

INLAND WETLANDS & WATERCOURSES COMMISSION
May 16, 2011

The Town of Bloomfield Inland Wetlands & Watercourses Commission held a meeting on May 16, 2011 scheduled for 7:30 P.M. at the Town Hall in Bloomfield, Connecticut with the following members present:

Present:

Nick Panke, Chairman
Howard Hunter, Vice Chairman
Kenneth Bennett
Barry Berson
Alan Budkofsky
Laurianetta Huguely
David Mann

Also Present: David Peter Castaldi, Wetlands Agent
Maureen Sullivan, Recording Clerk

Absent: Donald Evans
Daniel Mara

Mr. Panke called the meeting to order at 7:30 p.m.

**1. Receipt of Applications and Scheduled Public Hearings
5 & 7 Tunxis Avenue
Wetlands Map Amendment and Wetlands Permit
Applicant: Brian McCann of Kleinfelder, Inc.**

Mr. Brian McCann, Senior Geologist with Kleinfelder, Inc., submitted the application on behalf of their client, Exxon Mobil, former property owners and operators at 5 & 7 Tunxis Avenue. The application is part of a remediation project that is being conducted in conjunction with the DEP. Historic operations at the site have resulted in some residual contamination of soil and groundwater. The contamination lies within an area that is currently mapped by the town of Bloomfield as wetlands. The first part of the project is to have a soil scientist verify the wetland delineation. Based on field mapping, the applicant will request an amendment to the town's wetlands line. If the town grants the amendment, the activities for the remediation will be a regulated activity within the upland review area.

Mr. Castaldi did not believe the map amendment would be an issue. However, the excavation will be right up to the wetlands line which is very close to Wash Brook. Kleinfelder submitted a bound application document that are in the packets distributed to the Commission.

There were some general questions and Mr. Mann asked if the sanitary sewer was also within the wetlands to which Mr. Castaldi replied yes.

Mr. Castaldi recommended scheduling the public hearing for the June 20, 2011 meeting. The Commission concurred with this recommendation.

**2. Request by Lancelot Gordon, Jr.,
Windsorville Economic and Housing Development Corp.
For a letter of endorsement for a multi-family
Residential development on Douglas Street.**

Mr. Lancelot Gordon stated that the First Cathedral is their client and they would like to build affordable supportive housing for the elderly. The plan is to provide supportive housing for the elderly with amenities for the residents.

The need for affordable housing units in Bloomfield was discussed. The Town Council subcommittee for Economic Development and Land Use approved a purchase option for the property, which is owned by the Town, and are in support of the development. This will be a Federally funded project and they were hoping to receive a 100% grant, for \$6.7 million, from the Department of Housing and Urban Development (HUD). Mr. Gordon discussed the draft of a letter to HUD from the IWWC. The deadline for application to HUD is June 1, 2011.

Mr. Paul Selnau, Architect with Henry Schadler Associates, P.C., of Farmington, discussed a preliminary plan and showed the Official Town Map wetlands. He said that the wetlands line would be modified by the flagging by a soil scientist and surveying of the land south of the east to west flowing watercourse.

Mr. Castaldi discussed his visit to the site last fall and believed it would be beneficial to survey all of the flagged wetlands. The wetland flagging was done by George Logan from REMA and Mr. Castaldi was confident that Mr. Logan's flags would be accurate.

Mr. Berson commented he had a personal problem with applicants coming before the Commission before the application is filed. The Commissioner did not like the Land Use Committee encroaching on the operations of the IWWC and the TPZ. Mr. Paul stated the applicant will make an application and discussed the timing issues related to the funding.

Mr. Gordon discussed the meeting with the subcommittee which was part of an RFP process for development of the Cottage Grove South area. Mr. Castaldi stated the applicant was asking for an endorsement of the concept and will have to come back before the Commission for permits.

Mr. Panke discussed the first draft of the letter and wanted to emphasize that if the IWWC endorsed the concept there were no guarantees. The applicant will come before the Commission and will be treated like everyone else. The Commission would act on the merits of the application as per the regulations.

Mr. Budkofsky had a problem with the letter. The Commissioner commented about the role of the IWWC and the conflict inherent in hearing about a proposal outside of a public hearing.

Mr. Bennett commented that he did not see a reason to reject this request.

Mr. Mann recommended changes to the letter.

Mr. Berson commented he would probably vote against this. Financial concerns are not the IWWC's concerns. Mr. Berson had a problem with things coming before the Commission before a public hearing. The boundaries of a public hearing were discussed. Mr. Berson commented he never heard of HUD requesting an applicant having approval from the town first. Mr. Gordon explained this was the first time HUD asked for this and discussed the program.

Mr. Budkofsky commented if the IWWC endorsed the project in concept and a neighbor filed a lawsuit that stated the IWWC prejudged this because the IWWC endorsed it before there was an application, the applicant will lose in court.

Mr. Selnau discussed the town's wetland line and the work that needs to be completed. Mr. Budkofsky asked if all the Commissions approvals were needed for the HUD funding. Mr. Selnau explained it works in levels. If the applicant had 100% Planning and Zoning approval, they would get more points towards receiving the HUD funding. Mr. Budkofsky commented he will not endorse this as this goes against everything the IWWC has ever done.

Mr. Mann commented he has seen a lot of these types of letters for Federal programs because they are just trying to line up something to make the application real. Mr. Mann discussed changes to the letter.

Mr. Castaldi stated the IWWC endorsed a letter for Lisa Lane and Hawk Hill Farmland Preservation. Mr. Berson stated those projects did not come back before either Commission for approvals.

Mr. Gordon discussed the Wintonbury Land Trust, an abutter to the property, and the possibility of a land swap.

Mr. Hunter asked why Bloomfield was chosen for this utopian project. Mr. Gordon discussed Bloomfield's elderly population and the need for affordable housing. Mr. Hunter did not feel this was the right time or place for such a project. Mr. Gordon stated there is a significant need to house senior citizens and discussed recent senior housing in town.

Ms. Huguley believed this was a good idea. The Commissioner commented, however, that there are procedures that the IWWC needs to follow.

Mr. Gordon stated the applicant was not looking for approval. The applicant was looking for a soft letter of conceptual support.

Mr. Mann made a motion to approve a revised letter that will state the applicant will come before the IWWC with a detailed plan and at such time the IWWC would be able to assess the feasibility of the project. Ms. Huguley seconded the motion and it was approved with 4 votes in favor and 3 against. (Mr. Berson, Mr. Budkofsky and Mr. Hunter voted against the motion for the reasons stated earlier.)

Mr. Castaldi will make changes to the letter and forward it to Mr. Panke.

**3. Approval of minutes
December 13, 2010**

Mr. Budkofsky made a motion to approve the December 13, 2010 minutes. Mr. Bennett seconded the motion and it was approved unanimously.

4. Status of on-going projects.

Mr. Castaldi discussed the Spoonville Dam removal project. The DEP is reconsidering their initial standing and will apparently take on the permitting of this project. The consensus of the Commission was that this was the right way to go.

Mr. Castaldi stated Federation Homes on Wintonbury Avenue contacted Mr. Castaldi about cleaning out one of their storm outfalls which is filled with sediment from the parking lot. Mr. Castaldi did not believe a permit was needed. The Commission agreed.

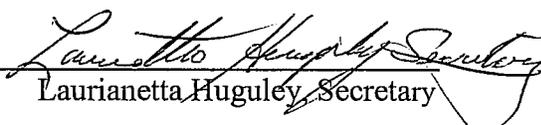
The snow storage area behind Copaco was discussed. Erosion control and stabilization is underway.

Mr. Hunter made a motion for the meeting to adjourn. Mr. Budkofsky seconded the motion and it was approved unanimously.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Maureen Sullivan, Recording Clerk


Laurianetta Huguley, Secretary