



TOWN OF
BLOOMFIELD
CONNECTICUT

PUBLIC WORKS – ENGINEERING DIVISION

MEMORANDUM

TO: Bloomfield Inland Wetlands and Watercourses Commission

FROM: David Peter Castaldi, Civil Engineer and Wetlands Agent

DATE: December 9, 2025

RE: **Wetlands Permit Application, 9 Prosser Lane, Unique ID# 4100, (29 Loeffler Road), formerly Map 175-2, Lot 2003.**

A blue ink signature of "DP" followed by a cursive line.

Applicants and Property Owners:

Dennis and Sharon Clarke
2 Prosser Lane
Bloomfield, CT 06002

Wetlands File #75-2025-27

This application was submitted on November 5, 2025 and was officially received at the Wetlands Commission's November 17th regular meeting. The application is scheduled for a Public Hearing at the December 15, 2025 regular meeting.

It is recommended that the Commission open the Public Hearing and hear testimony from the applicant at the December 15th meeting. The Commission may continue the Public Hearing if additional information is requested and table the application to the next meeting (January 20, 2026), OR the Commission may close the Public Hearing and proceed to a vote on the application.

This 1.48 acre property is located on the west side of Prosser Lane, south of Loeffler Road and north of Burnwood Drive. The wetlands and watercourses on the property wetlands are the subject of separate Public Hearing for a Wetlands Map Amendment application. Wetlands occupy most of the southerly two-thirds of the property and includes two intermittent watercourses. A vernal pool exists partially on the subject property and partially on the southerly abutting property. See the appendix and the GIS plot for additional background information.

This proposal includes the construction of a new R-30 Residential structure, including a Primary Dwelling Unit and an Accessory Dwelling Unit (ADU), with MDC water and sanitary sewer, CNG gas, stormwater improvements and a common driveway out to Loeffler Road. The direct impacts to the wetlands are 406 square feet in area and are considered to be a significant impact.

The project also includes the relocation of an MDC 8" sanitary sewer main. The existing sewer main runs through the proposed location of the new structure and its relocation will need to be done before the foundation is started.

The entirety of the proposed development, and all proposed construction, are within the 500-foot Vernal Pool Habitat Area and the majority of the regulated activities are within the overlapping Upland Review Areas. The proposed regulated activities within the wetlands, watercourses, the Upland Review Areas, and the Vernal Pool Habitat Area, are likely to have an adverse effect on the wetlands and watercourses and are therefore regulated by the Wetlands Commission. A permit from the Wetlands Commission is required for these regulated activities. There are no non-regulated activities, or activities allowed by right, associated with this application.

The application form contains a few errors. The entire property is 1.48 acres in area and the total area of disturbance is approximately one third of the total area or about 0.54 acres. The flagged wetlands on the site are 0.64 acres so the Upland Review Areas are about 0.80 acres. The existing Vegetated Buffers occupy about 0.62 acres and an estimated 0.40 acres will be disturbed. The area of disturbance within the Vernal Pool Habitat Area is about 0.60 acres.

Sufficient information has been provided for the Commission to make an informed decision on this application. Revisions to the plans will be necessary to comply with the final approval and/or required technical revisions.

After considering all relevant facts and circumstances, and in accordance with Section 11.1 of the Regulations, the Commission may approve this application and may impose such terms, conditions or restrictions on the regulated activities as they deem appropriate.

In accordance with Section 10.2 of the Regulations, applications that were deemed to have a significant impact to wetlands and/or watercourses, must be the subject of a Public Hearing, and shall not be approved unless the Commission finds that **feasible and prudent alternatives to the regulated activities do not exist**. The finding and the reasons therefore shall be stated for the record and submitted to the applicant in writing.

Recommended Conditions of Approval:

If the Commission moves to a vote to approve this application the motion should include a reference to the latest revision of the site plans prepared by Daniel H. Jameson, P.E., and Stanley Kryla, L.S., at 1" = 20' scale and dated 10/27/2025 with no revisions, the supporting documentation submitted for this application, and the applicant's presentations, **and after making a finding of no prudent and feasible alternatives to the proposed regulated activities**, subject to the following conditions of approval:

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 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, signed and sealed, shall be submitted for signing by the Wetlands Commission. Mylar copies of the final plans 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.

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 **0.54 acres** of disturbance and a **\$5,000** bond shall be posted. The form of the bond shall be a certified check, letter of credit or surety bond. Letters of credit and surety bonds shall be valid for the duration of the project and annually renewed.
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.
6. 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. All specimen trees located in or adjacent to the proposed development and a general clearing line shall be flagged. Trees identified to be saved shall be protected from damage due to construction equipment. 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 in kind.

7. Soil erosion and sediment control measures shall be installed in accordance with the DEEP 2024 E&S Guidelines prior to the start of any earthwork, including tree stump removal or topsoil stripping, and shall be maintained in working condition for the duration of the construction activities on the project.

Conditions to be complied with prior to the approval of a final Certificate of Occupancy or 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 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.
10. Prior to requesting a Certificate of Occupancy or Completion, all easement and property corners shall be pinned and by a Licensed Surveyor and flagged for identification.

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

11. This permit authorizes certain regulated activities within **Wetlands**. The direct impact to wetlands shall be no greater than **500 square feet**. Mitigation shall be provided for these direct impacts in a minimum ratio of $1\frac{1}{2} : 1$ and may include the restoration, enhancement or creation of wetlands or watercourse resources. No direct impacts to watercourses are included in this permit.
12. This permit authorizes certain regulated activities within the **Vernal Pool Habitat Areas**, 500 feet from a vernal pool. The direct impacts to the Vernal Pool Habitat Areas shall be no greater than **0.60 acres**. Mitigation shall be provided for these direct impacts with the planting of trees and shrubs at the limits of clearing and elsewhere as shown on the final site plans. The number and species of new plantings shall be subject to the approval of the Wetlands Agent.
13. 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 **0.54 acres (23,500 square feet)**. Mitigation shall be provided for these direct impacts with the planting of trees and shrubs at the limits of clearing and as shown on the final site plans.

14. 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 **0.40 acres (17,400 square feet)**. Vegetation within the Buffer Zones shall be retained where possible. Mitigation for impacts to the Vegetated Buffer Zones shall be provided with an equal area of enhanced or new buffer vegetation at the limit of clearing and as otherwise specified on these plans.
15. Ground disturbance shall be scheduled so that temporary seeding for soil stabilization occurs during the spring or fall planting seasons. The amount of open ground is to be kept to a minimum to reduce the potential for soil erosion and sedimentation. All open soil areas are to be stabilized with temporary seeding or mulch within 30 days.
16. 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.
17. Any additional soil erosion or sediment control measures deemed necessary, or failures or shortcomings of these measures identified by the Wetlands Commission or Agent, during any construction process, shall be installed or repaired and corrective measures shall be promptly implemented by the permittee, developer and/or contractor.
18. There shall be no stockpiling or disposal of surplus material, within or immediately adjacent to the wetlands or watercourses or the Upland Review Areas, temporarily or permanently, except as shown on the approved plans. Any excess material from the development shall be removed from the property and deposited in a non-regulated area.
19. Wetland mitigation areas shall be completed during the first construction season, under the supervision of a Wetland Scientist, and monitored for a minimum of 3 years after initial stabilization. Annual reports on the status of the mitigation areas shall be prepared and submitted to the Wetlands Agent until such time as all mitigation areas are functioning as designed.
20. All reports, correspondence, permits or registrations required for the project from the DEEP, ACOE, MDC or other state or federal agencies shall be obtained, and copies submitted for the record prior to the start of any construction or land disturbance.
21. 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/property owners, **Dennis and Sharon Clarke, 2 Prosser Lane.**

22. No construction activities or equipment shall work within a wetland or watercourse more than five days consecutively and not within three days of a rain or snow event of 1" or greater.
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 MDC, the ACOE or other federal agency shall submitted to the Wetlands Commission for review.

The applicant is requested to make a statement that they understand, and are in agreement with, these conditions of approval. The applicant may request modifications to, or the elimination of, any of the recommended conditions, however, the Commission makes the final decision on the conditions of approval.

Proposed Development

This proposal consists of:

1. Relocation of an existing 8" MDC Sanitary Sewer main.
2. Construction of an R-30 residential building and garages (with a total footprint of approximately 3000 square feet).
3. Construction of underground utilities.
4. Construction of asphalt driveways including a 25-foot wide driveway out to Loeffler Road.
5. Construction of a 750 square foot wetlands mitigation area.

This proposal includes the following regulated activities:

1. Within the wetlands: removal and deposition of material, construction, alteration, clearing and grubbing, and paving. The total area of proposed wetland impact is **406 square feet** (0.01acres). These impacts are proposed for the construction of the main unit garage, grading on the west side of the garage and for a corner of the mitigation area.
2. Within the watercourses: none.
3. Within the Upland Review Areas 100 feet from a wetlands or 200 feet from a watercourse: removal and deposition of material, construction, alteration, clearing and grubbing, grading, paving, and discharging of storm water. The total area of Upland Review Area

impact is about **0.54 acres**. All of the proposed construction is within the Upland Review Areas.

4. Within the Vernal Pool Habitat Area 500 feet from a vernal pool: removal and deposition of material, construction, alteration, clearing and grubbing, grading, paving, and discharging of storm water. The proposed impacts to the Vernal Pool Habitat Area are about **0.60 acres**. These impacts are proposed for all of the construction on the site and in the Loeffler Road Right-of-Way.
5. Within the Vegetated Buffer Zones, 50 feet from wetlands and 75 feet from watercourses: removal of **0.40 acres** of existing vegetated buffers. This is part of the total impact to the Upland Review Areas.

Criteria for Decision

In accordance with the Wetlands Regulations *Section 10. Criteria and Considerations for Decisions* the Commission must consider the following factors in making their decision:

- 1. The environmental impact of the proposed regulated activity on the wetlands or watercourse,*

The direct environmental impact to the wetlands from the proposed regulated activities is listed on the application as 406 square feet. Indirect environmental impacts to wetlands and watercourses are proposed with the removal of existing vegetation adjacent to the wetlands.

- 2. The applicant's purpose for, and any feasible and prudent alternatives to, the proposed regulated activities, which alternatives would cause less or no environmental impact to wetlands or watercourses,*

The applicant's purpose is to construct a residential structure on the property with a driveway out to Loeffler Road; and to relocate an existing MDC sanitary sewer main. Prudent and feasible alternatives, to the proposed regulated activities, appear to exist. A smaller structure, less grading and less impact to the Vegetated Buffer Zones are all feasible alternatives that would cause less environmental impact to the wetlands and watercourses.

- 3. The relationship between the short-term and long-term impacts on wetlands and watercourses, and the maintenance/enhancement of long-term productivity of the wetlands or watercourse;*

The short-term impact on the wetlands will be from the filling of the wetlands and from the initial construction activities. The long-term impacts on wetlands and watercourses will be from the loss of buffer vegetation and vernal pool habitat. The maintenance/enhancement of long-term productivity of the wetlands and watercourses will depend on the on-going maintenance of the property and stormwater measures.

4. Irreversible and irretrievable loss of wetlands or watercourse resources which would be caused by the proposed activity, including the extent to which such activity would foreclose a future ability to protect, enhance or restore such resources, and any mitigation measures which may be considered as a condition of issuing a permit for such activity including, but not limited to, measures to (a) prevent or minimize pollution or other environmental damage, (b) maintain or enhance existing environmental quality, or (c) in the following order of priority: restore, enhance and create productive wetland or watercourse resources;

There will be some irreversible and irretrievable loss of wetlands or watercourse resources caused by the proposed regulated activities. No future ability to protect, enhance or restore the remaining wetland and watercourse resources is foreclosed. Mitigation for the direct wetland impacts is recommended as a condition of approval and a 750 square foot mitigation area is shown on the plans. Mitigation for regulated activities in the Vernal Pool Habitat Area, Upland Review Areas and Vegetated Buffer Zones is also recommended as a condition of approval.

5. The character and degree of injury to, or interference with, safety, health, or reasonable use of property which is caused or threatened by the proposed regulated activity,

There should be no, injury to, or interference with, safety, health, or reasonable use of property caused or threatened by the proposed regulated activities,

6. Impacts of the proposed regulated activity on wetlands or watercourses outside the area for which the activity is proposed and future activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.

There are no impacts from the proposed regulated activities on wetlands or watercourses outside the area for which the activities are proposed. No future regulated activities associated with, or reasonably related to, the proposed regulated activities are made inevitable.

Public Hearing Information

In accordance with Section 10.2 of the Regulations, applications that were deemed to have a significant impact to wetlands and/or watercourses must be the subject of a Public Hearing and shall not be approved unless the Commission finds that feasible and prudent alternatives to the regulated activities do not exist. The finding and the reasons therefore shall be stated for the record and submitted to the applicant in writing.

In accordance with CGS Section 8-7d Public Hearings for an application must be held within 65 days of the official receipt of the application, the Public Hearing completed within 35 days of its commencement, and a decision rendered within 65 days of the completion of the Public Hearing.

The applicant has posted signs on the property and submitted proof of mailing of the 500-foot abutters letters.

Supporting Documentation Review

A 2-sheet plan set was submitted with the application, prepared by Daniel H. Jameson, P.E., and Stanley Kryla, L.S., at 1" = 20' scale and dated 10/27/2025 with no revisions. A Wetlands Report, prepared by Ian Cole, Soil Scientist, dated September 21, 2025, was also submitted in support of the application.

In accordance with Section 5 of the Wetlands Regulations, site plans submitted with permit applications must to comply with the provisions of the latest revision of the Town of Bloomfield Site Plan Checklist. The plans submitted did not fully comply and those items missing, or incomplete were communicated to the applicant.

The Wetlands Report identifies the functions and values of the on-site wetlands and watercourses, including the vernal pool. Staff is not in full agreement with all of the conclusions and recommendations included in the Report. The impacts to wetland and watercourse resources are not minor and additional mitigation measures are appropriate.

Discussion and Comments

This project is in two parts. The first part is the relocation of the MDC sanitary sewer in the northerly part of the property. The plans indicate about 300 feet of new 8" sanitary sewer and one new manhole. The existing sewer will need to remain functional during construction of the new sewer and will require a bypass pump. The new sewer, and the removal of the existing sewer main, are all in the Upland Review Areas. The existing sanitary sewer is not very deep, approximately 3 feet, so the amount of new excavation is relatively small. The total estimated excavation is about 300 cubic yards.

The proposed structure includes a full basement and will require significantly more excavation than the sanitary sewer. The proposed basement elevation is 4-6 feet below the existing grades and the first floor is about 2-4 above existing grades. The size of the structure is forcing the proposed clearing and grading to within a few feet of the wetlands in several areas. The proposed mitigation area also requires clearing and grading at the wetlands line.

Most of the proposed development is within the Upland Review Areas. Clearing and grading are proposed to within a few feet of the wetlands line in many locations. The structure itself is only 12 feet from the wetlands and 22 feet from the intermittent watercourse.

The proposed mitigation is not proportional to the impacts proposed to the Upland Review Areas and particularly the Vegetated Buffer Zones. Essentially all of the existing vegetation within the Vegetated Buffer Zones, 50 feet from the wetlands and 75 feet from the intermittent watercourses, in the area proposed for development, is proposed to be removed. Retention of existing vegetation and the planting of new trees and shrubs are recommended as a condition of approval.

The total area of the 500-foot Vernal Pool Habitat Area is about 22.5 acres. Some of the Area is already developed including Loeffler Road and existing residential developments at 23, 25 and 33 Loeffler Road, 2 Prosser Lane, and 18, 20, 21, 22, 24, 25 and 27 Burnwood Drive. The estimated 0.60 acres of proposed disturbances within the Vernal Pool Habitat Area for this project is approximately 3% of the total.

Alternatives to the proposed regulated activities include a smaller building which would require less grading and less removal of existing buffer vegetation. The proposed structures on the property include a 40' x 51' residential building, a 24' x 24' attached garage for the main dwelling unit and a 12' x 24' detached garage for the ADU. A smaller structure could be constructed, potentially with one or both garages inside the structure, that would require less grading and removal of exiting buffer vegetation, and would still provide for two dwelling units. The proposed house is squeezed between the wetlands to the south and the 50-foot front building line. It includes a six-foot wide porch. Including the porch within the building footprint would allow the house to be constructed six feet further away from the wetlands.

The proposed 750 square foot mitigation area exceeds the 1½ to 1 ratio of direct wetland impacts. There is an additional potential wetlands restoration area between flags W-26 and W-29.

No conservation easements or restrictions were proposed with this permit application. The part of the property that includes the wetlands, watercourses and vernal pool would be an ideal candidate for a Conservation Easement. Conservation easements have to be voluntary but can be strongly recommended. If offered, the easement should include any wetland mitigation areas, planting or enhancement areas and existing or planted vegetated buffers. The corners of the easement would have to be pinned by a Land Surveyor and a map and easement agreement filed on the Land Records.

Soil Erosion and Sedimentation Control measures are required to comply with the DEEP's 2024 Guidelines for Soil Erosion and Sedimentation Control Manual. The plans do not fully comply and separate measures are needed for the relocation of the sanitary sewer and for the house, utilities and driveway construction. Additional measures, details and a narrative are required.

The proposed grading appears to be acceptable. Proposed 3:1 grading is shown on the plan in the northeast corner. Additional proposed spot elevations are needed.

Stormwater detention is not proposed with this application and may be required for the increase in impervious coverage.

The proposed wetland mitigation area is also providing stormwater quality for runoff from the rear roof drains. Additional stormwater quality measures for the driveways and front roofs are recommended. Pervious pavers, rain gardens and/or narrower driveways are also recommended for Low Impact Development measures.

In accordance with Section 6.1 C. of the Zoning Regulations, Significant Trees (deciduous tree 14 inches or greater in diameter and coniferous tree 10 inches or greater in diameter) and any Heritage Tree (single or multi -leader, having a cumulative diameter of 44 inches or greater) near the limits of clearing must be indicated on the plans and protected from damage during construction. It is recommended that the proposed clearing limit be staked and any Significant or Heritage trees be identified in the field.

This property has its legal frontage on Loeffler Road and no access from Prosser Lane. The property should be identified as #29 Loeffler Road for Building Permits and emergency services.

Appendix

I. BACKGROUND

A. This site is located on the west side of Prosser Lane, south of Loeffler Road and north of Burnwood Drive. Its total area is 1.48 acres and according to a recent Wetlands Map Amendment application there are 0.64 acres (27,758 SF) of wetlands on the property; 1723 square feet of vernal pool and 237 linear feet of watercourses on the property.

B. The topography of the site is relatively flat throughout. There are several old soil stockpiles on the property that are likely associated with the construction in 1980 of a sanitary sewer main that runs diagonally through the northerly part of the property.

C. This site has been vacant for several decades and is fully wooded. A review of the available historic aerial photographs indicates that the property was wooded in 1934. The age of the existing trees suggests that the land was cleared at least once since 1934.

D. There are storm drainage systems and a gas main, within easements, along the easterly side of the property. An MDC sanitary sewer main runs though the northerly part of the property.

E. The on-site wetlands and watercourses were not separately evaluated in the 1985 Inwoods Environmental Consultants Evaluation but they drain north and into Wetland 21-B on the north side of Loeffler Road (see copy of report attached).

F. The wetland soil identified by the Soil Scientist and indicated on the Official Map is:

Glacial Till – Soils formed over compact glacial till (hardpan) derived from weathered sandstone, shale and basalt:

5 ***Wilbraham*** PD silt loam [Wr]

G. The on-site wetlands and watercourses are a part of a larger wetland system that extends onto the abutting properties to the south and east. The vernal pool is partially on the subject property and partially on the southerly abutter. The on-site intermittent watercourses drain from west to east and into the storm drainage systems. They all drain north to a culvert under Loeffler Road and into the large wetland/watercourse system on the Duncaster Heartcare site.

H. This property is within the local watershed of Tumbledown Brook and is tributary to Wash Brook and the North Branch of the Park River.

I. There are no Conservation areas or designated Open Space areas on the subject property.