MEMORANDUM

TO: Bloomfield Inland Wetlands and Watercourses Commission

FROM: David Peter Castaldi, Civil Engineer and Wetlands Agent

DATE: September 9, 2022

RE: Wetlands Map Amendment Application, 101 Granby Street (MBL 44-65)

Applicant: Mr. Allan Borghesi
Borghesi Building and Engineering
2155 East Main Street
Glastonbury, CT 06790

Property Owner: Granby Tobey, LLC
16 Tobey Road
Bloomfield, CT 06002

Soil Scientist: Mr. James McManus
JMM Wetland Consulting Services, LLC
23 Horseshoe Ridge Road
Newtown CT 06482

Wetlands File #75-2022-05

This application was submitted on July 11, 2022 and was officially received at the July 18th regular meeting. A Public Hearing was scheduled for the August 15th regular meeting. However, the required signs were not posted on the property and the opening of the Public Hearing was re-scheduled to the September 19, 2022 regular meeting.

The application has been reviewed and is ready for the Public Hearing. Additional information was requested for the Conflict of Interest Disclosure form and has been received for the record. See copy included in the agenda package. Sufficient information has been submitted for the Commission to make an informed decision on the application.

It is recommended that the Commission open the public hearing and hear testimony from the applicant at the September 19th meeting. The Commission may continue the Public Hearing if additional information is requested and table the application to the next meeting (October 17th), OR the Commission may close the Public Hearing and proceed to a vote on the application.
This application to amend the Official Map of Inland Wetlands and Watercourses has been filed in accordance with Section 15. of the Wetlands Regulations. This amendment is based on the Soil Scientist’s field delineation and flagging of the wetland soil limits and the field survey of the wetlands flags. The Official Map is not based on a Soil Scientist’s delineation and the limits of the wetlands are approximate only.

The wetlands were delineated by the Soil Scientist in the northwesterly portion of the property and along Tobey Road and in the southwesterly corner of this 7.46 acre property. The Official Map shows about 170 linear feet of intermittent watercourse in the northwesterly corner but no wetlands. The wetlands in the northwesterly part of the property are wooded. The site was mostly clear cut last year except for the northwesterly wetlands. Please refer to the appendix of this memorandum and the GIS plot for additional background information.

Two areas of wetlands were identified by the Soil Scientist on this property totaling 0.328 acres (about 14,310 square feet). The larger northwesterly wetland is 0.312 acres (13,585 square feet) in area and extends onto the abutting property to the west at 31 Tobey Road. The smaller southwesterly wetlands is 0.017 acres (725 square feet) in area and also extends off-site to the south and west.

In accordance with Section 15.4 of the Wetlands Regulations the plans and supporting documentation have been reviewed. A one sheet plan, prepared by DuFour Surveying, LLC, dated 11-30-2021, and revised to 8/23/2022, at 1” = 30’ scale, was submitted in support of the application. The JMM soils delineation report, dated July 7, 2022 was also submitted with the application. Most of the technical revisions requested for the earlier plan revision have been made. There are few left technical revisions still to be done.

The site was inspected in the field on July 27, 2022. Several test cores were dug and compared with the Soils Report. This wetland was dry in July, during a moderate drought, but was holding some water in the fall of 2021. The wetlands delineated in the northwesterly portion of the property appear to be accurate. No watercourses were observed in this wetland. There is an intermittent watercourse/drainage ditch in the northwesterly wetlands, running parallel to Tobey Road, but it did not have any water in it in late July of 2022.

The wetlands in the southwesterly corner of the property were not accessible on July 27th due to heavy brush growth and a request for a mowed access to this corner has been made. These wetlands were appear to extend off-site to the south and west. These wetlands were observed in the field on September 8, 2022 and were confirmed to be accurate.

The Official Map shows a finger of wetlands on the west property line north of the southwesterly corner. This wetlands finger was not observed in the field.
The Soil Scientist’s delineation report identified the undisturbed wetland soil as the Scitico, Shaker, Maybid series (9) and the disturbed wetlands as Aquents (308w). The undisturbed upland soils are identified as Bancroft (25) and the disturbed upland areas as Udorthents-Urban Land Complex (306).

It is recommended that the Commission approve this application and modify the Official Map of Inland Wetlands and Watercourses to include the two delineated wetland areas.

**Recommended Conditions of Approval**

The following are recommended as conditions of approval should the Commission vote to approve this application:

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

2. The permittee shall submit three (3) paper prints and one (1) fixed lined mylar of the final Wetland Map Amendment plan, signed and sealed by the Surveyor and Soil Scientist, for signing by the Commission. The final plan 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 on the Bloomfield Land Records.

4. The Official Map shall be modified to include the two delineated wetland areas.
Appendix

A. This site, 101 Granby Street, MBL 44-65 (formerly Lot 4, Map 55-1), is located on the southwest corner of Granby Street and Tobey Road. Its southerly property line is the City of Hartford/Town of Bloomfield town line. The total area is about 7.46 acres.

B. Sheets 55 and 88 of the Official Map of Inland Wetlands and Watercourses indicate about 170 linear feet of intermittent watercourse in the northwesterly corner parallel to Tobey Road.

C. This site has been vacant for several decades and was the former location of a MONSANTO Chemical Company facility. The building was demolished in 1993.

D. The topography of the site is flat to moderately sloped throughout with the highest parts in the northwesterly corner, and along the westerly property line, at elevation 85 and the lowest part in the southeasterly corner at elevation 74.

E. The site includes large areas of deteriorating asphalt pavement and concrete slabs. These are the former parking and driveway areas and former building foundations.

F. There are several monitoring well points in the southwesterly portion of the property.

G. The majority of the existing wooded vegetation along the westerly property line, and other parts of the property, were clear cut in 2021 except for the woods at the northwesterly wetlands, a row of conifers at the southerly property line and a 40” Oak tree near the northeasterly corner.

H. This parcel is included on sheets 55 and 88 of the Official Map of Wetlands and Watercourses. See GIS plot of the Official Map data attached.

I. Records indicate that an extensive storm drainage system exists on the property including a 30” RCP that cuts diagonally through the site. This system conveys runoff from the Tobey Road storm drainage to the Granby Street storm drainage system.

J. This property drains to the southeast and into the Granby Street storm drainage system. The outfall of this system is at the town line south of 110 Granby Street. These areas drain to a southwesterly flowing tributary to the North Branch of the Park River. This tributary is piped underground just south of the town line and drains to the North Branch of the Park River culvert.

K. There are two vernal pools on the abutting property to the west, located within a conservation easement, abutting the subject property in the southwesterly corner.