The Town of Bloomfield Inland Wetlands & Watercourses Commission held their regularly scheduled meeting on Monday, April 18, 2022, at 7:00 p.m. The meeting was held on a ZOOM platform.

I. **Call to Order:** Chairman Budkofsky called the meeting to order at 7:08 p.m.

II. **Roll Call:**

**Present:** Chairman Alan Budkofsky, Vice-Chairman Kevin Hussain, Secretary Kevin Wilcox, Commissioner Barry Berson, Commissioner David Laiuppa, and Commissioner Katie Blint.

**Absent:** Commissioner Joy Chance

A quorum was established with six Commissioners present.

**Also Present:** Mr. Peter Castaldi, Civil Engineer and Wetlands Agent, and Ms. Joyce Pickett, Recording Secretary.

III. **Old Business:**

1. **Update on Notice of Violation, 38 Pheasant Chase, Mr. Joshua Gaval, Trustee. (Owner: 38 pheasant Chase Realty Trust).**

   Mr. Castaldi informed the Commission that their packets included a one page updated memo that indicated that Mr. Gaval has filed the Replanting Plan and Wetlands Permit on the Land Records.

   Mr. Castaldi stated that he had been in communication with Mr. Gaval. They had discussed that the Commission will need an update by May 16, 2022, and that the bond had to be posted before any digging for the plantings was started. Mr. Castaldi also informed Mr. Gaval that he wants to be on site to observe where the plants were being placed. Mr. Castaldi informed the Commission that there would be an update for the May 16, 2022 meeting.

**Commission questions:**

Chairman Budkofsky asked if Mr. Gaval’s engineer would provide a report for the Commission. Mr. Castaldi answered that the conditions of the Permit approval require a written report from Mr. Gaval’s Landscape Architect.

Mr. Castaldi asked the Commission members if they want to be notified when the plantings were being done. Some Commissioners expressed their desire to be notified and Mr. Castaldi informed them that he would send out e-mail.
IV. New Business:

1. Wetlands Map Amendment Application, Douglas Street Ventures, LLC, applicant and owner, 59 & 69 Douglas Street. (Public Hearing)

Secretary Wilcox made a motion to open the Public Hearing for the Wetlands Map Amendment application. Vice-Chairman Hussain seconded the motion and the Commission voted unanimously to approve the motion.

Mr. Castaldi informed the Commission that additional information has been requested from the applicant, and therefore, he recommended the Public Hearing be opened and continued to the next meeting. The applicant should make their presentation at this meeting, and the Commission hear questions, comments, and then table the application and continue the Public Hearing to the May 16, 2022 regular meeting.

Mr. Peter DeMallie, (President and Founder) and Principal at Design Professionals, Inc., located at 21 Jefferson Drive, South Windsor, CT., and Mr. Daniel Jamison, P.E (Project Manager). Mr. James McManus (Soil Scientist), of JMM Wetlands Consulting Services, located at 25 Church Hill Rd #2, Newtown, CT were present to represent the applicant.

Mr. DeMallie gave a brief description of the location of the site, on the west side of Douglas Street and north of Britton Drive, and where the wetlands are on the property.

Mr. McManus stated he visited the site twice, in April of 2022 and August of 2022, to delineate wetlands. He stated during those visits he found three small isolated wooded swamps, which are shown on the map as green areas. Mr. McManus also stated he revisited the site with Mr. Castaldi on March 18, 2022. They had two minor changes they moved flag number ten, twelve feet to the west, and he added a flag 6a, which was between flag 6 and flag 7.

Mr. Castaldi referred the Commission to his memo dated April 8, 2022. Mr. Castaldi stated that the Commission had requested a second opinion on the wetland delineation and that he had spoken to Soil Scientist, Mr. Ian Cole, who will be reviewing the delineation in the field and providing a report for the May 16 meeting. Mr. Castaldi had declined an offer from Mr. Cole to visit the site together.

Commissioner Laiuppa agreed with Mr. Castaldi in not accompanying Mr. Cole at the site to review it and give his assessment. He did not feel Mr. Castaldi should be on site influencing or suggesting where wetlands may or may not be located. Commissioner Laiuppa recommended the person go out to the site alone, review it and give his opinion without any input from anyone.

Commissioner Berson made a motion to continue the Public Hearing and table the Wetlands Permit Application, to the May 16, 2022 regular meeting. Secretary Wilcox seconded the motion and the Commission voted unanimously to approve the motion.

2. Wetlands Permit Application, Douglas Street Ventures, LLC, applicant and owner for a warehouse and distribution facility at 59 & 69 Douglas Street. (Public Hearing).

Secretary Wilcox made a motion to open the public hearing for the Wetlands Permit Application, Douglas Street Ventures, LLC, applicant and owner for a warehouse and distribution facility at 59 & 69 Douglas Street. (Public Hearing). Commission Berson seconded the motion and the Commission voted unanimously to approve the motion.

Mr. Peter DeMallie, (President and Founder) Principal at Design Professionals, Inc., located at 21 Jefferson Drive, South Windsor, CT., and Mr. Daniel Jamison, P.E and (Project Manager). Mr.
In the southerly part of the combined property, they are proposing the total semi-trailer parking spaces along the west side of the property. Mr. McMann reviewed the site's parking needs and the proposed stormwater management plan. Most of the runoff from the new, semi-trailer parking areas will be directed towards the wetland area and the wetland is planned to be the only place where the runoff will be directed. The applicant recommended that the wetland be the only place where the runoff will be directed. The applicant should address these recommendations and present alternatives at the next regular meeting on May 15, 2023.
Vice-Chairman Hussain was concerned with the drainage, peak flow, low point catch basin, the three driveways and grading close to the property lines; and requested that the applicant provide cross sections through the site to better illustrate the scope of the project.

Commissioner Blint requested a more comprehensive planting plan and asked how the new wetlands would thrive and about pollinator plants.

Mr. McManus stated that some of the proposed plantings in the mitigation area are pollinators.

Chairman Budkofsky had several comments and asked if the neighbor at 63 Douglas Street had been notified of the hearing. Mr. Castaldi stated that the owners at #63 were notified along with all abutters within 500 feet.

Chairman Budkofsky asked about whether there were any hazardous materials associated with the proposed semi-trailer uses, if there be maintenance work done on trailers or vehicles and where they are proposing snow storage.

Mr. DeMallie stated that all runoff would get to the stormwater basins and snow storage is available in a few locations or on the proposed pavement.

Secretary Wilcox asked if the proposed plants were from a list or from field observed plants. The 100-150 year old beech trees will not be replaceable but the trees and shrubs growing now should be included in the planting plan. Secretary Wilcox gave several recommendations for modifications to the proposed plantings and noted that plants for pollinators are not just flowers but also vegetation/leaves for caterpillars.

Mr. DeMallie they would work with staff concerning the Commission’s issues.

*Secretary Wilcox made a motion to continue the Public Hearing and table the Permit Application to the May 16, 2022 regular meeting. Vice-Chairman Hussain seconded the motion and the Commission voted unanimously to approve the motion.*

V. Wetland Agent Permits Received:

Mr. Castaldi stated that he had not received any new Wetland Agent Permit applications.

VI. Status of on-going projects:

Mr. Castaldi provided a status of on-going projects for the Commission.

VII. Approval of minutes of February 22, 2022:

*Commissioner Berson made a motion to approve the minutes from February 22, 2022, as amended and Secretary Wilcox seconded the motion. The Commission voted unanimously to approve the motion, as amended.*

VIII. Other Business:

1. Discussion re: Revised Wetlands Regulations.

The Commission reviewed the wetlands regulations, and recommended revisions. There was some discussion regarding the need to specify compensatory mitigation in the Regulations. Mr. Castaldi will provide another draft with those revision at the May 16, 2022, Commission meeting.

The Commission reviewed and discussed revisions to the Official Map of Wetlands and Watercourses. The new town wide map is not yet ready for a Public Hearing.

3. Ryefield Village PLR

Mr. Castaldi stated that the developers of the property between the two ends of Ryefield Hollow Drive have proposed an increase to the number of units. The direct wetland/watercourse impacts do not appear to have changed but there will be more Upland Review Area impacts. They are going before the TP&Z Commission later this month seeking approval of this modification to the Master Plan.

4. Public Comment Period

Mr. Castaldi stated that a Public Comment Period has been discussed with the Town Planner and that a modification to the By Laws would be needed to include a Public Comment Period in the Agenda. He will prepare a draft for the next meeting.

IX. Adjournment:

Secretary Wilcox made a motion to adjourn the meeting at 10:00 p.m., and Commissioner Berson seconded the motion. The Commission voted unanimously to adjourn the meeting at 10:00 p.m.

THE NEXT MEETING IS SCHEDULED FOR MAY 16, 2022