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 on the plans. 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.

9. All trash and debris shall be removed from the wetlands or watercourses. The limits of this removal shall be coordinated with the Wetlands Agent.

10. Permanent property corner markers shall be in place prior to commencement of construction activities including clearing of vegetation. Property corners without a permanent marker shall be monumented or pinned and flagged for identification. 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 or Completion:

11. 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 shall be noted.

12. 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.

13. 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:

14. 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 44,400 square feet (1.019 acres).**

15. 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 0.36 acres (15,700 square feet).**

17. Mitigation for impacts to the Vegetated Buffer Zones shall be provided with the planting of new buffer vegetation at the limits of clearing east of the rain garden, within the vegetated buffer zones east of the building and east of the five parking spaces, and as otherwise specified on these plans.

18. 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.

19. 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.

20. Any additional soil erosion or sediment control measures deemed necessary by the Wetlands Commission or Agent during any construction process shall be implemented by the permittee.

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: **JLN Contracting, 573 Main Street, Cromwell, CT 06416.**

23. 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.

The motion was seconded by Secretary Wilcox and approved unanimously by a 7-0-0 vote.

IV. New Business

1. Wetlands Permit Application
Mr. Joshua Gaval
for a Driveway at
38 Pheasant Chase Road

Mr. Castaldi explained that this application was received Friday morning. This wetlands permit application is for a proposed driveway paving project that spans both West Hartford and Bloomfield. He explained that while most of the work would be in West Hartford, the new paved section in Bloomfield would likely increase water runoff velocity and volume compared to the current gravel road.

Mr. Castaldi shared the most recent proposed plans, showing the proposed paving of the gravel driveway and storm drainage improvements in West Hartford, and the newly proposed paving of a separate gravel driveway in Bloomfield. The Commission had concerns about potential impacts on nearby wetlands and a pond, with Chairman Budkofsky suggesting the possibility of installing a water catchment system like a plunge pool, to address runoff concerns. Commissioner Breland confirmed that the current gravel road is well maintained. Mr. Castaldi will coordinate a site visit before the next meeting.

The Commissioners discussed whether a public hearing was necessary due to potential wetland impacts, with Chairman Budkofsky expressing concerns about water flow and sediment changes between gravel and asphalt surfaces. It was decided to hold the public hearing at the December 14, 2026 meeting, in the Public Interest.

It was moved by Secretary Wilcox and seconded by Commisssioner Perry to table this application and scheduled a Public Hearing for the December 14, 2026, regular meeting. The motion was approved unanimously by a 7-0-0 vote.

V. New Applications Officially Received and determination of need for a Public Hearing. None.

VI. Wetlands Agent Permits received and/or approved. None.

VII. Enforcement Actions

1. Notice of Violation
1236 Blue Hills Avenue
Regulated activities without a permit

Property owner Andy Morrison was present for the discussion. Mr. Castaldi gave a brief summary. At the September meeting, Mr. Morrison agreed to post a $10,000 bond and remove the materials from the wetlands before the October 19th meeting. At the October meeting the recent inspections were discussed and some additional material has been removed. The bond has not been posted.

The site was inspected on the 4th of November with the Zoning Enforcement Officer, Alex Samalot. A little more progress was made in removing materials from the wetlands. There are still significant amounts of materials to be removed. Following the site inspection by the Wetlands Chairman on November 12, 2026 and due to the lack of progress a Notice of Violation was issued on the 13th of November.

Chairman Budkofsky expressed frustration about the lack of progress in stabilizing the large central soil stockpile, noting that requests have been made for stabilization over the past two months. Mr. Morrison explained that moving the material before stabilization is necessary but has been delayed due to weather conditions and equipment issues, including wet soil and heavy machinery sinking. Despite the challenges, he assured the Commission that work is being done and committed to completing the stabilization once the material is properly moved.

Mr. Castaldi disagreed with Mr. Morrison about the need to move the material before seeding.

The Notice of Violation included four corrective measures to be completed by December 14th, including installing perimeter erosion control measures, stabilizing exposed soils with winter rye seed and hay mulch, installing an anti-tracking pad at Blue Hills Avenue, and submitting a $10,000 bond. Additional corrective measures are required by the March 2027 meeting.

Mr. Morrison agreed to implement these measures but requested more time than initially suggested, promising to complete them as soon as possible.

Commissioner Breland asked if the wood chips were treated. Mr. Morrison stated that they were not treated. Commissioner Breland also asked from where Mr. Morrison is acquiring the fill. Mr. Morrison confirmed that he gets it from construction sites, including from the housing project on Trout Brook Drive. Commissioner Breland asked if the material has been tested. Mr. Morrison confirmed that the fill is clean and has been tested. He offered to provide reports confirming the same and will forward them to Mr. Castaldi.

It was moved by Secretary Wilcox and seconded by Vice-Chair Shipman to uphold the Notice of Violation for 1236 Blue Hills Avenue to the December 14th meeting. The motion was approved unanimously by a 7-0-0 vote.

VIII. Status of Ongoing Projects

Mr. Castaldi reported that Popeye's will be opening soon. The self-storage facility at 59 Douglas Road is completing their construction. Many other projects are awaiting MDC approval, stalling construction. Chairman Budkofsky commented that he saw construction taking place at the senior housing development on Blue Hills Avenue.

Mr. Castaldi is working with the Town Engineer and Environmental Planner to extend the trail system in town. Field walks have been done for part of the trail from Blue Hills Avenue to Tyler Street and more are planned.

Commissioner Breland asked about the tree clearing project at Wintonbury Golf Course. Mr. Castaldi stated that he had not heard whether they are planning to start this year.

IX. Approval of Minutes

1. October 19, 2026 Regular Meeting

It was moved by Secretary Wilcox and seconded by Commissioner Breland to approve the October 19, 2026 meeting minutes with the following corrections:

- Revise the word 'roaf' to 'road' on Page 1.

The motion was approved by a 5-0-2 vote. YES: G. Breland; A. Budkofsky; D. Perry; P. Shipman; K. Wilcox NO: None. ABSTAIN: S. Millette; A. Ryczek

X. Other Business

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

This item was continued to the next Meeting. Mr. Castaldi would like to start reviewing other regulations and asked for volunteers to assist. Commissioners Breland and Perry volunteered.

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 8:38pm.

The next regular meeting of the Wetlands Commission is scheduled for December 14, 2026.

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