The Town of Bloomfield Inland Wetlands & Watercourses Commission held their regular meeting on Monday, June 20, 2022, scheduled for 7:00 p.m. The meeting was held on a ZOOM platform.

I. Call to Order: Chairman Budkofsky called the meeting to order at 7:12 p.m.

II. Roll Call:

Present: Chairman Alan Budkofsky, Secretary Kevin Wilcox, Commissioner Joy Chance, Commissioner David Laiuppa, Commissioner Katie Blint.

Absent: Vice Chairman Kevin Hussain, Commissioner Barry Berson,

A quorum was established with 5 members.

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

III. Old Business:

1. Wetlands Map Amendment Application

   Douglas Street Ventures, LLC

   59 & 69 Douglas Street

   (Public Hearing Continued)

Secretary Wilcox made a motion to reopen the public hearing for the Wetlands Map Amendment Application at 59 & 69 Douglas Street. Commissioner Chance seconded the motion, and the Commission voted unanimously to reopen the Public Hearing.

Mr. Peter DeMallie, President of Design Professionals, located at 21 Jeffrey Drive, South Windsor, CT, Mr. James McManus, Principal, JMM Wetland Consulting Service, LLC, Soil Scientist, located at 25 Church Hill Road, #2, Newton, CT, were present representing the applicant.

Mr. Castaldi informed the Commission that additional information was requested regarding the wetlands delineation. The applicant hired a second Soil Scientist, Mr. Ian Cole, of Ian T. Cole, LLC, Professional Soil Scientist, located at P.O. Box 619, Middletown, CT. Mr. Cole reviewed Mr. McManus’ delineation of the wetlands for this application. After he visited the property and reviewed the wetlands delineation, Mr. Cole was in agreement with Mr. McManus’s wetlands delineation. Mr. Cole provided the Commission with his Wetlands Delineation Report for the record and was included in the packet they received for this meeting.

Mr. Castaldi reviewed his May 24, 2022 memorandum to the Commission and the recommended conditions of approval.

Mr. McManus reviewed his initial wetlands delineation and the minor changes to the flags made during his visit there with Mr. Castaldi.
Commission Questions:
Commissioner Laiuppa asked about the flags nine (9), eight (8), and ten (10) that had been discussed at the last meeting that were moved. Mr. McManus stated that he added flag 9A and flag ten (10) was moved 12 feet to the west and these were resurveyed and are reflected in the revised mapping. Commissioner Laiuppa had some concerns about the delineation.

Public Questions: None

Commission Comments:
Commissioner Blint stated she wished there was a more detailed delineation. Mr. McManus stated the flags were placed in accordance with Connecticut State Regulations.

Public Comments: None

Commissioner Chance made a motion to close the Public Hearing. Secretary Wilcox seconded the motion, and the Commission voted unanimously to close the Public Hearing.

Secretary Wilcox made a motion to approve the Wetlands Map Amendment for 59 & 69 Douglas Street, subject to Staff comments from Mr. Castaldi's memorandum dated May 24, 2022, and including his recommended conditions of approval, with reference to the map dated May 11, 2022; subject to the following conditions:

1. The permittee shall submit a separate Wetland Map Amendment plan that incorporates all technical plan revisions. Final plans are subject to the approval of the Wetlands Agent.

2. The permittee shall submit three (3) sets of paper prints and one (1) set of fixed lined mylars of the final Wetland Map Amendment plan(s), signed and sealed by the Surveyor and Soil Scientist, for signing by the Commission. The final plans shall also be submitted in a digital form that is compatible with the Town of Bloomfield GIS.

3. The permittee shall file the signed mylar of the final Wetlands Map Amendment plan(s) on the Bloomfield Land Records.

Commissioner Chance seconded the motion and a vote was taken. Commissioner Laiuppa voted nay and Secretary Wilcox, Commissioner Blint, Commissioner Chance, and Chairman Budkofsky all voted yea. The motion passed with four votes in favor and one vote against.

2. Wetlands Permit Application
Douglas Street Ventures, LLC
Warehouse and distribution facility
59 & 69 Douglas Street
(Public Hearing Continued)

Secretary Wilcox made a motion to reopen 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. Commissioner Laiuppa seconded the motion, and the Commission voted unanimously to reopen the Public Hearing.

Mr. Peter DeMallie, President, Mr. Glenn Martin, Landscape Architect, and Mr. Daniel Jamieson, P.E., of Design Professionals, located at 21 Jeffrey Drive, South Windsor, CT and Mr. James McManus, Principle of JMM Wetland Consulting Service, LLC, Soil Scientist, located at 25 Church Hill Road, Newtown, CT, were present representing the applicant. Mr. Steven Levesque, the applicant and property owner was also present for this meeting. The group presented the latest revisions to the original site plans originally presented at the last Commission meeting.
Mr. DeMallie stated that they had worked closely with Mr. Jonathan Thiesse, Town Engineer, Ms. Sarah Cote, Deputy Town Engineer and Mr. Castaldi to refine the plans and address some of the Commission’s concerns. The present site plan shows that the wetland impacts have been shifted to the southerly two (2) small wetland areas. One area will be eliminated and one area partially impacted for the rear connecting driveway. The other changes include reduced impervious coverage, reduced wetlands impacts, reduced disturbance of the Upland Review Area, and reduced mitigation mostly from the reduction in the number of trailer parking spaces from 55 to 40.

They also redesigned the stormwater management basins to be shallower to reduce the potential interception of groundwater. The proposed wetland mitigation area was relocated to the area east of the southerly most wetland. The proposed landscaping plan now includes the inter-planting of the existing woodland areas with native shrubs. Additional landscaping has added native trees and shrubs which will provide food, shelter and nesting for a wide variety of species and pollinators.

Mr. DeMallie stated that the present proposal reduces the impervious coverage from 59.8% to 56.1%; reduces the direct wetland disturbance from 2,280 square feet to 1,165 square feet, reduces the disturbances within the Upland Review Area by 22.7%; increases the ratio of wetland mitigation to impacts from 1.6:1 to 2.1:1; and increased the undisturbed area by 0.2 acres and reduced the total area of disturbance by 0.2 acres.

Mr. DeMallie also stated that applicant accepted all of Mr. Castaldi’s recommended conditions of approval.

Mr. Castaldi reviewed his May 24, 2022, memorandum to the Commission including the recommended conditions of approval. Mr. Castaldi was concerned with prudent and feasible alternatives and discussed several possibilities. Overall, Mr. Castaldi stated that the present plan was better than the plan presented at the last Commission meeting.

Secretary Wilcox was asked his opinion concerning the proposed plantings as a professional Horticulturalist. Secretary Wilcox gave his recommendations on the plantings and Mr. Glenn Martin, agreed with the recommendations.

Public Questions and Comments: None

Commission Questions and Comments:

The Commissioners were generally pleased with the reductions to the regulated activities. However, Chairman Budkofsky had some concerns about the number of trailer space parking spaces for a spec building if a future tenant does not need 40 trailer parking spaces.

The applicant and Mr. DeMallie discussed the number of trailer parking spaces and agreed to reduce the number to 20 spaces. Any additional trailer parking spaces would need to get approval from both the Wetlands and Town Plan and Zoning Commissions.

Chairman Budkofsky and Commissioner Laiuppa asked the Applicant to lessen the impact more.

Secretary Wilcox made a motion to close the public hearing for Wetlands Permit Application, at 59 & 69 Douglas Street. Commissioner Blint seconded the motion and the Commission voted unanimously to approve the motion.

There was some discussion about tabling the decision on the application until the next meeting and whether the Public Hearing should be closed.

Commissioner Chance made a motion to table the Wetlands Permit Application for a warehouse and distribution facility at 59 & 69 Douglas Street, until the July 18, 2022, regular Commission meeting. Secretary Wilcox seconded the motion and the Commission voted unanimously to approve the motion.
3. Notice of Violation
1236 Blue Hill Avenue

Mr. Castaldi informed the Commission that this Notice of Violation had been issued on May 9, 2022, and included five (5) corrective measures. It does not appear that these corrective measures have been done.

Mr. Andy Morrison, property owner, was present by telephone, and stated that he thought he was doing everything the Town had asked for. There was some discussion about exceeding the approved limits of clearing and the survey submitted by Barresi Associates. Mr. Morrison did not appear to realize the scope of the exceeded clearing limits or fully understand other key components of the survey.

Chairman Budkofsky asked Mr. Morrison to have Mr. Barresi and Mr. Castaldi meet with Mr. Morrison on-site to explain in depth what needs to be done. Mr. Castaldi agreed to visit the site with Mr. Morrison and Mr. Barresi as soon as possible.

Secretary Wilcox made a motion to uphold the Notice of Violation for 1236 Blue Hill Avenue; if the corrective measures are not completed by the July 18, 2022 regular meeting then Mr. Morrison will be assessed a fine of $250 a day until the corrective measures have been completed. No other work may be done on the site until the corrective measures have been completed. Commissioner Blint seconded the motion and the Commission voted unanimously to approve the motion.

4. Notice of Violation
38 Pheasant Chase

Mr. Castaldi informed the Commission that he and Chairman Budkofsky visited the site, and Mr. Joshua Gaval has complied with the corrective actions from the Notice of Violation and recommended that the fine not be assessed. Mr. Gaval was not present at the meeting. Mr. Castaldi will send a letter to Mr. Gaval stating that a follow-up inspection will be done in late September or early October.

IV. New Business:

Mr. Castaldi stated that he anticipates new application for 103 Old Windsor Road and 101 Granby Street for the July meeting.

V. Wetland Agent Permits:

Mr. Castaldi stated that he had approved a Wetlands Agent Permit for stream channel reinforcement at 12 Stuart Drive.

VI. Status of on-going projects:

Due to the lateness of the hour, Mr. Castaldi did not give the status of on-going projects for the Commission.

VII. Approval of minutes of April 18, 2022 Meeting:

Secretary Wilcox made a motion to approve the minutes from April 18, 2022, as amended and Commissioner Blint seconded the motion. The Commission voted unanimously to approve the minutes as amended.
VIII. Other Business:

1. Discussion re: Revised Wetlands Regulations.
   This topic will be discussed at the next IWW Commission meeting.

   This topic will be discussed at the next IWW Commission meeting.

IX. Adjournment:

Chairman Budkofsky adjourned the meeting at 10:36 p.m.

THE NEXT MEETING IS SCHEDULED FOR JULY 18, 2022