The Town of Bloomfield Inland Wetlands & Watercourses Commission held their regular meeting on Tuesday, January 18, 2022, scheduled for 7:00 p.m., via ZOOM meeting format.

I. Call to Order: Chairman Budlofsky called the meeting to order at 7:00 p.m.

II. Roll Call:
Present: Chairman Alan Budlofsky, Vice Chairman Kevin Hussain, Secretary Kevin Wilcox, Commissioner Barry Berson, Commissioner David Laiuppa, Commissioner Joy Chance, and Commissioner Kate Blixt.
Absent: None
Also Present: Mr. Peter Castaldi, Civil Engineer and Wetlands Agent, and Ms. Joyce Pickett, Recording Secretary.

III. Old Business:

1. Wetlands Permit Application of Andy Morrison, 1236 Blue Hills Avenue, lot 27-A, map 236 for the subdivision of land with wetlands and watercourses and to construct a street access road.

Mr. Castaldi attended the ZOOM meeting representing himself.

Mr. Castaldi reminded the Commission that this application is for the approval of the regulated activities for a contractor's yard and for a two-lot subdivision. Mr. Castaldi stated that the gravel road has been removed and the available topsoil has been spread, and that he has reported the proposed fill to the DEC.

Mr. Castaldi stated that the public hearing for this application is closed and, therefore, the Commission cannot hear new testimony from the applicant or the public.

Mr. Castaldi stated that Mr. Morrison's proposal is to develop the property and continue his firewood processing business, which is ongoing in the southerly part of the property. He stated that the property at the rear of the existing house, but it will be relocated to the northerly part as per the site plan.

Mr. Castaldi also referred the Commission to his October 11, 2021, staff memorandum and reviewed the ten-two (22) recommended conditions of approval. These conditions include plan revisions, filing of the permit and certain plans on the Land Records, and a $5,000 bond.

Mr. Castaldi stated that the proposed two-lot subdivision plan, and the plan that shows the project and its impacts to the wetlands, should be filed.

Mr. Castaldi also recommends that the areas of the Vegetated Buffer Zone within twenty-five (25) feet of the wetlands south and east of the house be replanted with trees and shrubs. He has asked Mr. Morrison to state the approved clearing limits in the northerly part of the property.
prior to clearing any vegetation, although some of the vegetation clearing has already been
started. Mr. Castaldi stated he wants to see the clearing limits staked in the field before the trees
are cleared.

Mr. Castaldi also recommends that no direct impacts to wetlands or watercourses be authorized
with the permit. He stated the site plans show about four thousand nine hundred (4900) square
feet of wetlands impact for a portion of one of the outside storage areas which did not appear to be
essential to the plan. However, there will still be about 2.2 acres of disturbance within the
Upland Review Areas.

Mr. Castaldi also recommends that impact to the wetlands and watercourse Vegetated Buffer
Zones be no greater than one acre and that mitigation plantings be provided to replace some of
the buffer vegetation that was or will be lost.

Mr. Castaldi stated that the Commission discussed at the Public Hearing a requirement that the
limits of the approved development be physically demarcated in the field with permanent above
ground markers set by a land surveyor so that there are no questions about the limits of the
approved disturbance.

Mr. Castaldi shared his screen and the December 2020 site plans prepared by Barresi and
Associates, LLC.

Mr. Castaldi stated the northerly part of the project includes a building, paved driveway, outside
storage, and a stormwater basin with a discharge to the wetlands to the east.

Mr. Castaldi indicated on the map the location of the property, the lot division line, the wetlands,
the flagged wetlands on the west side of the wetlands, and the watercourses. The proposed
development is mostly in the Upland Review Areas. The access road that was removed was at
the rear of 1240 Blue Hills Avenue.

Mr. Castaldi reviewed the proposed limits of clearing area for the northerly part and southerly
parts of the property. He also indicated where the line twenty-five (25) feet from the wetlands
should be staked in the field, and the areas where the vegetation has been removed and where
it is recommended to be replanted. Mr. Castaldi also indicated on the map the area of direct
Wetlands impact in the northeast corner of the northerly outside storage area that he is
recommending to be eliminated from the proposal.

Mr. Morrison asked if the area could still be utilized or was there grading? Mr. Castaldi stated
that he is recommending that the area not be part of the development. Mr. Castaldi
recommended moving the outside storage area to the left. Mr. Morrison was in agreement with
moving it to the left.

Mr. Castaldi stated another aspect of the project was that it abuts the right-of-way of Old Iron
Ore Road. The status of this right-of-way is unclear but it shows up on maps as an extension of
Old Iron Ore Road. The access for the northerly part of the property is through this right-of-way.

Mr. Morrison stated there was some concern about the third driveway. The paved apron was
already there and he cannot remove it. His intention is to block this driveway with landscaping.
Mr. Morrison briefly described his future plans for the property.

Commissioner Laiuppa asked about the extra driveway and whether its removal was part of the
requirements of the original Notice of Violation.

Mr. Castaldi stated that the removal of that driveway was necessary to satisfy the notice of
violation conditions, however, if Mr. Morrison could make that apron similar to the one at the
catch basin to the north, and block it from being used as an entrance to the site, this would satisfy that part of the violation.

Commissioner Hussain asked if the removal was a condition for the Permit approval. Mr. Castaldi answered no it was a condition in the Notice of Violation.

Mr. Castaldi reviewed the roadside drainage which is discharging through an existing twenty-four (24) by thirty-six (36) inch pipe to the watercourse on Mr. Morrison’s property. The plans indicate a drainage right-of-way to the Town of Bloomfield that should be in favor of the State of Connecticut.

Commissioner Laiuppa asked if the level spreader part of the detention basin was a constructed element and if it had a direct impact to wetlands can it be moved out of the wetlands. There was some discussion and it was decided that the level spreader could be moved and this direct wetlands impact eliminated.

There was some discussion concerning the modifications to the site plan Mr. Morrison had mentioned earlier. Chairman Budkofsky stated that this plan was required as part of an enforcement action and the plan submitted by the engineer, on behalf of Mr. Morrison, is what the Commission must decide on. If this plan is approved it is final. If Mr. Morrison wants to change the plan he must return to the Commission with an updated set of plans and a new application at a later date.

Mr. Castaldi stated that he believes Mr. Morrison is in agreement with the recommended conditions of approval, including the removal of the third driveway, removing a portion of the northerly outside storage area from the wetlands and moving the level spreader back in order to have no wetlands impact. Mr. Morrison agreed.

**Vice Chairman Hussain made a motion to approve the Wetlands Permit Application of Andy Morrison, 1236 Blue Hills Avenue, lot 27-A, map 236 for the subdivision of land with wetlands and watercourses and to construct a contractor's yard, including all of the Commission and staff recommendations, with reference to the Site Plans dated January 6, 2020, subject to the following conditions:**

**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 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, signed and sealed, shall be submitted for signing by the Wetlands Commission. Fixed-line Mylar copies of the Wetlands Impact and Mitigation plan, and the plan with the approval letter on it, shall be submitted for signing by the Wetlands Commission and filed on the Bloomfield Land Records. Final plans shall also be submitted in digital format compatible with the Town GIS.

**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 Bloomfield Land Records.

4. In accordance with Sections 11.9 and 13 of the Wetlands Regulations the applicant shall post a bond, separate from the developmental bond, for the duration of the project, in the amount of $1,000 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 more than 4 acres of disturbance and a $5,000 bond shall be posted before the Wetlands Permit is issued.

5. In accordance with Section 6.3 of the Wetlands Regulations the areas of the Vegetated Buffer Zone, within 25 feet of the wetlands south and east of the house at 1236 Blue Hills, shall be replanted with trees and shrubs. The permittee shall stake-out the approved clearing limit on the northerly part of the property and 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. Trees identified to be saved shall be protected from damage due to construction equipment. Tree protection measures are required to be maintained for the duration of the project. All areas within 25 feet of the wetlands that have already been cleared shall be replanted with trees and shrubs.

6. 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, tree clearing or ground disturbance.

Conditions to be complied with prior to the approval of a final Certificate of Occupancy or Completion:

7. An as-built site improvement and grading plan, prepared by a licensed Land Surveyor, shall be submitted after all site work has been completed.

8. 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 Certificate of Occupancy/Completion approval to review all parts of the project covered by the Wetlands Permit.

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

9. All aspects of the approved plans, including notes, and supporting documentation shall be binding upon the applicant, and on the developer and contractors employed to implement the project. Failure to comply with the construction sequence, soil erosion and sediment control phasing or stormwater quality measures will be a violation of the Permit and subject the permittee to enforcement actions.

10. The stormwater management basin, and its outfall, shall be constructed and fully stabilized during the first construction season, during suitably dry ground conditions, before any other site improvements are constructed and prior to accepting any runoff.

11. In accordance with Section 11.13 of the Wetlands Regulations, the applicant shall engage and pay for an independent soil scientist, civil engineer, biologist, wetlands scientist, or other professional, acceptable to the Commission, to report on the progress of the project, and the results of any monitoring as required by the Commission and to provide periodic reports to the Commission regarding sensitive issues such as soil stabilization, siltation or other contamination or pollution of wetlands and watercourses, or the impacts of development or its operation upon completion. Said professional shall, during all phases of construction, perform soil erosion and sediment control measure inspections, and prepare and submit reports on the status of these measures on a weekly basis and within 48 hours of the end of a rain event of one half inch or more in a 24-hour period. Reports are to be submitted to the developer and site contractor; and submitted in writing to the Wetlands Agent at 800 Bloomfield Avenue, Bloomfield, CT 06002, or by e-mail.
12. No direct impacts to wetlands or watercourses are authorized with this permit. The plans shall be revised to eliminate the direct wetland impacts and their adverse effects on the wetland and/or watercourse resources.

13. This permit authorizes certain regulated activities within the Upland Review Areas. A 100 feet from wetlands and 200 feet from watercourses. The impacts to the Upland Review Areas and may include minor impacts, the wetlands and watercourses outside of the stormwater management areas.

14. This permit authorizes certain regulated activities within the wetlands and watercourse resources. The impact to the Upland Review Zones will be provided with the wetlands and watercourses outside of these plans. Existing vegetation may be substituted for new plantings at the discretion of the Wetlands Agent.

15. 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 submitted to the Wetlands Agent, and shall include copies of the inspection reports, identification of any shortcomings or regular maintenance and documentation of the maintenance work completed.

16. Annual Stormwater Quality/Maintenance reports shall be completed, to the Wetlands Agent, to include copies of the inspection reports, identification of any shortcomings or regular maintenance and documentation of the maintenance work completed.

17. In accordance with the Wetlands Regulations, Section 11.6, the permit cannot be transferred from the applicant to another party without the approval of the Commission. This permit is to be assigned to the applicant, Mr. Andy Morrison.

18. The permittee shall notify the Commission in writing of a change in the ownership of the property for which a Permit was issued on the same day that the deed is filed on the land containing wetlands, watercourses, or the Upland Review Areas. Any changes to the ownership or directors of the corporation or company to whom the Permit was issued.

19. The subdivision plans filed on the Bloomfield Land Records shall include a note on each lot that contains wetlands, watercourses, or the Upland Review Areas. 100 feet from a wetland and 200 feet from a watercourse, stating that a "permit from the Inland Wetlands and Watercourses Commission must be obtained prior to any excavation, filling, grading, construction, tree clearing, paving, drainage, other regular activities within the wetlands, watercourses or Upland Review Areas on this lot."

20. 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 ACE or other federal agency shall submit to the Wetlands Commission for review.

21. All disturbed soils to be stock piled separately. No soil is to be removed from the property until all disturbed areas have been fully stabilized to the satisfaction of the Wetlands Agent.
22. The limits of the approved development on this property shall be physically demarcated in the field with permanent above ground markers set by a Land Surveyor.

Commissioner Berson seconded the motion and the Commission voted unanimously to approve the application.

Commissioner Laiuppa asked Mr. Castaldi to revisit the property and confirm the adequateness of vegetation in the mitigation areas. Commissioner Laiuppa stated the mitigation areas should be planted as shown on the plan unless Mr. Castaldi is satisfied that there is adequate vegetation. Mr. Castaldi agreed to revisit the property.

Mr. Morrison asked if he would be in violation if he placed a few bushes, or plants, in the area of the third driveway. Chairman Budkofsky stated he should check with Mr. Castaldi before planting them. Vice Chairman Hussain stated that it is always wise to check with the DOT, but also check with Mr. Castaldi, and the Town Engineering Department before moving forward.

2. 38 Pheasant Chase Road – Notice of Violation and Wetlands Permit application.

Mr. Joshua Gaval, trustee, and his licensed contractor Mr. Mosha Gaval, who was from Massachusetts were at this meeting. Chairman Budkofsky asked if Mr. Mosha Gaval was related to Mr. J. Gaval and he answered, yes. Chairman Budkofsky also asked Mr. Mosha Gaval if he is licensed in Connecticut too and he answered, no. Mr. Mosha Gaval stated he came to provide his expertise in the field, however he had not dealt with wetlands issues but he had knowledge in building from the ground up, and land clearing. Chairman Budkofsky stated that that this meeting dealt with the wetland and Upland Review Areas violations.

Chairman Budkofsky stated that Mr. Joshua Gaval had sent an e-mail this morning to the Wetlands Agent and it was unfortunate that the e-mail was not sent in time for the Commission to review it for this meeting. Chairman Budkofsky stated he did not believe any of the Commissioners had a conflict of interest but it was up to the each Commissioner to decide this for themselves.

Chairman Budkofsky also stated that the Commission will be moving forward to resolve the Notice of Violation and the permit application and he stated that Mr. Gaval could appeal their decisions through the courts if he chose to do so.

Mr. Castaldi stated that the Commission’s package contained several pages concerning the Notice of Violation and the Wetlands Permit application. The Notice of Violation was issued in August of 2021. The corrective measures in the Notice of Violation included requirements that Mr. Gaval submit a Wetlands Permit application for the work that was already done, submit a replanting plan and complete the actual planting.

Mr. Castaldi recommended that the Commission not lift the Notice of Violation until all of the corrective actions have been completed. Mr. Castaldi did recommend that the Commission consider voting to approve the permit application. He stated it may seem counterintuitive but he felt the completion of the corrective actions is the ultimate goal and one of them is obtaining a Wetlands Permit for work that was already done.

Mr. Castaldi stated at the last meeting the Commission requested that the applicant submit a revised application form, and Conflict of Interest form, listing 38 Pheasant Chase Trust as the Applicant and property owner.

Mr. Castaldi stated Mr. Gaval submitted a new application and conflict of interest form, however the Commission still had not received a revised planting plan. He stated the Commission’s
package included the applicant’s planting plan and a GIS plan that showed more information and the approximate locations of the plantings from Mr. Gaval’s plan.

Mr. Castaldi stated that Mr. Gaval visited his office this morning and disputed the accuracy of the areas shown and calculated on the GIS plan. Mr. Castaldi stated his observations in the field indicated that about one acre and a quarter of trees had been removed and his recommendation is to replant approximately an acre. Mr. Gaval believes that the area is closer to two thirds of an acre.

Mr. Castaldi referred to his staff memorandum, dated December 6, 2021, and reviewed the recommended conditions of approval. These include replanting not less than one acre of the Vegetated Buffer Zone and the planting of all trees, shrubs and ground cover as soon as conditions allow in the spring of 2022, but no later than May 15, 2022.

In addition, Mr. Castaldi is recommending that the permittee notify the Wetlands Agent for an inspection of the planting in the spring of 2022, and in the late summer to evaluate their condition. Plantings that do not survive this first growing season will need to be replaced in kind and number before the end of September 2022.

The recommended conditions of approval authorizes the regulated activities that have already been done on the property, but no additional regulated activities within the watercourses, wetlands or Upland Review Areas are authorized. Mr. Castaldi recommended the bond amount be five thousand ($5,000) dollars.

Mr. Castaldi also recommended that the Commission add a requirement for the date of submittal of a more complete replanting plan. He stated it would be reasonable to think the replanting plan could be prepared and submitted within thirty (30) to sixty (60) days.

Chairman Budkofsky asked Mr. Castaldi if a planting plan was submitted by Mr. Gaval. Mr. Castaldi stated that Mr. Gaval has submitted two planting plans. The Commission has received both plans in their agenda packages and have requested additional information and details on a revised plan.

Chairman Budkofsky asked Mr. Gaval if he had an engineer or surveyor measure the damaged area. Mr. Gaval answered no he and his landscaper measured the areas. He did not believe the areas on the GIS map were accurate and included the patio off the house and incorrectly shows the existing gravel road to the abutting parcel to the east.

Chairman Budkofsky stated that it is Mr. Gaval’s responsibility to present the plan to the Town not the Town give him the plan. Chairman Budkofsky recommended Mr. Gaval hire a surveyor to measure the areas, and after which, staff will go out and verify the areas.

There was more discussion concerning this matter.

Vice Chairman Hussain suggested a fifty ($50) dollar a day fine, and if the if the deadlines are met the fine may be either reduced or done away with completely.

*Vice Chairman Hussain made a motion to table the Permit Application of Mr. Joshua Gaval Trustee, 38 Pheasant Chase Realty Trust, until the February 22, 2022 meeting, with a requirement that Mr. Gaval submit a suitable replanting plan, and the Commission shall institute a fifty ($50) dollar per day fine, which can be readjusted or removed by the Commission based on the progress plans submitted by Mr. Joshua Gaval. The effective date of the fine is today January 18, 2022. Commissioner Berson seconded the motion and the Commission voted unanimously to table the notice of violation and permit application.*
Mr. Jordan Galask said the Commission was interested in doing a comprehensive study of the wetlands, which Mr. Galask said could provide a handful of things that the Commission might use in order to protect the wetlands. He suggested that the Commission look into the effects of development on the wetlands and on the surrounding area.

The Commission was enthusiastic about the idea of developing a comprehensive study of the wetlands. They were eager to learn more about the effects of development on the wetlands and on the surrounding area. They were also interested in the idea of doing a comprehensive study of the wetlands, which Mr. Galask said could provide a handful of things that the Commission might use in order to protect the wetlands.

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Mr. Grindle stated they have reviewed Mr. Castaldi’s conditions of approval and there are two
he would like to discuss with the Commission. The first was the requirement for weekly site
inspections and suggested that the independent consultant be replaced with the site
superintendent, for the weekly inspection, and that an independent consultant would inspect
the site after heavy rainfalls. Mr. Castaldi was okay with this.

Mr. Grindle stated the second item was the assignment of the Permit to the applicant. The
applicant, Dalos and Stearn, LLC, is the intended buyer of the property. The members will create
a new entity which will be constructing this project and it will have the same members as the
applicant’s LLC. They are requesting that the permit be assigned to Rehoboth Court, LLC.

Mr. Castaldi reviewed his recommended conditions of approval in the January 5, 2022 staff
memorandum. Mr. Castaldi is recommending sixteen (16) conditions of approval.

Mr. Grindle stated the applicant was in general agreement with the conditions except as noted
earlier.

Commissioner Laiuppa asked about the seasonally flooded area in the wetlands and if it was a
vernal pool. Mr. Castaldi stated that he did not believe it was a vernal pool.

There was additional discussion by the Commissioner concerning this application.

**Vice Chairman Hussian made a motion to approve the Permit application of Dalos and Stearn,
LLC, for a proposed ten-duplex residential development at 1146 Blue Hills Avenue/11 East
Wintonbury Avenue, lot 21 map 179, including comments by staff and the Commission, with
reference to the Site Plans dated November 22, 2021, and subject to the following conditions:**

**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 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, and fixed-line mylars of the relevant sheets,
signed and sealed, shall be submitted for signing by the Wetlands Commission. The fixed-
line mylars shall be filed by the permittee on the Bloomfield Land Records. Final plans
shall also be submitted in digital format compatible with the Town GIS.

**Prior to the start of any construction activities including tree clearing:**

3. In accordance with Sections 11.9 and 13 of the Wetlands Regulations the applicant shall
post a bond, separate from the developmental bond, for the duration of the project, in
the amount of $1,000 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	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 2.5 acres of
disturbance and a $3,000 bond is required.

4. 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 Bloomfield
Land Records.
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, tree clearing or ground disturbance.

6. All trash and debris shall be removed from the wetlands before any construction activities are commenced.

Conditions to be complied with prior to the approval of a final Certificate of Occupancy or Completion:

7. An as-built site improvement and grading plan, prepared by a licensed Land Surveyor, shall be submitted after all site work has been completed. 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.

8. 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 first Certificate of Occupancy approval to review all parts of the project covered by the Wetlands Permit.

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

9. This permit authorizes certain regulated activities within the Upland Review Areas. Disturbances within the Upland Review Areas shall not be greater than 18,000 square feet (0.41 acres). Mitigation for the disturbances to the Upland Review Areas shall be provided by the planting of enhanced wetlands buffer plantings in the Upland Review Areas and outside of the stormwater management basin. No regulated activities are authorized in wetlands or watercourses. The total area disturbed for the project shall not exceed 109,000 square feet (2.5 acres).

10. This permit authorizes certain regulated activities within the Vegetated Buffer Zones. Impacts to the Vegetated Buffer Zone, 50 feet from the wetlands, shall not exceed 3500 square feet (0.08 acres). Mitigation for the impacts to the vegetated buffer zones shall be provided with the planting of new wetland buffer vegetation. Planted wetland buffers are to include native canopy or shade trees, shrubs and herbaceous species suited to the local habitat and having wildlife supportive values for food, shelter, nesting, etc. The number, species and spacing of the vegetated buffer plants are to be included on the plans. For this project new wetland vegetative buffers shall be planted in a 10-foot wide strip along the limit of clearing and within the cleared buffer area in the northeasterly part of the project.

11. In accordance with Section 11.13 of the Wetlands Regulations, the applicant shall engage and pay for an independent consultant, soil scientist, civil engineer, biologist, wetlands scientist, or other professional, acceptable to the Commission, to report on the progress of the project, and the results of any monitoring and/or inspections as required by the Commission and to provide periodic reports to the Commission regarding sensitive issues such as soil stabilization, siltation or other contamination or pollution of wetlands and watercourses, or the impacts of development or its operation upon completion. Said professional shall, during all phases of construction, perform soil erosion and sediment control measure inspections, and prepare and submit reports on the status of these measures on a weekly basis and within 48 hours of the end of a rain event of one half inch or more in a 24-hour period. Reports are to be submitted to the developer and site contractor; and submitted in writing to the Wetlands Agent at 800 Bloomfield Avenue, Bloomfield, CT 06002, or by e-mail. Weekly inspections may be done by the site superintendent. Rain event inspections shall be done by the acceptable
professional. Inspections may be temporarily suspended if construction activities are suspended.

12. In accordance with the Wetlands Regulations Section 11.6 the permit cannot be transferred from the applicant to another party without the approval of the Commission. This permit is to be assigned to: Rehoboth Court, LLC, 2389 Main Street, Glastonbury, CT 06033.

13. This project includes 2.5 acres of site disturbance. A stockpile of topsoil equal to 540 cubic yards per acre of disturbed area, sufficient for a 4” deep layer, shall remain on the site at all times during construction. This topsoil shall be used for final restoration of disturbed areas. Excess topsoil may be removed from the project only after all disturbed areas are stabilized to the satisfaction of the Wetlands Agent.

14. This Permit will expire on the same date as the expiration of the Town Plan and Zoning Commission approval, July 23, 2025.

15. The permittee shall notify the Commission in writing of a change in the ownership of the property for which a Permit was issued, on the same day that the deed is filed on the Land Records, and of any changes to the ownership or directors of the corporation or company to whom the Permit was issued.

16. Any modifications to the proposed 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, or utility companies, shall be submitted to the Wetlands Commission for review.

**Commissioner Blint seconded the motion, and the Commission voted unanimously to approve the Application.**

IV. New Business: None

V. Wetland Agent Permits Received: None

VII. Status of on-going projects:

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

VIII. Approval of minutes of November 15, 2021, meeting:

**Commissioner Blint made a motion to approve the minutes from November 15, 2021, as amended and Commissioner Wilcox seconded the motion. The Commission voted unanimously to approve the November 15, 2021, minutes as amended.**

IX. Other Business: None

X. Adjournment:

Secretary Wilcox made a motion to adjourn the meeting at 9:44 p.m., and Commissioner Blint seconded the motion. The Commission voted unanimously to adjourn the meeting at 9:44 p.m.

THE NEXT MEETING IS SCHEDULED FOR FEBRUARY 22, 2022

-11-