

Town of Thomaston

Inland Wetlands & Watercourses Regulations



Effective June 22, 2012
Revised through *June 23, 2021*

HISTORY OF THE INLAND WETLANDS & WATERCOURSES COMMISSION

The Inland Wetlands & Watercourses Commission (IWWC) is an eight (8) member Commission consisting of five (5) regular members and three (3) alternate members.

The Inland Wetlands & Watercourses Commission:

- enforces all provisions of the Inland Wetlands & Watercourses Act pursuant to Section 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes as amended;
- provides reports/recommendations to the Planning & Zoning Commission for all subdivisions and resubdivisions;
- issues approvals/permits for regulated activities or denials for regulated activities;
- considers requested amendments to the Regulations *and to the Official Wetlands Map*;
- resolves issues relative to violations; and
- provides determinations for uses termed "as of right".

The Commission is responsible for reviewing applications which may impact a wetland or watercourse. The purpose of the Commission's Regulations is to minimize or prevent disturbance and pollution of the Town's inland wetlands and watercourses, including its bogs, swamps, and marshes, as well as its lakes, ponds, rivers, and streams.

The Commission was established by an Ordinance adopted on March 5, 1979, dissolved on August 21, 1984, and reconstituted on January 5, 1987.

CURRENT MEMBERS OF THE INLAND WETLANDS & WATERCOURSES COMMISSION:

Regular Members:

Joseph Fainer, Chairman
Anthony Samela, Vice-Chairman
Laura Fitch, Secretary
Richard Jennings
Claude Miserez

Alternates:

Susan Pierpont
Michele Volovski
VACANCY

Inland Wetlands Enforcement Officer:

Stacey Sefcik

Administrative Assistant & Recording Secretary:

Pat Santa Maria

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SECTION 1 TITLE AND AUTHORITY

- 1.1** The inland wetlands and watercourses of the State of Connecticut and the Town of Thomaston are an indispensable and irreplaceable, but fragile natural resource with which the citizens of the State and Town have been endowed. The wetlands and watercourses are an interrelated web of nature essential to an adequate supply of surface and underground water, to hydrological stability and control of flooding and erosion, to the recharging and purification of groundwater, and to the existence of many forms of animal, aquatic, and plant life. Many inland wetlands and watercourses have been destroyed or are in danger of destruction because of unregulated use by reason of the deposition, filling or removal of material, the diversion or obstruction of water flow, the erection of structures, and other uses, all of which have despoiled, polluted, and eliminated wetlands and watercourses. Such unregulated activity has had and will continue to have a significant adverse impact on the environment and ecology of the State of Connecticut and the town and has and will continue to imperil the quality of the environment thus adversely affecting the ecological, scenic, historic, and recreational values and benefits of the state and town for its citizens now and forever more. The preservation and protection of the wetlands and watercourses from random unnecessary, undesirable, and unregulated uses, disturbance or destruction is in the public interest, and is essential to the health, welfare, and safety of the citizens of the state and town. It is, therefore, the purpose of these regulations to protect the citizens of the state and town by making provisions for the protection, preservation, maintenance, and use of the inland wetlands and watercourses by minimizing their disturbance and pollution, maintaining and improving water quality in accordance with the highest standards set by federal, state or local authority, preventing damage from erosion, turbidity or siltation, preventing loss of fish and other beneficial aquatic organisms, wildlife and vegetation, and the destruction of the natural habitats thereof deterring and inhibiting the danger of flood and pollution, protecting the quality of wetlands and watercourses for their conservation, economic, aesthetic, recreational, and other public and private uses and values, and protecting the state's potable fresh water supplies from the dangers of drought, overdraft, pollution, misuse, and mismanagement by providing an orderly process to balance the need for the economic growth of the State and the use of its land with the need to protect its environment and ecology in order to forever guarantee to the people of the state, the safety of such natural resources for their benefit and enjoyment, and for the benefit and enjoyment of generations yet unborn.
- 1.2** These regulations shall be known as the "Inland Wetlands and Watercourses Regulations of the Town of Thomaston."
- 1.3** The Inland Wetlands and Watercourses Commission of the Town of Thomaston was established in accordance with an ordinance adopted March 5, 1979, dissolved August 21, 1984, and reconstituted January 5, 1987, and shall implement the purposes and provisions of these regulations and the Inland Wetlands and Watercourses Act in the Town of Thomaston.
- 1.4** These regulations shall incorporate by reference certain standards of performance for the execution of activities within the wetlands and watercourses in the Town of Thomaston.
- 1.5** The Agency shall enforce the Inland Wetlands and Watercourses Act and shall either issue, issues with terms, conditions, limitations or modifications, or deny permit applications for all regulated activities in the Town of Thomaston pursuant to Sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, as amended.
- 1.6** The Agency shall enforce the Inland Wetlands and Watercourses Act and may, upon reasonable finding, enforce the provisions of the regulations of the Town of Thomaston pursuant to Sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, as amended. Enforcement may include, but is not limited to, the issuance of notices of violation, citations, litigation, and other forms of action so provided by *the* Connecticut General Statutes, as amended, and/or Town Ordinance or regulations, as amended.
- 1.7** *These regulations have been adopted and may be amended, from time to time, in accordance with the provisions of the Inland Wetlands and Watercourses Act and these regulations.*

SECTION 2 DEFINITIONS

2.1 As used in these regulations:

“**Act**” means the Inland Wetlands and Watercourses Act, Sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, as amended.

“**Agency**” means the ~~Thomaston~~ Inland Wetlands and Watercourses Commission (~~T~~IWWC) of the Town of Thomaston.

“**Activity**” means any operation, use or activity affecting a regulated area.

“**Bogs**” are watercourses distinguished by evergreen trees and shrubs underlain by peat deposits, poor or very poor drainage, and highly acidic conditions.

“**Clear-cutting**” means the harvest of timber in a fashion which removes all trees down to a two-inch diameter at breast height.

“**Commission member**” *means a ~~daily~~ duly seated regular or alternate member of the Inland Wetlands and Watercourses Commission of the Town of Thomaston.*

“**Commissioner of Environmental Protection**” means the Commissioner of the State of Connecticut Department of *Energy &* Environmental Protection.

“**Conservation Restriction**” has the same meaning as provided in section 47-42a of the General Statute which states, *“Conservation restriction” means a limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land described therein, including, but not limited to, the state or any political subdivision of the state, or in any order of taking such land whose purpose is to retain land or water areas predominantly in their natural, scenic or open condition or in agricultural, farming, forest or open space use.’*

“**Continual flow**” means a flow of water, which persists for an extended period of time. This flow may be interrupted during periods of drought or during the low flow period of the annual hydrological cycle, June through September, but it recurs in prolonged succession.

“**Deposit**” includes, but shall not be limited to fill, grade, dump, place, discharge or emit.

“**Designated Agent/Enforcement Officer/Wetlands Agent**” ~~this is means~~ an individual designated by the Commission to carry out and enforce its functions, regulations, and purposes.

“**Discharge**” means emission of any water, substance, or material into waters of the state whether or not such substance causes pollution.

“**Disturb the natural and indigenous character of the land**” *means that the activity will significantly alter the inland wetlands and watercourses by reason of removal or deposition of material, clear-cutting, alteration or obstruction of water flow, or will result in the pollution of the wetland or watercourse.*

“**Dry Hydrant**” means a non-pressurized pipe system that: (A) is readily accessible to fire department apparatus from a proximate public road, (B) provides for the withdrawal of water by suction to such fire department apparatus, and (C) is permanently installed into an existing lake, pond or stream that is a dependable source of water.

“**Essential to the farming operation**” means that the proposed activity is necessary and indispensable to sustain farming activities on the farm.

“Farming” shall be consistent with the definition as noted in Section 1-1(q) of the Connecticut General Statutes, as amended. (See Appendix A)

“Farm pond” means a body of water created by a dam or excavation used for watering livestock, irrigation, fire protection, fish production, wildlife management, and other uses commonly associated with farming.

“Feasible” means able to be constructed or implemented consistent with sound engineering principles.

“License” means the whole or any part of any permit, certificate of approval or similar form of permission, which may be required of any person by the provisions of Sections 22a-36 to 22a-45, inclusive.

“Low-Impact Development” means a site design strategy intended to maintain or replicate predevelopment hydrology through the use of small-scale controls integrated throughout the site to manage runoff as close to its source as possible.

“Management practice” means a practice, procedure, activity, structure or facility designed to prevent or minimize pollution or other environmental damage or to maintain or enhance existing environmental quality. Such management practices include, but are not limited to erosion and sedimentation controls, restrictions on land use or development, construction setbacks from wetlands or watercourses, proper disposal of waste materials, procedures for equipment maintenance to prevent fuel spillage, construction methods to prevent flooding or disturbance of wetlands and watercourses, procedures for maintaining continuous stream flows, confining construction that must take place in watercourses to times when water flows are low and fish and wildlife will not be adversely affected.

“Marshes” are watercourses that are distinguished by the absence of trees and shrubs and the dominance of soft stemmed herbaceous plants. The water table in marshes is at or above the ground surface throughout the year and areas of open water six (6) inches or more in depth is common, but seasonal water table fluctuations are encountered.

“Material” means any substance, solid or liquid, organic or inorganic, including but not limited to soil, sediment, aggregate, land, gravel, clay, bog, mud, debris, sand, refuse or waste.

“Municipality” means the Town of Thomaston.

“Nurseries” means places where plants are grown for sale, transplanting, or experimentation.

“Permit” see license.

“Permittee” means the person to whom a license has been issued.

“Person” means any person, firm, partnership, association, corporation, limited liability company, company, organization or legal entity of any kind, including municipal corporations, governmental agencies or subdivisions thereof.

“Pollution” means harmful thermal effect or the contamination or rendering unclean or impure of any waters of the state by reason of any material, substance, or waste discharged or deposited *therein* by any means, including, but not limited to, *therein* by any public or private sewer or otherwise so as directly or indirectly to come in contact with any waters. This includes, but is not limited to, erosion and sedimentation resulting from any filling, land clearing or excavation activity.

“Preservation restriction” has the same meaning as provided in section 47-42a of the General Statutes which states, *“Preservation restriction” means a limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of land, including, but not limited to, the state or any political subdivision of the state, or in any order of taking of such land whose purpose is to preserve historically significant structures or sites.’*

“Prudent” means economically and otherwise reasonable in light of the social benefits to be derived from the proposed regulated activity provided cost may be considered in deciding what is prudent and further provided a mere showing of expense will not necessarily mean an alternative is imprudent.

“Regulated activity” means any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration or pollution of such wetlands or watercourses, but shall not include the specified activities in Section 22a-40 of the Connecticut General Statutes. Furthermore, any clearing, grubbing, filling, grading, paving, excavating, construction, *clear-cutting of trees*, depositing or removing of material and discharging of stormwater on the land within one hundred (100) feet measured horizontally from the boundary of any wetland or watercourse is a regulated activity. The Agency may rule that any other activity located within such upland review area or in any other non-wetland or non-watercourse area, which is likely to impact or affect wetlands or watercourses, is a regulated activity.

“Remove” includes, but shall not be limited to drain, excavate, mine, dig, dredge, suck, *grub, clear-cut timber*, bulldoze, dragline or blast.

“Rendering unclean or impure” means any alteration of the physical, chemical or biological properties of any waters of the state, including, but not limited to, change in odor, color, turbidity or taste.

“Setback areas” are measured as a linear distance of no less than one hundred (100) feet from any regulated wetland area or watercourses as in these regulations.

“Significant impact” means any activity, including but not limited to the following activities, which may have a major effect:

1. Any activity involving deposition or removal of material, which will or may have a substantial effect on the wetland or watercourse or on wetlands or watercourses outside the area for which the activity is proposed.
2. Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a watercourse system.
3. Any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to support aquatic, plant or animal life and habitats; prevent flooding; supply water; assimilate waste; facilitate drainage; provide recreation or open space; or perform other functions.
4. Any activity which is likely to cause or has the potential to cause substantial turbidity, siltation or sedimentation in a wetland or watercourse.
5. Any activity which causes substantial diminution of flow of a natural watercourse or groundwater levels of the wetland or watercourse.
6. Any activity which is likely to cause or has the potential to cause pollution of a wetland or watercourse.
7. Any activity which damages or destroys unique wetland or watercourse areas or such areas having demonstrable scientific or educational value.

“Soil Scientist” means an individual duly qualified in accordance with standards set by the Federal Office of Personnel Management.

“Swamps” are watercourses that are distinguished by the dominance of wetland trees and shrubs.

“Submerged lands” means those lands which are inundated by water on a seasonal or more frequent basis.

“Town” means the Town of Thomaston.

“Upland Review Area” means non-wetlands and watercourses review areas that may be reviewed by the agency.

“Waste” means sewage or any substance, liquid, gaseous, solid or radioactive, which may pollute or tend to pollute any of the wetlands and watercourses of the Town.

“Watercourses” means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the Town or any portion thereof, not regulated pursuant to Sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two (2) or more of the following characteristics:

- (a) evidence of scour or deposits of recent alluvium or detritus,
- (b) the presence of standing or flowing water for a duration longer than a particular storm incident, and
- (c) the presence of hydrophytic vegetation.

“Wetlands” means land, including submerged land, as defined in this section, not regulated pursuant to Sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as it may be amended from time to time, of the Natural Resources Conservation Service of the U.S. Department of Agriculture (USDA). Such areas may include filled, graded, or excavated sites, which possess an aquic (saturated) soil moisture regime as defined by the USDA Cooperative Soil Survey.

SECTION 3 INVENTORY OF INLAND WETLANDS AND WATERCOURSES

- 3.1** The map of wetlands and watercourses entitled ~~“Soil Survey Map, Town of Thomaston Connecticut”~~ *“Thomaston Wetlands and Watercourses” prepared by the Council of Governments of Central Naugatuck Valley and adopted by the Town of Thomaston Inland Wetlands & Watercourses Commission on July 12, 2013, hereinafter referred to as the Official Inland Wetlands and Watercourses Map*, delineates the general location and boundaries of inland wetlands and the general location of watercourses. Copies of this map are available for inspection ~~at the Inland Wetlands Office~~ in the Building and Land Use Department. In all cases, the precise location of wetlands and watercourses shall be determined by the actual character of the land, the distribution of wetland soil types, and the location of watercourses. The Agency may use aerial photography, remote sensing imagery, resource mapping, soils maps, site inspection observations, an onsite field inspection by a qualified soil scientist or other information in determining the location of the boundaries of wetlands and watercourses.
- 3.2** Any person may petition the Agency for an amendment to the Map. All petitions for a map change shall be submitted in writing and shall include all relevant facts and circumstances which support the change. The petitioner shall bear the burden of proof regarding the proposed map amendment. Such proof may include, but not be limited to, aerial photography, remote sensing imagery, resource mapping documentation by a qualified soil scientist or other available information. The Agency may require such person to provide an accurate delineation of regulated areas in accordance with Section 15 of these Regulations. Unpermitted or illegal activity that changes the nature of soils, wetlands, and watercourses shall not be grounds for the reclassification of wetlands.
- 3.3** The Agency shall maintain a current inventory of regulated areas within the Town. The Agency may amend its map as more accurate information becomes available.
- 3.4** All map amendments are subject to the public hearing process outlined in Section 15 of these Regulations.

SECTION 4 PERMITTED USES AS OF RIGHT & NON-REGULATED USES

- 4.1 The following operations and uses shall be permitted in inland wetlands and watercourses as of right:
- A. Grazing, farming, nurseries, gardening and harvesting of crops and farm ponds of three acres or less essential to the farming operation, and activities conducted by, or under the authority of the Department of *Energy and* Environmental Protection for the purposes of wetland or watercourse restoration or enhancement or mosquito control. The provisions of this subdivision shall not be construed to include road construction or the erection of buildings not directly related to the farming operation, relocation of wetlands or watercourses with continual flow, clear-cutting of timber except for the expansion of agricultural crop land, the mining of top soil, peat, sand, gravel or similar material from wetlands or watercourses for the purposes of sale;
 - B. A residential home (A) for which a building permit has been issued or (B) on a subdivision lot, provided the permit has been issued or the subdivision has been approved by a municipal planning, zoning or planning and zoning commission as of the effective date of promulgation of the municipal regulations pursuant to Subsection (b) of Section 22a-42a, or as of July 1, 1974, whichever is earlier, and further provided no residential home shall be permitted as of right pursuant to this subdivision unless the permit was obtained on or before July 1, 1987;
 - C. Boat anchorage or mooring;
 - D. Uses incidental to the enjoyment and maintenance of residential property, such property defined as equal to or smaller than the largest minimum residential lot *site size* permitted anywhere in the municipality provided that in any town where there are no zoning regulations establishing minimum residential lot *sites sizes*, the largest minimum lot *site size* shall be two (2) acres. Such incidental uses shall include maintenance of existing structures and landscaping, but shall not include removal or deposition of significant amounts of material from or onto a wetland or watercourse, or diversion or alteration of a watercourse;
 - E. Construction and operation by water companies as defined by *Section 16-1* of the Connecticut General Statutes or by municipal water supply systems as provided for in Chapter 102 of the Connecticut General Statutes, of dams, reservoirs and other facilities necessary to the impounding, storage and withdrawal of water in connection with public water supplies except as provided in Sections 22a-401 and 22a-403 of the Connecticut General Statutes;
 - F. Emergency Activities – Those activities of an emergency nature necessary to ~~project~~ *protect* the public health, welfare or safety provided that *only any* resulting detrimental effects on a regulated area ~~is~~ *are* promptly corrected.
 - G. Maintenance relating to any drainage pipe which existed before the effective date of *any municipal regulations adopted pursuant to Section 22a-42a of the Connecticut General Statutes or July 1, 1974, whichever is earlier*, provided such pipe is on property which is zoned as residential but which does not contain hydrophytic vegetation. For purposes of this subdivision, “maintenance” means the removal of accumulated leaves, soil, and other debris whether by hand or machine, while the pipe remains in place; *and*
 - H. Withdrawals of water for fire emergency purposes.
- 4.2 The following operations and uses shall be permitted as non-regulated uses in wetlands and watercourses, provided they do not disturb the natural and indigenous character of the wetland or watercourse by removal or deposition of material, alteration or obstruction of water flow or pollution of the wetland or watercourse:
- A. Maintenance to existing facilities and drainage;
 - B. Conservation of soil, vegetation, water, fish, shellfish, and wildlife;
 - C. Outdoor recreation activities including play and sporting areas, golf courses, field trials, nature study, hiking, horseback riding, swimming, skin diving, camping, boating, water skiing, trapping, hunting, fishing, and shell fishing where otherwise legally permitted and regulated;
 - D. Installation of a dry hydrant by or under the authority of a municipal fire department, provided such dry hydrant is only used for firefighting purposes and there is no alternative access to a public water supply.

- 4.3** All activities in wetlands or watercourses involving filling, excavating, dredging, clear cutting, clearing, or grading or any other alteration or use of a wetland or watercourse not specifically permitted by this section and otherwise defined as a regulated activity by these regulations shall require a permit from the Agency in accordance with Section 6 of these regulations, or for certain regulated activities located outside of wetlands and watercourses from the duly authorized agent in accordance with Section 12 of these regulations.
- 4.4** To carry out the purposes of this section, any person proposing a permitted operation and use or a non-regulated operation and use shall, prior to commencement of such operation and use, notify the Agency on a form provided by it, and provide the Agency with sufficient information to enable it to properly determine that the proposed operation and use is a permitted or non-regulated use of a wetland or watercourse. The Agency shall rule that the proposed operation and use or portion of it is a permitted or non-regulated operation and use or that the proposed operation and use is a regulated activity and a permit is required.

SECTION 5
ACTIVITIES REGULATED EXCLUSIVELY BY THE COMMISSIONER OF ENVIRONMENTAL PROTECTION

- 5.1** The Commissioner of Environmental Protection shall have exclusive jurisdiction over regulated activities in or affecting wetlands or watercourses undertaken by any department, agency or instrumentality of the State of Connecticut, except any local or regional board of education, pursuant to Sections 22a-39 or 22a-45a of the Connecticut General Statutes.
- 5.2** The Commissioner of Environmental Protection shall have exclusive jurisdiction over tidal wetlands designated and regulated pursuant to Sections 22a-28 through 22a-35 of the Connecticut General Statutes, as amended.
- 5.3** The Commissioner of Environmental Protection shall have exclusive jurisdiction over activities authorized under a dam repair or removal order issued by the Commissioner of Environmental Protection under Section 22a-402 of the Connecticut General Statutes or a permit issued by the Commissioner of Environmental Protection under Sections 22a-403 of the Connecticut General Statutes. Any person receiving such dam repair or removal order or permit shall not be required to obtain a permit from a municipal wetlands commission for any action necessary to comply with said dam order or to carry out the activities authorized by said permit.
- 5.4** The Commissioner of Environmental Protection shall have exclusive jurisdiction over the discharge of fill or dredged materials into the wetlands and watercourses of the state pursuant to Section 401 of the Federal Clean Water Act, as amended, for activities regulated by the U.S. Army Corps of Engineers under Section 404 of the Federal Clean Water Act.

SECTION 6 REGULATED ACTIVITIES TO BE LICENSED

- 6.1 The Agency reserves the right to perform a field inspection in order to determine its jurisdiction.
- 6.2 No person shall conduct or maintain a regulated activity in the Town of Thomaston without first obtaining a permit for such activity from the ~~Thomaston~~ Inland Wetlands & Watercourses Commission of the Town of Thomaston.
- 6.3 The Commission shall regulate any activity, operator, or use in or affecting a wetland or watercourse involving the deposition or removal of materials, obstruction, construction, alteration, pollution and any other regulated activity *or* use unless such is permitted or non-regulated pursuant to Section 4 of these Regulations, and not until after the requirement of Section 4.4 has been fulfilled.
- 6.4 Any person found to be conducting or maintaining a regulated activity without the prior authorization of the Agency, conducting or maintaining activities inconsistent with an issued permit, not complying with the terms of a permit, or violating any other provision of these Regulations, shall be subject to the enforcement proceedings and penalties prescribed in Section 14 of these Regulations and any other remedies as provided by law.

SECTION 7 APPLICATION REQUIREMENTS

- 7.1 Any person intending to conduct a regulated activity or to renew or amend a permit to conduct such activity shall apply for a permit on a form provided by the Agency. The application shall contain the information described in this section and any other information the Agency may reasonably require. Application forms may be obtained in the ~~Inland Wetlands Office in the~~ Building & Land Use Department and on the Town's website at www.thomastonct.org. The submission of an application does not grant any authority or right to the applicant nor does it relieve the applicant from obtaining any other permits, licenses, etc. so required by Federal, State, or local law or regulations.
- 7.2 If an application to the ~~agency~~ *Town of Thomaston Planning & Zoning Commission* for subdivision or resubdivision of land involves land containing a wetland or watercourse the applicant shall, in accordance with Section 8-3(g), 8-3c, or 8-26, as applicable, of the Connecticut General Statutes, submit an application for a permit to the Agency in accordance with this section, no later than the day the application is filed with the Planning & Zoning Commission.
- 7.3 The application shall contain such information as is necessary for a fair and informed determination thereon by the Agency. The Commission may require a pre-application meeting to determine if the proposed activity involves a significant impact activity.
- 7.4 A prospective applicant may request the Agency to determine whether or not a proposed activity involves a significant impact activity.
- 7.5 All applications shall include the following information in writing or on maps or drawings:
- A. The applicant's name, home and business mailing addresses, and telephone numbers. If the applicant is a Limited Liability Corporation or a Corporation, ~~you must include~~ the managing member's or responsible corporate officer's name, address, and telephone number *must be included*;
 - B. The owner's name, mailing address, telephone number, and written consent of the land owner if the applicant is not the owner of the land upon which the subject activity is proposed;
 - C. The applicant's interest in the land;
 - D. The geographical location of the land which is the subject of the proposed activity and a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) in acres or square feet of wetlands or watercourses to be disturbed, soil type(s), wetland vegetation, the setback areas, and any areas of potential upland impact;
 - E. The purpose, a description of the proposed activity, proposed erosion and sedimentation controls, and other management practices and mitigation measures, which may be considered as a condition of issuing a permit for the proposed regulated activity including, but not limited to measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance, and create productive wetland or watercourse resources;
 - F. Alternatives, *including Low Impact Development practices*, which would cause less or no environmental impact to wetlands or watercourses and why the alternative as set forth in the application was chosen; all such alternatives shall be diagramed on a site plan or drawing;
 - G. A site plan showing the proposed activity, the existing and proposed conditions in relation to wetlands and watercourses, and identifying any further activities associated with or reasonably related to the proposed regulated activity, which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses;
 - H. Names and mailing addresses of all adjacent land owners per Town Assessor records;
 - I. Statement by the applicant that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information;
 - J. Authorization for the members and agents of the Agency to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit;

- K. A completed ~~DEP DEEP~~ reporting form; ~~that~~ the Agency shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with Section 22a-39-14 of the Regulations of Connecticut State Agencies;
- L. Any other information the Agency deems necessary to the understanding of what the applicant is proposing, *including proposed Low Impact Development practices*;
- M. Submission of the appropriate filing fee based on the fee schedule established in the Code of the Town of Thomaston, CT, Chapter 154 – Fees; *and*
- N. ~~Indicate if~~ *Indication whether* the applicant or property owner is or has ever been in violation of *the Town of Thomaston Inland Wetlands & Watercourses Regulations* or any other State or municipal Inland Wetlands & Watercourses Regulations.

7.6 At the discretion of the Agency or its agent, or when the proposed activity involves a significant impact, additional information, based on the nature and anticipated effects of the activity, including but not limited to the following, is required:

- A. Site plans for the proposed activity and the land which will be affected thereby which show existing and proposed conditions, wetland and watercourse boundaries, land contours, boundaries of land ownership, proposed alterations and uses of wetlands and watercourses, and other pertinent features of the land and the proposed activity, prepared by a professional engineer, land surveyor, architect, or landscape architect licensed by the State or by such other qualified person;
- B. Engineering reports and analyses and additional drawings to fully describe the proposed activity including any filling, excavation, drainage or hydraulic modifications to watercourses, and the proposed erosion and sedimentation control plan;
- C. Mapping of soil types consistent with the categories established by the National Cooperative Soil Survey of the U.S. Natural Resources Conservation Service. The wetlands shall be delineated in the field by a soil scientist and the soil scientist's field delineation shall be depicted on the site plans;
- D. A description of the ecological communities and functions of the wetlands or watercourses involved with the application and the effects of the proposed activity on these communities and wetland functions;
- E. A description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application and each alternative which would cause less or no environmental impact to wetlands or watercourses, and a description of why each alternative considered was deemed neither feasible nor prudent.
- F. Analysis of chemical or physical characteristics of any fill material;
- G. Management practices and other measures, *including Low Impact Development practices*, designed to mitigate or remediate the impact of the proposed activity or earlier non-permitted activities; and
- H. Plans to enhance existing wetlands and watercourses or to create ~~near~~ *new* wetlands and watercourses to replace the lost area or function of wetlands and watercourses proposed to be impacted.

7.7 The applicant shall certify whether:

- A. Any portion of the property on which the regulated activity is proposed is located within five hundred (500) feet of the boundary of an adjoining municipality.
- B. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.
- C. Sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality.
- D. Water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality.

7.8 Six (6) paper copies or a certified electronic copy of all application materials shall be submitted to comprise a complete application unless an applicant is otherwise directed in writing by the Agency. All electronic media submitted must be in a format viewable by the Inland Wetlands & Watercourses Commission.

7.9 Any application to renew or amend an existing permit shall be filed with the Agency in accordance with Section 8 of these Regulations at least sixty-five (65) days prior to the expiration date of the permit. Any

application to renew or amend such an existing permit shall contain the information required under Section 7 of these Regulations provided:

- A. The application may incorporate the documentation and record of the prior application;
- B. The application shall describe the extent of work completed at the time of filing and the schedule for completing the activities authorized in the permit;
- C. The application shall state the reason why the authorized activity was not initiated or completed within the time specified in the permit;
- D. The application shall describe any changes in facts or circumstances involved with or affecting wetlands or watercourses or use of the land for which the permit was issued.
- E. The Agency may, prior to the expiration of a permit, accept an untimely application to renew such permit if the authorized activity is ongoing and allow the continuation of work beyond the expiration date if, in its judgment, the permit is likely to be renewed and the public interest or environment will be best served by not interrupting the activity.
- F. The Agency may reassess the fees and costs associated with the review of the renewal application.

7.10 Any application to renew a permit shall be granted upon request of the permit holder unless the Agency finds that there has been a substantial change in circumstances which requires a new permit application or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued, provided no permit ~~may be valid for more than five (5) years~~ *shall be valid for more than 10 years, and further provided that any permit issued prior to July 1, 2011 that did not expire prior to May 9, 2011 shall be valid for no more than fourteen years.*

7.11 *For any permit application involving property subject to a conservation restriction or preservation restriction, the following shall apply:*

- A. No person shall file a permit application with the Inland Wetlands & Watercourses Commission (IWWC) or its duly authorized agent other than for interior work in an existing building or for exterior work that does not expand or alter the footprint of an existing building, relating to property that is subject to a conservation restriction or a preservation restriction unless the applicant provides proof that the applicant has provided written notice of such application by certified mail, return receipt requested, to the party holding such restriction not later than sixty days prior to the filing of the permit application.
- B. In lieu of such notice, the applicant may submit a letter from the holder of such restriction or from the holder's authorized agent, verifying that the application is in compliance with the terms of the restriction.

SECTION 8 APPLICATION PROCEDURES

- 8.1** All petitions, application, requests, or appeals shall be submitted to the Inland Wetlands & Watercourses Commission of the Town of Thomaston within ten (10) business days of the next regularly scheduled meeting.
- 8.2** The Agency shall, in accordance with Connecticut General Statutes Section 8-7d(f), notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request, or plan concerning any project on any site in which:
- A. Any portion of the property affected by a decision of the Agency is within five hundred (500) feet of the boundary of an adjoining municipality;
 - B. *A* significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
 - C. *A* significant portion of the sewer or water drainage from the project on the site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; *and/or*
 - D. Water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request, or plan.

- 8.3** When an application is filed to conduct or cause to be conducted a regulated activity upon an inland wetland or watercourse, any portion of which is within the watershed of a water company as defined in Section 25-32a of the Connecticut General Statutes, the applicant shall provide written notice of the application to the water company and the Commissioner of Public Health in a format prescribed by said commissioner, provided such water company or said commissioner has filed a map showing the boundaries of the watershed on the land records of the municipality in which the application is made and with the inland wetlands agency of such municipality. Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of the application. The water company and the Commissioner of Public Health, through a representative, may appear and be heard at any hearing on the application. Documentation of such notice shall be provided to the Agency.
- 8.4** The date of receipt of a petition, application, request, or appeal shall be the day of the next regularly scheduled meeting of the Agency, immediately following the day of submission to the Agency or its agent of such petition, application, request, or appeal or thirty-five (35) days after such submission, whichever is sooner.
- 8.5** At any time during the review period, the applicant shall provide such additional information as the Agency may reasonably require. Requests for such additional information shall not stay the time limitations as set forth in Section 11.2 of these Regulations.
- 8.6** All applications shall be open for public inspection.
- 8.7** Incomplete applications may be denied. Failure to pay any application or other fees when due shall constitute an incomplete application.
- 8.8** The applicant is responsible for all fees/costs associated with the application process.

SECTION 9 PUBLIC HEARINGS

- 9.1** The Inland Wetlands Agency shall not hold a public hearing on an application unless:
- A.** The inland wetlands agency determines that the proposed activity may have a significant impact on wetlands or watercourses;
 - B.** A petition, signed by at least twenty-five (25) persons eighteen (18) years of age or older and who reside in the municipality in which the regulated activity is proposed, requesting a hearing is filed with the inland wetlands agency not later than fourteen (14) days after the date of receipt of such application; or
 - C.** The inland wetlands agency finds that a public hearing regarding such application would be in the public interest.

The inland wetlands agency may issue a permit without a public hearing provided that no petition provided for in this section is filed with the inland wetlands agency on or before the fourteenth (14th) day after the date of receipt of such application. All applications and maps and documents relating thereto shall be open for public inspection. At such hearing any person or persons may appear and be heard.

- 9.2** Notice of the public hearing shall be published at least twice at intervals of not less than two (2) days, the first not more than fifteen (15) days and not fewer than ten (10) days, and the last not less than two (2) days before the date set for the hearing in a newspaper having a general circulation in each town where the affected wetland and watercourse is located. The applicant shall bear the cost of these notifications.
- 9.3** *The Land Use Office shall notify persons whose property abuts the property of the proposed activity by certified mail, return receipt requested no less than ten days prior to the day of the hearing. All evidence of the mailing shall be included in the file for the subject application.*

SECTION 10 CONSIDERATIONS FOR DECISION

- 10.1** The Agency may consider the following in making its decision on an application:
- A. The application and its supporting documentation;
 - B. Reports from other agencies and commissions, including but not limited to:
 - 1. Town of Thomaston Conservation Commission;
 - 2. Town of Thomaston Planning & Zoning Commission;
 - 3. Town of Thomaston Building Official;
 - 4. Town of Thomaston Highway Superintendent;
 - 5. Town of Thomaston Water Pollution Control Authority;
 - 6. Torrington Area Health District;
 - 7. Inland Wetlands Enforcement Officer or a duly authorized deputy;
 - 8. Town Engineering Consultant or other expert;
 - 9. The applicant's or Agency's subject experts;
 - 10. The Agency's declared expertise;
 - 11. Connecticut Water Company;
 - 12. CT DEEP/EPA/Army Corps of Engineers
 - C. The Agency may also consider comments on any application from the Northwest Conservation District, the Regional Planning Commission, *Naugatuck Valley Council of Governments*, or other regional organizations (~~i.e. Council of Elected Officials~~), agencies in adjacent municipalities which may be affected by the proposed activity, or other technical agencies or organizations which may undertake additional studies or investigations.
 - D. Non-receipt of comments from State agencies and commissions listed in *Section 10.1B and 10.1C* above within the prescribed time shall neither delay nor prejudice the decision of the Agency.
 - E. For an application for which a public hearing is held, public comments, evidence, and testimony.
- 10.2** Criteria for Decision. In carrying out the purposes and policies of Sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, including matters relating to regulating, licensing and enforcing of the provisions thereof, the Agency shall take into consideration all relevant facts and circumstances, including but not limited to:
- A. The environmental impact of the proposed regulated activity on wetlands or watercourses;
 - B. The applicant's purpose for and any feasible and prudent alternatives to the proposed regulated activity, which alternatives would cause less or no environmental impact to wetlands or watercourses;
 - C. The relationship between the short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses and the maintenance and enhancement of long-term productivity of such wetlands or watercourses;
 - D. Irreversible and irretrievable loss of wetland or watercourse resources, which would be caused by the proposed regulated activity, including the extent to which such activity would foreclose a future ability to protect, enhance, or restore such resources, and any mitigation measures which may be considered as a condition of issuing a permit for such activity, including but not limited to, measures to: (1) prevent or minimize pollution or other environmental damage; (2) maintain or enhance existing environmental quality; or (3) in the following order of priority: restore, enhance, and create productive wetland or watercourse resources;
 - E. The character and degree of injury to or interference with safety, health or the reasonable use of property which is caused or threatened by the proposed regulated activity;
 - F. Impacts of the proposed regulated activity on wetlands or watercourses outside the area for which the activity is proposed and future activities associated with or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands and watercourses.
 - G. The applicant's history of compliance shall be a factor in establishing conditions of the permit, but not necessarily the approval or denial of a permit.
- 10.3** In the case of an application, which received a public hearing pursuant to a finding by the Agency that the proposed activity may have a significant impact on wetlands or watercourses, a permit shall not be issued

unless the Agency finds on the basis of the record that a feasible and prudent alternative does not exist. In making this finding, the Agency shall consider the facts and circumstances set forth in Section 10.2 ~~of this Section~~ above. The finding and the reasons therefore shall be stated on the record in writing.

- 10.4** In the case of an application which is denied on the basis of a finding that there may be feasible and prudent alternatives to the proposed regulated activity which have less adverse impact on wetlands and watercourses, the Agency shall propose on the record in writing the types of alternatives, which the applicant may investigate. This subsection shall not be construed to shift the burden from the applicant to the Agency to prove that the applicant is entitled to the permit or to present alternatives to the proposed regulated activity.
- 10.5** *For purposes of this section, (1) "wetlands and watercourses" includes aquatic, plant or animal life and habitats in wetlands or watercourses, and (2) "habitats" means areas or environments in which an organism or biological population normally lives or occurs.*
- 10.6** A municipal inland wetlands agency shall not deny or condition an application for a regulated activity in an area outside wetlands or watercourses on the basis of an impact or effect on aquatic, plant, or animal life unless such activity will likely impact or affect the physical characteristics of such wetlands or watercourses.
- 10.7** In reaching its decision on any application after a public hearing, the Agency shall base its decision on the record of that hearing. Documentary evidence or other material not in the hearing record shall not be considered by the Agency in its decision.
- 10.8** *If the applicant has provided written notice pursuant to ~~this subsection~~ Section 7.11 of these Regulations, the holder of the restriction may provide proof to the IWWC that granting of the permit application will violate the terms of the restriction. Upon a finding that the requested land use violates the terms of such restriction, ~~and~~ the IWWC shall not grant the permit approval.*
- 10.9** *If the applicant fails to comply with the provisions of ~~this section~~ Section 7.11 of these Regulations, the party holding the conservation or preservation restriction may, not later than fifteen days after receipt of actual notice of permit approval, file an appeal with the IWWC or its duly authorized agent. The IWWC shall reverse the permit approval upon a finding that the requested land use violates the terms of such restriction.*

SECTION 11 DECISION PROCESS AND PERMIT

- 11.1** The Agency, or its duly authorized agent acting pursuant to Section 12 of these Regulations, may, in accordance with Section 10 of these Regulations, grant the application as filed or grant it upon other terms, conditions, limitations, or modifications of the regulated activity designed to carry out the purposes and policies of the Act, or deny the application. Such terms may include any reasonable measures which would mitigate the impacts of the regulated activity and which would: (a) prevent or minimize pollution or other environmental damage; (b) maintain or enhance existing environmental quality; or (c) in the following order of priority: restore, enhance and create productive wetland or watercourse resources. *Such terms may include restrictions as to the time of year in which a regulated activity may be conducted, provided the Agency, or its agent, determines that such restrictions are necessary to carry out the policy of sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes.*
- 11.2** No later than sixty-five (65) days after receipt of an application, the Agency may hold a public hearing on such application. At such hearing any person or persons may appear and be heard and may be represented by agent or attorney. The hearing shall be completed within thirty-five (35) days of its commencement. Action shall be taken on applications within thirty-five (35) days after completion of a public hearing. In the absence of a public hearing, action shall be taken on applications within sixty-five (65) days from the date of receipt of the application. The applicant may consent to one (1) or more extensions of the periods specified in this subsection, provided the total extension of all such periods shall not be for longer than sixty-five (65) days, or may withdraw the application. The failure of the Agency to act within any time period specified in this subsection, or any extension thereof, shall not be deemed to constitute approval of the application. An application deemed incomplete by the Agency shall be withdrawn by the applicant or denied by the Agency.
- 11.3** The Agency shall state upon its record the reasons and ~~bases~~ *basis* for its decision.
- 11.4** The Agency shall notify the applicant and any person entitled to such notice of its decision within fifteen (15) days of the date of the decision by certified mail, return-receipt requested, and the Agency shall cause notice of its order in the issuance or denial of the permit to be published in a newspaper having general circulation in the town wherein the inland wetland or watercourse lies. In any case in which such notice is not published within such fifteen (15) day period, the applicant may provide for the publication of such notice within ten (10) days thereafter.
- 11.5** If an activity authorized by an inland wetland permit also involves an activity which requires a zoning or subdivision approval, special zoning permit, or variance or special exception, under Sections 8-3(g), 8-3c, or 8-26 of the Connecticut General Statutes, the Agency shall file a copy of the decision and report on the application with the Town of Thomaston Planning & Zoning Commission within fifteen (15) days of the date of the decision thereon.
- 11.6** Any permit issued under this section for any activity shall be valid for not more than five (5) years and not fewer than two (2) years, at the discretion of the Commission. All permits shall be valid for a term of five (5) years unless otherwise stated in a motion of approval and on written permits issued. Any such permit shall be renewed upon request of the permit holder unless the agency finds that there has been a substantial change in circumstances which requires a new permit application or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued provided no permit may be valid for more than ten (10) years.
- 11.7** Notwithstanding the provisions of Section 11.6, any permit issued under this section prior to July 1, 2011, that *was in effect and did not expire prior to May 9, 2011* ~~has not expired prior to the effective date of this section~~, shall expire not less than nine years after the date of such approval. Any such permits shall be renewed upon request of the permit holder unless the Agency finds that there has been a substantial change in circumstances that requires a new permit application or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued, provided no such permit shall be valid for more than fourteen years. Provisions of this section shall expire on July 1, 2025, upon

expiration of a permit without timely renewal, or upon the completion of all activities related to permits issued prior to July 1, 2011.

- 11.8** No permit issued by the Agency shall be assigned or transferred without the written permission of the Agency.
- 11.9** If a bond is required in accordance with Section 13 of these Regulations, the Agency may withhold issuing the permit until such bond is provided.
- 11.10** General provisions in the issuance of all permits:
 - A. The Agency has relied in whole or in part on information provided by the applicant and if such information subsequently proves to be false, deceptive, incomplete, or inaccurate, the permit may be modified, suspended, or revoked.
 - B. All permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Thomaston and convey no rights in real estate or material nor any exclusive privileges, are further subject to any and all public and private rights, and to any federal, state, and municipal laws or regulations pertinent to the subject land or activity.
 - C. If the activity authorized by the Agency's permit also involves an activity which requires zoning or subdivision approval, special permit, variance or special exception under Sections 8.3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit may begin until such approval is obtained.
 - D. In constructing the authorized activities, the permittee shall implement such management practices consistent with the terms and conditions of the permit as needed to control stormwater discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.
 - E. Permits are not transferable without the prior written consent of the Agency.

SECTION 12
ACTION BY DULY AUTHORIZED AGENT

- 12.1** The Agency may delegate to its duly authorized agent the authority to approve or extend a license for an activity that is not located in a wetland or watercourse when such agent finds that the conduct of such activity would result in no greater than a minimal impact on any wetlands or watercourses provided such agent has completed the comprehensive training program developed by the Commissioner of Environmental Protection pursuant to Section 22a-39 of the Connecticut General Statutes. Requests for such approval shall be made on a form provided by the Agency and shall contain the information listed under Section 7.5 of these Regulations and any other information the Agency may reasonably require. Notwithstanding the provisions for receipt and processing applications prescribed in Sections 8, 9, and 11 of these Regulations, such agent may approve or extend such an activity at any time.
- 12.2** Any person receiving such approval from such agent shall, within ten (10) days of the date of such approval, publish at the applicant's expense notice of the approval in a newspaper having a general circulation in the town wherein the activity is located or will have an effect. Any person may appeal such decision of such agent to the Agency within fifteen (15) days after the publication date of the notice and the Agency shall consider such appeal at its next regularly scheduled meeting provided such meeting is no earlier than three (3) business days after receipt by such Agency or its agent of such appeal. Any person may appear and be heard at the meeting held by the Agency to consider the subject appeal. The Agency shall, at its discretion, sustain, alter, or reject the decision of its agent or require an application for a permit in accordance with Section 7 of these Regulations.

SECTION 13
BOND *AND INSURANCE*

- 13.1** The Agency may require, as a permit condition, the filing of a bond with such surety or other such mechanism in such amount and in a form approved by the Agency.
- 13.2** The bond or surety shall be conditioned on compliance with the provisions of these Regulations and the terms, conditions, and limitations established in the permit.
- 13.3** The amount and form of the bond shall be reviewed by the *Inland* Wetland Enforcement Officer, Town Engineer *ing consultant*, and Town Attorney.

SECTION 14 ENFORCEMENT

- 14.1** The Agency may appoint an agent or agents to act in its behalf with the authority to issue notices of violation or cease and desist orders and carry out other actions or investigations necessary for the enforcement of these regulations. In carrying out the purposes of this section, the Agency or its duly authorized agent shall take into consideration the criteria for decision under Section 10.2 of these regulations.
- 14.2** The Agency or its agent may make regular inspections at reasonable hours of all regulated activities for which permits have been issued with the consent of the property owner or the authorized agent of the owner during the life of the permit.
- 14.3** In the case in which a permit has not been issued or a permit has expired, the Agency or its agent may make regular inspections at reasonable hours with the consent of the property owner or the authorized agent of the property owner.
- 14.4** If the Agency or its duly authorized agent finds that any person is conducting or maintaining any activity, facility or condition which is in violation of the Act or these regulations, the Agency or its duly authorized agent may:
- A. Issue a written order by certified mail, return receipt requested, to such person conducting such activity or maintaining such facility or condition to immediately cease such activity or to correct such facility or condition. Within ten (10) calendar days of the issuance of such order, the Agency shall hold a hearing to provide the person an opportunity to be heard and show cause why the order should not remain in effect. The Agency shall consider the facts presented at the hearing and within ten (10) days of the completion of the hearing, notify the person by certified mail that the original order remains in effect, that a revised order is in effect or that the order has been withdrawn. The Agency shall publish notice of its decision in a newspaper having general circulation in the municipality. The original order shall be effective upon issuance and shall remain in effect until the Agency affirms, revises or withdraws the order. The issuance of an order pursuant to this subsection shall not delay or bar an action pursuant to Section 22a-44 (b) of the Connecticut General Statutes, as amended.
 - B. Issue a notice of violation to such person conducting such activity or maintaining such facility or condition, stating the nature of the violation, the jurisdiction of the Agency, and prescribing the necessary action and steps to correct the violation including, without limitation, halting work in wetlands or watercourses. The Agency may request that the individual appear at the next regularly scheduled meeting of the Agency to discuss the unauthorized activity, and/or provide a written reply to the notice or file an application for the necessary permit. Failure to carry out the action(s) directed in a notice of violation may result in issuance of the order provided in Section 14.3.a or other enforcement proceedings as provided by law. After notice to the property owner and an opportunity to be heard, the Agency may record a notice of violation on the land records.
 - C. May direct the *Inland* Wetland Enforcement Officer to issue a citation for the violation in accordance with the "*ORDINANCE ESTABLISHING CITATION PROCEDURES AND FINES FOR VIOLATIONS OF THE INLAND WETLANDS AND WATERCOURSES REGULATIONS*".
 - D. The Agency may in its discretion invoke one or more of these enforcement procedures.
- 14.5** The Agency may suspend or revoke a permit if it finds that the permittee has not complied with the terms, conditions or limitations set forth in the permit or has exceeded the scope of the work as set forth in the application including application plans. Prior to revoking or suspending any permit, the Agency shall issue notice to the permittee, personally or by certified mail, return receipt requested, setting forth the facts or conduct, which warrants the intended action. The Agency shall hold a hearing to provide the permittee an opportunity to show that it is in compliance with its permit and any and all requirements for retention of the permit. The permittee shall be notified of the Agency's decision to suspend, revoke, or maintain a permit by certified mail within fifteen (15) days of the date of its decision. The Agency shall publish notice of the suspension or revocation in a newspaper having general circulation in the municipality.

SECTION 15 AMENDMENTS

- 15.1** These Regulations and the ~~“Soil Survey Map for the Town of Thomaston Official Inland Wetlands and Watercourses Map”~~ may be amended from time to time, by the Agency in accordance with changes in the Connecticut General Statutes or regulations of the Connecticut Department of *Energy &* Environmental Protection or as new information regarding soils and inland wetlands and watercourses becomes available.
- 15.2** An application filed with the Agency which is in conformance with the applicable inland wetlands regulations as of the date of the receipt of such application shall not be required thereafter to comply with any change in inland wetland regulations, including changes to setbacks and buffers, taking effect on or after the date of such receipt and any appeal from the decision of such Agency with respect to such application shall not be dismissed by the Superior Court on the grounds that such a change has taken effect on or after the date of such receipt. The provisions of this section shall not be construed to apply (1) to the establishment, amendment or change of boundaries of inland wetlands or watercourses or (2) to any change in regulations necessary to make such regulations consistent with the provisions of the Act as of the date of such receipt.
- 15.3** These Regulations and the ~~Town of Thomaston “Soil Survey Map”~~ *Official Inland Wetlands and Watercourses Map* shall be amended in the manner specified in Section 22a-42a of the Connecticut General Statutes, as amended. The Agency shall provide the Commissioner of Environmental Protection with a copy of any proposed regulations and notice of the public hearing to consider any proposed regulations or amendments thereto, except map amendments, at least thirty-five (35) days before the public hearing on their adoption.
- 15.4** Petitions requesting changes or amendments to the ~~“Soil Survey Map”, Thomaston, Connecticut~~ *Official Inland Wetlands and Watercourses Map* shall contain at least the following information:
- A. the petitioner's name, mailing address, and telephone number.
 - B. the address, or location of the land affected by the petition.
 - C. the petitioner's interest in the land affected by the petition.
 - D. map(s) showing the geographic location of the land affected by the petition and the existing and the proposed wetland(s) and watercourse(s) boundaries on such land in accurate detail together with the documentation supporting such proposed boundary locations.
 - E. the reasons for the requested action.
 - F. other information reasonably requested by the agency.
- 15.5** Any person who submits a petition to amend the ~~“Soil Survey Map”, Thomaston, Connecticut~~ *Official Inland Wetlands and Watercourses Map* shall bear the burden of proof for all requested map amendments. Such proof may include, but is not limited to, professional interpretation of aerial photography and remote sensing imagery, resource mapping, soils mapping, or other information acceptable to the Agency. If such person is the owner, developer or contract purchaser of the land, which is the subject of the petition, or if such person is representing the interests of such an owner, developer or purchaser, in addition to the information required in Subsection 15.4, the petition shall include:
- A. the name, mailing address, and telephone number of the owner(s) of such land and owner(s) agent or other representative.
 - B. the names and mailing addresses of the owners of abutting land.
 - C. documentation by a soil scientist of the distribution of wetland soils on said land. Such documentation shall at a minimum include the report of the soil scientist documenting the location of wetland soils on the land and a map of the said land indicating the flag locations set by the soil scientist and defining the boundaries of wetland soil types.
 - D. map(s) showing any proposed development of the land in relation to existing and proposed wetland and watercourse boundaries.
 - E. other information as reasonably requested required by the agency.
- 15.6** Watercourses shall be delineated by a soil scientist, geologist, ecologist or other qualified individual. The Agency may hire an expert to analyze, review, or report on the area. The cost shall be borne by the applicant.

- 15.7** A public hearing shall be held on petitions to amend ~~“Soil Survey Map”~~ *the Official Inland Wetlands and Watercourses Map*. Notice of the hearing shall be published in a newspaper having a general circulation in the municipality where the land that is the subject of the hearing is located at least twice at intervals of not less than two (2) days, the first not more than fifteen (15) days, nor less than ten (10) days, and the last not less than two (2) days before the date set for the hearing. All materials including maps and documents relating to the petition shall be open for public inspection.
- 15.8** The Agency shall hold a public hearing on a petition to amend the regulations and the ~~Soil Survey Map~~ *Official Inland Wetlands and Watercourses Map* within sixty-five (65) days after receipt of such petition. The hearing shall be completed within thirty-five days (35) after commencement. The Agency shall act upon the changes requested in such petition within sixty-five (65) days after completion of such hearing. At such hearing, any person or persons may appear and be heard and may be represented by agent or attorney. The petitioner may consent to one (1) or more extensions of any period specified in this subsection, provided the total extension of all such periods shall not be for longer than sixty-five (65) days, or may withdraw such petition. Failure of the Agency to act within any time period specified in this subsection or any extension thereof, shall not be deemed to constitute approval of the petition.
- 15.9** The Agency shall make its decision and state, in writing, the reasons why the change in the *Official* Inland Wetlands and Watercourses Map was made.

SECTION 16 APPEALS

- 16.1** Appeal on actions of the Agency shall be made in accordance with the provisions of Section 22a-43 of the Connecticut General Statutes, as amended.
- 16.2** Notice of such appeal shall be served upon the Agency and the Commissioner of Environmental Protection.

SECTION 17 CONFLICT AND SEVERANCE

- 17.1** If there is a conflict among the provisions of these regulations, the provision, which imposes the most stringent standards for the use of wetlands and watercourses, shall govern. The invalidity of any word, clause, sentence, section, part, subsection, subdivision or provision of these regulations shall not affect the validity of any other part, which can be given effect without such invalid part, or parts.
- 17.2** If there is a conflict between the provisions of these regulations and the provisions of the Act, the provisions of the Act shall govern.

SECTION 18 OTHER PERMITS

- 18.1** Nothing in these regulations shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the Town of Thomaston, the State of Connecticut or the Government of the United States including any approval required by the Connecticut Department of *Energy &* Environmental Protection and the U.S. Army Corps of Engineers. Obtaining such assents, permits or licenses is the sole responsibility of the applicant.
- 18.2** *All projects with land disturbance of greater than or equal to five (5) acres associated with construction activities shall be registered under the General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities with the CTDEEP. Registration shall be submitted a minimum of sixty (60) days before the initiation of construction activities as required by the general permit.*

SECTION 19 EFFECTIVE DATE OF REGULATIONS

- 19.1** These regulations are effective upon filing in the Office of the Town Clerk and publication of a notice of such filing in a newspaper having general circulation in the Town of Thomaston. These regulations were adopted by the Inland Wetlands and Watercourses Commission at a Special Meeting held on Wednesday, June 18, 2008. The effective date of these regulations as determined by the Commission is July 5, 2008. These regulations have been filed with the Town Clerk on June 25, 2008.
- 19.2** *After a public hearing on _____, these Regulations have been amended and have a new effective date of _____.*