



PUBLIC WORKS – ENGINEERING DIVISION

M E M O R A N D U M

TO: Bloomfield Inland Wetlands and Watercourses Commission

FROM: David Peter Castaldi, Civil Engineer and Wetlands Agent *DPC*

DATE: January 13, 2026

RE: **Request of Borghesi Engineering for a Jurisdictional Ruling for tree removal
22 Tobey Road, Unique ID #5293**

Property Owner: Tobey Road Associates, LLC

Wetlands File #75-2026-01

This request for a Jurisdictional Ruling was submitted on January 8, 2026, in accordance with Sections 4.6 and 6.6 of the Wetlands Regulations. See copy of the letter attached. The Commission may approve the request for Jurisdictional Ruling or require that the applicant submit an application for a Wetlands Permit.

This 2.5 acre property is located on the north side of Tobey Road east of Mosey Drive and includes an existing commercial/industrial structure made up of two connected buildings and paved parking and driveway areas. There are no wetlands or watercourses on the property. However, the on-site storm drainage system drains to wetlands and watercourses on the south side of Tobey Road.

The property owners submitted an application for a Site Plan Modification with the Town Plan and Zoning Commission to expand the easterly building with the construction of a 10,000 square foot addition, a new stormwater detention basin and new paved parking in the northerly portion of the property. The property is wooded in the area proposed for new development and a request for a Jurisdictional Ruling is appropriate.

Section 6.6 of the Wetlands Regulations states that:

6.6 All proposed development or soil disturbance (including removal of trees and vegetative ground cover) of 10,000 square feet of land or more, outside of the Upland Review Areas or Vernal Pool Habitat Areas with overland flow to, or a storm drainage system connection with wetlands or watercourses, shall be submitted for review with a written request for a Jurisdictional Ruling in accordance with Sections 4.4 and 4.6 of these Regulations. The Wetlands Commission or Agent may determine that a Wetlands Permit application is required.

The plans submitted with the TP&Z application included a tree inventory survey. The plans identify the significant trees on the property but do not clearly identify those to be retained. The trees to be removed should be “X-ed” out and the proposed clearing limit line should be reversed to indicate that trees north of the line are to be retained. See marked up copy of the Landscaping Plan (SP-3) attached.

There appears to be sufficient space for the replanting of some of the removed trees in the northerly part of the property. The plans apparently call for the removal of 21 significant trees and 8-10 new trees could be planted. The limits of weekly lawn mowing areas should be shown on the plans. The new stormwater basin should be planted with wetland plants/seeding. The area north of the new building and stormwater basin should not be mowed.

There is already a significant amount of impervious coverage on this parcel and pervious pavement should be considered for the new parking spaces.

The plans indicate a 26-foot wide “Fire Access” road along the north side of the new parking lot but it is not clear how runoff will drain across this accessway to the stormwater basin. Additional information about the grading along with wheel stops or guiderail to prevent parking on the fire access road are recommended.

This proposed clearing is also subject to the approval of the Plan and Zoning Commission. It is recommended that TP&Z approval be obtained before any tree clearing is started.

Recommendations

If the Commission votes to approve this request for a Jurisdictional Ruling then it is recommended that the following conditions be included:

1. The proposed limits of clearing/tree removal shall be clearly indicated on the plans with those trees to be retained called out.
2. Trees shall be planted, along with the other site landscaping, in the areas north of the proposed stormwater basin and addition. The number and species of trees shall be coordinated with the Wetlands Agent.
3. Clearing of trees shall not be started until the Revised Site Plan is approval by the Town Plan and Zoning Commission.
4. The site plans shall be revised to more clearly indicate the intent of the proposed drainage of runoff across the fire access road; to include guiderail or curb stops along the north side of the proposed fire access road; and to include the limits of weekly mowing.

