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, 110 & 166 Highland Park Drive,
           MBL 15-112 and 15-119 (formerly lots 5015 and 5014, map 372)

Applicant: Mr. Richard Rotundo
           Rotundo Development, LLC
           PO Box 36
           Rocky Hill, CT 06067

Property Owner: SOMA Investments, LLC
                166 Highland Park Drive
                Bloomfield, CT 06002

Soil Scientist: Mr. Anthony Zemba, LandTech
                518 Riverside Avenue
                Westport, CT 06880

Wetlands File #75-2022-08

This application was submitted on August 12, 2022. It was officially received at the August 15th regular meeting and the mandatory Public Hearing is scheduled to opened at the September 19th regular meeting. The application is complete and ready for the Public Hearing. Sufficient information has been submitted for the Commission to make an informed decision.

The Commission may continue the Public Hearing and table the application to the next meeting if additional information is requested OR they may close the Public Hearing and proceed to a vote on the application. The Commission may also close the Public Hearing and delay their decision on the application until the next meeting scheduled for October 17, 2022.

This application is for two adjacent parcels of land. 166 Highland Park Drive is the present location of SOMA Investments, LLC and includes an existing building and paved parking and driveway areas. The lot to the south, 110 Highland Park Drive, is presently undeveloped. Wetland soils were delineated on both parcels.
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 delineation and flagging of the limits of the wetland soils and the field survey of the wetlands flags. The Official Map is not based on a Soil Scientist’s delineation, or a field survey, and the limits of the wetlands are approximate only.

This site is located on the east side of Highland Park Drive at the cul-de-sac 1200 feet north of Peters Road. Wetland soils were identified in two locations. A small isolated wetland was flagged in the northeasterly corner of the property at 166 Highland Park Drive. A larger wetland area is located in the easterly and southeasterly parts of the combined property and is part of a larger wetland/watercourse system that extends onto the abutting property to the east. There are no watercourses on the property. Please refer to the appendix and GIS plot for additional background information.

The area of wetlands delineated by the Soil Scientist’s is smaller than the area defined by the Official Wetlands Map. The Soil Scientist found 1.86 acres of wetlands on the site. This is about 2700 square feet less than the approximately 1.92 acres of wetlands indicated on the Official Map. The Soil Scientist identified less wetlands in the southeasterly portion of the site than are shown on the Official Map. The Official Map shows the northeasterly wetland continuing off-site to the north. The Soil Scientist determined that the on-site wetlands does not extend off-site and that this isolated wetlands does not appear to be a vernal pool based on its shallow depth.

In accordance with Section 15.4 of the Wetlands Regulations the plans and supporting documentation have been reviewed. The one-sheet plan submitted was prepared by Bongiovanni Group, Inc., titled “Wetlands Map Boundary Plan” and plotted at 1” = 40’ scale, dated 8-10-22, with no revisions. Some technical plan revisions were requested. A revised plan may be available for the September 19th meeting.

Mr. Zemba’s Delineation Report is dated August 12, 2022. The report describes the wetlands and their general habitat but does not assign any functional qualities. The isolated northwesterly wetlands appears to have poor to fair overall functions. The southeasterly wetlands are part of a larger wetland that appears to have good to excellent overall functions. The report indicates wetland and upland soils but the plan does not indicate their locations. The Rippowam floodplain soil (103) is probably associated with the off-site watercourse to the east.

The site was checked in the field on August 14th and 25th and September 8th of this year. Several test cores were dug and compared with the Soil Delineation Report. The wetlands flagged by the soil scientist appear to be accurate.

A mowed access to the wetlands on the property at 110 Highland Park Drive was requested in August and was observed on August 25th. Some of the flags may have been disturbed by the brush hogging that was apparently done for the borings/test wells. A follow-up site inspection was done on September 8, 2022 and the wetlands flags in the area south of the existing building were recovered.
Recommendation and Conditions of Approval

It is recommended that the Commission approve this application and incorporate the flagged wetlands into the Official Map of Inland Wetlands and Watercourses subject to the following conditions:

1. The permittee shall submit a separate Wetland Map Amendment plan which 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, 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 amended at the south property line, close to flag LT-A3, at the east property line between flags LT-A18 and LT-A19, and amended to include the isolated northeasterly wetlands.
Appendix – 166 Highland Park Drive

A. The subject property includes two parcels of land on the east side of Highland Park Drive, at the cul-de-sac, located approximately 1200 feet north of Peters Road. These parcels, MBL 15-112 and 15-119 (formerly lots 5015 and 5014, map 372), were created with the Highland Park Subdivision in 1987.

B. The property is 6.27 acres in total area and according to the current Official Map of Inland Wetlands and Watercourses there are approximately 1.92 acres of forested wetlands on the site in two locations. One isolated wetland in the northeast and part of a larger wetland in the southerly and easterly parts of the property. There are no watercourses on the property.

C. The northerly parcel (#166) has been utilized for industrial/commercial purposes since 1991 when the building was constructed. The southerly parcel is undeveloped and is mostly wooded. Prior to 1987 this property was farm land for various crops including Christmas trees.

D. The topography of the site is flat around the building. The land drops off to the southeast and there is a 5-8 foot high slope down to the wetlands. The highest elevations are at the northerly property line (152), the building is at elevation 149.8 and the lowest elevations are in the southeast corner (135).

E. This property is included on sheet 372 of the Official Map of Wetlands and Watercourses. See GIS plot of the Official Map data attached.

F. The wetlands in the southeasterly portion of the property are on the westerly edge of Wetland Number 36 in the 1985 Inwoods Environmental Consultants Evaluation (see copy of report attached).

G. The wetland soils from the Official Map are:

- Sandy Glacial Outwash – Soils formed over glacial meltwater deposits of sand and gravel:
  - 13 Walpole PD fine sandy loam [Wd] – in the southeast portion of the site

- Glaciolacustrine – Soils formed in old glacial lakebed deposits of silts and clays:
  - 9 Shaker PD very fine sandy loam [Sz] – isolated area in the northeast corner

H. The southeasterly wetlands are a part of a larger wetland/watercourse system that extends onto the abutting property to the east and north to West Newberry Road and Blue Hills Avenue. This wetland and watercourse system flows to the southeast and to a cross culvert under Peters Road.

I. The subject property and the storm drainage systems in Highland Park Drive drain to the south and to a tributary of Wash Brook south of Peters Road. Wash Brook is tributary to the North Branch of the Park River.

J. There are no Conservation Easements or Restrictions on the subject property. The abutting property to the east, 33 Mucko Road, includes a Conservation Easement.
This section of wetland is hydrologically connected to many of the inland wetlands which occupy the north-central section of Bloomfield. Unlike the broad, flat valley wooded swamps, this section of wetland is typical of the many ribbons of floodplain soil which border the streams and brooks in town. Except for a few areas of contiguous Swanton soils, this wetland is confined to the frequently flooded Saco floodplain soils which border the brook. These floodplain soils represent the outer boundaries of the brook, whose size shrinks and swells with the seasonal fluxes in water flow.

This stream travels through forested land, periodically opening out into herbaceous flats dominated by sedge, with some Juncus, Typha, and a few isolated patches of Phragmites. Here the water flow is slow, as this herbaceous vegetation tends to impede and filter the water. The majority of this wetland is wooded; red maple is the dominant tree, forming a dense canopy under which highbush blueberry, winterberry, and spice bush contribute to the thick shrub layer. A few isolated sections of the wooded swamp are well-saturated; sedge hummocks surrounded by water are frequent in these wetter sections.

The thick shrub underbrush harbors many birds: juncos, titmice, chick-a-dees, and cardinals were seen at the time of the study. Numerous raccoon tracks were found in the mud flats along the railroad. Deer browse as well as tracks were also common in this section of wetland.
Wetland # 36

Wetland location Windsor town line south across West Newberry Rd. to Tunxis and Mills Rd. intersection.

MDC # 233 298 299 372 425 $453

Hydrologic Functions

groundwater exchange LOW

flood control HIGH

sediment trapping MEDIUM

pollution reduction MEDIUM

Biologic Functions

wildlife habitat MEDIUM

rare/endangered species n/a

uniqueness n/a

Cultural Function

recreation/education MEDIUM

Disturbances

upstream impacts houses lawns roads

manmade structures/disturbances railroad, impoundment south of West Newberry Road