

MUNICIPAL PLAN & REGULATION REVIEW

LOWER FARMINGTON RIVER & SALMON BROOK WILD AND SCENIC STUDY COMMITTEE

March 2009

Avon

Bloomfield

Burlington

Canton

East Granby

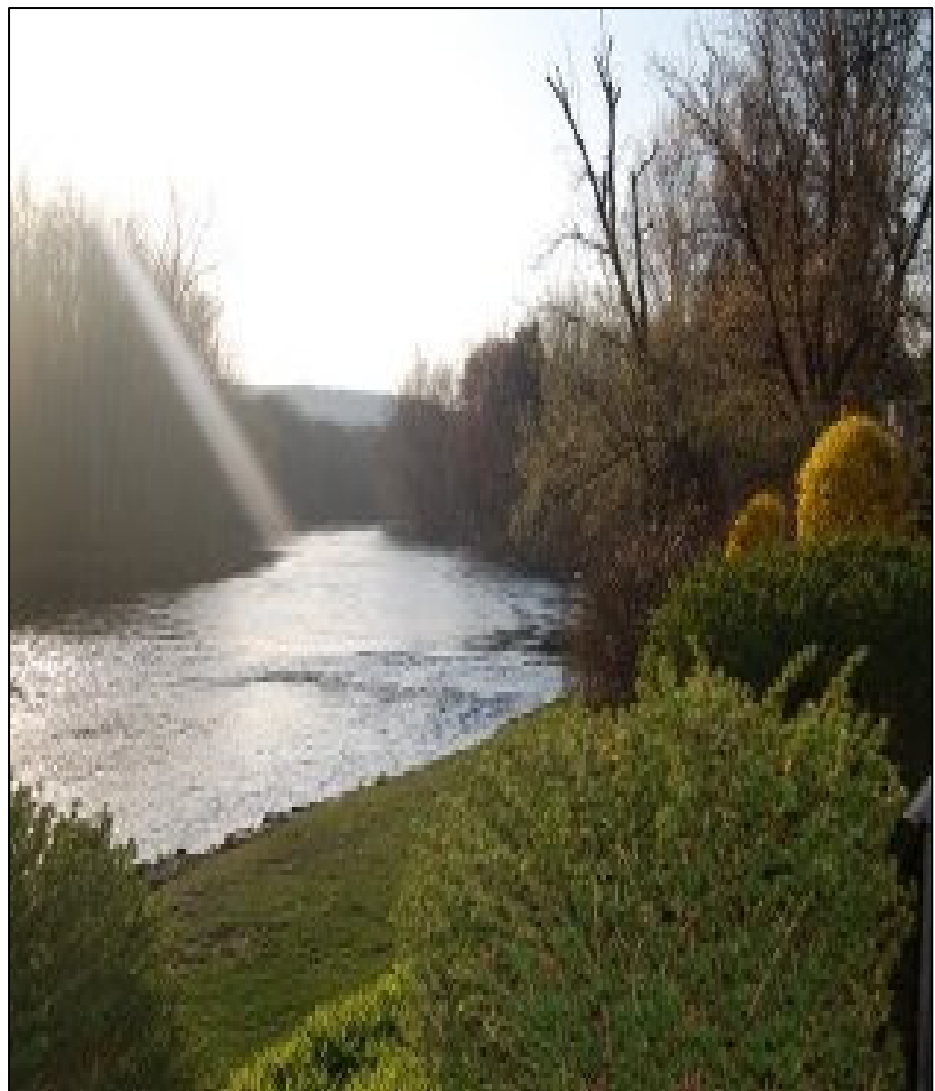
Farmington

Granby

Hartland

Simsbury

Windsor



Courtesy of FRWA



ROBINSON & COLE_{LLP}

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EXECUTIVE SUMMARY

The proposed designation of the lower Farmington River and Salmon Brook as a Wild and Scenic River, pursuant to 16 U.S.C. §§ 1271 to 1287 (2008), is a regional effort to recognize and protect the River itself and its role as critical habitat for flora and fauna, as a natural flood control mechanism, and as an increasingly significant open space and recreational resource.

A review of the municipal land use regulations and Plans of Conservation and Development (“PCD”) for the ten towns bordering the River within the Lower Farmington and Salmon Brook Watersheds (the “Corridor Towns”) was conducted (the “Review”). The results of the Review identify and characterize the level of protection established in local regulations for each of the six different Outstanding Resource Values (“ORVs”), or natural, cultural, or recreational values of regional or national significance associated with the Lower Farmington River and Salmon Brook.

Designation of the Lower Farmington River and Salmon Brook as Wild and Scenic will not impact existing land use plans and regulations in the ten Corridor Towns.

The purpose of the Review is threefold:

1. To gather information that may be incorporated into the management plan for the River;
2. To serve as background information during the designation process; and,
3. To provide a framework for future regulation changes in support of the Farmington River and Salmon Brook’s unique assets and their Wild and Scenic designation.

Overall, the Review provides a baseline assessment of the current regulatory environment in each Corridor Town. This assessment may inform future planning and suggest regulatory changes in support of the Wild & Scenic Designation of the Lower Farmington River and Salmon Brook. Given this, the Review evaluates adopted regulations and PCDs, as these outline the practices that are consistently applied in each Corridor Town. The Review does not account for informal municipal processes that have not been promulgated through duly adopted regulations.

To ensure consistency throughout the Review, this analysis does not consider regulations enacted after July 2008. It is noted that several towns have since revised their regulations and that, in many instances, these updates have created greater ORV protections.

Connecticut is unique in that it has very comprehensive enabling legislation governing the use of land and it grants liberal authority to municipalities to adopt regulations that effectively implement that legislation at the local level. In addition, the State imposes very few regulatory mandates on local governments, leaving them to pick and choose the regulatory tools they want to implement. While providing each town with the ability to tailor its regulations depending on its resources and community values, this “home rule” approach can inhibit regional planning efforts. However, if there is consensus to support Wild and Scenic designation, this independence will also allow the 10 towns to respond more quickly to suggestions for the improvement of their regulations to provide greater protection for the resources of the Farmington River.

The Review highlights existing patterns and themes in the regulations of the Corridor Towns and identifies how those regulations address the protection and enhancement of the ORVs.

Local Trends

Changes to Wetlands Regulations

The level of currency and sophistication of the majority of the wetlands regulations within the Corridor Towns merits recognition. Even those Towns lacking any staff dedicated to planning, land use plans or land use regulations have incorporated modest changes in response to changing conditions and shifting legal standards.

Non-Regulatory Tools to Protect Open Spaces

Some non-regulatory tools provide incentive to protect open spaces (farmland, forestland, and non-working open spaces) and warrant further consideration.

Transfer of Development Rights

At least two towns (Avon and Windsor) have adopted regulations authorizing a TDR program in which development rights from agricultural areas and areas with distinct natural features or cultural resources worth preserving may be transferred to other parcels that are more suitable for development. TDR allows the allowable development density to be transferred from one parcel to another; the sending parcel may no longer be developed while the receiving parcel may be developed at a density equal to the sum of the density allowable under the existing zoning for that parcel plus the density transferred from the sending parcel. As more towns gain interest in this type of tool, greater attention should be paid to the location of the receiving parcels to ensure that the increased development density on the receiving parcel is not concentrated in the river corridor or in other environmentally sensitive areas.

Purchase of Development Rights

The other program, which has received some funding from the State, is for a PDR program, whereby a property owner is paid the fair market value of any development rights for his/her property, which is determined by considering applicable zoning and calculating the allowable development for that parcel. Once purchased, the parcel cannot be developed and the overall fair market value of that parcel has been significantly diminished. However, the property owner has been compensated for those rights and, for farmers in particular, the infusion of capital helps to sustain their farming activities. The ongoing active agricultural use of the land contributes to the preservation of that land for farming. Although actively encouraged by at least two towns, such a program has not yet been implemented in any of the Corridor Towns.

Reducing Tax Burden

Several Plans of Conservation and Development referenced the potential benefits of adopting the Use Value Assessment tax (P.A. 63-490; Conn. Gen. Stat. §§ 12-107c to 12-107f). This allows farmland, forest, and open space land to be assessed based on its use not its fair market or highest and best use value. The reduction of the tax burden on landowners helps to encourage the continued use of that land for farming and its preservation as farmland.

Greenways and Open Space Corridors

Several Corridor Towns have recognized the importance of establishing linkages between existing open space parcels. To this end, these Towns encourage greenway systems or open space corridors to protect resources and to promote recreational opportunities. Canton, Burlington, Farmington, and Simsbury have collaborated in building a 16-mile, multi-use trail known as the Farmington River Trail. The trail will be located on former railroad beds, the shoulder of roads, and other public land as necessary. When completed, the Farmington River Trail will connect with the Farmington Valley Greenway in both Farmington and Simsbury to form a 26-mile loop.

Windsor' Center Trail provides direct access to the Farmington River along a 1.25 mile trail within a 43 acre municipally owned park. This trail will eventually be connected to a proposed regional trail network.

Similarly, certain Towns call for open space acquisitions to focus on developing an open space corridor along the Farmington River.

Strong ORV Protections

Alternatives to Traditional Residential Subdivisions

A significant number of the Corridor Towns allow for cluster and open space residential subdivisions. Both modify the typical subdivision regulations to allow for the protection of open space and/or particular natural features on a site. Open space subdivisions typically require that a certain amount of land be permanently protected as open space. Cluster subdivisions allow for significant reductions in the lot size to bring the dwelling units closer together or allow the units to be built in close proximity without necessarily retaining the uniformity of one-unit-per-lot, which results in the concentration of the development on one portion of the parcel leaving the remaining portion undeveloped. Chapter 126, which governs planning in Connecticut, defines cluster development as “a building pattern concentrating units on a particular portion of a parcel so that *at least one-third of the parcel remains as open space to be used exclusively for recreational, conservation and agricultural purposes* except that nothing herein shall prevent any municipality from requiring more than one-third open space in any particular cluster development.” *See Conn. Gen. Stat. § 8-18.*

Noticeably absent from most of the subdivision regulations permitting this type of development was any kind of density bonus to encourage developers to choose to build an open space or cluster development rather than a traditional one-unit-per-lot, low density subdivision that offers no opportunity for the protection of open space or natural features.

Recognition of Need for Regional Cooperation

Almost every Corridor Town has, at one time or another, signed a regional compact concerning the protection of a natural resource, such as the Farmington River Watershed Compact. Several Towns also recognize the need for a regional or watershed approach to planning for certain resources. Only a very small number of Corridor Towns acknowledge current efforts to have the Lower Farmington River and Salmon Brook designated as a Wild & Scenic River. Previous

efforts and current consciousness for a regional approach to resource planning may provide a strong foundation for developing a broad base of support for the Wild & Scenic designation. The process of fostering support for the Wild & Scenic designation within each Town creates an opportunity to focus attention on the Farmington River, to encourage future agreements that will benefit the River, and to provide guidance for changes to the land use regulations to provide greater protection for the ORVs.

Opportunities for Enhanced ORV Protection

Refocus Regulations on Impact not Aesthetics

Certain regulations cite aesthetics or protection of the viewshed as the basis or justification for the regulation. For example, at least one town has adopted a regulation controlling development along ridgelines or hilltops; however, the regulation is structured not to discourage development in potentially fragile or unsuitable areas but rather requires that the building be designed to minimize the visual impact. Statutory authority certainly exists to allow such regulations to focus on the physical or environmental impact or effect of development, rather than the aesthetic impact, and modification of those regulations will provide greater protection for the Farmington River.

Only one town has enacted an overlay district to regulate impacts on the ORVs within the Study Corridor. Such an overlay district may require preservation and enhancement of native vegetation and promote conservation of the resources of the Farmington River.

Floodplain Regulations

In large part, the majority of local floodplain regulations merely reiterate the language of the statute granting zoning powers for floodplains to municipalities. To the extent allowed under the general zoning powers granted to municipalities, and because the floodplains correspond so closely to the Study Corridor, a unique opportunity exists to develop Corridor-specific regulations that address potential land use impacts upon the ORVs.

Aquifer Protection Regulations

As noted, the recent activity in the DEP's Aquifer Protection Area program has resulted in new and amended regulations in many of the Corridor Towns. As with the floodplain, many of the DEP-approved Aquifer Protection Areas overlap or encompass the Study Corridor. Given this, development of the Aquifer Protection Area regulations presents another opportunity to influence the regulatory framework within the Study Corridor.

Context for Regulations Concerning Historic Resources

Only four Towns have adopted regulations to recognize or protect historic resources. In some instances, the implementation of these regulations appears unclear. More importantly, the absence of any regulations concerning archaeological materials is notable, particularly in light of the history of the Farmington River Valley. A few towns have conducted archaeological surveys and studies; however, the information has not led to regulations to protect identified archaeological resources.

Build-Out Analysis

Build-out analyses provide critical information about growth trends and the remaining land available to absorb that growth. Although a basic analysis was included in a few Plans of Conservation and Development, a more in-depth detailed analysis would provide critical information necessary to develop regulations that would guide that growth in a manner that will best protect the ORVs within the Corridor Towns.

Native Vegetation Regulation

Three Towns recognize the benefits of protecting existing vegetation, particularly native vegetation which is adapted and suitable for this climate and soil conditions. However, landscaping and vegetative buffer regulations tend to focus on aesthetic qualities rather than the impacts.

Despite the prevalence and documented destruction wrought by invasive plant species, municipalities within the Corridor have taken little initiative to address invasive plants through their land use regulations. In particular, there is little recognition of state laws prohibiting the import, sale, or transplant of invasive species.

Open Space Funding

All of the Corridor Towns have developed priorities for open space planning and acquisitions efforts. Notably, few Towns have identified a secure source of funding for such efforts. In addition, few Towns highlight the various mechanisms for funding open space efforts at the local level in their PCD.

Limiting Impervious Surfaces

There may be several opportunities, both regulatory and non-regulatory, by which a Town may limit the extent of impervious surfaces within its jurisdiction. Under a municipality's general zoning powers, it may impose parcel-level controls that limit the percent of a parcel's total area that may be occupied. The authority to establish Historic Districts under Conn. Gen. Stat. § 7-147a empowers towns to regulate parking areas and the extent of additions to existing buildings within such a district. Similarly, the authority to establish Village Zoning Districts under Conn. Gen. Stat. § 8-2j also empowers a Town to regulate the paving materials used within such a district. And, of course, Towns may employ the non-regulatory approaches noted above to preserve undeveloped open spaces as yet another means for limiting the extent of impervious surfaces within a municipality.

Conclusion

Although there are notable differences between the ten Corridor Towns in categories such as population, natural resources, development density, local government structure, and financial resources, each Corridor Town has adopted and tailored regulations to address similar concerns regarding guiding the location and design of new development, protecting natural resources and open space, and strengthening regulatory tools to protect wetlands, agricultural lands, and environmentally sensitive areas as permitted by statute. And the Corridor Towns continue to revise or overhaul their regulatory frameworks in response to new policies developed through the

long-range planning efforts required to update their individual Plans of Conservation and Development. In addition, a few towns have taken the lead and are trying new regulatory tools aimed at balancing development and preservation. The development and implementation of a management plan with a regional focus and the specific purpose of protecting the lower Farmington River and Salmon Brook may provide an excellent counterbalance to the independent and individualized regulatory approaches taken by each of the different towns.

The Review includes the following sections:

- Executive Summary (see above)
- Introduction to the Municipal Regulation Review, Proposed Wild & Scenic Designation of the Lower Farmington River & Salmon Brook
- Project Overview and Methodology
- Statutory Frameworks
- Definition Section & List of Acronyms
- Study Corridor Summary
- Town Summaries & Town Corridor Summaries
- Municipal Plan & Regulation Review Chart

INTRODUCTION

Starting in fall of 2003, the Farmington River Watershed Association (the “FRWA”) sought to have Congress authorize a study of the Lower Farmington River and Salmon Brook in support of its inclusion in the National Wild and Scenic Rivers system. With the support of 10 towns – Avon, Bloomfield, Burlington, Canton, East Granby, Farmington, Granby, Hartland, Simsbury, and Windsor – “The Lower Farmington River and Salmon Brook Wild and Scenic Study Act” was first introduced in 2004.

Senators Dodd & Lieberman introduced a bill (S. 435) that passed the Senate in late 2005, and the House passed a companion bill with the support of Congressional Representatives Nancy Johnson and John Larson in November 2006. Soon after, on November 27, 2006, S. 435 was signed into law by President Bush. The Lower Farmington River and Salmon Brook Wild & Scenic Study Committee (the “Committee”) oversees the study authorized by S. 435. The Committee is tasked with performing a suitability analysis to demonstrate why the Lower Farmington River and Salmon Brook is both eligible and suitable for addition to the National Wild and Scenic Rivers System. This work complements the similar study of the Upper Farmington River (stretching from Colebrook to Canton), which was included in the National Wild & Scenic Rivers System in 1994.

Overall, the Committee’s feasibility study involves three parts:

- 1. Eligibility Determination:** Demonstrate that the Farmington River has outstanding natural, cultural, or recreational values of regional or national significance (collectively, the “Outstanding Resource Values,” or “ORVs”).
- 2. Suitability Determination:** Demonstrate local support and commitment to the Wild & Scenic designation.
- 3. Watershed Protection and Management Plan:** Develop a locally-supported watershed protection and management plan that details the strategy for long-term protection of the Farmington River and its outstanding resource values.

In support of the final component, the Committee has requested a Municipal Plan & Regulation Review (the “Review”) for the Towns within the Study Corridor (defined below), which is presented here. For each Town in the Study Corridor, the Review details current regulations that aim to protect the ORVs of the Lower Farmington River and Salmon Brook. The information presented in the Review is the essential baseline for the development of the Watershed Protection and Management Plan for the Lower Farmington River and Salmon Brook.

PROJECT OVERVIEW & METHODOLOGY

Municipal Regulation and Plan Review

The Review presents an inventory of the existing municipal regulations (to date), showing how each Town's regulations address the protection and enhancement of the ORVs in the Lower Farmington River and Salmon Brook watershed. To this end, the Review inventories and analyzes the municipal land use regulations and Plans of Conservation and Development (the "PCD") for the following towns (collectively, the "Corridor Towns"):

- Avon
- Bloomfield
- Burlington
- Canton
- East Granby
- Farmington
- Granby
- Hartland
- Simsbury
- Windsor

Methodology

The Review focuses on the ORVs identified by the Committee, which generally include the following five categories: Geology, Water Quality, Biodiversity, Cultural Landscape, and Recreation. A sixth category addressing Land Use is also included in the Review.

Using the ORVs as a framework, the Review assesses each Town's formally adopted municipal plan and regulations to determine whether and how the Town addresses each ORV. Specifically, the following documents were reviewed for each Corridor Town:

- Municipal Plan of Conservation and Development ("PCD")
- Municipal Zoning Regulations
- Municipal Subdivision Regulations
- Municipal Inland Wetlands and Watercourses Regulations
- Selected Municipal Charters, Codes, and Ordinances, where appropriate

As noted, the Review is intended to provide a baseline assessment of the current regulatory environment in the Corridor Towns that will inform the Watershed Protection and Enhancement Plan. For this reason, the Review focuses on adopted regulations and PCDs, as these outline the practices that are consistently applied in each Corridor Town.

Therefore, the Review does not account for informal municipal processes that have not been promulgated through a duly adopted PCD or regulations. Such informal processes may include, among other things, staff meetings with applicants, conditions attached to land use approvals, and institutional norms or past practices. Even where information regarding such processes was made available to the Review team, such information could not be incorporated as it was outside the scope of the Review.

In addition, recognizing that many towns were in the process of updating their Municipal Plan of Conservation and Development and revising their Municipal Regulations, the Regulation Review only considered those Plans of Conservation and Development and Municipal Regulations formally adopted as of July 2008. This deadline was established by the Farmington River Wild

& Scenic Study Committee to ensure consistency amongst the ten towns. It is noted that several towns have since revised their regulations and that, in many instances, these updates have created greater ORV protections.

Worth mentioning are the limitations on information concerning protected open space. The Study Committee provided maps for each Corridor Town; the information contained in those maps concerning protected open space was limited by the accuracy of currently available data. Because land can be protected in so many different ways and by different entities, e.g. public, private and nonprofit, the information concerning the location and extent of protected open space within the Corridor Towns is inconsistent. Therefore, the Review may not identify and account for all lands that are currently protected as open space.

Presentation of Findings

The results of the Review are presented in four formats:

- First, the results are inventoried in the attached table, which lists each relevant policy or regulation together with a reference to where that policy or regulation is found and what local agency or authority is responsible for its implementation. This detailed analysis also informs the Town-level and Study Corridor summaries.
- Second, the Review provides a Town-level summary that describes how each Town's PCD and regulations address the ORVs in its local permitting processes. The Town-level summary also highlights opportunities for refining local regulations to address water quality and other ORV protection.
- Third, the Review provides an overall summary of each Town's PCD and regulations as they affect the Study Corridor, which is defined as the linear strip of land extending one quarter (1/4) mile from each bank of the Farmington River. The Farmington River Watershed Association has mapped the extent of the Study Corridor in each Corridor Town. Using these maps, the Review was able to focus on the regulations affecting this specific area when assessing the ORV protections within the Study Corridor. Fourth, taking all of this information together, the Review presents an overall Executive Summary. The Executive Summary highlights PCD policies and local regulations currently in place in some or all of the Towns that protect or enhance the ORVs within the Farmington River Watershed. Based on the Town-level and Study Corridor analyses, the Executive Summary identifies opportunities for promulgating regulations that may be applied in each Corridor Town to provide greater protection and enhancement for the ORVs.

For the purposes of the Municipal Plan and Regulation Review, the Committee provided municipal land use regulations and PCDs for most of the participating Towns.

STATUTORY FRAMEWORK

PLANNING & ZONING

Land use controls are predominantly local in nature. Other than certain limitations created by the United States Constitution, such as the First Amendment's prohibition against limiting speech or the exercise of religion, federal law does not dictate how the use of privately owned land may be regulated.

Grant of Authority for Planning

The State has empowered its municipalities to create a planning commission to be responsible for adopting a PCD and for preparing and amending the same at least once every 10 years. *See* Conn. Gen. Stat. § 8-23. The planning commission is also responsible for review and approval of subdivision applications. *See* Conn. Gen. Stat. § 8-25. The PCD is a formally adopted statement of, among other things, a municipality's goals and policies for its physical and economic development. In essence, the PCD reflects the overall framework for a town's land use decision-making processes as approved by a municipality. The PCD is not regulatory and, therefore, cannot require a particular outcome for such decisions.

The PCD may include recommendations for various aspects of municipal land use including but not limited to:

- Conservation and preservation of traprock and other ridgelines,
- General location, relocation and improvement of schools and other public buildings,
- General location and extent of public utilities and terminals,
- Extent and location of public housing projects

See Conn. Gen. Stat. § 8-23 for a complete list.

Grant of Authority for Zoning

Section 8-1 of the Connecticut General Statutes authorizes (but does not require) municipalities to exercise zoning powers through a zoning commission. The extent of this zoning power is broad. Generally, the commission may regulate the physical use of land as determined by, but not limited to, the following:

- Height, size, and bulk of buildings and other structures
- Amount of land area in a parcel that may be developed
- Spatial layout of subdivisions
- Overall location and density of the population and various classes of land uses.

See Conn. Gen. Stat. § 8-2.

Historic Resources

In addition to the general zoning powers, Connecticut municipalities are also empowered to regulate for the preservation of historic resources. Conn. Gen. Stat. §§ 7-147a to 7-147k

authorizes municipalities to enact a district that encompasses buildings and structures having historical significance provided that such district conforms “with the standards and criteria formulated by the Connecticut Commission on Culture and Tourism.” A historic district commission may be appointed to oversee development within the district and may adopt regulations “to provide guidance to property owners as to factors to be considered in preparing an application for a certificate of appropriateness.” *See* Conn. Gen. Stat. § 7-147c. The commission is also authorized to issue certificates of appropriateness to recognize that a proposed project maintains the historic character of the district.

Village Districts and Design Review

Conn. Gen. Stat. § 8-2j enables municipalities to establish village districts to “protect the distinctive character, landscape and historic structures within such districts and may regulate... new construction, substantial reconstruction and rehabilitation of properties within such districts.” Applications for new construction and substantial reconstruction within a village district are subject to design review, meaning that such applications must be reviewed by a village district consultant or an architectural review board and the reviewing entity must submit a report that will be considered by the commission when making its decision on the application. *See* Conn. Gen. Stat. § 8-2j.

Ridgeline Protection

Conn. Gen. Stat. § 8-1aa authorizes municipalities to regulate development within the Traprock Ridge and the Amphibolite Ridge, as both are defined in statute. Under the general zoning authority, a municipality may regulate the statutorily defined ridgeline setback area. Such regulations may “provide for development restrictions in [the] ridgeline setback areas ... and restrict quarrying and clear cutting.” The statute also provides that emergency work, preexisting nonconforming uses, and selective timbering and grazing, and passive recreation are permitted as of right. *See* Conn. Gen. Stat. § 8-1aa.

Combined Planning and Zoning Commissions

Where the zoning commission and planning commission act as a combined commission, a planning and zoning commission, the powers and duties of each commission inure to the single, combined commission. *See* Conn. Gen. Stat. § 8-4a.

Zoning as Compared with Planning

Zoning is a set of binding regulations and violation of the zoning regulations is subject to enforcement and, where enacted, penalties. *See* Conn. Gen. Stat. §§ 8-12, 8-12a. Unlike zoning, the PCD is a non-binding policy statement. Violation of the PCD does not result in enforcement or penalties. In addition, Connecticut does not require that the zoning regulations be consistent with the PCD. *See* Conn. Gen. Stat. § 8-2.

State-Level Planning

The State requires the Office of Policy and Management to prepare and amend a Conservation and Development Policies Plan (the “State Plan”) for the State every five years. *See* Conn. Gen. Stat. § 16a-25. For the most part, the State Plan affects only state activities, such that land use

activities of State agencies are required to be consistent with the State Plan. *See* Conn. Gen. Stat. § 16a-31. With respect to municipal planning efforts, the municipal PCD is required to note any inconsistencies with the State Plan but is not required to be consistent with the State Plan. *See* Conn. Gen. Stat. § 8-23.

A Note about Federal Law

Although land use is regulated by the municipalities of Connecticut, there may be certain federal environmental statutes that have the effect of limiting the potential for certain land uses within a municipality. For example, the Clean Water Act may require a development project to obtain an Army Corp of Engineers permit for dredging and filling activities. The requirements under this federal permitting process may effectively curtail certain land uses.¹

Though this federal permitting process may impact land use in a municipality, it is not a local land use regulation per se. Consequently, the local zoning commission is not authorized to exercise its police powers to regulate for compliance with the Clean Water Act.

Overall, every property owner must comply with both the federal and state laws governing the activities on his/her land, as well as comply with the local zoning which controls the manner in which those activities are located on the land. Federal and state authorities will monitor and enforce compliance with the federal and state laws while the municipality will monitor and enforce compliance with the local zoning, subdivision, and inland wetlands and watercourses regulations.

MANDATORY ZONING

Beyond the grant of authority by which a municipality *may* enact zoning, Connecticut *requires* that municipalities regulate for the protection of inland wetlands and watercourse and for the protection of State-designated and approved Aquifer Protection Areas.

Inland Wetlands & Watercourses

First enacted in 1972, and amended in 1987, the Inland Wetlands and Watercourse Act creates a regulatory process to regulate the impacts of proposed activities on inland wetlands and watercourses. *See* Conn. Gen. Stat. §§ 22a-36 to 22a-45. Pursuant to Conn. Gen. Stat. § 22a-42, municipalities administer this law by establishing an inland wetlands agency for this purpose. Such agency is required to adopt and enforce regulations consistent with the statutory requirements.

Regulated Activities

Specifically, the Act regulates activities that require operation within, or use of, a wetland or watercourse in a manner that involves removal or deposition of material, or results in the obstruction, construction, alteration or pollution of a wetland or watercourse. In addition, the municipal wetlands agency may adopt regulations to delineate an area surrounding a wetland or

¹ Please note: In certain states, such as Connecticut, much of the federal government's authority and duties under the Clean Water Act, and other federal statutes, may be delegated to the State.

watercourse, or an upland review area, that is deemed within the regulated area and subject to the municipal inland wetlands and watercourses regulations.

Exempt Activities

Under the Act, certain specified activities are permitted as of right or are deemed exempt from regulation by statute. For example:

- Agricultural activities, uses incidental to a primary residential use, such as property maintenance and landscaping; and the construction and operation of dams, reservoirs and other facilities by water companies or municipal water supply systems are permitted in wetlands and watercourses as of right and are not subject to local regulation.
- Recreational activities are permitted as non-regulated uses in wetlands and watercourses provided they do not involve the removal or deposition of material, the alteration or obstruction of the natural water flow or the pollution of any wetland or watercourse.

See Conn. Gen. Stat. § 22a-40 for a complete list.

Aquifer Protection Areas

Pursuant to Conn. Gen. Stat. § 22a-354a to 22a-354bb, the Connecticut Department of Environmental Protection (the “DEP”) oversees an Aquifer Protection Area program that aims to protect major public water supply wells. The DEP has designated Aquifer Protection Areas in 80 Connecticut Towns.

Prior to the implementation of DEP’s Aquifer Protection Program, many municipalities established Aquifer Protection Zones under their zoning authority. The location and extent of an Aquifer Protection Zones were based on general soils mapping. The use restrictions found in this approach are similar to those mandated by the DEP’s Aquifer Protection Area program.

Each municipality having a DEP-designated Aquifer Protection Area is required to do the following:

1. Designate a local aquifer protection agency;
2. Delineate a DEP-approved Aquifer Protection Area boundary on its zoning map; and,
3. Enact regulations to minimize the potential for contamination of the well field and that are consistent with R.C.S.A. §§ 22a-354i-1 to -10.

See Conn. Gen. Stat. §§ 22a-354, 22a-254o. The local aquifer protection agency is responsible for administering the Aquifer Protection Area statutory requirements.

Regulated Activities

Generally, regulated activities include businesses that use hazardous materials such as RCRA hazardous wastes, hazardous substances regulated under CERCLA, pesticides, and petroleum products. In addition, installation of new underground storage tanks for storage or transmission of oil or petroleum or hazardous materials is prohibited (allowances are provided for replacement of existing tanks). A limited list of regulated activities includes:

- Certain manufacturing industries

- Chemical wholesale storage industries
- Gasoline stations
- Auto and engine service stations
- Dry cleaners
- Furniture strippers

See R.C.S.A. § 22a-354i-1 for a complete list.

Exempt Activities

The DEP regulations do not permit any uses as of right within an Aquifer Protection Area but do provide a process for seeking an exemption from the regulations. The applicant seeking an exemption must apply concurrently with the DEP, the municipality, the Department of Public Health, and any affected water company. The DEP may grant the exemption if it is determined that the proposed activity “does not and will not pose a threat to any public supply well subject to [DEP] regulation.” It is the applicant’s burden to make this showing. See R.C.S.A. § 22a-354i-6.

Timeline for Program Implementation

Among other program requirements, the following events highlight the timeframe by which a town must adopt aquifer protection regulations that are consistent with DEP regulations.

- Level B mapping means a methodology to map the locations of existing and potential well fields. This is the first step in the designation and approval of an Aquifer Protection Area and has no associated deadline because this step should have been completed by the date of this Review. See Conn. Gen. Stat. § 22a-354b.
- Level A mapping is submitted by the water companies and approved by the DEP. The water companies must complete Level A mapping by June 1, 2008.
- Within four months of DEP notice of Level A mapping approval, the affected Town must delineate the DEP approved aquifer protection area boundary on its Town zoning map. See R.C.S.A § 22a-354i-2.
- Within 4 months of notice of DEP’s approval of final Level A mapping delineating the aquifer protection area boundary on the Town zoning map, the Town has six months to adopt regulations consistent with the DEP regulations. See R.C.S.A. § 22a-354i-3.

Program Status

Because the Level A Mapping is finalized at different times for different towns, each town affected by the DEP’s Aquifer Protection Program is at a different stage in the process for coming into compliance with the statutory requirements. Moreover, because the final deadline for Level A Mapping was set for less one month prior to the date of this Review, nearly every affected town is currently engaged in activities to meet their statutory duties.

DEFINITION & ACRONYMS

Definitions

Acre

One acre is approximately 43,560 square feet.

Aquifer Protection Zone

Land area(s) designated on a map that provide recharge to an existing or planned public drinking water supply well. Generally, land uses within this area are limited to facilitate recharge and to prevent contamination. Pursuant to Conn. Gen. Stat. § 22a-354a to 22a-354bb, the DEP oversees an Aquifer Protection Area program that aims to protect major public water supply wells. The DEP has designated Aquifer Protection Areas in 80 Connecticut Towns and requires each Town to delineate an Aquifer Protection Area on its zoning map and to enact regulations to minimize the potential for contamination of the well field in accordance with R.C.S.A. §§ 22a-354i-1 to -10. *See* STATUTORY FRAMEWORK discussion above.

Aquifer Protection Zone

Municipal zoning designation regulating uses surrounding aquifers. This designation does not necessarily correspond to designation as an Aquifer Protection Area by the CT DEP.

Build Out

An analysis that considers a location's topography, natural resources (such as wetlands and watercourses), current demographics and the allowed development under current federal, state, and local laws affecting land use (most notably, local zoning) to estimate the amount and location of future development for that area.

Buffer Area

A required area of landscaping or open space that separates conflicting land uses and/or protects natural resources. Term is frequently used to refer to upland review areas around wetlands and watercourses, which are undeveloped areas specifically intended to protect water resources.

Biodiversity Analysis

The Farmington River Watershed Association has undertaken a biodiversity analysis for the Farmington River Valley to “to collect information on the species richness (a.k.a., biodiversity) of the region, to map it, and to provide tools to town leaders and land use commissions on how to conserve their unique natural resources.” Ultimately, the goal is for the participating towns to incorporate the results of this work into their PCDs. *See* <http://www.frwa.org/programs.html>.

Cluster Development

The use of an innovative site plan in which the development units are grouped in clusters on one part of the development parcel, leaving the remainder to be preserved as undeveloped open space. Chapter 126, which governs planning in Connecticut, defines

cluster development as “a building pattern concentrating units on a particular portion of a parcel so that *at least one-third of the parcel remains as open space to be used exclusively for recreational, conservation and agricultural purposes* except that nothing herein shall prevent any municipality from requiring more than one-third open space in any particular cluster development.” See Conn. Gen. Stat. § 8-18.

Density Bonus

An exemption from density limits for the zoning district. Conn. Gen. Stat. § 8-2g authorizes density bonus regulations for a special exemption from density limits for qualifying affordable housing projects by special exemption. Conn. Gen. Stat. § 8-25(c) authorizes density bonuses for cluster development.

Farmington Valley Biodiversity Project

The Farmington Valley Biodiversity Project (“FVBP”) is an inter-municipal collaboration involving seven contiguous towns located within the Farmington River Valley of Connecticut. These towns include Avon, Canton, East Granby, Farmington, Granby, Simsbury and Suffield. The primary objectives of the FVBP are:

1. Collect and map comprehensive data on the biological resources within the seven town area;
2. Identify and map priority conservation areas for incorporation within each town’s Plan of Conservation and Development to help guide municipal planning and decision making regarding land use; and,
3. Promote awareness of the regions unique ecological communities, the importance of biodiversity, threats to biodiversity, and the role that various municipal commissions can take towards the conservation of biodiversity.

Overall, the analysis is intended to provide baseline data to develop the local PCDs. The most important goal for utilization of the conservation area data and maps is to guide where and how future development activities occur within these areas. The two core objectives are:

1. Maintain overall habitat quality and landscape/ecological connectivity; and,
2. Protect specific habitat types (vernal pools, bogs, open ledge, etc.) and natural communities that occur within the conservation areas and that are critical to animals and plants of conservation concern.

Fee in Lieu of Open Space

Per lot payment that may be required as part of subdivision approval instead of dedicating open space to the municipality or placing an easement over open space within the proposed subdivision. As authorized by Conn. Gen. Stat. § 8-25, a planning commission may enact regulations that allow a subdivision applicant “to pay a fee to the municipality or pay a fee to the municipality and transfer land to the municipality in lieu of any requirement to provide open spaces.” This payment, or combination of payment and the fair market value of land transferred, cannot exceed 10% of the fair market value of the land to be subdivided prior to the approval of the subdivision. See Open Space below.

Floodplain

As defined in Conn. Gen. Stat. § 8-2l, a floodplain is an “area of a municipality located within the real or theoretical limits of the base flood or base flood for a critical activity, as determined by the municipality or the Federal Emergency Management Agency in its flood insurance study or flood insurance rate map for the municipality prepared pursuant to the National Flood Insurance Program.” Among other things, the statute requires floodplain regulations to prohibit new development within the floodplain unless the applicant can show that the new development will not result in any increase in base flood elevation. *See* Conn. Gen. Stat. § 8-2l.

Greenway

According to the DEP, “Greenways are linear open spaces that can help conserve native landscapes and ecosystems by protecting, maintaining, and restoring natural connecting corridors. They can provide opportunities for recreation, exercise, and alternative transportation. In addition, these areas can separate and buffer incompatible adjacent land uses and promote economically efficient and productive uses for lands which may be marginal for development. Greenways can also contribute to local tourism and to the preservation of scenic, cultural, and historic assets in the state.” *See* DEP, Greenway Program, http://www.ct.gov/dep/cwp/view.asp?a=2707&q=323858&depNav_GID=1704&depNav=1. In 1995, the Connecticut General Assembly passed Public Act 95-335, which institutionalized Connecticut’s greenways program and established the Connecticut Greenways Council, which is responsible for the development of criteria for the designation of greenways around the state. One such designated Greenway is the Farmington River Trail.

Historic District

Conn. Gen. Stat. §§ 7-147a to 7-147k enables municipalities to establish “a historic district or districts to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places associated with the history of or indicative of a period or style of architecture of the municipality, of the state or of the nation” provided that such district conforms “with the standards and criteria formulated by the Connecticut Commission on Culture and Tourism.” A historic district commission may be appointed to oversee development within the district and may adopt regulations “to provide guidance to property owners as to factors to be considered in preparing an application for a certificate of appropriateness.” Conn. Gen. Stat. § 7-147c. The commission is also authorized to issue certificates of appropriateness to recognize that a proposed project maintains the historic character of the district. *See* STATUTORY FRAMEWORK discussion above.

Inland Wetlands and Watercourses Act

First enacted in 1972, and amended in 1987, this Act creates a regulatory process to consider the impacts of proposed activities on inland wetlands and watercourses. Pursuant to Conn. Gen. Stat. § 22a-42, municipalities administer this law and requires that each municipality establish an inland wetlands agency for this purpose. *See* Conn. Gen. Stat. §§ 22a-36 to 22a-45. *See* STATUTORY FRAMEWORK discussion above.

Interior Lot

A lot created by subdivision or re-subdivision that does not meet the road or street frontage requirements; typically access is provided over the parcel from which the interior lot was cut with an easement granted in favor of the interior lot. *See* Rear Lot below.

Intermittent Watercourse

Under the Inland Wetlands and Watercourse Act, an intermittent watercourse is “delineated by a defined permanent channel and bank and the occurrence of two 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.” *See* Conn. Gen. Stat. § 22a-38.

Open Space

Generally, any land area for which no development is planned. This may mean that the zoning applied to that land area does not allow intensive land uses or that a public or private entity owns a conservation easement for the land area, thereby prohibiting the development of that land in perpetuity. Conn. Gen. Stat. § 8-25 authorizes regulations that “provide that the commission may require the provision of open spaces, parks and playgrounds when, and in places, deemed proper by the planning commission” and that such open spaces must be shown on the subdivision plan. *See* Fee in Lieu of Open Space above.

Perennial Stream or Watercourse

A stream or watercourse having a continuous flow of water along all or a portion of its channel for the entire year.

Permitted Use

A land use allowed by right in the zoning district permitting that use.

Rear Lot

A lot created by subdivision or re-subdivision that does not meet the road or street frontage requirements; typically access is provided over the parcel from which the interior lot was cut with an easement granted in favor of the interior lot. *See* Interior Lot above.

Regulated Activity

An activity regulated pursuant to the Inland Wetlands and Watercourse Act, set forth at Conn. Gen. Stat. §§ 22a-36 through 22a-45. As defined by Conn. Gen. Stat. § 22a-38, a regulated activity is “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.” *See* Conn. Gen. Stat. § 22a-38.

The following uses are excluded from this definition: 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 DEP for the purposes of wetland or watercourse restoration or enhancement or mosquito control, as well as certain limited residential activities. *See* Conn. Gen. Stat. § 22a-40. *See* STATUTORY FRAMEWORK discussion above.

Septic

Generally, this term refers to on-site sewage disposal systems.

Sewer

Generally, this term refers to municipal sanitary sewer systems.

Site Plan

A site plan aids in determining whether a proposed building, use or structure conform with the controlling regulations. Overall, it provides a graphic depiction of a proposed development and provides information such as location of structures, setbacks, exterior facades, placement of parking and traffic circulation, exterior lighting and landscaping. Conn. Gen. Stat. § 8-3(g) authorizes zoning regulations to require a site plan be filed with the appropriate municipal agency to aid in determining the conformity of a proposed building, use, or structure with specific provisions of such regulations. A commission is not required to hold a public hearing on a site plan. *See* Conn. Gen. Stat. § 8-3.

Special Permit/Special Exception

Land uses that require a special permit or special exception uses that are expressly permitted in the regulations but require special review because of their potential impacts to surrounding land uses. A special permit is issued upon a finding that certain conditions set forth in the regulations are met. A commission is required to hold a public hearing on an application for a special permit or special exception. *See* Conn. Gen. Stat. § 8-3c.

Subdivision

The division of a tract or parcel of land into three or more parts for the purpose of sale or building development. *See* Conn. Gen. Stat. § 8-18.

Upland Review Area

As defined in municipal regulations, an area of a delineated extent surrounding a wetland or watercourse that is subject to the municipal inland wetlands and watercourses regulations.

Village District

Conn. Gen. Stat. § 8-2j enables municipalities to establish village districts to “protect the distinctive character, landscape and historic structures within such districts and may regulate... new construction, substantial reconstruction and rehabilitation of properties within such districts.” *See* STATUTORY FRAMEWORK discussion above.

Watercourse

Under the Inland Wetlands and Watercourse Act, watercourses include “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 this state or any portion thereof.” *See* Conn. Gen. Stat. § 22a-38.

Wetland

Under the Inland Wetlands and Watercourse Act, wetlands include “land, including submerged land ...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 may be amended from time to time, of the Natural Resources Conservation Service of the United States Department of Agriculture.” *See* Conn. Gen. Stat. § 22a-38.

Acronyms

APZ	Aquifer Protection Zone or Aquifer Protection Overlay Zone
BMPs	Best Management Practices
CC	Conservation Commission
CCRPA	Central Connecticut Regional Planning Agency
CGS	Connecticut General Statutes
CRCOG	Capitol Region Council of Governments
CT DEP	Connecticut Department of Environmental Protection
FEMA	Federal Emergency Management Agency
FIA	Federal Insurance Administration
FIRM	Flood Insurance Rate Map(s)
FRWA	Farmington River Watershed Association
IWA	Inland Wetlands Agency
IWC	Inland Wetlands Commission
IWWC	Inland Wetlands and Watercourses Commission
HDC	Historic District Commission
PC	Planning Commission
PCD	Plan of Conservation and Development
PRD	Planned Residential Development
PUD	Planned Unit Development
PZC	Planning and Zoning Commission
RCSA	Regulations of Connecticut State Agencies
TPZC	Town Plan and Zoning Commission
USACOE	U.S. Army Corps of Engineers
USSCS	U.S. Soil Conservation Service
USGS	U.S. Geological Survey
ZC	Zoning Commission

STUDY CORRIDOR SUMMARY

Certain Corridor Towns include a policy to promote protection of the resources of the Farmington River in their PCDs. At the same time, several Towns remain silent with respect to the protection and enhancement of the resources within the Lower Farmington River and Salmon Brook Study Corridor. Overall, corridor-specific policies and regulations to protect the ORVs are not yet predominant in the PCDs or regulations of the Corridor Towns.

Farmington's PCD includes a policy promoting coordination with the FRWA in support of its work toward inclusion in the National Wild and Scenic Rivers program. The Farmington PCD also includes a policy that encourages the adoption of a Farmington River overlay zone to protect the resource.

Without officially recognizing the Committee's work, the Simsbury PCD promotes coordination with other towns in the Farmington River and Pequabuck River Watersheds to improve quality of surface water prior to discharge into the Farmington River. Moreover, the Open Space component of the PCD identifies a Proposed Open Space Corridor along the Farmington River and encourages economic development that harmonizes with the natural surroundings.

Two towns, Canton and Hartland have enacted regulations in support of the protection and designation as Wild & Scenic of the Lower Farmington River and Salmon Brook. Both Canton and Hartland have established Farmington River Protection Overlay ("FRPO") districts for various purposes including the protection of the river and its water quality and to support designation as Wild & Scenic by demonstrating a commitment to enact regulations. Interestingly, although the Canton PCD recognizes its membership and cooperation with the Farmington River Coordinating Committee with respect to the Wild & Scenic designation for the Upper Farmington River, it neither recognizes the Committee's work on the Lower Farmington nor promotes coordination with the Committee or other towns in the watershed.

Windsor's 2007 Open Space and Agricultural Preservation Plan Update encourages the acquisition and protection of open space along the Connecticut and Farmington Rivers to create a greenway and connected open space corridor linking existing protected open space parcels along the Connecticut River and Farmington River. The proposal suggests using the Windsor Center Trail to connect the Connecticut River Trail in Hartford to the Barber Street boat launch, the Bissell Bridge Bikeway, Pleasant Street Park, River Street Park, Welch Park, the Rainbow Reservoir boat launch and Northwest Park linking the Connecticut River to the Farmington River.

In conclusion, a few towns recognize the work of the Committee and promote a coordinated approach to water quality planning in their plans and policies; and, in a notable instance one town's regulations address protection of the resources of the Farmington River.

NARRATIVE SUMMARY OF MUNICIPAL PLAN AND REGULATION REVIEW

AVON

Plans and Policies

Avon is a suburban town in Connecticut's Capitol Region with a population of approximately 17,000. Avon has a professionally staffed planning office and a professionally staffed planning office engineering office. Overall, Avon's policies show a commitment to maintaining its historic character and providing open space opportunities for its residents while also promoting an enhanced Town Center.

The Planning and Zoning Commission is the duly authorized municipal entity with jurisdiction over land development and subdivisions and it also serves as the designated Aquifer Protection Agency. The Inland Wetlands Commission is the duly authorized municipal entity with jurisdiction over wetlands, watercourses, and the upland review area.

Regulations

The following highlights the Town's measures to protect water quality:

- Avon has established a Ridgeline Protection Overlay Zone (the "RPO") for which all development is subject to special exception. The requirements for granting a special exception in the RPO are heightened and require the applicant to demonstrate safeguards to: minimize visual impacts; protect wildlife habitat; preserve groundwater quality and recharge potential; preserve archaeological resources; and, minimize changes to topography to protect ridgeline stability and minimize erosion potential.
- Avon has landscape regulations that govern commercial and industrial uses and require landscaped buffers and setbacks as a means to provide water recharge areas. The landscape regulations also require the preservation of large trees.
- Under its Wetlands Regulations, Avon defines regulated activities to include all activities within the 100-foot upland review area and "any other activity ... *in any other non-wetland or non-watercourse area ... if it finds ... that such activity is likely to impact or affect wetlands or watercourses in a substantial and detrimental manner.*"
- Avon provides for a variety of alternative development patterns but does not permit mixed commercial and residential development.
- Municipal sanitary sewer service is available in the eastern portion of Avon (including the area where the Farmington River crosses the eastern section of town) but not in the western portion (near the other reach of the Farmington traversing Avon). Though additional capacity is planned for the current service areas, there is no plan to expand the service area.

Opportunities for Improved Water Quality Protection

- Avon allows for clustering and flexible siting to protect natural resources but does not require open space as part of the development plan and does not offer a density bonus to encourage the use of clustering.
- Avon's requirements for a special permit require conservation of natural drainage patterns, however, this requirement is not found in the general zoning regulations.
- Avon recognizes the use of biofilters, detention ponds, retention ponds, and other methods of storm water management in its Special Exception criteria for development within Ridgeline Setback Area but does not recognize the use of these alternative stormwater management methods in other areas of its regulations.
 - Wetlands Regulations do not reference Connecticut Stormwater Management Guidelines and decision-making criteria do not reference use of innovative techniques or encourage applicant to consider using such techniques.
- Avon has adopted a system of transferable development rights but a portion of the receiving zone appears to fall within its Aquifer Protection Zone.
- There are no tailored requirements for the preservation or use of vegetative buffers to protect wetlands and watercourses.
- Avon does not regulate the use of invasive species.
- No secure source of funding to support open space planning and acquisition has been developed. In particular, the application of fee-in-lieu is at discretion of Planning and Zoning Commission.

Avon Study Corridor

The Farmington River flows through Avon in two locations: first on the western side of Town south of Collinsville and, after looping through Farmington, runs back on the eastern side almost parallel to Avon Old Farms and along Fischer Meadows Recreation Area. The zoning within the Study Corridor is limited to recreational open space, agricultural, and low-density residential. There are several parcels of both private and public open space within the Study Corridor. Avon does not have a policy promoting a watershed approach to planning. However, several sizable tracts of state, municipal, and land trust lands are located along the Farmington River within both river corridors spanning Avon.

Presumably, the Floodplain is defined by the National Flood Insurance Act, though the regulations are not clear on this point. The only uses permitted by right in the Floodplain are agriculture, forestry, and nursery uses that do not require grading or filling. Other non-intensive uses, such as golf courses, playgrounds, accessory buildings and structures, and grading of land below the 100-year flood plain, are permitted by special exception.

The Final Aquifer Protection Zone approved by the DEP encompasses portions of the Farmington in the western section of Town. Avon has adopted Aquifer Protection regulations consistent with the DEP regulations for the same.

BLOOMFIELD

Plans and Policies

Bloomfield is a suburban town in Connecticut's Capitol Region with a population of approximately 19,000 in 2000. It has experienced substantial residential growth over the past 5-7 years. Bloomfield has both a professionally staffed planning office and a professionally staffed engineering office. The Town Plan and Zoning Commission is the duly authorized municipal entity with jurisdiction over land development and subdivisions and the Inland Wetlands and Watercourses Commission is the duly authorized municipal entity with jurisdiction over wetlands, watercourses, and the upland review area.

Bloomfield updated discrete sections of its Plan of Conservation and Development in 2007. For the most part, the Town readopted its 2000 PCD, making minor amendments to recognize and promote a new center for retail development along Cottage Grove Road, calling for new regulations to support the same. The PCD prioritizes the preservation of the Town's "small town character" and farmlands while also focusing on the development of single-family housing and the creation of retail centers, including a downtown market area. With respect to conservation, the PCD recognizes the Wintonbury Land Trust and identifies a goal to acquire parcels to create linkages between existing open space parcels. Bloomfield has not undertaken a build out plan or a biodiversity plan.

Regulations

The following highlights the Town's measures to protect water quality:

- Allows for use of alternative water and sewage disposal systems in certain zoning districts.
- Zoning regulations recognize the importance of maintaining natural drainage systems.
- Bloomfield has provided a good example of how to promote the preservation and restoration of vegetative buffers by offering recommended buffer distances and the preservation of natural buffers. Where vegetation is to be planted, it must be "suited to the local habitat."
- Bloomfield has a progressive upland review area, which is defined as 200 feet from watercourses and 100 feet from wetlands.
- Bloomfield also provides an explicit definition of vernal pools that lists the types of proof of breeding and development.
- All development within the Flood Hazard Zone is subject to the Wetlands Regulations.

Opportunities for Improved Water Quality Protection

- Bloomfield has not, however, embraced a watershed perspective in its land use planning or its regulations.
- Bloomfield does not regulate land uses for their potential impacts on subsurface aquifers.
- Innovative stormwater management designs are not specifically mentioned in the regulations. Bloomfield has not established an administrative process or public funding to support open space planning and acquisition.

- Bloomfield may require that due regard be given to the preservation and enhancement of scenic points and vistas, ridgelines, and contours of the land but does not specifically regulate development along ridgelines.
- Bloomfield has not adopted specific regulations related to the protection of aquifers but does provide for consideration of subsurface aquifers as part of the site plan/subdivision review process. Bloomfield does not have a DEP-designated aquifer protection area.
- Municipal sanitary sewer service is not provided near the Farmington River and there is no plan to expand service to this area of Town.

Bloomfield Study Corridor

The Farmington River spans Bloomfield at its northern boundary. The zoning within the Study Corridor is Residential-40 (approximately 1-acre zoning) and Residential-80 (approximately 2-acre zoning). There is at least one open space parcel within the Study Corridor. Bloomfield does not have a policy promoting a watershed approach to planning.

The regulated flood zone is defined as lands designated as Flood Hazard Areas within the 100-year flood boundary as defined in the Flood Insurance Study and the accompanying Flood Insurance Rate Map and Flood Boundary and Floodway Map, as amended, for the Town of Bloomfield. Any development or construction within a flood hazard zone is also subject to the permit requirements of the Wetlands Commission. Only agriculture, open recreation, or similar non-structural uses which are permitted in the underlying zone are allowed in the floodplain, provided that such use will not impair the flood plain, increase the hazard of flood heights and velocities, impede the flow of waters within the mapped floodway or reduce the pooling area of the flood plain. Public Works activities are permitted in the floodplain provided that such activity does not reduce the flow of water within the mapped floodway or reduce the pooling area of the floodplain.

Bloomfield does not have a DEP-designated aquifer protection area.

BURLINGTON

Plans and Policies

Burlington is a small, primarily residential community of fewer than 10,000 residents with a strong agricultural heritage. The lack of municipal resources to have professional staff is reflected in its ordinances and regulations. In addition, because the Town has had to hire consultants or rely on a regional planning agency for its long range planning, the PCDs have been inconsistent and no active, sustained relationship has developed between the PCD and the land use regulations.

The current PCD dates to 1997 and was prepared by Planimetrics, a planning consulting firm, in consultation with the Central Connecticut Regional Planning Agency (CCRPA). A new PCD is being prepared by the CCRPA and is scheduled for final review and approval in late 2008 or early 2009. The 1997 PCD included numerous recommendations aimed at preserving the rural character of Burlington and its natural features while acknowledging that growth of the commercial and industrial sectors would benefit the Town and its residents.

Regulations

Overall, the Zoning Regulations are fairly comprehensive and well-drafted. Some weaker areas include:

- Soil erosion and sediment control regulations are strong but refer to the 1985 CT Guidelines rather than the 2002 Guidelines and do not include the language “as amended” to require the applicant to use the most current version.
- Flood Plain management regulations need to be revised. The regulations are included in two different places in the Town Ordinances and the definition section is incomplete. In addition, the vague language concerning the actual geographic scope of the regulations may result in uneven application and enforcement.
- Cluster development regulations do not actually encourage the clustering of buildings to protect open space or natural features and are not applied to encourage cluster developments in environmentally sensitive areas.
- Good emphasis on retention of vegetation and existing trees but no regulation of use invasive species in landscaping.
- No regulations or established program for acquisition of open space beyond required dedications as part of proposed subdivision.

Opportunities for Improved Water Quality Protection

- Wetlands regulations do not include a broad provision regulating activities occurring outside of wetlands or watercourses that are found to have an adverse impact on wetlands or watercourses. No recognition of unique resources, such as vernal pools, or potential loss of open space with significant water resources owned by water companies.
- Minimum living area requirements encourage the construction of larger houses with increased lot coverage which may negatively impact ground water recharge and stormwater management.
- 1997 PCD proposed scenic road designation to protect aesthetic qualities; new regulations should seek to address water quality impacts from public works projects, including requiring buffers and landscaping along public roads and any new streets or

roads for development; reducing use of road salt in areas with water resources; requiring any public works projects to adhere to all regulations and best practices concerning erosion, sedimentation, excavation, etc.

Burlington Study Corridor

The Farmington River passes only briefly through the upper northeast corner of Burlington. Due to the presence of numerous small watercourses feeding into the Farmington River, the better portion of the land area within and adjacent to the River corridor falls within the upland review areas which extend five hundred (500) linear feet from any wetlands or watercourse. In addition, a portion of the river running along the lower section of that corner is protected open space. This leaves a relatively small area of land outside the river corridor unprotected. Acquisition of that parcel or some portion of that parcel would connect two significant open space parcels while providing even more of a buffer for the river and the river corridor.

The unfortunate proximity of Route 179 running right along the Farmington River is cause for concern due to the potential for untreated stormwater, road salts, debris, sand, sediment and other pollutants to flow almost directly into the river. In addition, the two parcels labeled neighborhood business at the intersection of Routes 179 and 30 should be carefully reviewed to determine if the use is appropriate for that location.

CANTON

Plans and Policies

Canton is an outlying rural/suburban town in Connecticut's Capitol Region with a population of approximately 8,800. Canton has both a professionally staffed planning office and a professionally staffed engineering office. Overall, Canton's policies and regulations show a commitment to maintaining a small-town character while encouraging economic growth. In addition, the policies and regulations demonstrate attention to the protection of natural and historic resources.

The Zoning Commission is the duly authorized municipal entity with jurisdiction over land development and it also serves as the designated Flood Plain Agency and Aquifer Protection Agency. The Planning Commission is the duly authorized municipal entity with jurisdiction over subdivisions. The Inland Wetlands and Watercourses Agency is the duly authorized municipal entity with jurisdiction over wetlands, watercourses, and the upland review area.

Regulations

The following highlight the Town's measures to protect water quality:

- Canton's sanitary sewer service area, which generally lies south of Route 44, is in the vicinity of the Study Corridor.
- In addition to the Floodplain district, Canton has established the Farmington River Protection Overlay (the "FRPO") District for various purposes, among other things, including "establishing standards and requirements for the use and conservation of the FRPO District in recognition of the River's eligibility for designation under the National Wild and Scenic Rivers Act and in furtherance of the Town's resolution of July 30, 1991, about the Farmington River, and by contributing to the regional conservation of the River corridor." The FRPO demonstrates a commitment to the preservation of the Farmington.
- For any lot within the FRPO, the allowed area of disturbance is limited to 50% of the area of the lot located in the FRPO District.
- Removal of timber within the FRPO, including the cutting of timber for forestry management purposes, is allowed only by special exception and must be performed in accordance with a forest management plan prepared by a qualified forester and must be consistent with the vegetative cutting provisions of the Wetlands Regulations.
- Regulates maximum impervious cover in certain zoning districts for the purpose of, among other things, providing substantial landscaped areas for increased groundwater recharge and reduced stormwater runoff.
- Recognizes innovative stormwater management techniques for commercial and industrial developments.
- Subdivisions in excess of 5 acres are required to control stormwater discharge to peak discharge that existed prior to development.

Opportunities for Improved Water Quality Protection

- The FRPO does not include regulations for the preservation or restoration of a vegetative buffer. Rather, the Regulations indirectly have such a requirement by limiting the extent of vegetation removal and subjecting certain vegetative removal to special exception review.
- The Subdivision Regulations do not reference the FRPO.
- The FRPO does not include the areas along the Farmington River immediately below the upper dam in Collinsville.
- With respect to timber removal, the Zoning Regulations refer to the “cutting provisions” of the Wetlands Regulations but the Wetlands Regulations do not clearly specify “cutting provisions.”
- Canton does not specifically regulate the use of invasive plants.
- The Subdivision Regulations do not recognize the use innovative designs for stormwater management.
- The Zoning and Subdivision Regulations do not require detailed consideration of impacts on natural drainage systems or require maintenance of natural drainage systems.
- There is no clear buffer requirement for all watercourses.
- The Regulations do not require preservation of large trees.
- The regulations could be updated to reference the most recent Connecticut Department of Environmental Protection Guidelines For Soil Erosion and Sediment Control, dated 2002 as opposed to listing “1985, as amended.”
- Regulations provide no clear protection for ridgelines.

Canton Study Corridor

The Farmington River passes through the southeastern corner of Canton. Within the Study Corridor, land to the east of the River is zoned predominantly for residential use with limited light industrial zoning. Land to the west of the Farmington has a mix of zoning for residential, business, and light and heavy industrial uses. There is at least one open space parcel in the Study Corridor, located near Rattle Snake Brook.

In addition to the Floodplain district, Canton has established a Farmington River Protection Overlay (the “FRPO”) for various purposes, among other things, including “establishing standards and requirements for the use and conservation of the FRPO District in recognition of the River’s eligibility for designation under the National Wild and Scenic Rivers Act and ... by contributing to the regional conservation of the River corridor.” The FRPO is defined as the “River in its entire length throughout Canton and between the ordinary high water mark on each side of the River plus additional shoreline and upland areas for a width of 100 feet measuring landward and horizontally from the ordinary high water mark and extending lineally along the entire west side of the River, and lineally upstream along the east side of the river.” Where permitted in the underlying zone, the FRPO permits selective pruning or removal of trees, planting of perennial native species, and other non-intensive and non-commercial uses not requiring structures or Site Development Plans. The following uses are allowed by special exception: Development of a lot where the lot does not contain sufficient depth for the required

shoreline and upland areas; Enlargement of existing structures; Removal of timber or vegetation; State, municipal, or quasi-municipal improvements; and, rehabilitation of existing canals.

The Floodplain District is defined as the areas of special flood hazard identified by the FEMA in its Flood Insurance Rate Map (FIRM) dated March 18, 1991. The Flood Plain District is divided into two zones: (1) Floodway, which is the channel of a watercourse and the adjacent area within the A and AE zones, and (2) Flood Fringe, which is the area between the Floodway and the outer limits of the A and AE zones and sometimes the X zone. Agriculture and Forestry are permitted by right in the Floodway, whereas Private/Public Open Space, Water Supply/ Sanitary Sewage Systems, Bridges, Fences, Signs, and Other Incidentals or Accessories are permitted by special exception. Agriculture, Forestry, Outside Storage of Materials/Equipment (provided that it is firmly rooted and not injurious to human, animal, or plant life) are permitted in the Flood Fringe, and Residential and Non-Residential Buildings (subject to flood hazard design standards) are permitted by special exception in the Flood Fringe.

As of the date of this report, Canton has not yet adopted Aquifer Protection Regulations that conform with the DEP regulations for the same. The DEP recently notified Canton that its Level A (final) mapping has been approved.

EAST GRANBY

Plans and Policies

East Granby is in the Capital Region and also considered part of the Springfield metropolitan area. Its relatively strong rate of growth over the past two decades is changing the town's character from rural to suburban. The population in 2000 was 4,745, an increase of 10 per cent over the 1990 census. East Granby has a professionally staffed, combined land use and building department. Overall, East Granby's policies and regulations show a commitment to maintaining a small-town character while encouraging economic growth in its village center. In addition, the policies and regulations demonstrate attention to the protection of natural resources including scenic views and the Tariffville Gorge. Its PCD, adopted in 2004, is concerned with strengthening the open space exaction through the subdivision regulation process and through the town's budget.

The combined Planning and Zoning Commission is the duly authorized municipal entity with jurisdiction over land development and the duly authorized municipal entity with jurisdiction over subdivisions. The Conservation Commission is the Inland Wetlands and Watercourses Agency, the duly authorized municipal entity with jurisdiction over wetlands, watercourses, and the upland review area.

Regulations

The following highlights the Town's measures to protect water quality:

- The Inland Wetlands Regulations impose a 100-foot upland review area, and require best management practices, defined to include management of riparian buffers and maintaining existing vegetation.
- The subdivision regulations standards for storm drainage prohibit discharge to a watercourse so as to exceed the capacity of the watercourse without making provisions to increase the capacity of the watercourse.
- Regulations require BMPs, defined to include preservation of existing vegetation.

Opportunities for Improved Water Quality Protection

- Regulations could expand the stormwater management standards to include such concerns as groundwater infiltration, watershed preservation and protection, and water quality impacts from development.
- Subdivision Regulations define the storm event by which stormwater drainage facilities must be sized by the size of the watershed draining into such facilities, and require the identification of sub-watersheds on a site. However, the impact on or maintenance of watersheds is not addressed.
- Regulations do not address use of pesticides within the Study Corridor.
- None of the regulations address invasive species.

East Granby Study Corridor

The Farmington River flows generally west to east and forms the southerly town boundary of East Granby. Salmon Brook joins the Farmington River above (northwest of) the Tarriffville section. The study corridor zoning is limited to Agricultural, Residential and Flood Plain. There is at least one open space parcel, municipally owned, in the study corridor, located adjacent to Salmon Brook.

The Zoning Regulations include a Flood Plain overlay district. There is no Aquifer Protection Area established either under the DEP program or local zoning authority.

FARMINGTON

Plans and Policies

Farmington is a suburban town in Connecticut's Capital Region with a population of approximately 25,000. The town has a professionally staffed Planning Department, including responsibility for aquifer protection, inland wetlands and zoning enforcement. The PCD adopted in 2008 is explicitly concerned with the Farmington River Watershed, and primarily focuses on preservation and improvement of surface watersheds and groundwater levels and water quality. The PCD emphasizes the importance of the zoning regulations' 40% limit on impervious surface in maintaining water quality. It also addresses resource removal, water quality, water diversion, and recreation aspects of the Farmington River watershed. Recommendations include: adding river setback standards to upland review areas in wetlands regulations; coordinating with FRWA to add segments to the National Wild and Scenic Rivers program, and adopting a river overlay zone to further protect the resource.

The Town Plan and Zoning Commission is presently serving as the town's inland wetlands agency, the planning authority, the zoning authority, and the aquifer protection agency. The town is in the process of establishing a separate inland wetlands agency which would take responsibility for administering the inland wetlands and watercourses regulations and development review and permitting under those regulations.

Regulations

The following highlights the Town's measures to protect water quality:

- The subdivision regulations require avoidance of detention or retention basins, unless downstream facilities are inadequate. Such basins may be approved where it can be demonstrated that such basins will preserve existing hydrology and permit desirable infiltration.
- Objectives for Stormwater Systems include "feed and recharge inland wetlands, surface and subsurface waters."
- The inland wetlands regulations include a 150-foot upland review area and the agency reserves the right to find that any other activity that is likely to impact or affect wetlands or watercourses is a regulated activity, regardless of its location with respect to the upland review area.
- The Aquifer Protection Regulations impose heightened requirements for the use, storage and disposal of hazardous materials within Aquifer Protection Area and design standards for underground storage tanks.

Opportunities for Improved Water Quality Protection

- Regulations do not address use of pesticides within the study Corridor.
- PCD recommends including river setback standards to control development and prevent loss of vegetation but the wetlands regulations do not require preservation of a vegetative buffer.
- Regulations do not address invasive plants.

Farmington Study Corridor

The Farmington River flows approximately nine linear miles through the Town of Farmington and drains a watershed of approximately 20.6 miles, or 72 percent, of the town's land area. From its entry point at the northwest corner of town through the central valley and turning north where it flows into Avon, the river transitions from a steep slope to a "flat water" river. Zoning within the study corridor also makes a transition from more intensive to less intensive uses, with a mix of commercial, industrial and higher density residential zones in the west giving way to low density residential and predominantly floodplain zoning in the easterly portion. A substantial area of the corridor is controlled by DEP, the town or non-profit, and includes a Farmington River access point off of Route 10. The town's recently adopted PCD considers a number of tributary watersheds as they affect Farmington River water quality.

The Town Plan and Zoning Commission is currently revising its floodplain zoning regulations to make them consistent with recently updated FEMA requirements and to reflect revisions to the FIRM map to be completed in September 2008, for example, prohibiting any reduction in flood storage capacity of the floodplain, and establishing explicit standards for the granting of variances from the floodplain regulation. These standards are typical for municipal floodplain regulations.

The town recently adopted separate Aquifer Protection Area Regulations for the DEP-approved Level A Mapped Aquifer Protection Area boundaries, administered by the Town Plan and Zoning Commission acting as the Aquifer Protection Agency, in compliance with the DEP mandated aquifer protection program. The Level A Mapped Aquifer protected by this ordinance is not located within the study corridor. However, since 1987, the town's zoning regulations have included an Aquifer Protection Zone based on soil types, which regulated hazardous materials used by commercial and industrial facilities. The PCD notes that this approach's effectiveness has been limited by the exemption of existing facilities and difficulty in enforcing the regulations due to lack of monitoring and reporting. The Aquifer Protection Zone established by the zoning regulations does incorporate portions of the study corridor.

GRANBY

Plans and Policies

Granby is a rural town; the majority of the land is zoned for low density residential and there are very few commercial, business or industrial uses. Residents must travel to nearby towns for virtually all of their basic goods and services.

The emphasis of Granby's current PCD, adopted in 2005, is on the preservation of its rural character through the protection of open space, low density zoning, and regulation of a majority of proposed uses by special permit. A significant sized parcel of land has been designated as an economic development zone for mixed commercial, business and light industrial uses and the Plan also encourages compatible home-based businesses. Although the PCD emphasizes the protection of agricultural land, numerous typical farming activities and the construction of new farm buildings and accessory structures require a special permit making the process of establishing and expanding agricultural uses potentially more cumbersome.

Regulations

Granby's Wetlands Regulations are current and utilize the full authority granted by statute. Its Zoning Regulations allow residential uses by right in certain zones while virtually all other uses require a special permit.

- Although the PCD indicates a desire to attract commercial, business and clean, light industrial uses, the Zoning Regulations impose fairly rigorous requirements on such uses while limiting them to only one or two zones.
- The Zoning Regulations emphasize the retention of vegetative buffers and ground coverage without recognizing the potential impact of invasive plant species and the use of invasive plants in landscaping.
- Both the Zoning and Subdivision Regulations provide for the preservation of existing trees wherever a proposed activity or subsidiary activity may result in the removal or destruction of trees.

Opportunities for Improved Water Quality Protection

- Ridgeline and hilltop regulation focuses on aesthetic impacts rather than the potential for developing fragile areas subject to erosion, water contamination due to poorly percolating soils, and the need for access ways to be cut into potentially steep slopes.
- Regulations permit the discharge of stormwater into natural watercourses provided the additional volume does not exceed the capacity of the watercourse but includes no requirement that the water be treated by filtration or biofiltration or some other recognized management measure before being discharged.
- Wetlands regulations require only a 100 foot buffer for wetlands as compared to a 200 foot buffer for watercourses. Where the wetlands drain directly into the watercourse, the distinction appears to unnecessarily increase the burden on the wetlands to filter the runoff or discharge.

Granby Study Corridor

Granby is intersected by the east and west branches of the Salmon Brook running southeast from the headwaters in the northwest. A significant portion of the land adjacent to the southern side of the West Branch is protected open space – Enders State Forest owned by the CT DEP and a substantial connected tract of land owned by the Town and non-profit organizations. By contrast, very little land around the East Branch is protected open space. Although the low density pattern of development and almost exclusively residential use minimizes the potential impact, the absence of any permanent or long range protective measures is unfortunate. Opportunities do exist for the Town to work with nonprofit organizations and other conservation groups for the acquisition of additional open space along the West Branch.

Granby is a primary headwaters area for the Salmon Brook and for the Farmington River. Due to the extensive presence of numerous water resources, every effort should be made to continually review and revise the Zoning and Wetlands Regulations to ensure that they provide the greatest protection for those resources.

HARTLAND

Plans and Policies

Hartland is a small rural community of just over 2,000 residents with a low density pattern of residential development and very limited business and commercial development. It is divided east and west by the Barkhamstead Reservoir and is a primary watershed area for the Farmington River due to its significantly higher elevation and northern location along the Massachusetts border.

Hartland has only two zoning districts: rural residential and neighborhood business. Although it lacks the resources for full-time staff, its commissions are active and its regulations are fairly current and exhibit a commitment to the preservation of natural resources not merely aesthetics or the pattern of development.

Regulations

A significant portion of the land in Hartland is protected open space, either owned by the Metropolitan District Commission for protection of the watershed surrounding the Barkhamstead Reservoir or owned by the state as part of two state forests, the Tunxis State Forest and the Peoples State Forest. Additional parcels are owned and protected by the Audubon Society, various game clubs and forestry associations. The majority of the remaining land is zoned for two acre single family residential.

- Farmington River Protection Overlay District is a balanced approach to regulation recognizing existing uses while prohibiting new construction and expansions of existing uses that would be incompatible with protective purpose; also provides aggressive protection of vegetated buffers along the River while providing exemptions for certain activities that necessitate reduction or removal of vegetation.
- Regulations addressing native species and reference to “noxious plants” could be strengthened with specific reference to invasive species and guidelines for selection and purchase of appropriate native species.
- Subdivision Regulations need to be updated to reflect Commission’s authority to require fees in lieu of open space.
- All references to affordable housing which is now provided in Conn. Gen. Stat. section 8-30g should be updated.

Opportunities for Improved Water Quality Protection

- Due to the slope of many of its roads and their proximity to wetlands, watercourses and waterbodies, consideration should be given to developing a program or regulations aimed at reducing the application of salts and other road surface treatments and improving road maintenance to minimize run-off.
- Include references to CT DEP Guidelines for Soil Erosion and Sedimentation Control in all sections where SESC Plans are required.
- Development of regulations addressing stormwater management for inclusion in Zoning, Subdivision and Wetlands Regulations to control erosion and sedimentation, pollution from runoff, and groundwater recharge.

Hartland Study Corridor

Hartland provides fairly good protection for the East Branch of the Farmington River, which is Barkhamstead Reservoir, and for the West branch of the Salmon Brook due to the extensive landholdings of the DEP, water companies and various conservation groups. Much of the land on the southern side of the west branch of the Salmon Brook is designated as protected open space; the northern side, however, remains fairly unprotected and potentially subject to future development pressure. Additional attention should be paid to developing strategies for the acquisition of those lands either directly or through some public-private cooperative agreement.

To the extent that any future business or commercial development is lured to Hartland, the emphasis should remain on the cultivation of a village center in East Hartland at the intersection of Routes 179 and 20 and in West Hartland at the intersection of Routes 181 and 20. The center in East Hartland is sufficiently outside of any protective corridor along the watercourse such that additional development even at higher density would have little or no impact on water quality.

SIMSBURY

Plans and Policies

Simsbury, a town of approximately 23,000, is a suburban town that has been steadily growing in recent decades. Generally, its regulations reflect a town trying to stay apace with its changing landscape.

The Simsbury Plan of Conservation and Development, adopted in 2007, seeks to preserve open space through acquisition and to manage future growth to reduce the impacts on environmentally sensitive areas. To this end, the Open Space component of the PCD identifies a Proposed Open Space Corridor along the Farmington River and encourages economic development that harmonizes with the natural surroundings. The PCD also encourages siting future development away from conservation areas and promotes the use of the Farmington Valley Biodiversity Project's Conservation Area Map as a guide for the land use review processes.

There are multiple Town initiatives focusing on land acquisition, protection of open space and the preservation of cultural resources. These tend to be advisory and have no regulatory component but contribute to the future development of Simsbury. Those efforts that are non-regulatory and do not appear in the Plan of Conservation and Development are not reflected in the Regulation Review.

Regulations

The following highlights the Town's measures to protect water quality:

- The subdivision regulations protect natural drainage systems and prohibit development within 50 feet of a stream or watercourse.
- The storage of pesticides, fertilizers, and manure is prohibited within 100 feet of any watercourse.
- Within the local Aquifer Protection Overlay Zone (the "APZ"), certain intense land uses are prohibited and other uses are subject to special permit review.
- Loading, storage, or disposal of road salts and pesticides (in amounts greater than would be used for residential purposes) is prohibited within the local APZ.
- All applications made in the APZ must be reviewed by the Conservation Commission for their consistency with the "General Design Standards for Land Use Activities in an Aquifer Protection Zone."

Opportunities for Improved Water Quality Protection

- The zoning regulations do not have a provision for protecting natural drainage systems and prohibit development within 50 feet of a stream or watercourse.
- The regulations do not promote or recognize innovative stormwater management designs in its regulations.
- Simsbury may consider updating its regulations to require preparation of Erosion and Sediment Control Plan in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.
- Enhance protection for vegetation along watercourses, in wetlands and within the Upland Review Area.

Simsbury Study Corridor

The Farmington River runs from north to the south along the entire length of Simsbury, near its western boundary. Zoning within the Study Corridor is a mix of residential and business, with limited industrial zoning. As shown on the map provided by the Committee, there are also large areas of GP zoning, which is not defined in the Zoning Regulations.

Several parcels within the Study Corridor are either held as public or private open space. The Open Space component of the PCD identifies a Proposed Open Space Corridor along the Farmington River and encourages economic development that harmonizes with the natural surroundings. Though not supported by its regulations, the Simsbury PCD promotes coordination with other towns in the Farmington River and Pequabuck River Watersheds to improve quality of surface water prior to discharge into the Farmington River.

The Floodplain Zone is defined as all land adjacent to the Farmington River that falls at/or below the FEMA 100 Year Flood elevation as identified by the Federal Emergency Management Agency Study dated April 15, 1986. Open space and recreational uses are permitted by right within the Floodplain Zone. Agricultural uses including farming, nurseries, forestry, and grazing are allowed by special exception within the Floodplain Zone provided that fertilizer, manure, and chemicals are stored at least one hundred (100) feet away from any stream. Buildings, structures, signs, roads, and parking related to a permitted use area are allowed by special exception. The construction of new buildings or structures intended for human occupancy is prohibited within the Floodplain Zone.

WINDSOR

Plans and Policies

Windsor, by virtue of its history and location, has an interesting balance of agriculture and commercial and light industrial uses. Recent trends may indicate a slight increase in residential development. Overall, Windsor is well situated with a fairly recent PCD, new updates to that PCD, and a recent overhaul of its zoning regulations.

The 2004 PCD reveals a desire to retain agricultural uses as a way of preserving open space while also directing additional development into existing commercial and industrial areas. There is some recognition of the tremendous potential to develop connected greenways along the Connecticut and Farmington Rivers while protecting additional open space and critical flood plains. There appear to be several distinct implementation strategies to cultivate those opportunities, none of which include a coordinated public-private undertaking.

The 2007 Open Space and Agricultural Preservation Plan Update, adopted in 2008, provides more detail on proposed strategies for the acquisition and protection of open space and the preservation of agricultural lands. The Update does not address certain open space protection tools, such as enacting a density bonus incentive for developments that protect open spaces or using its transfer of development rights program to direct density transfers away from agricultural lands and the river corridors to high density areas. Although Windsor has many excellent regulatory tools in place and an excellent balance of residential and business/commercial uses to support initiatives, there is no clear coordinated commitment to agricultural preservation and the preservation of open space along both river corridors.

Regulations

The different regulatory frameworks are fairly consistent with the goals and policies of the PCD and are up-to-date, including floodplain ordinances and implementing regulations. Despite the presence of both the Farmington and Connecticut Rivers, Windsor does not have a river corridor or floodplain overlay zone designed to protect the water quality, agricultural uses, scenic vistas and other attributes of those river corridors.

- Zoning Regulations do permit construction of access ways and roads on slopes subject to engineering design approval and provide no protection provided for ridgelines or hilltops. Due to the fairly flat topography, this may not have a significant effect.
- Wetlands Regulations include a 150 foot upland review area, broad impact regulation for indirect activities, and include vernal pools.
- Agricultural activities appear to be fairly unregulated; however, there is very little protection provided to help maintain the viability of that industry.
- Effort to develop viable program for transfer of development rights is commendable; greater incentives should be included to direct density transfers away from environmentally sensitive areas, including the corridors along the Farmington and Connecticut Rivers.

Opportunities for Improved Water Quality Protection

- Revise Floodplain Management regulations to require greater consideration of cumulative effect of development or substantial improvements in floodplains and watershed.
- Include regulations that work in conjunction with state laws concerning the use of invasive plant species in landscaping and erosion and sedimentation control plans.
- Extend prohibition on construction of permanent obstructions along natural banks to Farmington River and Connecticut River; local regulations can operate concurrently with DEP regulations.
- Address application and storage of pesticides currently regulated by DEP within designated buffer area along river corridors without increasing regulatory burden on existing farming operations.
- Tree preservation regulations encourage, not require, retention of existing trees and apply primarily to residential development.
- Creation and implementation of a program for acquisition of land as permanently protected open space along Farmington and Connecticut Rivers to create a connected greenway, preserve a critical wildlife corridor, protect the floodplain.

Windsor Study Corridor

The Farmington River bisects the northern portion of Windsor running west to east and flows into the Connecticut River running north to south along the eastern border of Windsor. Predictably, due the rich alluvial soils deposited during floods along the banks of both rivers, the largest contiguous tracts of agricultural land are located within the river corridors. However, the zoning is somewhat inconsistent particularly along the Farmington River; although the majority of the parcels are zoned agricultural and residential use, several are zoned for business use. Although there are some protected open space parcels along the Farmington River, the lack of connection diminishes their function as wildlife corridors and greenways for recreation. As pointed out in Windsor's PCD and its recent Open Space and Agricultural Preservation Plan, there are significant opportunities available to acquire land along both rivers to connect the rivers and connect existing open space to the rivers and beyond. Currently, Windsor is pursuing multiple approaches to protect open space along the river corridors. Additional emphasis ought to be placed on developing realistic strategies for the acquisition of open space and the protection of agricultural lands in manner that allows the farming use to continue while maintaining the land as undeveloped.

It should be noted that the Day Hill Corporate Area, for which an update to the PCD and corresponding new regulations were finalized and adopted in late 2008, is located just outside of the Study Corridor at the intersection of interstate 91 and Rt. 75. The types and extent of development in that area may impact the Farmington River and future plans for greenway development.

FINAL

MUNICIPAL PLAN & REGULATION REVIEW

**LOWER FARMINGTON RIVER & SALMON BROOK
WILD AND SCENIC STUDY COMMITTEE**

March 2009

Avon

Bloomfield

Burlington

Canton

East Granby

Farmington

Granby

Hartland

Simsbury

Windsor

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
Plan of Conservation and Development (PCD)			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • 2006 PCD 	<ul style="list-style-type: none"> • The PCD sets forth specific recommendations to strengthen subdivision and zoning regulations in the area of environmental protection; create regulations to protect aquifer resources; construct needed roadways; enhance Town Parks; add to the Town's open space assets, and make various enhancements to Avon Center.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • 2000 PCD 	<ul style="list-style-type: none"> • Prioritizes preservation of "small town character" and farmlands. • Promotes ridgeline protections through zoning regulations and land acquisitions. • Recommends extension of public sewer lines and protection of underground aquifers. • Identifies three mixed-use and neighborhood centers outside of the traditional downtown, including a Mixed-Use center that links with the University of Hartford Master Plan. • Promotes the use of rights of first refusal, purchase of fee simple properties, and the purchase of development rights to foster the redevelopment of the existing industrial park as a mixed-use development.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • 1997 PCD 	<ul style="list-style-type: none"> • Recommendation to expand limited public sewer service to encourage economic development and avoid water pollution in sensitive areas. • Protection of water quality is significant priority due

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
			<p>to concentration of public water supply facilities; specific recommendation to increase minimum lot size to at least 1 acre.</p> <ul style="list-style-type: none"> • Promotes acquisition and protection of open space by the Town to decrease dependence on watershed land and state forest land for open space and recreation. • Revise zoning regulations to protect water quality and ridgelines and to require open space dedications and use of stormwater management techniques. • 2007 PCD being prepared by CCRPA; draft available at http://www.ccrpa.org/BGPOCD/CommunityProfileReport.pdf
Canton	<ul style="list-style-type: none"> • PC 	<ul style="list-style-type: none"> • 2003 PCD 	<ul style="list-style-type: none"> • Identifies policies that encourage economic growth, maintain a diversity of housing opportunities, protect Canton's rural/suburban character and historical and environmental resources while minimizing conflicts between incompatible land uses.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • 2004 PCD 	<ul style="list-style-type: none"> • Calls for dedicated open space to improve public access. • Recognizes the importance of scenic resources, including the Tarriffville Gorge. • Outlines the framework for a Village Center with design guidelines to enhance and preserve the character of the town.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • 2007 Updated PCD, adopted February 22, 2008 	<ul style="list-style-type: none"> • Citing data from FRWA's impervious surface study, stormwater research and Milone & MacBroom's natural resources inventory conducted for Farmington, the PCD acknowledges the impact that

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
Farmington		<ul style="list-style-type: none"> • PCD, p. 16-17 • PCD, p. 20 • PCD, pp. 25 – 35 	<p>development has on water quality, soil erosion, and natural resources.</p> <ul style="list-style-type: none"> • The Town adopted a 40% limit on impervious coverage for nonresidential zones in 1987; the PCD notes that recent studies point to the need for even stricter erosion control and sedimentation regulations and additional non-point source storm water measures. • Calls for a town-wide drainage study to provide policy and standard recommendations • Groundwater protection objectives include requiring storm water collection systems to recharge groundwater on-site • Focuses on the Farmington River, addressing resource removal, water quality, water diversion, and recreation aspects. Planning objectives include: adding river setback standards to upland review areas in wetlands regulations; coordinating with FRWA to add segments to the National Wild and Scenic Rivers program, and adopting a river overlay zone to further protect the resource.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • 2005 PCD 	<ul style="list-style-type: none"> • Environmental and Open Space goals include: <ul style="list-style-type: none"> ▪ Prohibit development within the floodplain; ▪ Provide financing for Open Space Fund; ▪ Adopt an erosion and sedimentation control ordinance ▪ Require preservation and planting of native vegetation; ▪ Create a Town arboretum;

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
Granby			<ul style="list-style-type: none"> ▪ Encourage permanent preservation of farmland through State development rights purchase program, Granby Land Trust and Town financing; and by conducting survey to identify prime agricultural lands, leasing Town-owned farmland and working to reduce residential/agricultural conflicts; ▪ Modify zoning and subdivision regulations to provide appropriate setbacks and buffers along waterways, water bodies, wetlands and watercourses in all zones and require best management practices re: nutrients, sediments, organic matter and pesticides; ▪ Adopt basic standards for logging; ▪ Adopt ridgeline protection regulations; ▪ Revise subdivision regulations to allow for open space and cluster subdivisions and other flexible development techniques; ▪ Acquire easements over existing trails and use easements to link protected open space; ▪ Adopt fee in lieu regulation to provide funds for Open Space Fund.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • 1991-1992 PCD • Memorandum #5: Environment (1991) (prepared for PCD), p.4 	<ul style="list-style-type: none"> • Goals include retention of rural residential character; continuance of large lot single family zoning due to need for septic and environmental constraints imposed by elevation, soil quality and proximity to public water supply; re-use of existing buildings for new businesses; and additional acquisition and protection of open space. • General opposition to increased land use regulation.

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
			<ul style="list-style-type: none"> • Mention of proposal to adopt zoning overlay district for West Branch of Farmington River in support of Wild & Scenic designation of upper Farmington River. Farmington River Overlay District was subsequently adopted.
Simsbury	<ul style="list-style-type: none"> • PC 	<ul style="list-style-type: none"> • 2007 PCD 	<ul style="list-style-type: none"> • PCD seeks both to preserve open space through acquisition and to manage future growth to reduce the impacts on environmentally sensitive areas. • PCD clearly identifies community assets and resources deemed worthy of protection including: <ul style="list-style-type: none"> ▪ Natural resources; ▪ Scenic vistas; ▪ Open Space; ▪ Agriculture; ▪ Historic resources; ▪ Community character. • Goals for future growth are balanced against those resources and include: <ul style="list-style-type: none"> ▪ Economic development; ▪ Transportation; ▪ Housing; ▪ Infrastructure. • Plan identifies “special areas” that merit additional attention. These include: <ul style="list-style-type: none"> ▪ Simsbury as a town center; ▪ Tariffville as a Village Center; ▪ West Simsbury as a hamlet; ▪ Development of gateways to north and south emphasizing design and retention of the character

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
			<p>of those areas (neighborhood to north and rural to south);</p> <ul style="list-style-type: none"> ▪ Creation of single-use office/light industrial zone in southeastern corner; ▪ Maintain Wolcott Road area as commercial/industrial zone and preserve viability of Simsbury Airport as a transportation hub for goods and people.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • 2004 PCD • 2007 Open Space and Agricultural Preservation Update • 2008 Day Hill Corporate Area Update 	<ul style="list-style-type: none"> • Values its history as oldest town in CT and seeks to protect its agricultural heritage and quality of life while seeking to protect its assets as desirable location for light industrial, warehousing and corporate office parks. • 2007 Open Space & Ag Pres Update: <ul style="list-style-type: none"> ▪ Update to 2004 PCD adopted in 2008 ▪ Focuses on greenways, open space acquisition and protection of the agricultural zone. ▪ Recommendation for protection of agricultural zone includes: development of purchase of development rights program, strengthen the residential transfer of development rights regulations and transfer of non-residential coverage regulations to encourage transfer of density away from agricultural zone, adopt a right to farm policy. • Update for major light industrial-corporate park district (Day Hill Corporate Area) adopted in late 2008.

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
Open Space Plans			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, p. 25 	<ul style="list-style-type: none"> • Parcels with the highest priority for acquisition are shown on the Future Land Use Plan.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • PCD, pp. 87-98 	<ul style="list-style-type: none"> • Designated Farmland Site Assessment Committee to evaluate open space use designation for purposes of Public Act 490. • Promotes collaboration with the State and EPA in brownfields redevelopment. • Promotes preservation of the Great Drain (Griffin Brook Watershed), aquifer protection, and ridgeline protection.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp. 15-16 	<ul style="list-style-type: none"> • Significant amounts of open space owned by water companies, DEP and limited number private owners (approx. 8,250 acres); Town owns less than 200 acres for public recreation. • Decrease reliance on private and state owned lands; recommends active efforts by Town to acquire open space. • Implement Use Value Assessment for parcels of five (5) acres or more to encourage preservation of private open space and agricultural lands by decreasing property tax liability. • Encourage agricultural uses and preservation of land through agricultural use.
Canton	<ul style="list-style-type: none"> • PC 	<ul style="list-style-type: none"> • PCD, pp. 135-136 	<ul style="list-style-type: none"> • Recommends the purchase of development rights to farms. • Encourages acquisition of State sand/salt site along the Farmington River. • Promotes acquisition of carefully selected

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
			<p>undeveloped land to preserve the Town’s rural character.</p> <ul style="list-style-type: none"> • Identified improved access to the Farmington River as a goal. • Encourages seeking an alternative or matching sources of revenue other than Town funds to acquire open space lands.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • 2004 PCD, pp. 2-4 • PCD, pp. 2-8 • PCD, pp. 2-14 	<ul style="list-style-type: none"> • The Open Space element of the plan recommends establishing an open space fund and a budget line item for town acquisition of land to preserve such significant local features as the Metacomet Ridge, the Tarriffville Gorge and the Farmington River. • It recommends pursuing dedication of open space rather than conservation easements to increase public access. • Note that the PCD devotes a section to “Protect Scenic Resources,” which include the Metacomet Ridge and the Farmington River at Tarriffville Gorge, and recommends revising the zoning and subdivision regulations to encourage the protection and preservation of scenic views.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • PCD, pp. 70 - 72 	<ul style="list-style-type: none"> • Recommends requiring the maximum amount of open space preservation allowed under Section 4.01.03 of the Subdivision Regulations and using existing cluster subdivision regulations in Section 4.17 to protect natural resources that exceed the amount of open space that can be required under Section 4.01.03. • Recommends use of buffer areas to protect unique or

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
Farmington			<p>sensitive natural resources when establishing open space or conservation easement boundaries.</p> <ul style="list-style-type: none"> • Continue support of Land Acquisition Committee and its efforts to acquire land that will be owned by Town and permanently protected as open space. • Calls for an inventory of conservation easements held by town or land trust, incorporating them into the Open Space Plan and establishment of conservation easement management plan and open space management plans that will assist with maintenance and protection of designated areas. • Town should balance competing uses of open space, including active and passive recreation needs, preservation of agricultural lands and protection of unique natural resources. • Recommends that Town preserve 40% of its land area as permanently protected open space and that parcels identified in “Land Acquisition List” be given priority. • Increase connectivity of existing open space parcels, town properties, and public access trails within Town and support creation of rail trails for interconnected regional trail network.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp 26-28 	<ul style="list-style-type: none"> • Recommendation to amend regulations to increase buffers and setbacks to create linked corridors along wetlands and watercourses. • Identified goal to revise subdivision regulations to allow for open space and cluster subdivisions and other flexible development techniques.

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
			<ul style="list-style-type: none"> • Encourages acquisition of easements over existing trails and use easements to link protected open space. • Recommends adoption of fee-in-lieu regulation to provide funds for Open Space Fund.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp. 29, 39-40 • Memorandum #13: Community Services & Facilities (1992) (prepared for PCD), pp. 7-8. 	<ul style="list-style-type: none"> • Explore options for transfer to MDC or DEP or purchase by Town of isolated parcels within larger tracts of protected open space to steer development away from open space areas and encourage creation of village centers. • Pursue acquisition of land in West Hartland for public recreation facilities. • Encourages creation of new zoning designation for open space/recreation. • Support formation of a land trust to preserve additional open space.
Simsbury	<ul style="list-style-type: none"> • ZC • PC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 23 • PCD, pp. 23-28 	<ul style="list-style-type: none"> • Adopted in 2007 as part of the PCD and identifies a Proposed Open Space Corridor along the Farmington River. • PCD supports the “Open Space Committee in its goal of identifying, prioritizing, and acquiring open space for the Town.” • Identifies acquisition of open space and easements as goal. • Encourages heightened efforts to create interconnected town-wide trail network and connect existing open spaces including recreation areas. • Stated goal is to increase access to Farmington River and create more opportunities for river-based recreation.

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • 2004 PCD, pp. 4-2 to 4-7 • 2007 Open Space and Agricultural Preservation Update 	<ul style="list-style-type: none"> • Windsor has 2,215 acres (5% of total land area) of dedicated or managed open space. • Goal is to acquire parcels to connect existing open space parcels. • Encourages protection of agricultural lands and discourages upzoning through use of PDR, restricting development in Ag zone, implementation of Use Value Assessment, outright purchase by Town and land trusts. Recognizes that some farmland land has been upzoned to industrial and is critical to economic development and therefore will be lost. • 2007 Open Space & Ag Pres Update: <ul style="list-style-type: none"> ▪ Elaborates on the tools available to acquire open space (e.g. open space set-asides; fees in lieu; flexible development regulations such as transfer of development rights, density bonuses, open space and cluster developments; enhancement of the open space fund through annual budget contributions, bonds, fees in lieu, real estate conveyance fees, inland wetlands fines and private donations; open space grants from CT DEP; purchase of development rights (PDR); conservation easements; and the Use Value Assessment tax abatement program (P.A. 490)). ▪ Delineates role that Town Council and various commissions should play to coordinate efforts to identify, acquire and maintain open space. ▪ Identification of organizations (e.g. Windsor Land Trust, Riverfront Recapture) capable of assisting

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
			in public-private partnership.
Greenway Protections			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, p. 33 	<ul style="list-style-type: none"> • PCD includes policy to preserve an open space corridor along the entire Farmington River.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • PCD, p. 93 	<ul style="list-style-type: none"> • Recognizes the Wintonbury Land Trust and identifies goal to acquire parcels to create linkages between existing open space parcels.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp. 32-34 • Farmington River Trail, http://www.townofcantonct.org/content/142/default.aspx 	<ul style="list-style-type: none"> • Encourages completion of rail-to-trail project along Farmington River. • Encourages acquisition of land for creation of linear parks and trails
Canton	<ul style="list-style-type: none"> • PC 	<ul style="list-style-type: none"> • PCD, p. 136 • Farmington River Trail, http://www.townofcantonct.org/content/142/default.aspx 	<ul style="list-style-type: none"> • Recommends expanding the rails-to-trails system. • Outside of the Town's PCD or regulations, Canton has joined efforts with Burlington, Farmington and Simsbury to build a 16-mile, multi-use trail known as the Farmington River Trail. The trail will be located on former railroad bed, the shoulder of roads and other public land where necessary. When completed, the Farmington River Trail will connect with the Farmington Valley Greenway in both Farmington and Simsbury to form a 26 mile loop.

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp. 2-6 	<ul style="list-style-type: none"> • The Open Space element calls for establishing a greenway system and connecting open space with a trail system. It also recommends converting ‘managed’ open space, such as utility land, to dedicated open space to enhance a trail system and public use and access.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • PCD, pp. 52-53; 70-71 	<ul style="list-style-type: none"> • Under Sections IX & X concerning protection of Flora and Fauna and Open Space Plan, PCD recommends connecting existing open spaces, conservation easements, public trails and pathways within Town and developing greater connectivity with adjoining towns and region through creation of rail trails, specifically supporting completion of rail trail into Burlington. • Proposes identification of potential wildlife corridors to link existing open space parcels.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp. 26-28 	<ul style="list-style-type: none"> • Encourages acquisition of easements over existing trails and use easements to link protected open space.
Hartland			<ul style="list-style-type: none"> • <i>No plan identified.</i>
Simsbury	<ul style="list-style-type: none"> • PC 	<ul style="list-style-type: none"> • PCD, pp. 25-27 • Farmington River Trail, http://www.townofcantonct.org/content/142/default.aspx 	<ul style="list-style-type: none"> • Open Space Plan in PCD identifies a Proposed Open Space Corridor along the Farmington River. • Proposes extending the Farmington River Greenway trail and the Farmington River canoe/kayak trail in Tariffville Park. • Encourages expansion of existing trails and connectivity with other regional trails to create interconnected greenways.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp. 4-2 – 4-7; 10-8 	<ul style="list-style-type: none"> • 17.5 miles of disconnected greenway trails. • Identified goal to link existing open space parcels

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
		<ul style="list-style-type: none"> • 2007 Update to 2004 PCD – Open Space and Agricultural Preservation Plan 	<p>and acquire parcels and public access easements to create town-wide trail network and greenways along Connecticut and Farmington Rivers. Encourages use of existing tools such as subdivision set-aside or fee-in-lieu requirements, continued funding of open space fund and use of fund to leverage additional grants and state money, designation of Conservation Commission as lead open space municipal entity, reactivation of Windsor Land Trust as private cooperative partner.</p> <ul style="list-style-type: none"> • 2007 Open Space & Ag Pres Update: <ul style="list-style-type: none"> ▪ Identifies creation of greenway along CT River as most productive open space strategy; ▪ Includes map depicting potential greenway and possible connections to existing rail trails, greenways and river access points. • 2008 Day Hill Corporate Area Update: <ul style="list-style-type: none"> ▪ Promotes walkable, mixed use development ▪ Encourages creation of trail system within Day Hill Corporate Area.
Economic Development Plan			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp.62-63 	<ul style="list-style-type: none"> • PCD promotes economic development while encouraging development of policies and regulations to guide the design of future development and to maintain that current geographic extent of Avon’s commercial areas. • PCD promotes development of overlay regulations

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
			for Town Center.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • PCD, pp. 55-65 	<ul style="list-style-type: none"> • Encourages zoning regulations to promote mixed-use retail development in identified area outside of the traditional downtown. • Recommends developing a Town Center Action Plan to create a pedestrian-friendly commercial center. • Supports retention of professional engineering staff to ensure provision of infrastructure improvements in support of economic development.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp. 25-30 	<ul style="list-style-type: none"> • Encourage compatible economic development to increase tax base and job opportunities; includes recommendation to provide infrastructure (e.g. public water, sewer service, better roads) in select areas. • Rezone areas to consolidate industrial zones in appropriate areas away from watershed areas and residential zones.
Canton	<ul style="list-style-type: none"> • PC • Economic Development Agency 	<ul style="list-style-type: none"> • PCD, p. 67 • Canton Economic Development Agency web site, http://www.townofcantonct.org/content/120/132/default.aspx 	<ul style="list-style-type: none"> • Encourage location of desirable businesses by making them as-of-right within commercial zones. • Promotes design, bulk, and access management standards for underutilized properties along Route 44. • Guide industrial growth in southern Canton to areas supported by water and sewer districts. • Canton has a separate Economic Development Agency, which is a volunteer agency appointed by the Board of Selectmen to assist businesses and plan for the economic well being of the Town. •

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp. 4-8 	<ul style="list-style-type: none"> • The “business and industrial development” element recommendations include concentrating new development in a newly-adopted Village Center, pursuing a sewer agreement with Simsbury to encourage business park development in the southwest corner of town, and rezoning Industrial zones to Business Park zone.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • PCD, pp. 75 – 76 	<ul style="list-style-type: none"> • Additional development should not exceed the carrying capacity of the town’s infrastructure or natural environment. • Do not encourage large scale retail development on new sites • Develop smaller retail hubs to serve neighborhoods, to reduce traffic and energy consumption; consider mixed-use.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp. 20-22 	<ul style="list-style-type: none"> • Portion of PCD dedicated to goals for encouraging commercial and industrial development. • Recommendations include: <ul style="list-style-type: none"> ▪ Expand special permits for home-based businesses; ▪ Revise zoning to allow for more mixed use development; ▪ Adopt performance standards for new development; ▪ Increase amount of land zoned commercial
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp. 30-32 	<ul style="list-style-type: none"> • Recognition of need for basic service businesses for residents (e.g. gasoline station, grocery store, medical office) but lack of population density insufficient to attract private investment.

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
			<ul style="list-style-type: none"> • No recommendation to expand or alter areas zoned for business uses.
Simsbury	<ul style="list-style-type: none"> • PC 	<ul style="list-style-type: none"> • PCD, pp. 105-116 	<ul style="list-style-type: none"> • PCD encourages economic development to harmonize with the natural surroundings. • Economic Development section focuses on improving the development approval process, improving local regulations, providing appropriate incentives and encouraging the use of green building technologies as part of development process.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp. 8-1 – 10-8 • 2008 Day Hill Corporate Area Update 	<ul style="list-style-type: none"> • Encourages full utilization of the Day Hill Corporate Area near Bradley Airport and the older village centers of Windsor, Poquonock, Windsor Center and Wilson for commercial and business growth to balance residential development. • Recommends rezoning excess industrial land in the Day Hill Corporate Area to reduce expansion of public infrastructure and to lessen traffic impacts that reduce marketability. • Discourages development that will create traffic congestion and encourages transit oriented development along Wilson Avenue. • Encourages revitalization of older downtown area and neighborhood village centers. • An update of the development plans for the Day Hill Corporate Area was adopted in late 2008.

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
Build Out Plan			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, p. 44 	<ul style="list-style-type: none"> • Analyzes parcels greater than 5 and 10 acres in size, and finds the potential for approximately 1,200 more homes.
Bloomfield			<ul style="list-style-type: none"> • <i>No plan identified.</i>
Burlington	<ul style="list-style-type: none"> • PZC • CCRPA 	<ul style="list-style-type: none"> • 2006 CCRPA Regional PCD, pp. 9-16 	<ul style="list-style-type: none"> • Relatively slow projected population growth for 2010 • Relationship between population increase and amount of land developed indicates low-density, sprawling pattern of development.
Canton	<ul style="list-style-type: none"> • PC 	<ul style="list-style-type: none"> • PCD, pp. 27-29 	<ul style="list-style-type: none"> • Identifies approximately 6,600 acres available for development. • Characterizes rate of residential development as rather slow but with significant opportunities for growth; projects that majority of future residential development will occur in AR-3 zone. • Plan predated development of Shoppes at Farmington Valley on Rt. 44 but highlights potential for increased commercial development along Rt. 44 corridor.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp. 1-6 	<ul style="list-style-type: none"> • The PCD estimates full build-out of the town, to a population of 7,640 with an increase to 3,067 household over the 2,009 households in 2003, would occur in 40 years if current rates of development continue. The build-out estimate considered development of buildable land and excluded natural resource (wetlands, watercourses, floodplain and steep slopes) areas.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • PCD, pp. 121- 	<ul style="list-style-type: none"> • No detailed documentation of a “build-out” analysis

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
		142	<p>provided. The neighborhood plans each contain a population projection for “build-out condition,” based on proposed densities outlined in the Future Land Use section.</p> <ul style="list-style-type: none"> • A separate build-out analysis was prepared by Planimetrics in 2005.
Granby			<ul style="list-style-type: none"> • <i>No plan identified.</i>
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp. 7-8, 11 • PCD, pp. 19-20 	<ul style="list-style-type: none"> • <i>No plan identified.</i> • PCD includes population projections with calculations of remaining land eligible for development. • Includes analysis of development potential with calculations as to number of available acres and number of potential lots based on zoning.
Simsbury	<ul style="list-style-type: none"> • PC 	<ul style="list-style-type: none"> • PCD, pp. 171-173 	<ul style="list-style-type: none"> • <i>No plan identified.</i> • PCD includes future land use map that identifies land by use and by level of resource protection.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pp. 2-12 thru 2-15 	<p>Includes data and map of amount of developable land by census tract and zoning district and projected population growth. Calculation of approximately 2,700 new housing units on remaining 3,000+ acres of land zoned residential or agricultural.</p>
Biodiversity Plan			
Avon	<ul style="list-style-type: none"> • FRWA 	<ul style="list-style-type: none"> • Farmington Valley Biodiversity Project, Farmington 	<ul style="list-style-type: none"> • Though the PCD discusses this project, there is no clear policy for using the Biodiversity Project in the town’s future planning or regulation.

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
		River Watershed Association, http://www.frwa.org/FVBP.html <ul style="list-style-type: none"> • PCD, pp. 23-24 	
Bloomfield			<ul style="list-style-type: none"> • <i>No plan identified.</i>
Burlington			<ul style="list-style-type: none"> • <i>No plan identified.</i>
Canton	<ul style="list-style-type: none"> • PC • FRWA 	<ul style="list-style-type: none"> • PCD, p. 136 • Farmington Valley Biodiversity Project, Farmington River Watershed Association, http://www.frwa.org/FVBP.html 	<ul style="list-style-type: none"> • Encourages use of FRWA biodiversity study in land use planning.

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Farmington Valley Biodiversity Project, Farmington River Watershed Association, http://www.frw.a.org/FVBP.html 	<ul style="list-style-type: none"> • As of the 2004 PCD, the FRWA was developing a “toolkit” of strategies to protect and enhance biodiversity in the Farmington Valley. The PCD recommends including these strategies in an update to the plan. • The PCD recommendations include encouraging the Land Trust and other organizations to educate residents on the benefits of protecting areas of East Granby that support biodiversity.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • PCD, pp. 46-53 • PCD, Map #14 – Farmington Valley Biodiversity Project Core Habitat Areas 	<ul style="list-style-type: none"> • Section IX: Flora & Fauna identifies need to establish guidelines for open space acquisition that prioritize high value habitat areas and conduct studies on existing Town properties to develop management plans that address habitat maintenance and improvement. • Encourages preservation of critical habitats identified in the “regional biodiversity study” [2006 Metropolitan Conservation Alliance’s Farmington Valley Biodiversity Project], specifically through the creation of an overlay zoning district, and identification of potential wildlife corridors linking exiting open space parcels. • Develop regulations that provide greater protection for upland review areas associated with vernal pools. • Increase Town’s role as model through its management of Town owned properties and

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
Farmington			<p>through site plan regulations requiring better landscaping plans and as source of information and education regarding conservation and natural resource protection.</p> <ul style="list-style-type: none"> • PCD does not specifically reference or incorporate FRWA, Town of Farmington Natural Resource Inventory (2001); Milone & McBroom, Town of Farmington Environmental Resource Inventory & Plan (2005); or Milone & McBroom, Town of Farmington Invasive Species Management Plans (2006-2007).
Granby	<ul style="list-style-type: none"> • FRWA 	<ul style="list-style-type: none"> • Farmington Valley Biodiversity Project, Farmington River Watershed Association, http://www.frwa.org/FVBP.html 	<ul style="list-style-type: none"> • FRWA, CT DEP and CRCOG, through cooperative agreement with some towns, completed a draft biodiversity analysis and maps in 2007; Granby participated and the proposed maps are available online.
Hartland			<ul style="list-style-type: none"> • <i>No plan identified.</i>
Simsbury	<ul style="list-style-type: none"> • RFWA • PC 	<ul style="list-style-type: none"> • Farmington Valley Biodiversity Project, Farmington River 	<ul style="list-style-type: none"> • FRWA, through a cooperative agreement, completed a draft biodiversity analysis and the Simsbury Biodiversity Map in 2007. • The PCD encourages the siting of future development away from conservation areas and promotes the use of the Farmington Valley

MUNICIPAL PLANS			
	Responsible Agency	Source	Summary
Simsbury		Watershed Association, http://www.frw.a.org/FVBP.html <ul style="list-style-type: none"> • PCD, p. 18 	Biodiversity Project's Conservation Area Map as a guide for land use review processes.
Windsor			<ul style="list-style-type: none"> • <i>No plan identified.</i>

GEOLOGY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Natural Resource Extraction			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. III-8 to III-9 	<ul style="list-style-type: none"> • Permits removal of 100 cubic yards or less of earth materials off site from any lot or parcel. • Permits by special exception removal of more than 100 but less than 1,000 cubic yards of earth materials off site from any lot or parcel is permitted provided such removal occurs in conjunction with a construction operation which has a valid approval from the Planning and Zoning Commission or which has a valid building permit. • The applicant must post a bond to guarantee the restoration of the site and to cover erosion and sedimentation control during the operation. The bond shall guarantee the completion of earth removal, stabilization, and restoration of the site and adjacent areas within the period covered by the earth-removal permit.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 87-88 	<ul style="list-style-type: none"> • Excavation of sand, rock, gravel, clay, soil, earth or earthen material, or mineral materials may be allowed in any zone only when permitted by Zoning Board of Appeals as a temporary use (up to 2 years). • Permit requirements, among other things, include: (1) agreement to stockpile, (2) re-spread top six inches of loam or other soil and grading of excavation area, and (3) performance bond.

GEOLOGY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 51 	<ul style="list-style-type: none"> • Special Permit not required for removal of less than 100 cubic yards of earthen material on any lot or for operation or maintenance of public improvements or facilities by the Town. • Special Permit required for excavation, removal, filling, grading or processing of earth products resulting in the removal of more than 1,000 cubic yards off site of that material. Includes removal or addition of 1,000 cubic yards of earth product within the working area of a pre-existing and functioning farm. <ul style="list-style-type: none"> ▪ Special Permit shall be valid for only two (2) years and automatically terminates if required liability insurance policy lapses. ▪ Permit shall not be granted if applicant has previously demonstrated inability to maintain or restore site. ▪ No more than five (5) acres shall be opened within a lot and all such activities must be conducted at least fifty (50) feet from any property line, public street, road, highway or right-of-way and no stockpiling of material shall occur within one hundred (100) feet of any property line, public street, road, highway or right-of-way. ▪ Temporary slopes may not exceed 1:3 vertical to horizontal ratio at the end of any workday and finished slopes may not exceed 1:3 ratio. • Restoration of site requires removal or burial all

GEOLOGY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
			debris, overburden and loose boulders; re-grading of all slopes to conform to approved Grading Plan; minimum of 4 inches of coverage with loam or topsoil seeded with perennial rye grass or other cover crop which shall be maintained to prevent erosion.
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 107-109 	<ul style="list-style-type: none"> • Zoning regulations set forth specific requirements for the excavation of earth, loam, sand, gravel, clay, peat or quarry stone. • Excavation and removal of less than 500 cubic yards over a period of 18 months is exempted from permitting requirement. • Application must provide for proper drainage to avoid, among other things, erosion problems and excessive runoff. • Upon completion, area must be evenly graded, adequate drainways must be provided, and the top layer of arable soil must be re-spread.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations § V.D, p. 43 	<ul style="list-style-type: none"> • A large traprock quarry has been in operation next to the Metacomet Ridge since 1951. Following PCD recommendations, the PZC in 2007 adopted a “Quarry” zoning district. A minimum of 50 acres is required for the Quarry Zone. The PCD recommended protecting the Metacomet Trail with a buffer, long-term plans for reclamation/re-use of the 60 to 200-foot deep excavation, and limiting the number and area of quarry operations. An additional, related recommendation is for the town to acquire from the quarry operator land along

GEOLOGY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
East Granby		<ul style="list-style-type: none"> • Zoning Regulations, § IX.E, pp. 73-74 	<p>Creamery Brook to protect the watercourse. The Quarry Zone standards require a buffer of 200 feet between the operation and any property line, and that plans delineate scenic areas or natural features and that “appropriate measures for the protection and preservation shall be provided as required by the Commission</p> <ul style="list-style-type: none"> • In any zoning district, excavation and removal of less than 25 cubic yards and the filling of up to 50 cubic yards of earth, provided certain standards are met, is allowed as-of-right. Any excavation or fill exceeding these limits requires a special permit.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, Art. II, § 22, pp. 88-90 • Zoning Regulations, Art. II, § 23, pp. 90-91 • Zoning Regulations, Art. II, § 24, p. 91 • Zoning Regulations, 	<ul style="list-style-type: none"> • Removal of more than 100 cubic yards of material from a parcel outside the Earth Excavation Zone (EE Zone) permitted by special permit unless associated with an approved site plan, development plan or subdivision plan. • EE Zone allows sand, gravel, peat or other earth materials excavation by special permit and subject to specific conditions. • Placement of more than 100 cubic yards of fill on any site by special permit prohibited unless done in connection with an approved site plan, development plan or subdivision plan. • Intensive construction activities, including blasting, pile driving, mass excavation, soil compaction and rock crushing, require a special permit and must conform to performance standards concerning proximity of activity to residential areas, proximity

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Farmington		Art. II, § 27, pp. 160-164	to water supply wells, likelihood of physical damage to properties and potential for material waste products or gaseous byproducts that may pose a human health or safety risk or pose a hazard to the environment. Application must include report and testing data prepared by licensed engineer or geologist. Activity must be monitored for seismic activity, including vibrations and noise; property must be posted with signs indicating nature of activity; all structures and water supply wells within 250 feet must be surveyed prior to commencing the activity.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, §§ 9.0 thru 9.9 	<ul style="list-style-type: none"> • Special permit not required for excavation, filling or removal of less than 200 cubic yards of material over a 12 month period from any lot or parcel provided no more than 600 cubic yards total is removed from the site; • Minimum site shall be 1 acre unless contiguous to an existing mining operation; • All storage areas, service roads and other untreated open areas shall be improved with landscaping paving or other materials to minimize dust and airborne pollutants; • No water product or residue from mining operations shall be disposed on in any stream or other drainage system; • All truckloads of sand or gravel shall be covered by tarp to prevent windblown accumulation; • Topsoil removed or excavated shall be stockpiled

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Granby			<p>on site for re-spreading in accordance with restoration plan;</p> <ul style="list-style-type: none"> • No slopes greater than 1:1 ½ vertical to horizontal shall be maintained during any period when mining is halted for more than 2 weeks; • Stockpiled overburden must be stored in windrows or concentrated piles and stabilized to prevent erosion and runoff; • No on-site processing without written approval of PZC; • Existing trees and vegetative ground cover shall be preserved and maintained along public road frontage as required by PZC; • Restoration of site shall include grading, re-spreading of topsoil, fertilizing and planting or seeding as required by PZC.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § VIII 	<ul style="list-style-type: none"> • Activities exempt from regulations include: <ul style="list-style-type: none"> ▪ Construction of a water supply well, driveway, utility line, sewer septic system, approved subdivision street, or landscaping if undertaken as part of bonafide construction activity for which building permit has been issued for a residential dwelling and which is completed within 6 months; or for use permitted in Zoning or Subdivision Regulations provided construction does not result in removal of more than 300 cubic yards of material from site; ▪ Movement of material within the same site for purposes of farming or landscaping provided no

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Hartland			<p>more than 1 acre is open and remains open for more than 6 months and no more than 300 cubic yards;</p> <ul style="list-style-type: none"> ▪ Necessary excavation for foundation, trench, landscape construction or other improvement as part of subdivision plan or solely in connection with work on site for which subdivision permit or building permit has been issued. ▪ Exempted activities shall not include screening, sifting, washing or other activities as part of processing of earth materials. • Any excavation, removal, deposition or fill of material shall otherwise require a permit and be subject to the following conditions: <ul style="list-style-type: none"> ▪ No stone crushing devices; ▪ All screening, sifting, washing or other activities as part of processing of earth materials shall occur only between 8 a.m. and 4 p.m. and for period not to exceed 60 consecutive days within any 2 year permit term; and only with temporary equipment that shall be removed on or before end of 60 day period; ▪ No processed materials may be removed from the site where such processing occurs. • Applicant for special permit must provide Plan of operation to include: • Existing and proposed drainage on site and provisions to prevent collection and stagnation of water;

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Hartland			<ul style="list-style-type: none"> • Sediment, erosion and dust control measures; • Detailed plan for final grading, closure and re-vegetation of site at conclusion of excavation and removal operations, including re-grading to slopes no steeper than 1:3 feet vertical to horizontal, 4 inch layer of topsoil; reseeded with perennial rye grass and otherwise stabilized; such work must occur within 1 year of conclusion of operations, expiration or non-renewal of permit. • Site shall not exceed 3 acres.
Simsbury	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 38, 74-76 	<ul style="list-style-type: none"> • Stone, sand, and gravel quarries are permitted in the I-3 Earth Excavation Zone subject to conditions set forth in the Zoning Regulations, which include, among other things, the grading of the excavation area and the re-spreading of arable topsoil. • Special Exception required for excavation and removal of less than 25 cubic yards of material from any single parcel. • Application requires plans showing contours of area to be excavated and proposed contours after excavation; must show topography of entire area to be excavated plus 300 feet from all sides of area; details of regrading and revegetation of area after conclusion of excavation operations. • After operations have terminated, excavated area must be regarded to slope of 3:1, covered with at least 4 inches of topsoil and seeded with perennial rye grass. • Commission may impose additional conditions

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			regarding drainage, erosion, dust and stockpiling of materials on site.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, §§ 2.4.15L & 2.4.15M 	<ul style="list-style-type: none"> • Removal or fill of up to 250 cubic yards of soil, gravel, clay, sand or stone from any one parcel in any one 12 month does not require approval by Commission. • Removal or fill of materials greater than 250 cubic yards not related to an approved site plan development or subdivision may be allowed as a Special Use by Commission. • Prohibition against screening, sifting, washing, crushing or other processing of such materials. • Restoration of site, which includes restoration of topsoil to depth of 4 inches and re-vegetation with perennial grasses and/or trees, required upon termination of removal or fill activities.
Erosion & Sediment Control Plans			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. III-9 to III-11 	<ul style="list-style-type: none"> • Any development disturbing more than ½ acre, except for a single-family development not part of a subdivision, must submit a soil erosion and sediment control plan. • Minimum Standards - The Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as amended, shall be the minimum standards by which plans shall be reviewed for certification. • Certification of the plan is necessary prior to any approval of a relevant development application by

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Avon			<p>the Commission. The Commission through the Town Planner shall certify that the soil erosion and sediment control plan complies with the regulations.</p> <ul style="list-style-type: none"> • The Commission may require a performance bond or other assurance.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 17-18, 30, 34 • Subdivision Regulations, p. 8 	<ul style="list-style-type: none"> • All site plans for areas in excess of ½ acre shall conform to the Sedimentation and Erosion Control Plan Requirements listed in Section V-9 and Section IX-3 of the Bloomfield Subdivision Regulations. • Riding stables and areas used for the keeping of horses shall also be designed and managed to prevent soil erosion and runoff from leaving the property. • In addition to erosion control measures, the Erosion and Sedimentation Control Plans must, among other things, delineate wetlands and vegetative cover
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, pp. 22, 23, 26, 28-30 • Zoning Regulations, p. 45 • Zoning Regulations, p. 	<ul style="list-style-type: none"> • Requires submission of soil erosion and sedimentation plan and grading plan. Restricts removal of natural vegetation wherever feasible to minimize erosion; fill must be compacted and may not be placed near watercourses or constructed channels; cut and fill earth slopes may not exceed 3:1 ratio of horizontal to vertical; prohibits movement of grading equipment across flowing streams unless over bridge or culvert; runoff water

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Burlington		53	<p>must be trapped and filtered during construction activities to prevent sedimentation.</p> <ul style="list-style-type: none"> • Applications for site development must include measures to minimize soil erosion and sedimentation; if cumulative disturbed area is greater than one half (½) acre, plans must be submitted, certified and site inspected as required by Town Engineer; reference guidelines in CT Guidelines for Soil Erosion and Sediment Control (dated 1985). • Soil erosion and sediment control measures for any earth product extraction/processing use must meet or exceed CT Guidelines for Soil Erosion and Sediment Control (dated 1985).
Canton	<ul style="list-style-type: none"> • ZC • PC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 116-119 • Subdivision Regulations, pp. 26-30 	<ul style="list-style-type: none"> • The Zoning Commission must certify a soil erosion and sediment control plan for any application for development when the disturbed area of such development is cumulatively more than one-half acre. • Single-family homes not part of a subdivision are exempted from this requirement. • Certification indicates the Plan contains adequately controls accelerated erosion and sedimentation and reduces the danger from stormwater runoff on the proposed site based on the best available technology. • Recommends conformance with the 1985 CT DEP Guidelines for Soil Erosion and Sediment Control but will also approve alternative methods.

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East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, Sec. VI.E. 	<ul style="list-style-type: none"> • A SESC plan is required whenever the area of site disturbance is ¼ acre or more.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, Art. IV, § 11, pp. 134-137 • Subdivision Regulations, Appendix C • PCD, p. 44 	<ul style="list-style-type: none"> • The Town Plan & Zoning Commission, its designee or the ZEO must certify a soil erosion and sediment control plan for any application for development when the disturbed area of such development is cumulatively more than one-half acre. • Such activity shall not interfere with any drainage way or watercourse, result in the deposition of debris or sediment off-site or result in the instability of the terrain for an extended period or permanently. • Identifies implementation and inspection of erosion controls near wetlands and watercourses prior to start of construction as goal.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, §§ 6.0 thru 6.8 • Subdivision Regulations, § 6.6 	<ul style="list-style-type: none"> • SESC Plan must be submitted with any subdivision application where the cumulative disturbed area is more than ½ acre and such control measures must comply with Town of Granby Soil Erosion and Sediment Control Regulations and CT Guidelines for Soil Erosion and Sediment Control (dated 2002, as amended). • Final certificates of occupancy and or any new building permits may be withheld in case of failure to perform work within specified time periods or in accordance with certified plan; stop work orders may also be issued. • Required for any development requiring a site plan,

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Granby		<ul style="list-style-type: none"> • Zoning Regulations, § 8.7 	<p>special permit or building permit where proposed cumulative soil disturbance is more ½ acre.</p> <ul style="list-style-type: none"> ▪ Plan shall include schedule for grading and construction; design criteria, construction details, installation and application procedures for control measures and stormwater management facilities; operations and maintenance program for control measures and stormwater management facilities. ▪ Calculations and control measures shall adhere to methods and standards in CT Guidelines for Soil Erosion and Sediment Control (dated 2002, as amended).
Hartland	<ul style="list-style-type: none"> • PZC • Hartford County Soil and Water Conservation District 	<ul style="list-style-type: none"> • Zoning Regulations, § IV-5 • Zoning Regulations, § VIII-5 • Subdivision Regulations, § I-5 	<ul style="list-style-type: none"> • Plan required to be submitted with all site plans. • Plan required for any special permit for earth excavation or removal. • Plan required to be submitted with any subdivision application. • All SESC plans shall be reviewed and endorsed by Hartford County Soil and Water Conservation District.
Simsbury	<ul style="list-style-type: none"> • ZC • PC 	<ul style="list-style-type: none"> • Town Charter, Section 403 • Town Code, Section 20 • Zoning Regulations, p. 19 • Subdivision 	<ul style="list-style-type: none"> • Board of Selectmen is designated as the Flood and Erosion Control Board with authority to delegate its duties to Zoning Commission, Planning Commission and Inland/Wetlands Commission. • All development subject to site plan approval must provide an Erosion and Sediment Control Plan prepared in accordance with the document entitled “CT Guidelines for Soil Erosion & Sediment

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Simsbury		Regulations, pp. 16-17	<p>Control” prepared by the Connecticut Council on Soil and Water Conservation, dated January 1985.</p> <ul style="list-style-type: none"> ▪ Zoning Commission is responsible for certification of submitted plans and for designating its agents to inspect site for compliance with said plan. • Planning Commission shall evaluate site plans for the subdivision of land above 250 feet in elevation in the eastern part of town (the Talcott Mountain ridge), and of land above 350 feet in elevation in the western portion (including the Onion Mountain and Hedgehog ridges and western upland slopes), for soil erosion by wind or water loss, loss of vegetative cover, and destabilization of steep slope areas.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 4.9.10 • Zoning Regulations, § 3.3 	<ul style="list-style-type: none"> • Proper control measures shall be used consistent with the CT Guidelines for Soil Erosion & Sediment Control (dated 1985, as amended). • Erosion and sedimentation control measures consistent with the more stringent standards provided in Town of Windsor Highway Engineering Standards & Specifications (dated 1987) and CT Guidelines for Soil Erosion & Sedimentation Control (dated 1985, as amended) required for all Site Development. • New erosion & sediment control ordinance was adopted in 2009.

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Ridgelines/Traprock Ridges			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. IX-17 to IX-23 	<ul style="list-style-type: none"> • Delineates a Ridgeline Protection Overlay Zone • Development within ridgeline setback area is allowed only by special exception. • In addition to other special exception requirements set forth in the regulations, development in the ridgeline setback area must: <ul style="list-style-type: none"> ▪ Safeguards to minimize visual impacts; ▪ Protect wildlife habitat; ▪ Preserve groundwater quality and recharge potential; ▪ Preserve archaeological resources; and, ▪ Minimize changes to topography to protect ridgeline stability and minimize erosion potential. • Prohibited uses: quarrying, lighting poles 10 feet or more in height, and equipment that projects above the plan of any roof surface (except chimneys). • Commission may require bond to assure compliance with these provisions.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 83 • Subdivision Regulations, p. 3 	<ul style="list-style-type: none"> • Authorizes Open Space Subdivision for various purposes, including flexibility in site design to allow for preservation of ridge tops and rock outcrops. • Public open space may be required to preserve scenic points and vistas and ridgelines where, in the judgment of the TPZC, a subdivision is of such size and /or location to require such space. • As a condition of approval of any subdivision, the TPZC may require that due regard be given to the

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			preservation and enhancement of scenic points and vistas, ridgelines, and contours of the land.
Burlington			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 31 	<ul style="list-style-type: none"> • Authorizes Open Space Subdivision for various purposes, including flexibility in site design to allow for preservation of ridge tops and rock outcrops.
East Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, Art. II, § 26, pp. 102-109 • Subdivision Regulations, § 4.17.02 	<ul style="list-style-type: none"> • Protects traprock ridgelines identified on Pinnacle Rock, Rattlesnake Mountain, Farmington Mountain and Talcott Mountain. • Allows development within the Ridgeline Setback Area only by Special Permit, subject to conformance with detailed impact standards. • Subdivision Regulations require that site plans be designed to minimize impacts on identified Valuable Site Resources including ridgelines.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 3.1.4.3 • Zoning Regulations, § 8.20.8.8 	<ul style="list-style-type: none"> • Visual integrity of hilltops and ridgelines shall be maintained by designing building so that its roofline falls below hilltop or ridgeline or at least 10 feet below average tree canopy if area is heavily wooded. • Same requirement as above for Flexible Residential Developments (cluster subdivision).
Hartland			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Simsbury	<ul style="list-style-type: none"> • PC 	<ul style="list-style-type: none"> • Community Design Guidelines, 	<ul style="list-style-type: none"> • Avoiding development on a ridgeline or hilltop is included as a General Standard in the Town of Simsbury Guidelines for Community Design.

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Simsbury		http://www.simsbury-ct.gov/public_documents/simsburyCT_Downloads/community_design/DesignGu.pdf <ul style="list-style-type: none"> Subdivision Regulations, pp. 16-18 	<ul style="list-style-type: none"> Requires visual impact analysis (impact of reflective glare, disruption of natural setting, and preservation of scenic areas, vistas, ridgelines, wildlife corridors, or significant geological features) as part of site plan for the subdivision of land above 250 feet in elevation in the eastern part of town (the Talcott Mountain ridge), and of land above 350 feet in elevation in the western portion (including the Onion Mountain and Hedgehog ridges and western upland slopes).
Windsor			<ul style="list-style-type: none"> <i>No relevant regulations identified.</i>
Slopes			
Avon	<ul style="list-style-type: none"> PZC 	<ul style="list-style-type: none"> PCD. p. 25 Zoning Regulations, p. III-3 	<ul style="list-style-type: none"> Review Zoning and Subdivision Regulations and consider regulatory changes which place limitations on the re-grading of steep slopes in order to create buildable lots. Land with slopes in excess of 25% shall not be used to calculate density.
Bloomfield	<ul style="list-style-type: none"> TPZC 	<ul style="list-style-type: none"> Zoning Regulations, p. 28 	<ul style="list-style-type: none"> Slopes in excess of 25% are not buildable. Only 50% if the land area having such slope may be used to calculate density or building coverage.
Burlington			<ul style="list-style-type: none"> <i>No relevant regulations identified.</i>
Canton	<ul style="list-style-type: none"> ZC PC 	<ul style="list-style-type: none"> Zoning Regulations, p. 21 Subdivision 	<ul style="list-style-type: none"> Except as otherwise indicated within the Regulations, areas consisting of land with a 30% or greater slope shall not be used for compliance with more than 25% of the minimum lot area requirement.

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Canton		Regulations, pp. 13-14, 19-20	<ul style="list-style-type: none"> • In subdivisions, the maximum allowable driveway slope is 15% and the Subdivision Regulations set forth specific slope standards for the first 220 feet of driveway length • Any proposed building lot with steep slopes must contain a natural area of relief providing for a building site and sewage disposal area. • Guidelines: <ul style="list-style-type: none"> ▪ Slopes < 10% are most suitable for development and farming; ▪ Slopes between 10% and 20% are suitable for low density development; ▪ Slopes between 20% and 30% approach the limits of developability and are suitable for very low-density residential development; ▪ Slopes > 30% are not considered buildable unless a large area of natural relief is present
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations Sec. II.C, p. 4 • Zoning Regulations Sec. IV.A, p. 21 	<ul style="list-style-type: none"> • The zoning regulations define “buildable land” to exclude wetlands, ponds, streams, flood plains, swamps, steep slopes (15% grade or more), shallow to bedrock, high groundwater, existing or proposed utility right-of-way, or existing or proposed roads. • The R-20, R-30 and R-40 Residential zones’ minimum bulk and area standards include both a minimum lot area and a minimum buildable land area. • The subdivision regulations address the suitability of land for development, and consider steep slopes as one factor. Land which is not suitable shall not

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		<ul style="list-style-type: none"> • Subdivision Regulations Sec. 1.07, p. 2 	<ul style="list-style-type: none"> • be included in a subdivision without the subdivider mitigating the unsuitable condition in a manner acceptable to the commission.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 4.17.01 	<ul style="list-style-type: none"> • “Valuable Site Resources” include slopes in excess of 15% grade. Subdivision plans are to be designed to avoid adverse impacts on such resources.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 3.1.3 • Subdivision Regulations, § 3.2.7.1 • Subdivision Regulations, § 4.12.1 • Subdivision Regulations, § 4.12.5 • Subdivision Regulations, § 4.13.5 • Zoning Regulations, § 	<ul style="list-style-type: none"> • Slopes greater than 20% included in total open space dedication calculations but excluded from Useable Open Space calculations. • Slopes greater than 20% excluded from required Contiguous Developable Area which determines buildable area on proposed residential subdivision lots. • Entire width of any right-of-way shall be graded with cross-slope of ¼ inch per foot; in residential areas with density equal to or lower than 1 unit per 80,000 square feet the above required cross slope must be maintained for a minimum of 5 feet with maximum slope of 1:4 feet vertical to horizontal. • No slopes steeper than 1:2 feet vertical to horizontal shall be constructed except in rock or definite ledge formation where maximum slope shall be 4:1 feet vertical to horizontal. • Average grade of a driveway shall be no more than 12% and no portion shall contain a grade in excess of 15%. • Maximum number of lots shall be calculated based on formula that excludes any area with slopes greater than 20% extending at least 100 linear feet

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Granby		8.19 <ul style="list-style-type: none"> Zoning Regulations, § 8.20 	for open space residential subdivisions (Residential-Recreation developments). <ul style="list-style-type: none"> Minimum of 50% of site shall be preserved as open space and 40% of that open space must not include slopes in excess of 20% that extend 50 linear feet or more for cluster subdivisions (Flexible Residential developments).
Hartland			<ul style="list-style-type: none"> <i>No relevant regulations identified.</i>
Simsbury	<ul style="list-style-type: none"> ZC PC CC 	<ul style="list-style-type: none"> Zoning Regulations, pp. 28, 59, 64 Subdivision Regulations, pp. 7, 16-17 Wetlands Regulations, § 10.2, pp. 20-21 	<ul style="list-style-type: none"> Lands having a slope greater than 20% are not buildable. The Planning Commission shall evaluate site plans for the subdivision of land above 250 feet in elevation in the eastern part of town (the Talcott Mountain ridge), and of land above 350 feet in elevation in the western portion (including the Onion Mountain and Hedgehog ridges and western upland slopes), for destabilization of steep slope areas. Topography of the land, specifically slopes in excess of 20%, is factor for consideration in wetlands permit application.
Windsor	<ul style="list-style-type: none"> PZC 	<ul style="list-style-type: none"> Subdivision Regulations, § 4.5.3 Zoning Regulations, § 3.3.2 	<ul style="list-style-type: none"> Residential subdivision application may be denied if steep slopes or erosion make land unfit for building purposes. No embankment shall exceed a slope of 1:2 ft. vertical to horizontal, unless suitable stabilization methods are provided and approved by Director of Public Works. Applies to the embankments of swales or created/altered watercourses.

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Drainage			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, p. 26 • Zoning Regulations, p. VIII-2 • Subdivision Regulations, p. 24 	<ul style="list-style-type: none"> • Not specifically regulated in the zoning regulations. • PCD encourages development of a Town-wide storm water control plan to minimize the impacts of flooding and protect the quality of the Town's watercourses and wetlands. • Special Exception criteria require conservation of natural drainage basins. • Requires lot design to provide positive drainage away from all buildings and individual lot drainage shall be coordinated with the general storm drainage pattern for the area.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 11, 19, 22, 55-58, 64-70, 84 	<ul style="list-style-type: none"> • Special permit review of rear/interior lots must consider impacts on existing drainage. • Site plans must include complete drainage computations and drainage area maps for existing and proposed conditions. • Site plan review requires consideration of adequacy of provisions for drainage of surface waters. • Establishment of a Planned Luxury Residential Zone, Planned Elderly Congregate Zone, and Designed Development Zone requires an Environmental and Drainage analysis prepared by a Professional Engineer registered by the State of Connecticut that shows the impact on existing or proposed drainage systems and the relationship to the Town of Bloomfield Comprehensive Drainage Study and Master Plan.

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	Responsible Agency	Source	Summary
			<ul style="list-style-type: none"> • A tract of land for an Open Space Subdivision must be at least 50 acres except where the shape, topography, wetlands or watercourses, or other unique features should be preserved for public good, the tract shall be no be less than 30 acres.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, pp. 12-13 • Subdivision Regulations, pp. 38-39 	<ul style="list-style-type: none"> • No perennial or intermittent stream or watercourse identified on USGS or USSCS maps shall be relocated, dredged, diverted, filled or enclosed in a pipe unless specifically so authorized by Burlington Inland Wetlands and Water Courses Commission; drainage facilities with sufficient capacity to accommodate run-off under maximum development conditions from upstream drainage area regardless of whether within or outside of proposed subdivision; natural land contours shall be preserved within fifty (50) feet of all streams, watercourses or bodies of water unless specifically authorized by the PZC “under highly unusual circumstances”. • Lands along watercourses subject to flooding during 100 year storm event shall be preserved in natural state as drainage ways; stormwater shall be discharged into suitable stream or other drainage facility with adequate capacity and shall use existing marshes, wet areas or impoundments where possible to reduce need for drainage structures and to recharge water tables; drainage ditches will not be permitted where an underground pipe can be installed.
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 	<ul style="list-style-type: none"> • Site plans that include engineered site improvements such as storm and ground water drainage must be

GEOLOGY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Canton		77, 107-109	sealed by a licensed engineer. <ul style="list-style-type: none"> • Applications for earth excavation must provide for proper drainage to avoid, among other things, erosion problems and excessive runoff and, upon completion, the excavated area must be evenly graded, adequate drainways must be provided, and the top layer of arable soil must be re-spread.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations Sec. 4.b, p. 17 	<ul style="list-style-type: none"> • The subdivision regulations standards for storm drainage prohibit discharge to a watercourse that exceeds the capacity of the watercourse without making provisions to increase the capacity of the watercourse.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 4.09.03 • Subdivision Regulations, § 4.10.03 • Zoning Regulations, Art. IV, § 25, p. 160 	<ul style="list-style-type: none"> • Allows drainage into streams, watercourses and stormwater management systems with sufficient capacity; allows discharge into wetlands provided applicant demonstrates that discharge will not significantly alter existing hydrology and habitat. • For multiple watersheds on a site, drainage discharge must be designed to maintain “a hydrologic balance between the multiple watersheds compatible with preconstruction conditions.” • Drainage systems must be designed to prevent flooding; specific performance standards for bridges, culverts and roads; discourages use of retention and detention basins for stormwater management. • Zoning Regulations require that stormwater management systems be designed to prevent on-site and off-site flooding, recharge surface and subsurface waters, and maintain hydrology of existing sub-

GEOLOGY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 4.9.1 • Subdivision Regulations, § 4.9.4 	<p>watersheds.</p> <ul style="list-style-type: none"> • Off-site drainage and the ultimate development of the land within the watershed shall be taken into account in the design of any storm drainage system. • No storm drain system shall outlet into any natural watercourse, whether intermittent or continually flowing, such that it exceeds the capacity of the watercourse.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § I-3 • Zoning Regulations, § IV-7 	<ul style="list-style-type: none"> • Farmington River Protection Overlay District covers the entire length of the Farmington River within Hartland including a parallel buffer area extending 100 feet landward from edge of the river bed. • Purposes include: <ul style="list-style-type: none"> ▪ Supporting Wild & Scenic designation of upper portion; ▪ Contributing to regional conservation efforts; ▪ Prevention of alteration of natural flow and maintain its ecological, recreational and aesthetic qualities; ▪ Prevention of water pollution by erosion, sedimentation, nutrients, pesticides, waste disposal; ▪ Retention and enhancement of shore vegetative cover and habitat; • Basic prohibitions within zone include: <ul style="list-style-type: none"> ▪ Construction of new buildings, structures or additions; ▪ Construction of new septic systems (including tank, leach field and reserve leach field) or any

GEOLOGY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Hartland			<p>type of sewer waste disposal system;</p> <ul style="list-style-type: none"> ▪ Dredging, removal, dumping or filling of sand, gravel or other earthen material; ▪ Cutting or removal of trees, shrubs or other vegetation within the buffer area; ▪ Camping or other fires within buffer area without permission of landowner and unless in accordance with all other local ordinances. <ul style="list-style-type: none"> • Uses and activities allowed in underlying zone are allowed as special exceptions. • If a lot existed prior to effective date of zone which had no existing principal building, PZC may approve development within buffer area if: <ul style="list-style-type: none"> ▪ If the lot does not contain sufficient depth to allow for the buffer area; or ▪ The lot contains sufficient depth for the buffer area but not enough additional land to establish a building or use of the lot as permitted within the underlying zone. • PZC shall require: <ul style="list-style-type: none"> ▪ Site plan and documentation that the requisite conditions have been met; ▪ Proposed use or activity has been designed to minimize disturbance within the buffer area; • PZC shall not permit: <ul style="list-style-type: none"> ▪ Reduction of buffer area by more than necessary to allow for construction of principal building, structure or use permitted in underlying zone and necessary for accessory buildings and structures;

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	Responsible Agency	Source	Summary
Hartland			<ul style="list-style-type: none"> ▪ Total area within buffer area that is to be improved, re-graded or disturbed to equal or exceed 50% of total buffer area on any such existing lot. • If there is an existing principal building or structure located within the buffer area, and both the building and the lot existed as of effective date of this regulation, PZC will grant special exception permitting such building or structure to be extended or enlarged within the buffer area. • PZC shall require: <ul style="list-style-type: none"> ▪ Site plan and documentation that the requisite conditions have been met; ▪ Proposal is designed to minimize disturbance within buffer area, especially the area between the River and the existing building or structure. • PZC shall not permit: <ul style="list-style-type: none"> ▪ Existing and proposed area which is or will be improved, re-graded or disturbed to equal or exceed 50% of total area of buffer area on any such existing lot. • PZC may approve by special exception municipal improvements which inevitably must encroach on buffer area provided documentation that there is no prudent alternative and that all reasonable measures will be taken to minimize adverse impact of such improvement.
Simsbury	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 	<ul style="list-style-type: none"> • The Subdivision Regulations require: (1) the preservation of natural land contours within fifty (50)

GEOLOGY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Simsbury	<ul style="list-style-type: none"> • PC 	19 <ul style="list-style-type: none"> • Subdivision Regulations, p. 10 	feet of all streams and watercourses; (2) no stream or watercourse shall be diverted, filled, or enclosed in pipe; and, (3) no building or structure is erected within fifty (50) feet of any stream or watercourse. <ul style="list-style-type: none"> • The Zoning Commission's site plan review considers existing and proposed drainage facilities as well as the location, nature, and extent of watercourses and water bodies.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 4.9.4 • Subdivision Regulations, § 4.10.3 	<ul style="list-style-type: none"> • Existing drainage characteristics on site shall be maintained. • No watercourse shall be disturbed, rerouted or otherwise altered unless approved by Director of Public Works.

WATER QUALITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Storm Water Management			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. III-9 to III-11, VII-1 to VII-6, IX-21 • Wetlands Regulations, p. 6-7, 9 	<ul style="list-style-type: none"> • Any development disturbing more than ½ acre, except for a single-family development not part of a subdivision, must submit a soil erosion and sediment control plan, which must include storm water control facilities. • Landscaping Regulations: <ul style="list-style-type: none"> ▪ Applies to Commercial and Industrial development. ▪ In part, purpose is to provide water recharge areas. ▪ Requires landscaped setbacks and buffers. ▪ Existing trees in good condition over 12 inches in caliper shall be preserved unless approved for removal by the Zoning Enforcement Officer. • Special Exception criteria for development within Ridgeline Setback Area recognizes the use of biofilters, detention ponds, retention ponds, and other methods of storm water management • Regulates discharge of stormwater within upland review area.
Bloomfield	<ul style="list-style-type: none"> • IWWC • TPZC 	<ul style="list-style-type: none"> • Wetlands Regulations, p. 6 • Zoning Regulations, p. 17, 22, 24-26, 56, 60, 67 	<ul style="list-style-type: none"> • Discharging of storm water within one hundred (100) feet of a wetland area, or two hundred (200) feet of a watercourse, is a regulated activity. • Site plan and special permit review require consideration of adequacy of provisions storm water management. • Innovative stormwater management designs are not specifically mentioned in the Regulations.

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Bloomfield			<ul style="list-style-type: none"> Establishment of a Planned Luxury Residential, Planned Elderly Congregate, Planned Elderly Congregate, or Designed Development Zone requires an Environmental and Drainage analysis prepared by a Professional Engineer registered by the State of Connecticut that shows storm water runoff before and after development and how it is to be controlled. Site Plan performance bond required to ensure, among other things, maintenance of storm drainage system.
Burlington	<ul style="list-style-type: none"> PZC 	<ul style="list-style-type: none"> Subdivision Regulations, pp. 38-40 	<ul style="list-style-type: none"> Lands along watercourses subject to flooding during 100 year storm event shall be preserved in natural state as drainage ways; stormwater shall be discharged into suitable stream or other drainage facility with adequate capacity and shall use existing marshes, wet areas or impoundments where possible to reduce need for drainage structures and to recharge water tables; all drainage systems shall be designed based on the maximum ultimate development of the entire watershed as permitted by the Zoning Regulations.
Canton	<ul style="list-style-type: none"> ZC PC 	<ul style="list-style-type: none"> Zoning Regulations, pp. 14, 26, 77, 83 Subdivision Regulations, pp. 22-24 	<ul style="list-style-type: none"> Among other things, to provide substantial landscaped areas for increased groundwater recharge and reduced stormwater runoff, the total area of any commercial or industrial development in B-1, SB, LI, HI, CLCC, POD, RLI, IPD, ATO and ATG districts that may be covered by buildings and paved surfaces shall not exceed 50%.

WATER QUALITY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
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Canton			<ul style="list-style-type: none"> • The Zoning Commission may allow by Special Exception an increase to a maximum of 60% impervious coverage for reasons set forth in the Regulations. • Sets maximum impervious coverage standard for certain residential districts: e.g., 50% in Mixed Residential zone. • Site plans must provide proper and adequate provision for disposal of storm water. • Mentions innovative stormwater management designs with respect to impervious coverage limits for commercial and industrial development. • Special permit review considers availability adequacy of stormwater disposal. • Subdivision Regulations set forth specific requirements for storm drainage design but do not mention innovative techniques. • Subdivisions in excess of 5 acres are required to control stormwater discharge to peak discharge that existed prior to development.
East Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 4.10.01 • Subdivision Regulations, § 4.10.06 	<ul style="list-style-type: none"> • Design for 100-year storm when watershed is one square mile or more; design for 50-year storm when watershed is less than one square mile • In general, requires avoidance of use of detention or retention basins, unless downstream facilities are inadequate, and where it can be demonstrated that such basins will preserve existing hydrology, permit desirable infiltration, may be approved.

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	Responsible Agency	Source	Summary
Farmington		<ul style="list-style-type: none"> • Zoning Regulations, Art. IV, § 25, p. 160 	<p>May have side slope no greater than 3:1.</p> <ul style="list-style-type: none"> • Objectives for Stormwater Systems include preventing on-site and off-site flooding, recharging inland wetlands, surface and subsurface waters, minimizing pollutant loads in stormwater runoff, and maintaining hydrology of existing sub-watersheds.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 4.2.4 • Zoning Regulations, § 4.2.4.3.1 	<ul style="list-style-type: none"> • No restriction on type of systems used including limiting impervious coverage, increasing travel times for runoff, utilizing pervious surfaces, using groundwater recharge techniques provided they are appropriate for the site and designed in accordance with current engineering practice. • Examples of appropriate primary treatment facilities include infiltration basins, rain gardens, bio-filtration swales, bioretention systems, etc.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § VI-1 	<ul style="list-style-type: none"> • Regulations include minimum floor areas for residential buildings but also corresponding maximum lot coverage. Maximum for rural residential zone is 15%; for neighborhood business zone is 40%.
Simsbury	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 83-94 	<ul style="list-style-type: none"> • Within the APZ, site stormwater drainage in the secondary and tertiary aquifer recharge areas shall be designed for maximum aquifer recharge in compliance with the Town's Master Drainage Study except where stormwater may be contaminated. • Site Plans within the APZ must include

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	Responsible Agency	Source	Summary
Simsbury			<p>construction details for all containment facilities and drainage facilities, including catch basins and detention basins.</p> <ul style="list-style-type: none"> • Innovative stormwater management designs are not specifically mentioned in the Regulations.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 3.3.1 	<ul style="list-style-type: none"> • Runoff flows at peak periods based on 25 year storm extending across any property line shall not exceed the level of flow when the parcel was unimproved; PZC may allow an increase in the amount of runoff if an equivalent increase in runoff from total vacant land within watershed would not burden any portion of the watershed drainage system and said increase will not result in flood danger or property damage. • Drainage devices may include drywells, catch basins, retention ponds or any combination of devices approved by Director of Public Works. • New stormwater management ordinance was adopted in 2009.
Upland Review Areas			
Avon	<ul style="list-style-type: none"> • IWC 	<ul style="list-style-type: none"> • Wetlands Regulations, p. 6 	<ul style="list-style-type: none"> • Upland Review Area defined as the area within 100 feet measured horizontally from the boundary of any wetland or watercourse. • Agency may rule that any other activity located within such upland review area <i>or in any other non-wetland or non-watercourse area</i> is a regulated activity if it finds, after a hearing for which the landowner is provided adequate notice, that such

WATER QUALITY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
			activity is likely to impact or affect wetlands or watercourses in a substantial and detrimental manner.
Bloomfield	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Wetlands Regulations, p. 5 	<ul style="list-style-type: none"> • Upland Review Area defined as the areas 100 feet from a wetlands and 200 feet from a watercourse.
Burlington	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Wetlands Regulations, § 2.1 - Definitions 	<ul style="list-style-type: none"> • Regulated area includes all land areas within 500 feet of wetlands or watercourses.
Canton	<ul style="list-style-type: none"> • IWWA 	<ul style="list-style-type: none"> • Wetlands Regulations, p. 7 • Wetlands Regulations, p. 5 	<ul style="list-style-type: none"> • Defined as the area located within 100 feet measured horizontally from the edge of a wetland soil or the center line of a watercourse. • Definition of regulated activity includes authorization that Agency may rule that any other activity located within an upland review area or in any other non-wetland or non-watercourse area is likely to impact or affect wetlands or watercourses and is a regulated activity.
East Granby	<ul style="list-style-type: none"> • Conservation Commission 	<ul style="list-style-type: none"> • Wetlands Regulations, § 2-1, p. 8 	<ul style="list-style-type: none"> • Inland wetlands regulations establish an upland review area of 100 feet from the edge of a wetland or watercourse.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Wetlands Regulations, § 2.16 	<ul style="list-style-type: none"> • Upland Review Area defined as non-wetlands area located 150 feet measured horizontally from the boundary of the wetland or the ordinary high water mark of a watercourse, water body or wetland. • Regulated Activity is defined to include “clearing, grubbing, grading, cutting or removal of vegetation,

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Farmington			<p>paving, excavating, construction, deposition or removing of material and discharge of material including stormwater on land located within 150 feet measured horizontally from the boundary of the boundary of any wetland or watercourse.</p> <ul style="list-style-type: none"> • Agency reserves the right to find that any other activity that is likely to impact or affect wetlands or watercourses is a regulated activity, regardless of its location with respect to the upland review area.
Granby	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Wetlands Regulations, §§ 2.1(e) & 2.1(z) 	<ul style="list-style-type: none"> • Provides for regulation of buffer area within 100 foot radius of any wetland and 200 foot radius of any watercourse. • Allows regulation of any activity regardless of location if it is likely to impact or affect wetlands and watercourses.
Hartland	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Wetlands Regulations, § 2.1(aa) - Definitions 	<ul style="list-style-type: none"> • Regulation of activities within: <ul style="list-style-type: none"> ▪ 50 feet of regulated area; ▪ 100 feet of any watercourse, including tributaries to Farmington River; ▪ 150 feet of West Branch of Farmington River. ▪ Allows for regulation of any regulated activity likely to impact or affect regulated areas.
Simsbury	<ul style="list-style-type: none"> • CC 	<ul style="list-style-type: none"> • Wetlands Regulations, p. 6 	<ul style="list-style-type: none"> • Upland Review Area defined as all areas located within one hundred (100) feet of the boundary of any wetland or watercourse; and, any upland area that if disturbed is likely to impact or affect wetlands and watercourses.
Windsor	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Wetlands Regulations, § 	<ul style="list-style-type: none"> • Defined as all areas within 150 feet of the boundary of any wetland or watercourse.

WATER QUALITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
		2.1(cc) - Definitions	<ul style="list-style-type: none"> Allows regulation of any activity regardless of location if it is likely to impact or affect wetlands or watercourses and is regulated activity.
Vernal Pools			
Avon	<ul style="list-style-type: none"> IWC 	<ul style="list-style-type: none"> Wetlands Regulations, p. 7 	<ul style="list-style-type: none"> Included within the definition of watercourses.
Bloomfield	<ul style="list-style-type: none"> IWWC 	<ul style="list-style-type: none"> Wetlands Regulations, p. 7 	<ul style="list-style-type: none"> Vernal pools are defined as a seasonal or permanent watercourse in a defined depression, or basin that lacks a fish population and containing fairy shrimp or their eggs, and/or in most years supports breeding and development of amphibian or invertebrate species recognized as obligate to such watercourses. These obligate species include: (a) Spotted salamander, (b) Jefferson salamander / Blue-spotted salamander complex, (c) Marbled salamander, or (d) Wood frog. Acceptable proof of breeding includes: (1) breeding adults - breeding chorus and/or mated pairs of wood frogs and courting, individuals and/or spermatophores of obligate salamanders, or (2) two or more egg masses of any obligate species. Acceptable proof of development includes: (1) tadpoles or larvae of any obligate species, or (2) transforming juveniles - tail stubs evident on wood frogs and gill remnants on obligate salamanders.
Burlington			<ul style="list-style-type: none"> <i>No relevant regulations identified.</i>
Canton	<ul style="list-style-type: none"> IWWA 	<ul style="list-style-type: none"> Wetlands 	<ul style="list-style-type: none"> Included within the definition of watercourses.

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	Responsible Agency	Source	Summary
		Regulations, p. 7	
East Granby	<ul style="list-style-type: none"> • Conservation Commission 	<ul style="list-style-type: none"> • Wetlands Regulations, Sec. 2.1 p. 8 	<ul style="list-style-type: none"> • Inland wetlands regulations define vernal pools but do not address this feature separately from wetlands or watercourses.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Wetlands Regulations, Section 2.19 	<ul style="list-style-type: none"> • Included in the definition of watercourse • “Significant Impact” definition includes any activity “which substantially diminishes the natural capacity of an inland wetland or watercourse to support aquatic, plant or animal life and habitats.”
Granby	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Wetlands Regulations, § 2.1 (z)(jj) - Definitions 	<ul style="list-style-type: none"> • Included in definition of watercourse therefore regulated by Wetlands Regulations.
Hartland	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Wetlands Regulations, § 2.1(kk) - Definitions 	<ul style="list-style-type: none"> • Included in definition of “watercourse” therefore regulated by IWWC.
Simsbury	<ul style="list-style-type: none"> • CC 	<ul style="list-style-type: none"> • Wetlands Regulations, p. 16 	<ul style="list-style-type: none"> • Conservation Commission may require a complete environmental assessment for sites identified as potentially containing one or more vernal pools; or unique, diverse, or otherwise desirable wildlife habitat.
Windsor	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Wetlands Regulations, § 2.1(nn) - Definitions 	<ul style="list-style-type: none"> • Included in definition of watercourse so regulated by Wetlands Regulations.

WATER QUALITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Flood Plain Management			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. III-3, III-5 to III-8 	<ul style="list-style-type: none"> • Land designated as Flood Plain shall not be used to calculate density. • All permitted uses are contingent on no re-grading or filling is necessary: <ul style="list-style-type: none"> ▪ Agriculture, forestry, nurseries • Allowed by special exception <ul style="list-style-type: none"> ▪ Golf courses, playgrounds, recreation areas, parks, and open spaces; ▪ Municipal or public utility uses not subject to major flood damage; ▪ Parking areas; ▪ Buildings, structures, and signs accessory to a permitted principal use located outside the Flood Plain; ▪ Filling above the 100-year flood plain, subject to special standards; ▪ Re-grading of land below 100-year flood plain but outside the floodway
Bloomfield	<ul style="list-style-type: none"> • IWWC • TPZC 	<ul style="list-style-type: none"> • Wetlands Regulations, p. 10 • Zoning Regulations, p. 100 	<ul style="list-style-type: none"> • Any development or construction within a flood hazard zone is also subject to the permit requirements of the Wetlands Commission. • Regulated flood zone defined as lands designated as Flood Hazard Areas within the 100-year flood boundary as defined by the elevation above mean low water as set forth in the Flood Insurance Study and the accompanying Flood Insurance Rate Map and Flood Boundary and Floodway Map, as amended, for the Town of Bloomfield.

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Bloomfield			<ul style="list-style-type: none"> • No use or alteration of such lands or additions to existing structures is permitted except agriculture, open recreation, or similar non-structural uses which are permitted in the applicable zone and whose use will not impair the flood plain, increase the hazard of flood heights and velocities, impede the flow of waters within the mapped floodway or reduce the pooling area of the flood plain.
Burlington	<ul style="list-style-type: none"> • Town Building Official 	<ul style="list-style-type: none"> • Town Ordinance, pp. 110-121 	<ul style="list-style-type: none"> • Adopted revised Flood Plain Management Program in 1998 to be implemented and enforced by Town Building Official restricting uses that will increase flood hazard, pollute groundwater or affect use of aquifers as public water supply; review applies to land within Special Flood Hazard Areas defined by FIA's FIRMs, primarily Zone A. • Requires review by Town Building Official of all land use permit applications to ensure that proposed use, buildings and structures and construction activities will not increase risk of flooding and are designed to reduce risk of flood and flood damage. • Requires Development Permit for any construction or development activity on land located in Special Flood Hazard Areas; agricultural, recreational, incidental non-commercial uses, and parking areas for not more than three (3) vehicles are permitted in Special Flood Hazard Areas provided they do not involve construction of structures, placement of fill or storage of materials or equipment. • Allows for substantial improvements to existing

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	Responsible Agency	Source	Summary
Burlington			buildings and structures by requiring that improvements be elevated above base flood elevation or are floodproof if non-residential; that they are will not affect storage capacity or flow of water during a flood; that amount of building coverage is not more than 25% of existing building coverage for principal use; variances are available subject to hardship standard on lots of record only when minimum necessary to afford relief without increasing risk of flood.
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp.92-95, 79-84 	<ul style="list-style-type: none"> • Farmington River Protection Overlay Zone <ul style="list-style-type: none"> ▪ Defined as the “River in its entire length throughout Canton and between the ordinary high water mark on each side of the River plus additional shoreline and upland areas for a width of 100 feet measuring landward and horizontally from the ordinary high water mark and extending lineally along the entire west side of the River, and lineally upstream along the east side of the river beginning from a line perpendicular to the River and tangent to Connecticut Coordinate System value N. 356822.67 E. 553123.10 and as shown on the map entitled “Farmington River Protection Overlay District” dated February 7, 1992. ▪ Permitted Uses: As allowed by the underlying zone, selective pruning or removal or trees, planting of perennial native species, and other non-intensive and non-commercial uses not

WATER QUALITY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Canton			<p>requiring structures or Site Development Plans.</p> <ul style="list-style-type: none"> ▪ Special Exception Uses: Development of a lot where the lot does not contain sufficient depth for the required shoreline and upland areas, Enlargement of existing structures, removal of timber or vegetation, state, municipal, or quasi-municipal improvements, and rehabilitation of existing canals. • Flood Plain District <ul style="list-style-type: none"> ▪ Defined as the areas of special flood hazard identified by the FEMA in its Flood Insurance Rate Map (FIRM) dated March 18, 1991, which divides the town into three areas: (1) A zones; (2) AE zones; and, (3) X zones. ▪ Flood Plain District is divided into two zones: (1) Floodway, which is the channel of a watercourse and the adjacent area within the A and AE zones, and (2) Flood Fringe, which is the area between the Floodway and the outer limits of the A and AE zones and sometimes the X zone. • Floodway <ul style="list-style-type: none"> ▪ Permitted-by-Right: Agriculture and Forestry. ▪ Permitted-by-Special Exception: Private/Public Open Space, Water Supply/ Sanitary Sewage Systems, Bridges, Fences, Signs, and Other Incidentals or Accessories. • Flood Fringe <ul style="list-style-type: none"> ▪ Permitted-by-Right: Agriculture, Forestry, Outside Storage of Materials/Equipment provided

WATER QUALITY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Canton			<p>that it is firmly rooted and not injurious to human, animal, or plant life.</p> <ul style="list-style-type: none"> ▪ Permitted-by-Special Exception: Residential and Non-Residential Buildings (subject to flood hazard design standards).
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations Sec. II.E, p. 16 	<ul style="list-style-type: none"> • Zoning Regulations include Flood Plain Regulations which require a special permit for structures, building, grading, parking, golf courses and other miscellaneous uses located within the floodplain overlay zone.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, Art. II, §§ 15, 16 & 17 	<ul style="list-style-type: none"> • Floodplain zoning regulations are being revised to make them consistent with new FEMA requirements and to reflect revisions to the FIRM map to be completed in September 2008. New regulations will prohibit any reduction in flood storage capacity of the floodplain and establish explicit standards for the granting of variances from the floodplain regulation.
Granby	<ul style="list-style-type: none"> • Town Building Official and Director of Community Development 	<ul style="list-style-type: none"> • Zoning Regulations, § 8.18 	<ul style="list-style-type: none"> • Requires that all new construction or substantial improvements within special flood hazard area be anchored, constructed with materials and utility equipment resistant to flood damage and constructed using methods to minimize flood damage; and all utilities equipment must be constructed to prevent water from entering or accumulating water during flooding. • Prohibits new construction, substantial improvements and other development that would increase base flood elevations more than 1 foot at

WATER QUALITY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Granby			<p>any point along watercourse considering all anticipated development cumulatively in FIRM designated A-Zones where base flood elevations have been designated but prior to designation of floodway.</p> <ul style="list-style-type: none"> • Prohibits encroachment including new construction, substantial improvements and other development in areas with designated floodways unless registered professional engineer certifies and substantiates with technical data that encroachment will not result in any increase in flood levels during a base flood discharge. • No variances shall be issued within designated floodway if any increase in flood levels during base flood discharge will result from proposed activity or development.
Hartland	<ul style="list-style-type: none"> • Zoning Administrator or • Building Inspector 	<ul style="list-style-type: none"> • Zoning Regulations, § I-3 • Zoning Regulations, § IV-6 	<ul style="list-style-type: none"> • Defines flood plain as area that would be inundated during 100 year flood as designated on FIRM as within Zones A & A1-A99. • Building Inspector & Zoning Administrator shall review all building permits for new construction or substantial improvements and subdivision proposals. • All encroachments, including fill and new construction, prohibited unless: <ul style="list-style-type: none"> ▪ Certified by professional engineer licensed in state; ▪ Lowest level of structure shall be elevated above the base flood elevation as shown on FIRM;

WATER QUALITY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Hartland			<ul style="list-style-type: none"> ▪ Construction shall not result in any increase in base flood elevations during 100 year period; ▪ Public utilities and infrastructure shall not be placed in flood hazard areas. • Building Official must: <ul style="list-style-type: none"> ▪ Maintain carrying capacity of any altered or relocated watercourses; • Maintain records of any variances granted.
Simsbury	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 43-44 	<ul style="list-style-type: none"> • The Floodplain Zone is defined as all land adjacent to the Farmington River that falls at/or below the FEMA 100 Year Flood elevation as identified by the Federal Emergency Management Agency Study dated April 15, 1986. • Open space and recreational uses are allowed within the Floodplain Zone. • Agricultural uses including farming, nurseries, forestry, and grazing are allowed by special exception within the Floodplain Zone provided fertilizer, manure, and chemicals are stored at least one hundred (100) feet away from any stream. • Buildings, structures, signs, roads, and parking related to a permitted use area are allowed by special exception. • In no case shall any new buildings or structure intended for human occupancy be permitted.
Windsor	<ul style="list-style-type: none"> • Town Engineer 	<ul style="list-style-type: none"> • Town Ordinances, § 3-32 	<ul style="list-style-type: none"> • Regulates activities, including deposition, removal or storage of materials, construction of structures or buildings likely to be dangerous to health, safety or property during flood, increase flood height or

WATER QUALITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 2.1.11 	<p>velocity, or likely to pollute ground water.</p> <ul style="list-style-type: none"> • Administered and enforced by Town Engineer; requires review of all development applications to ensure compliance with regulations. Enforced by Inland Wetland Commission where proposal involves a watercourse. • Requirement that all subdivision and any new development proposal involving more than 50 lots or five acres, whichever is less, include base flood elevation data. • Requirement that all new water and sewer systems, including on-site septic, be located and designed to minimize infiltration into and out of system. • Requirement to obtain and maintain records concerning elevations and floodproofing levels for all new or substantially improved structures, regardless of whether such structures include a basement. • Requirement that adjacent communities and state be notified if watercourse is altered or relocated; and submit such notification to [federal] Flood Insurance Administration. • Requirement that any type of structure or development be anchored to prevent flotation and lateral movement. • Substantial improvements or additions to existing structures or buildings or fill permitted only by special exception provided: <ul style="list-style-type: none"> ▪ Lowest floor of all residential structures or

WATER QUALITY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Windsor			<p>improvements within unnumbered A zones or within zones A1-A30 on FIRM be elevated to or above base flood elevation;</p> <ul style="list-style-type: none"> ▪ Lowest floor of non-residential structures within unnumbered A zones must be elevated or floodproofed to or above base flood elevation and if within zones A1-A30 must be elevated or floodproofed to or above the base flood level. ▪ Area of site to be covered by proposed addition, improvement or accessory structure may be no more than 25% of the area of the site covered by the existing building or buildings of principal use. <ul style="list-style-type: none"> • No variances permitted for principal or accessory structure after 1980. • Variances for principal or accessory structure permitted within flood fringe areas provided no increase in flood height or velocity. • The basement or first floor elevation of any building except those for agricultural or recreational purposes in areas associated with Phelps and Mill brooks or other watercourses outside the limits of HUD Flood Study shall be 2 feet above flood levels as established by studies accepted by IWWC. • Ordinances were updated to in late 2008 to be consistent with new FEMA standards for floodplain management.

WATER QUALITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Aquifer Protection			
Aquifer Protection Area Designation or Aquifer Protection Zone Regulation			
Avon	<ul style="list-style-type: none"> • DEP 	<ul style="list-style-type: none"> • CT DEP Aquifer Protection Areas, http://www.ct.gov/departments/lib/departments/lib/dep/aquifer_protection/apamaps/stateAPA.pdf 	<ul style="list-style-type: none"> • CT DEP has identified and approved a Final Aquifer Protection Area (Level A) in Avon and Avon has delineated the aquifer protection area boundary on its town zoning map.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 22 	<ul style="list-style-type: none"> • CT DEP has not designated an Aquifer Protection Area in Bloomfield. • A recognized goal of site plan review is to protect and preserve the supply of potable drinking water by protecting and preserving subsurface aquifers.
Burlington	<ul style="list-style-type: none"> • CT DEP 	<ul style="list-style-type: none"> • CT DEP Aquifer Protection Areas, http://www.ct.gov/departments/lib/departments/lib/dep/aquifer_protection/apamaps/stateAPA.pdf 	<ul style="list-style-type: none"> • CT DEP has identified and approved a Preliminary Aquifer Protection Area (Level B) within Burlington.
Canton	<ul style="list-style-type: none"> • CT DEP 	<ul style="list-style-type: none"> • CT DEP Aquifer Protection Areas, http://www.ct.gov/departments/lib/departments/lib/dep/aquifer_protection/apamaps/stateAPA.pdf 	<ul style="list-style-type: none"> • CT DEP has identified and approved a Final Aquifer Protection Area map in Canton and Canton has delineated the aquifer protection area boundary on its town zoning map.

WATER QUALITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
		A.pdf	
East Granby			<ul style="list-style-type: none"> • CT DEP has not designated an Aquifer Protection Area in East Granby. • No Aquifer Protection area is established either through the Zoning Regulations or the town's codified ordinances.
Farmington	<ul style="list-style-type: none"> • CT DEP • TPZC 	<ul style="list-style-type: none"> • CT DEP Aquifer Protection Areas, http://www.ct.gov/dep/lib/dep/aquifer_protection/pamaps/stateAPA.pdf • Zoning Regulations, Art. IV, § 18, pp. 68-71 	<ul style="list-style-type: none"> • CT DEP has identified and approved a Final Aquifer Protection Area map in Farmington. • Farmington has not yet delineated the aquifer protection area boundary on its town zoning map. • TPZC is the designated Aquifer Protection Agency and the boundaries of the Aquifer Protection Zone encompass the entire Town of Farmington. TPZC enacted regulations concerning specific uses that pose a higher risk of water contamination, the use, storage and disposal of hazardous materials, and design standards for underground storage tanks.
Granby			<ul style="list-style-type: none"> • CT DEP has not identified any Aquifer Protection Areas in Granby. • Granby has not enacted local aquifer protection zoning.
Hartland			<ul style="list-style-type: none"> • CT DEP has not identified any Aquifer Protection Areas in Hartland. • Hartland has not enacted local aquifer protection zoning.

WATER QUALITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Simsbury	<ul style="list-style-type: none"> • DEP 	<ul style="list-style-type: none"> • CT DEP Aquifer Protection Areas, http://www.ct.gov/dep/lib/dep/aquifer_protection/apamaps/stateAPA.pdf 	<ul style="list-style-type: none"> • Only Level B mapping has been completed showing three preliminary aquifer protection areas. • Final Level A mapping is in progress. [CT DEP provides conflicting information regarding Simsbury's status. <i>See</i> http://www.ct.gov/dep/cwp/view.asp?a=2685&q=329220&depNav_GID=1654 as compared to http://www.ct.gov/dep/lib/dep/aquifer_protection/trackingtable.pdf]
Windsor			<ul style="list-style-type: none"> • CT DEP has not identified any Aquifer Protection Areas in Windsor.
<i>Local Aquifer Protection Agency</i>			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Appendix A to Town Charter and Ordinances 	<ul style="list-style-type: none"> • Planning and Zoning Commission is the designated Aquifer Protection Agency.
Bloomfield			<ul style="list-style-type: none"> • Bloomfield does not have a DEP-designated Aquifer Protection Area.
Burlington	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Town Ordinance, pp. 149-150 	<ul style="list-style-type: none"> • Inland Wetlands & Watercourses Commission is the designated Aquifer Protection Agency. Burlington has not adopted local regulations consistent with the new state regulations and has not received formal mapping approval by CT DEP.
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Town Ordinance #225 	<ul style="list-style-type: none"> • Zoning Commission is the designated Aquifer Protection Agency.
East Granby			<ul style="list-style-type: none"> • East Granby does not have a DEP-designated

WATER QUALITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
			Aquifer Protection Area.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, Art. IV, § 18, pp. 68-71 	<ul style="list-style-type: none"> • TPZC is the designated Aquifer Protection Agency in administering the new regulations for the Aquifer Protection Zone. The new regulations, which are consistent with statutory requirements, replaced the regulations pertaining to the Aquifer Protection zone established under zoning authority.
Granby	<ul style="list-style-type: none"> • IWWC for local zone 	<ul style="list-style-type: none"> • Town Ordinance, § 14-121 	<ul style="list-style-type: none"> • Granby does not have a DEP-designated Aquifer Protection Area. • Inland Wetlands & Watercourses Commission is designated Aquifer Protection Agency for local aquifer protection area. • Requirement that Agency will conduct an inventory of land uses within the aquifer area to assess potential contamination sources.
Hartland			<ul style="list-style-type: none"> • Hartland does not have a DEP-designated Aquifer Protection Area.
Simsbury	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Town Code, Sec. 4-1 • CT DEP, Aquifer Protection Area Program Status, http://www.ct.gov/dep/cwp/view.asp?a=2685&q=329220&depNav_GID=1654 	<ul style="list-style-type: none"> • Zoning Commission is the designated Aquifer Protection Agency. • The Zoning Enforcement Officer/Inland Wetlands Enforcement Officer is also the designated staff member concerning the APZ.
Windsor			<ul style="list-style-type: none"> • Windsor does not have a DEP-designated Aquifer Protection Area.

WATER QUALITY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
<i>Aquifer Protection Regulations</i>			
Avon	<ul style="list-style-type: none"> • PZC • DEP 	<ul style="list-style-type: none"> • Aquifer Protection Regulations • CT DEP, Aquifer Protection Area Program Status, http://www.ct.gov/dep/cwp/view.asp?a=2685&q=329220&depNav_GID=1654 • See Reg. Conn. State Agencies § 22a-354i-1. • Zoning Map 	<ul style="list-style-type: none"> • Avon has adopted local aquifer protection area regulations that the DEP has found to be consistent with C.G.S. §§ 22a-354a to 22a-354bb. • All regulated activities are prohibited in the aquifer protection area, unless they meet certain exceptions that comply with the DEP regulations. • In general, regulated activities include businesses that use hazardous materials such as RCRA hazardous wastes, hazardous substances regulated under CERCLA, pesticides, and petroleum products. <ul style="list-style-type: none"> ▪ Examples of regulated activities include some manufacturing industries, chemical wholesale storage industries, gasoline stations, auto and engine service stations, dry cleaners, and furniture strippers. ▪ Installation of new underground storage tanks for storage or transmission of oil or petroleum or hazardous materials is prohibited, with allowances for replacement of existing tanks. • Portion of TDR Receiving Area within Aquifer Protection Zone.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 4 	<ul style="list-style-type: none"> • Bloomfield does not have a DEP-designated Aquifer Protection Area. • Allows TPZC consideration of subsurface aquifers as part of the subdivision review process.

WATER QUALITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Burlington	<ul style="list-style-type: none"> IWWC 	<ul style="list-style-type: none"> Town Ordinance, pp. 149-150 CT DEP, Water Company Information, http://www.ct.gov/dep/cwp/view.asp?a=2685&q=329272&depNav_GID=1654 	<ul style="list-style-type: none"> Specifies that regulations shall be adopted consistent with C.G.S. § 22a-354p and R.C.S.A. § 22a-354i-3; no deadline for adoption of such regulations included. Aquifer Protection Agency will inventory land uses within Aquifer Protection Area within three (3) months of final approval of Level B mapping by CT DEP.
Canton	<ul style="list-style-type: none"> ZC DEP 	<ul style="list-style-type: none"> Town Ordinance #225 See Reg. Conn. State Agencies § 22a-354i-1. CT DEP, Aquifer Protection Program Status, http://www.ct.gov/dep/cwp/view.asp?a=2685&q=329220&depNav_GID=1654 	<ul style="list-style-type: none"> Canton has not adopted local regulations consistent with the new state regulations but has recently been notified of DEP's approval of its delineation of the aquifer protection area boundary on its zoning map. Specifies that regulations shall be adopted consistent with C.G.S. § 22a-354p and R.C.S.A. § 22a-354i-3; no deadline for adoption of such regulations included. Aquifer Protection Agency will inventory land uses within Aquifer Protection Area within three (3) months of final approval of Level B mapping by CT DEP in accordance with guidelines set forth at C.G.S. § 22a-534f.
East Granby			<ul style="list-style-type: none"> East Granby does not have a DEP-designated Aquifer Protection Area.

WATER QUALITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, Art. IV, § 18, pp. 68-71 • Aquifer Protection Area Regulations, Level A Mapped Areas 	<ul style="list-style-type: none"> • Town has adopted new regulations consistent with the state enabling statutes. The new regulations replaced the prior local aquifer protection regulations and apply to the new Aquifer Protection Zone which encompasses the entire Town. • Prohibited and regulated activities are defined consistent with the state’s program, regulations and Section 22a-354p(g) of the statutes.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 3.9.4.5 • Zoning Regulations, § 8.21.4 	<ul style="list-style-type: none"> • Economic Development zone is listed as within an aquifer protection area; requirement that drainage of all parking lots shall recognize concern for aquifer and be designed accordingly. • In locally designated Aquifer Protection Overlay Zone, Special Permit required for: <ul style="list-style-type: none"> ▪ Underground leaching or infiltration devices for stormwater from highways, parking areas and developed areas; ▪ Floor drain systems; ▪ Agricultural uses involving more than 5 acres; ▪ Underground storage tank for diesel or oil for non-residential users; ▪ Underground storage tanks for gasoline for non-residential purposes if located in recharge area; ▪ Bulk storage of chemical products and waste materials, including road salt; ▪ All uses provided for in underlying zone with exception of single family residential;

WATER QUALITY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
		<ul style="list-style-type: none"> • Zoning Regulations, § 8.21.5 	<ul style="list-style-type: none"> ▪ Any existing business that becomes a legal non-conforming use as a result of prohibitions in § 8.21.9. • Special Permit application shall require additional information concerning detailed description of proposed use or activity, products produced, applicable SIC codes and OSHA MSDS information; complete list of type, composition and volume of all hazardous materials stored, used, processed, handled or disposed of, excluding any associated with normal household use, and manufacturers' recommendations concerning use, storage, processing, handling and disposal of same; estimates of amount and type of waste generated by proposed use or activity and proposed disposal method; compliance with BMP standards and guidelines listed and performance and design standards listed. • Application shall identify private drinking water supply wells within 200 feet of any proposed construction and location of public water supply wells within 1,000 feet of any proposed construction. • Application shall include evaluation of potential degradation to ground water created by proposed use or activity. • Special permit must be renewed annually annual reporting or documentation may be required; use or activity may be subject to conditions of approval,

WATER QUALITY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
			<p>monitoring, and inspections by ZEO.</p> <ul style="list-style-type: none"> • Prohibited uses include: <ul style="list-style-type: none"> ▪ Septic discharge of any non-domestic waste; ▪ On-site disposal of garbage, bulky waste or other junk materials, excluding temporary siting for re-use or permanent disposal off-site, composting and recycling; ▪ Municipal and state maintenance garages; ▪ On-site dry cleaners; ▪ Auto service stations or similar uses involving boat, truck or auto engine or body repairs; ▪ Industrial printing establishments; ▪ Self-storage facilities; ▪ Furniture stripping operations; ▪ Underground storage tanks for any hazardous material. • * NOTE: These are not CT DEP approved regulations and do not concern an Aquifer Protection Area identified by CT DEP.
Hartland			<ul style="list-style-type: none"> • Hartland does not have a DEP-designated Aquifer Protection Area.
Simsbury	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 83-94 	<ul style="list-style-type: none"> • Definition of the local Aquifer Protection Overlay Zone and delineation of its boundaries as all land areas identified on a map entitled, "Town of Simsbury Aquifer Protection Zones, as amended, dated 3/19/90." • Uses allowed in the underlying zoning district are

WATER QUALITY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Simsbury			<p>subject to site plan review within the APZ.</p> <ul style="list-style-type: none"> • Prohibited Uses: <ul style="list-style-type: none"> ▪ The use of road salt, fertilizer, herbicides, or pesticide in amounts greater than would be used for residential purposes is prohibited in the APZ. ▪ Burial of underground petroleum liquid, diesel fuel, and gasoline storage tanks is prohibited in the APZ. • Restricted Uses: <ul style="list-style-type: none"> ▪ Certain uses in the APZ, such as dry cleaning and commercial painting operations, which are deemed potentially damaging to an aquifer or aquifer recharge area, are subject to the regulations for a special permit. • All applications made to the Zoning Commission for development within the APZ are submitted to the Conservation Commission, which will review the application for consistency with the “General Design Standards for Land Use Activities in an Aquifer Protection Zone.” • Where public water supply is available, all subdivisions must connect to such facilities. • When an application is made for an Inland Wetlands and Watercourses Permit for a regulated activity within the Aquifer Protection Overlay Zone, the applicant must provide written notice of the application to the water company. • * NOTE: These regulations pertain to the local Aquifer Protection Overlay Zone and are not

WATER QUALITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
			consistent with the new state regulations for designated Aquifer Protection Areas.
Windsor			<ul style="list-style-type: none"> Windsor does not have a DEP-designated Aquifer Protection Area.
Watershed Approach			
Avon			<ul style="list-style-type: none"> <i>No relevant regulations identified.</i>
Bloomfield			<ul style="list-style-type: none"> <i>No relevant regulations identified.</i>
Burlington			<ul style="list-style-type: none"> <i>No relevant regulations identified.</i>
Canton	<ul style="list-style-type: none"> ZC 	<ul style="list-style-type: none"> Zoning Regulations, p. 92 	<ul style="list-style-type: none"> Canton has established the Farmington River Protection Overlay (the “FRPO”) District for various purposes, among other things, including “establishing standards and requirements for the use and conservation of the FRPO District in recognition of the River's eligibility for designation under the National Wild and Scenic Rivers Act and ... by contributing to the regional conservation of the River corridor.”
East Granby	<ul style="list-style-type: none"> PZC 	<ul style="list-style-type: none"> Subdivision Regulations, § 3.11 	<ul style="list-style-type: none"> Subdivision Regulations specify the storm event for which stormwater drainage facilities must be sized depending on the size of the watershed draining into such facilities, and require the identification of sub-watersheds on a site. Impact on or maintenance of watersheds is not addressed.
Farmington	<ul style="list-style-type: none"> TPZC 	<ul style="list-style-type: none"> Subdivision Regulations, § 4.09.03 	<ul style="list-style-type: none"> Drainage discharge standards include, for multiple watersheds on a site, maintaining “a hydrologic balance between the multiple watersheds compatible with preconstruction conditions.”

WATER QUALITY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Farmington		<ul style="list-style-type: none"> • PCD, pp. 12, 34 	<ul style="list-style-type: none"> • PCD discusses the Farmington River watershed and watersheds of its tributaries, primarily relative to the efficacy of floodplain protection measures. It states that the Town should continue working with the FRWA to include more areas of the river in the federal Wild & Scenic river designation.
Granby	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Wetlands Regulations, §§ 4.4 & 4.5 	<ul style="list-style-type: none"> • Uses requiring permit include filling, dredging, excavation, grading and paving; grubbing; construction and clear-cutting. • Regulates removal of vegetative cover and construction along east and west branch of Salmon Brook, Salmon Brook, Dismal Brook, Mountain Brook, Higley Brook, Bissell Brook, Moosehorn Brook and Belden Brook. • Adverse effect includes removal of more than 50% of trees greater than 2” in diameter within 200 feet of the listed brooks; removal of 50% of vegetation within 200 feet of listed brooks; or any construction activity within 200 feet of the edge of the listed brooks.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § IV-7 	<ul style="list-style-type: none"> • Farmington River Protection Overlay Zone includes protective buffer extending 100 feet landward from edges of riverbed. <ul style="list-style-type: none"> ▪ A stated purpose of district is to conserve natural and topographic conditions in the river corridor. See Drainage section, <i>supra</i>.
Simsbury	<ul style="list-style-type: none"> • PC 	<ul style="list-style-type: none"> • PCD, p. 16 	<ul style="list-style-type: none"> • Promotes coordination with other towns in the Farmington River and Pequabuck River Watersheds to improve quality of surface water prior to

WATER QUALITY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Windsor	<ul style="list-style-type: none"> • Town Council • CT DEP 	<ul style="list-style-type: none"> • Town Ordinances, § 9-7 • Town Ordinances, § 9-8 	<p>discharge into the Farmington River.</p> <ul style="list-style-type: none"> • Prohibition against erection or placement of any permanent obstruction within visible natural banks of any watercourse other than the Farmington or Connecticut rivers except by written permission of Town Council or Commissioner of Environmental Protection. • Prohibition against deposition or accumulation of debris along visible banks of any watercourse or upon land adjoining such watercourse.
Pesticide Reduction			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. IX-20 	<ul style="list-style-type: none"> • As part of the standards for granting a special exception for activities within the ridgeline setback area, the Commission may limit or restrict the use of pesticides.
Bloomfield			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Burlington			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 99 	<ul style="list-style-type: none"> • A stated purpose of the Farmington River Protection Overlay Zone is to prevent or reduce pesticide runoff.
East Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Farmington			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 8.21.6 	<ul style="list-style-type: none"> • Management plan including state license shall be filed with PZC prior to any application of pesticides, fertilizers or herbicides over any land area in excess of 5 acres within locally designated Aquifer Protection Overlay Zone.

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	Responsible Agency	Source	Summary
Granby			<ul style="list-style-type: none"> • Management plan shall indicate type and composition of materials, application schedule; conformance with BMPS; system of integrated pest management and shall encourage use of environmentally safe alternatives.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § IV-7 	<ul style="list-style-type: none"> • Stated purpose of Farmington River Protection Overlay District is to prevent nutrient and pesticide run-off within buffer corridor along Farmington River.
Simsbury	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 43-44, 83-84 	<ul style="list-style-type: none"> • The use of pesticides in amounts greater than would be used for residential purposes is prohibited in the Aquifer Protection Zone. • Any fertilizer, manure, and chemicals associated with agricultural uses must be stored at least one hundred (100) feet away from any stream.
Windsor			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Vegetation Restoration/ Preservation			
Avon			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Bloomfield	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Wetlands Regulations, p. 9, 11-12 	<ul style="list-style-type: none"> • Acknowledges the importance of vegetated areas adjacent to watercourses and wetlands, and establishes recommended riparian/watercourse and wetlands vegetated buffer zones. • All regulated activities shall be undertaken during the driest time of the year to minimize disturbance of the regulated areas. • Existing vegetated buffers are to be retained in their

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Bloomfield			<p>natural state or may be enhanced.</p> <ul style="list-style-type: none"> • In areas where vegetated buffers do not exist, or are less than the minimum width, may require new buffers to be established which shall include canopy or shade tree, and shrub and herbaceous plant species suited to the local habitat. • Plans submitted are to identify existing vegetated buffers and include provisions to establish new buffers where they do not presently exist. • Recommended buffer distances: One Hundred (100) feet from the banks of rivers and named streams; Seventy-five (75) feet from the banks of perennial streams; and Fifty (50) feet from the banks of intermittent watercourses, and wetland areas. • Use of riparian or wetland buffers for passive recreation is permitted; however, accessways requiring regulated activities to construct or create, require a permit. • Applications for regulated activities within the buffer areas shall include an ecological and environmental assessment of existing buffers, specific justification for the regulated activities, and an analysis of the alternatives to the regulated activities.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 29 	<ul style="list-style-type: none"> • Restricts removal of natural vegetation wherever feasible to minimize erosion.

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	Responsible Agency	Source	Summary
Canton	<ul style="list-style-type: none"> • ZC • IWWA 	<ul style="list-style-type: none"> • Zoning Regulations, p. 74 • Zoning Regulations, p. 44 • Zoning Regulations, pp. 92-95 • Wetlands Regulations, p. 18 	<ul style="list-style-type: none"> • Landscaping requirements for site plan mandate that “[t]he landscape shall be preserved in its natural state insofar as practical, by minimizing tree and soil removal.” • In the Mixed Residential district, existing trees in good condition over 12 inches in caliper shall be preserved unless approved for removal by the Zoning Enforcement Officer. • In the Farmington River Protection Overlay District: <ul style="list-style-type: none"> ▪ It is a zoning violation to clear existing vegetation prior to issuance of the required land use approval; ▪ Removal of vegetation to create a filtered view of the River by selective pruning to allow for reasonable visual access to the River is allowed only by special exception. Where such activity involves removal of any tree in excess of 4" diameter at breast height, a plan shall be prepared by a qualified forester. ▪ Removal of timber, including the cutting of timber for forestry management purposes, is allowed only by special exception and must be performed in accordance with a forest management plan prepared by a qualified forester and must be consistent with the vegetative cutting provisions of the Wetlands Regulations (it is not clear what constitutes the “cutting provisions” of the Wetlands Regulations; presumably this refers

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Canton			<p>to the Wetlands Agency’s authority to condition a permit to require management practices “to control stormwater discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.”</p> <ul style="list-style-type: none"> ▪ Clear-cutting of trees and shrubs is prohibited. ▪ For any lot, the allowed area of disturbance is limited to 50% of the area of the lot located in the FRPO District.
East Granby	<ul style="list-style-type: none"> • Conservation Commission • PZC 	<ul style="list-style-type: none"> • Wetlands Regulations, § 7.3.6, p. 14 • Subdivision Regulations, § 3.04, p. 7 	<ul style="list-style-type: none"> • The inland wetlands regulations require an application for a regulated activity to include best management practices, defined to include management of riparian buffers and maintaining existing vegetation. • Design Standards, Protection of Natural Environment, require that due regard be given to preservation and potential enhancement of natural features.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • PCD, pp. 34, 52 	<ul style="list-style-type: none"> • Recommends including river setback standards in the upland review area wetlands regulations to control development and prevent loss of vegetation. • Suggests adopting stream buffer regulations. • Encourages including preservation of vegetation in site plan review process.
Granby	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Wetlands Regulations, §§ 4.4 & 4.5 	<ul style="list-style-type: none"> • Regulates removal of vegetative cover and construction along east and west branch of Salmon Brook, Salmon Brook, Dismal Brook, Mountain Brook, Higley Brook, Bissell Brook, Moosehorn Brook and Belden Brook.

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	Responsible Agency	Source	Summary
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 3.1.4 • Subdivision Regulations, § 3.1.4.1.5 • Subdivision Regulations, § 4.4.1.1 • Zoning Regulations, § 4.2.4.3.1 	<ul style="list-style-type: none"> • Adverse effect includes removal of more than 50% of trees greater than 2” in diameter within 200 feet of the listed brooks; removal of 50% of vegetation within 200 feet of listed brooks; or any construction activity within 200 feet of the edge of the listed brooks. • All applications for subdivision must include a Vegetation Preservation/Planting Plan designating existing wooded areas, area to be cleared, preservation or planting of at least 3 trees with minimum caliper of 3.5 inches per lot, and, if bordering on agricultural zone, minimum 50 foot buffer area. • Natural features, including existing vegetation shall be preserved as part of buffer between proposed subdivision and any existing Town or State road. • Restrictions regarding length of cul-de-sac or dead-end subdivision roads and allowable number of lots may be modified to protect existing natural features, including flora. • Retention of native vegetation identified as appropriate BMP for stormwater treatment.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § IV-7(A), (I) & (L) 	<ul style="list-style-type: none"> • Stated purpose of Farmington River Protection Overlay District is to retain and enhance vegetative cover along Farmington River. • Includes prohibition against cutting or removal of trees, shrubs or other vegetation within buffer area.

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	Responsible Agency	Source	Summary
Hartland			<ul style="list-style-type: none"> • Within Farmington River Protection Overlay District, PZC may permit by special exception the selective pruning or removal of trees, shrubs and other vegetation to allow for filtered view of the Farmington River while maintaining screen of man-made structures and objects. If proposal involves removal of any trees in excess of 4 inches in diameter at breast height, the plan for such pruning or removal shall be prepared by qualified CT licensed forester. • Activities permitted as of right include: <ul style="list-style-type: none"> ▪ Selective pruning or removal of trees or shrubs is permitted by right within Farmington River Protection Overlay District to: <ul style="list-style-type: none"> ○ Maintain pre-existing view of River from principal structure; ○ Provide foot access to River by means of unpaved, unimproved path that meanders along natural contours; ○ Remove dead, diseased, unsafe or fallen trees and noxious plants and shrubs but in manner to minimize disturbance of other vegetation; ○ Maintain, repair or expand an existing primary use or structure so long as not within 20 feet of a graded area; and ○ Such pruning or removal is performed so as to promote stream bank stabilization and erosion control by maintaining stump

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Hartland			<p>and root structure to extent possible and provides maximum screening of man-made structures and objects visible from River.</p> <ul style="list-style-type: none"> ▪ Grading or other surface alterations necessary for an existing primary use of lot and so as to minimize disturbance of vegetation and other natural features; affected area shall not exceed 50% of area of such lot located within the buffer area; ▪ Planting of perennial native species in buffer area; ▪ Surveying and boundary posting; ▪ Non-intensive, non-commercial recreational uses not requiring a structure, ▪ Family garden plot accessory to residential use; ▪ Emergency operations; • Fish and wildlife management practices as approved by County Conservation Director.
Simsbury	<ul style="list-style-type: none"> • CC 	<ul style="list-style-type: none"> • Wetlands Regulations, §§ 6.2; 10.2 	<ul style="list-style-type: none"> • Wetlands Regulations control clearing, clear-cutting timber and grubbing of land within the Upland Review Area (100 ft. of any wetland or watercourse). • Criteria for decision include effect of development on natural capacity to support biological life and degradation of habitat [which can include removal of shade cover, food sources, etc.].

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Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 4.10.1 • Zoning Regulations, § 3.1.1 • Zoning Regulations, § 3.3.2C 	<ul style="list-style-type: none"> • Natural features shall be preserved and felling of trees shall be held to a minimum. Developer must leave two naturally growing trees in the front yard of each lot or shall plant two trees with trunk diameter not less than two inches in front yard of each lot. • Requires planting of one major tree and two bushes or shrubs for every 25 feet of property line or any combination of contract limit line and property line for any site development. • At completion of any re-grading operation, the regarded area, except portions affected by structural or parking improvements, shall be covered with no less than 4 inches of soil and re-vegetated with a perennial crop cover.
Municipal Sewer System / Waste Water Treatment Facilities			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, p. 56 • Zoning Regulations, pp. IX-2, IX-5, IX-10, IX-14 • Subdivision Regulations, pp. 8, 29 	<ul style="list-style-type: none"> • Municipal sanitary sewer service is available in the eastern portion of Avon (including the area where the Farmington River crosses the eastern section of town) but not in the western portion (near the other reach of the Farmington traversing Avon). • Though additional capacity is planned for the current service areas, there is no plan to expand the service area. • Special Regulations for Multiple-Dwelling Development, Cluster Development, Planned

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Avon			<p>Residential Development, Planned Elderly Residential Development, and Transfer of Development Rights require development in these zones to be connected to the public sanitary sewer system.</p> <ul style="list-style-type: none"> • All subdivisions proposing a connection to the public sanitary sewer system must provide a sewer feasibility study with the application. • All storm water drainage systems shall be separate and independent of the sanitary sewer system.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • PCD, p. 53 • Zoning Regulations, pp. 54, 58, 84-85, 86 	<ul style="list-style-type: none"> • PCD identifies areas for expansion of sewer service. • Public water and sewers must be provided in the Multi-Family Elderly Residential - Special Purpose Zone, Planned Luxury Residential, Planned Elderly Congregate, and in an Open Space Subdivision (see exception for <i>alternate sewage disposal systems</i> in discussion of On-Site Septic Systems) • Hospitals, sanitariums, rest homes, convalescent or nursing homes will not be approved unless they are on or may readily be connected to Metropolitan District water and sewer.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, p. 10 • Subdivision Regulations, pp. 14-15 	<ul style="list-style-type: none"> • General sewer avoidance policy but extremely limited public sewer service provided through inter-town agreement with Canton, Bristol and Farmington. • Installation of sewers required for all new streets in subdivision of land directly serviced by any existing sewer trunk line, trunk line under

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			construction, or where extension of trunk line can be reasonably expected within five (5) year period with written verification from Burlington Sewer Commission.
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • PCD, pp. 111-114, 118-119 • Zoning Regulations, pp. 37, 40, 57, 92 • Town Ordinance #175 	<ul style="list-style-type: none"> • Discourages sewer extensions where zoning allows only low-density development, especially the AR3 Zone. • Recommends conducting sewer capacity study to determine if current system can accommodate build-out of sewer shed area. • Promotes study to determine costs and benefits of expanding the sewer system. • Connection to the municipal sanitary sewer system is required in the Albany Turnpike Gateway, Continuing Life Care Community, and Mixed Residential, and Industrial Park districts. • Where a development abuts a street in which a public sewer main is located, the Town may require the development to connect to the public sewer.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 3.08, p.14 • Zoning Regulations, § V.E p. 46 	<ul style="list-style-type: none"> • The Subdivision Regulations require either connection to a public sewer or adequacy of the site for on-site disposal. • The Village Center zoning district is limited to areas served by either the MDC or East Granby WPCA public sewers, and is intended to encourage development in a compact village center.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • PCD, pp. 94-97 	<ul style="list-style-type: none"> • A sewer avoidance policy was enacted for the Talcott Notch neighborhood. • PCD recognizes that because sewer lines tend to

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Farmington		<ul style="list-style-type: none"> • Subdivision Regulations, § 4.12.01 	<p>follow existing drainage ways and watercourses, there is a need to balance installation of such lines against their environmental impacts.</p> <ul style="list-style-type: none"> • Extension of sewer lines outside of Sewer Avoidance Area is allowed based on formula of number of house lots times 200 feet. • Where proposed subdivision is within required distance of existing sewer service, extensions equal to number of lots times 100 feet are permitted in all zones except R-80. • Capped sewers may be required where sewer service may become available within reasonable period of time.
Granby			<ul style="list-style-type: none"> • No relevant regulations identified.
Hartland			<ul style="list-style-type: none"> • No relevant regulations identified.
Simsbury	<ul style="list-style-type: none"> • ZC • PC 	<ul style="list-style-type: none"> • Town Code, § 130-5 • Town Code, § 130-46 • Zoning Regulations, p. 86 • Subdivision Regulations, pp. 3, 9 	<ul style="list-style-type: none"> • All development within a public sewer service area may be required to install a building sewer to connect their building drain to the public sewer within 90 days after date of official notice. • Simsbury Water Pollution Control Authority is authorized to enter all properties for the purpose of inspection, observations, measurement, sampling and testing and to enter all private properties through which the town holds a duly negotiated easement for the purpose of, but not limited to, inspection, observation, measurement, sampling, repair and maintenance of any portion of the sewage works, if any, on said easement. • No building sewer may be constructed within

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Simsbury			<p>twenty-five (25) feet of a water supply well.</p> <ul style="list-style-type: none"> • Within the Aquifer Protection Zone, apartment buildings or clustered development must be served by public sewer. • All subdivisions must provide adequate sewage treatment facilities. • Subdivisions developed within the municipal sewer service area must connect to the public sanitary sewer system unless exempted by WPCA.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 4.11 	<ul style="list-style-type: none"> • Subdivisions with less than 1 acre parcels must be connected to sanitary sewer. Sewer connection may be required for residential subdivisions with lots greater than one acre or for commercial and industrial subdivisions if soil conditions warrant; area or portion thereof is a designated wetland; area is associated with flooding; area or portion thereof is within stream belt; area or portion thereof is within an aquifer and has potential value for water supply, for groundwater recharge or drains into water body with recreational potential. Any structures built within an existing subdivision that has capped sewers must be built to allow for future connection to the public sewer system.
On-Site Septic Systems			
Avon	<ul style="list-style-type: none"> • PZC • Farmington Valley Health 	<ul style="list-style-type: none"> • Zoning Regulations, pp. IV-7, IV-10 • Subdivision 	<ul style="list-style-type: none"> • Zoning Regulations do not specifically address on-site septic systems but require a special exception applicant for an additional residential unit or accessory dwelling unit to meet all applicable

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Avon	District	Regulations, p. 8 <ul style="list-style-type: none"> Farmington Valley Health District, http://www.fvh.d.org/eh_subsurfacesewage.htm 	sanitary requirements for multiple unit residential development. <ul style="list-style-type: none"> Where not connected to the public sanitary sewer system, a subdivision application must show that the site has suitable physical characteristics to adequately satisfy the Town and the State Department of Health requirements for subsurface sewage disposal. Farmington Valley Health District inspects final construction before issuing Permit to Discharge.
Bloomfield	<ul style="list-style-type: none"> TPZC 	<ul style="list-style-type: none"> Zoning Regulations, pp. 17, 36, 54, 58, 84-85, 86 	<ul style="list-style-type: none"> Special permit review includes consideration of adequate disposal of sewage. Where on-site water and sewage disposal systems are proposed for a bed-and-breakfast use, the Health District must certify that the systems are adequate. TPZC may permit <i>alternate water and sewage disposal</i> systems upon the favorable recommendation of the West Hartford-Bloomfield Health District in the Planned Luxury Residential, Planned Elderly Congregate, and Designed Development zones, as well as in an Open Space Subdivision having lot sizes of at least 30,000 square feet.
Burlington	<ul style="list-style-type: none"> PZC Bristol/Burlington Health District 	<ul style="list-style-type: none"> Subdivision Regulations, pp. 14-15 	<ul style="list-style-type: none"> Individual on-site septic systems must comply with the CT Health Code & Sanitary Specifications and the Bristol/Burlington Health District Sanitary Code. A Sanitary Report must be prepared by a professional engineer registered in CT with data

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Burlington			from soil percolation tests conducted as specified by Director of Health and must be submitted as part of subdivision application.
Canton	<ul style="list-style-type: none"> • ZC • PC • Farmington Valley Health District • Water Pollution Control Authority 	<ul style="list-style-type: none"> • PCD, p. 111 • Zoning Regulations, pp. 16, 29, 34, 73 • Town Ordinance # 175, § 4 • Subdivision Regulations, pp. 8, 13 	<ul style="list-style-type: none"> • The Farmington Valley Health District and/or Town Health Officer must approve the adequacy of on-site water supply and sewage disposal systems. • The Water Pollution Control Authority (the “WPCA”) is authorized to inspect a private sewage disposal system to ensure installation is completed to the satisfaction of the WPCA. • When determining buildability of land for a subdivision, consideration must be given to the soil conditions on the site and that there is adequate area for a septic system installation, including a usable reserve septic area. • Any proposed building lot with steep slopes must contain a natural area of relief providing for a building site and sewage disposal area.
East Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 4.12.01.3 	<ul style="list-style-type: none"> • Individual septic systems may be used in non-sewered areas provided building lot has minimum of 40,000 sq. ft. of continuous non-wetland soils.
Granby	<ul style="list-style-type: none"> • PZC • Farmington Valley Health District 	<ul style="list-style-type: none"> • Zoning Regulations, § 4.2.8 	<ul style="list-style-type: none"> • Site plan for any development proposing individual on-site sanitary sewage disposal system must include sanitary report as required by Farmington Valley Health District and include statement by site engineer that area is suitable for installation of such individual systems based on soil type, size, type and location of system.

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Hartland	<ul style="list-style-type: none"> • PZC • Farmington Valley Health District 	<ul style="list-style-type: none"> • Zoning Regulations, § IV-1-12 • Zoning Regulations, § IV-5 • Subdivision Regulations, § I-2(F) • Subdivision Regulations, § I-2(G) • Subdivision Regulations, § 1-3(C) 	<ul style="list-style-type: none"> • For an accessory apartment, required to obtain certification from Farmington Valley Health District that existing or proposed subsurface sewage disposal system is adequate to serve the additional residence. Health Dept. may allow use of existing system or require a complete and separate system if existing is inadequate. • All site plans must include certification by Farmington Valley Health District that proposed sewage disposal system complies with State Health Code and any related local ordinances. • Land not suitable for sewer septic disposal systems due to soil type or inability to contain septic tank and required leaching fields shall not be subdivided unless PZC is satisfied by proposed remedy and plans comply with any state regulatory agency having jurisdiction. • No subdivision shall be considered unless accompanied by report from CT licensed professional engineer regarding percolation tests and test pits for proposed lots. • Recommended that applicant for subdivision obtain report from Hartford County Soil and Water Conservation District regarding soil type, percolation tests, test pit results and include such report with any proposed plan for development.
Simsbury	<ul style="list-style-type: none"> • ZC • PC 	<ul style="list-style-type: none"> • Town Code, § 130-46 • Town Code, § 	<ul style="list-style-type: none"> • No building sewer may be constructed within twenty-five (25) feet of a water supply well. • Development outside of a public sewer service area

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	Responsible Agency	Source	Summary
Simsbury		130-6 <ul style="list-style-type: none"> • Zoning Regulations, pp. 84–87 • Subdivision Regulations, pp. 3, 9 	must have a suitable private sewage disposal system. <ul style="list-style-type: none"> • All private septic systems are subject to the inspection and approval of the Director of Health as required by the CT Building Code. • Within the Aquifer Protection Zone: <ul style="list-style-type: none"> ▪ The minimum lot size for lot served by on-site septic is 40,000 square feet. ▪ Residential sanitary wastewater discharge to on-site septic systems at a rate greater than 450 gallons per 40,000 square feet per day is prohibited. ▪ Community Septic Systems are restricted in the Aquifer Protection Zone. ▪ Apartment buildings or clustered development must be served by public sewer. • All subdivisions utilizing on-site sewage disposal must provide a Sanitary Report demonstrating feasibility and conformance with Connecticut Health Code and Sanitary Specifications.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, §§ 4.11.3 thru 4.11.6 	<ul style="list-style-type: none"> • On-site systems may be used for residential subdivisions greater than one acre and for industrial and commercial subdivisions provided soil conditions are appropriate, no wetlands present and not within designated flood zone, streambelt or aquifer or area with potential value for water supply or recreation. Developer may construct sewer system which will be capped until trunk line to public sewer system becomes available. Individual

WATER QUALITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Windsor			or communal septic systems may be provided but shall be discontinued within one year from date when capped sewer is unsealed and access to public sewer system becomes available. If capped system exists and any of the conditions of § 4.11.1 are applicable then must discontinue use of private systems within 90 days of when access to public system becomes available.
Public Works			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. III-5 	<ul style="list-style-type: none"> • Municipal and public utility uses, buildings, and structures, including governmental and emergency services communication towers and/or antennas, may be authorized by the Commission as a Special Exception in any Zone under the applicable Special Exception criteria and further, among other things, provided that: Plants generating power and plants disposing of sewage and/or garbage are not permitted in residential zones. • These requirements shall not apply to standard utility distribution systems.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 100 	<ul style="list-style-type: none"> • In the floodplain, lands may be used for Public Works activities such as road crossings and public and private utilities provided that such activity does not reduce the flow of water within the mapped floodway or reduce the pooling area of the flood plain.
Burlington	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • <i>No relevant regulation identified.</i>

WATER QUALITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 80, 94 	<ul style="list-style-type: none"> • State, municipal, and quasi municipal improvements and operations which unavoidably must encroach into the FRPO district, provided that there is no practical or feasible alternative for the provision of the needed improvement outside of the FRPO and that all measures are taken to avoid adverse impact. • New and replacement water supply and sanitary sewage systems are allowed by special exception in the Floodway and Flood Fringe Zones of the Flood Plain District.
East Granby			<ul style="list-style-type: none"> • <i>No relevant regulation identified.</i>
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, Art. II, § 1(B)(11), p. 21 • Zoning regulations, Art. II, § 12(B)(1), p. 44 	<ul style="list-style-type: none"> • Municipal land uses are allowed in all residential zones by special permit; zones are cumulative and refer back to regulations for R80, R40 & R30 zones. • Municipal land uses are allowed in business and industrial zones by special permit; zones are cumulative and refer back to regulations for B1 zone.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 8.21.4.7 • Zoning Regulations, § 8.21.9.3 	<ul style="list-style-type: none"> • Bulk storage of chemical products and waste materials, including road salt, requires special permit in non-CT DEP designated Aquifer Protection Overlay Zone. • Municipal and state maintenance garages prohibited in locally designated Aquifer Protection Overlay Zone. • Excavation, filling or removal of material in conjunction with construction of public roads,

WATER QUALITY	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
		<ul style="list-style-type: none"> • Zoning Regulations, § 9.1 	sewer and water lines or any public works project for Town of Granby subject to special permit requirement for earth excavation.
Hartland			<ul style="list-style-type: none"> • <i>No relevant regulation identified.</i>
Simsbury	<ul style="list-style-type: none"> • PC • ZC 	<ul style="list-style-type: none"> • Town Code, Ch. 137 • Zoning Regulations, p. 84 	<ul style="list-style-type: none"> • Scenic road designation is available for highways that parallel notable natural features. • The use of road salt is prohibited in the Aquifer Protection Zone.
Windsor			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>

BIODIVERSITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Forest/Timber Management			
Avon			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Bloomfield	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Wetlands Regulations, p. 9 	<ul style="list-style-type: none"> • Timber harvesting, forest management practices, or any other use that includes the creation of skidder roads or trails, landing areas or other disturbance of a regulated area, including temporary crossings, requires a wetlands permit.
Burlington			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 80, 81, 94 	<ul style="list-style-type: none"> • Forestry is permitted in the Floodway and Flood Fringe Zones of the Flood Plain District. • Forest Management is allowed by special exception in the Farmington River Protection Overlay zone and must be performed in accordance with a forest management plan prepared by a qualified forester and be consistent with the vegetative cutting provisions of the Wetlands Regulations.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § IX.F, p. 74 	<ul style="list-style-type: none"> • The Zoning Regulations require a special permit for harvesting more than 100 cords (25,000 board feet) on any one parcel of land under single ownership within any 12 month period. Conditions of such approval include consideration of public health, safety and welfare, provision of a buffer zone as deemed appropriate.
Farmington	<ul style="list-style-type: none"> • IWWA 	<ul style="list-style-type: none"> • Wetlands Regulations, § 4A 	<ul style="list-style-type: none"> • Clear-cutting of timber is prohibited unless associated with the expansion of agricultural lands.
Granby			<ul style="list-style-type: none"> • <i>No relevant regulation identified.</i>

BIODIVERSITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § IV-7(H) 	<ul style="list-style-type: none"> • Within Farmington River Protection Overlay District, PZC may permit by special exception the cutting of timber for forestry management purposes provided performed in accordance with approved forestry management plan provided by qualified forester licensed in CT and such plan shall be submitted with the application. • PZC may impose conditions as needed to uphold stated purposes of overlay district.
Simsbury			<ul style="list-style-type: none"> • <i>No relevant regulation identified.</i>
Windsor			<ul style="list-style-type: none"> • <i>No relevant regulation identified.</i>
Invasive Plants			
Avon			<ul style="list-style-type: none"> • <i>No relevant regulation identified.</i>
Bloomfield	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Wetlands Regulations, pp. 11-12 	<ul style="list-style-type: none"> • In areas where vegetated buffers do not exist, or are less than the minimum width, may require new buffers to be established which shall include canopy or shade tree, and shrub and herbaceous plant species suited to the local habitat.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 29 	<ul style="list-style-type: none"> • Requires retention and protection of natural vegetation whenever feasible.
Canton			<ul style="list-style-type: none"> • <i>No relevant regulation identified.</i>
East Granby			<ul style="list-style-type: none"> • <i>No relevant regulation identified.</i>
Farmington		<ul style="list-style-type: none"> • PCD, pp. 53, 72 	<ul style="list-style-type: none"> • <i>No relevant regulation identified.</i> • PCD encourages Town to develop programs to eliminate invasive species and to take leadership role in educating public about invasive species.

BIODIVERSITY		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
			Also recommends continuing invasive species study of Town-owned open space parcels.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 3.1.4.1.4 	<ul style="list-style-type: none"> • Use of native trees, shrubs and vegetative ground cover preferred.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § I-7(L) 	<ul style="list-style-type: none"> • Permitted as of right to prune or remove noxious plants and shrubs within Farmington River Protection Overlay District.
Simsbury	<ul style="list-style-type: none"> • CC 	<ul style="list-style-type: none"> • Wetlands Regulations, p. 14 	<ul style="list-style-type: none"> • All applications for an Inland Wetlands and Watercourse Permit must provide a description of the proposed activity and 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: <ul style="list-style-type: none"> ▪ prevent or minimize pollution or other environmental damage, ▪ maintain or enhance existing environmental quality, such as managing non-native invasive plants, or ▪ restore, enhance and create productive wetland or watercourse resources.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 3.1.1A(7) 	<ul style="list-style-type: none"> • Plantings shall not include invasive species listed in CGS §§ 22a-381b thru 22a-381d, as amended. Preference shall be given to native species that are similar in appearance and function to non-native species whenever possible.

RECREATION		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Recreation Limitations within Floodplain			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. III-6 	<ul style="list-style-type: none"> • The following uses are allowed by special exception in the Flood Plain: golf courses, playgrounds, recreation areas, parks, and open spaces.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 100 	<ul style="list-style-type: none"> • Open recreation, if permitted in the underlying zone, is permitted in the flood hazard zone provided that such use will not impair the flood plain, increase the hazard of flood heights and velocities, impede the flow of waters within the mapped floodway or reduce the pooling area of the flood plain.
Burlington			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 80, 81, 94 • Zoning Regulations, pp. 85, 100 	<ul style="list-style-type: none"> • Permitted within the Farmington River Protection Overlay District: Non-intensive and non-commercial uses not requiring structures or Site Development Plan, except that organized limited water events held for the purposes of show, competition, or other social benefit may be allowed. • Private or public open space recreational uses are allowed by special exception in the Floodway and Flood Fringe Zones of the Flood Plain District. • Allowed by special exception in Floodway: Private or public open space recreational uses such as wildlife or nature preserves, parks, shooting ranges. • Passive recreation allowed in FRPO.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations § 	<ul style="list-style-type: none"> • Golf courses and recreational facilities are special permit uses within the Flood Plain overlay zone.

RECREATION		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
		III.E, p. 16	
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, Art. II, § 16(C) 	<ul style="list-style-type: none"> • Private and public recreational uses are allowed in the FP Flood Protection zone, including golf courses, tennis courts, launching ramps and other listed activities. • Establishment, maintenance or improvement of any such use requires approval of ZEO; placement of fill or construction of a structure requires special permit.
Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Hartland			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Simsbury	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 43–44 	<ul style="list-style-type: none"> • Recreational uses are permitted within the Floodplain Zone. • Improvements associated with recreational use are allowed by special exception.
Windsor			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Public Access to Farmington River			
Avon	<ul style="list-style-type: none"> • FRWA 	<ul style="list-style-type: none"> • Farmington River Watershed Association, <u>The Farmington River Guide</u> (2002), p. 57 	<ul style="list-style-type: none"> • Alsop Meadows, at the Route 44 Bridge, provides access to the Farmington.

RECREATION		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Bloomfield			<ul style="list-style-type: none"> No direct access.
Burlington	<ul style="list-style-type: none"> FRWA 	<ul style="list-style-type: none"> Farmington River Watershed Association, <u>The Farmington River Guide</u> (2002), p. 47-49 	<ul style="list-style-type: none"> Access at the Lower Dam, Rt. 179 south of Collinsville. Intermittent access at the junction of Rt. 4 and Rt. 179.
Canton	<ul style="list-style-type: none"> FRWA 	<ul style="list-style-type: none"> Farmington River Watershed Association, <u>The Farmington River Guide</u> (2002), p. 41 	<ul style="list-style-type: none"> Tubing pullout along Route 44 provides access to the Farmington River.
East Granby	<ul style="list-style-type: none"> FRWA 	<ul style="list-style-type: none"> Farmington River Watershed Association, <u>The Farmington River Guide</u> (2002), p. 41 	<ul style="list-style-type: none"> Access points are located at the Tariffville Gorge (Tunxis Ave./Rt. 187) and the Rt. 187 bridge.
Farmington	<ul style="list-style-type: none"> FRWA 	<ul style="list-style-type: none"> Farmington River Watershed 	<ul style="list-style-type: none"> Access points are located at the Rte. 4 bridge, River Road in the Unionville section, and Woewassa Lane.

RECREATION		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Farmington		Association, <u>The Farmington River Guide</u> (2002), pp. 47 - 55	
Granby			<ul style="list-style-type: none"> • No direct access.
Hartland	<ul style="list-style-type: none"> • FRWA 	<ul style="list-style-type: none"> • Farmington River Watershed Association, <u>The Farmington River Guide</u> (2002), p. 27 	<ul style="list-style-type: none"> • Below Goodwin Dam on Hogback Road off of Rt. 20 East.
Simsbury	<ul style="list-style-type: none"> • FRWA 	<ul style="list-style-type: none"> • Farmington River Watershed Association, <u>The Farmington River Guide</u> (2002), pp. 55-57 	<ul style="list-style-type: none"> • Tariffville Park provides access to the Farmington River. • Additional access points can be found at the Route 185 Bridge/sycamore Tree, River Road and Curtis Park.
Windsor	<ul style="list-style-type: none"> • FRWA 	<ul style="list-style-type: none"> • Farmington River Watershed Association, <u>The</u> 	<ul style="list-style-type: none"> • River Street boat launch at Strawberry Hills Park • East Barber Street boat launch • Pleasant Street Park on Rt. 159 in center of Windsor • Rainbow Reservoir boat launch, Merriman Road

RECREATION	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Windsor		<u>Farmington River Guide</u> (2002), pp. 69-71	

CULTURAL LANDSCAPE		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Historic District			
Avon			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Bloomfield			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Burlington			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Canton	<ul style="list-style-type: none"> • HDC • ZC 	<ul style="list-style-type: none"> • Town Ordinance #124 • Town Ordinance #190 • Zoning Regulations, pp. 66-70 	<ul style="list-style-type: none"> • Established a Historic District Commission and the Canton Center Historic District, which has the power and functions as prescribed under CGS §§ 7-147a to 7-147l. • Established Collinsville Historic District and the Collinsville Historic District Commission, which has the power and functions as prescribed under CGS §§ 7-147a to 7-147l. • Zoning Commission can rezone land zoned heavy industrial and also listed on the National Register of Historic Places, as a CT Urban Heritage Park or identified as a significant contributing feature on a state scenic highway as within the Industrial Heritage District. • Industrial Heritage zone is an overlay zone that draws on historic features and is intended to provide for adaptive re-use of historic industrial sites and promotes mix of uses retaining village scale; it is not a proper historic district under CGS §§ 7-147a to 7-147l.
East Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Farmington	<ul style="list-style-type: none"> • Farmington HDC 	<ul style="list-style-type: none"> • CGS §§ 7-147a – 7-147k 	<ul style="list-style-type: none"> • Farmington has two historic districts: <ul style="list-style-type: none"> ▪ Farmington Village Historic District was

CULTURAL LANDSCAPE		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Farmington	<ul style="list-style-type: none"> • Unionville HDC 	(2008)	<p>established in 1964 and includes significant portions of Main Street along Rt. 10;</p> <ul style="list-style-type: none"> ▪ Unionville Historic District was established in 2008 and includes the Unionville village center along Rt. 4.
Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Hartland			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Simsbury	<ul style="list-style-type: none"> • Board of Selectmen 	<ul style="list-style-type: none"> • Town Code, Ch. 25 • Handbook of the HDC (1991) – advisory only 	<ul style="list-style-type: none"> • Historic District Commission is the administrative regulatory body. • Boundaries of the East Weatogue Historic District are delineated in Town Code. • HDC is empowered to hear and determine applications for certificates of appropriateness regarding the erection, alteration, or demolition or removal of a building or structure or the use of premises for parking within the East Weatogue Historic District. <ul style="list-style-type: none"> ▪ HDC is also empowered to adopt rules of practice and regulations to provide guidance to property owners as to factors to be considered in preparing an application for a certificate of appropriateness. ▪ Guidelines for Community Design set forth land use design standards to guide review of projects with direct or indirect impacts on historic resources.
Windsor	<ul style="list-style-type: none"> • HDC 	<ul style="list-style-type: none"> • Town Ordinances, §§ 14-50 thru 14-58 	<ul style="list-style-type: none"> • Palisado Historic District includes land area running from Bissell Ferry Road south to the Farmington River, 250 foot strip on either side of North Meadow

CULTURAL LANDSCAPE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Windsor			<p>or Great Meadow Road from Palisado Green to Farmington River and 250 foot wide strip on either side of Pierson Lane for 500 feet from Palisado Avenue.</p> <ul style="list-style-type: none"> • Authorizes HDC to adopt regulations consistent with statutes regulating new construction and modification of existing buildings.
Historic Preservation			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. IX-21, IV-5, VI-9 	<ul style="list-style-type: none"> • Standards for granting a special exception in the ridgeline setback area include identifying areas of archaeological and historic importance have been identified and adequate steps have been taken to preserve and/or record these areas. • Within the Neighborhood Business and Commercial-Specialized zones, which are commercial zones, when appropriate, the building design should reflect local historic detailing related to the history of the Town and, in particular, Avon's colonial past.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 3 	<ul style="list-style-type: none"> • Public open space may be required to preserve historic places where, in the judgment of the TPZC, a subdivision is of such size and /or location to require such space. • As a condition of approval of any subdivision, the TPZC may require that due regard be given to the preservation and enhancement of historic places and other community assets.

CULTURAL LANDSCAPE		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Burlington	<ul style="list-style-type: none"> • Town Building Official • PZC 	<ul style="list-style-type: none"> • Town Ordinance, p. 119 	<ul style="list-style-type: none"> • Variance available for historic buildings or structures where strict application would destroy historic character and result in loss of historic designation; time limitation for variance does not apply for any building or structure listed on the National Register of Historic Places or State Inventory of Historic Places.
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 66 	<ul style="list-style-type: none"> • Zoning Commission may rezone to the Industrial Heritage (IH) District land zoned Heavy Industry (HI) and listed either on the National Register of Historic Places, as a Connecticut Urban Heritage Park site or identified as a significant contributing feature on a state scenic highway. • Application for rezone to IH must submit a copy to the Collinsville Historic District Commission, which may submit an advisory report to the Zoning Commission. • Purposes of IH, among other things, include: preserve historic buildings; provide for adaptive reuse of historic industrial sites; and, promote a mix of uses on a village scale.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations § V.E.6, p.46 	<ul style="list-style-type: none"> • Village Center zone includes design guidelines to foster a traditional New England village appearance consistent with the rural and historic character of East Granby.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 15.O.4 	<ul style="list-style-type: none"> • Variance of the Flood Protection Zone may be varied to allow the reconstruction, rehabilitation, or restoration of a historic structure, defined as listed

CULTURAL LANDSCAPE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Farmington		<ul style="list-style-type: none"> • Subdivision Regulations, § 4.01.02 • Subdivision Regulations, § 4.01.03 	<p>on the National Register, State Inventory or any local historic district.</p> <ul style="list-style-type: none"> • “Valuable Site Resources” include landscapes having historic or cultural value including archaeological sites” – plans are to be designed to minimize adverse impacts on such resources. • TPZC can require dedication of open space to protect historic or archaeological sites.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 3.1.4.1.5 • Zoning Regulations, § 8.20.8.7 	<ul style="list-style-type: none"> • Commission may require preservation of historic resources, including historic features (e.g. fences, stone walls) within buffer area between proposed subdivision and any existing Town or State road. • Prehistoric and historic sites shall be preserved as needed to retain character of site in all Flexible Residential Developments.
Hartland			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Simsbury	<ul style="list-style-type: none"> • Building Official • HDC • Design Review Committee 	<ul style="list-style-type: none"> • Town Charter, Ch. 72 • Zoning Regulations, pp. 23–24 • Guidelines for Community 	<ul style="list-style-type: none"> • Demolition delay ordinance for buildings larger than 500 sq. ft. and greater than 50 yrs. old: <ul style="list-style-type: none"> ▪ applicants for a demolition permit must provide legal notice; ▪ objections may be filed within 15 days of that legal notice; ▪ if no objections are filed, permit will be issued;

CULTURAL LANDSCAPE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Simsbury		Design, http://www.simsbury-ct.gov/public_documents/simsburyCT_Downloads/community_design/DesignGu.pdf	<ul style="list-style-type: none"> ▪ if objections are filed, permit will be delayed for 90 days. • Applications to rehabilitate and convert structures listed on the Town Inventory of Historic Places will be referred to the Simsbury Historical Society. <ul style="list-style-type: none"> ▪ Simsbury Historical Society will provide an advisory report to the HDC indicating whether the plans comply with the Secretary of the Interior’s Standards for Rehabilitation. ▪ If the HDC finds that the conversion would detract from the architectural character of the original structure, it may condition approval of the special exception upon deletion of the detracting feature. • Guidelines for Community Design recommend treatment consistent with Secretary of the Interior’s Standards for Treatment of Historic Properties and incorporation of historic resources into site design for commercial developments.
Windsor	<ul style="list-style-type: none"> ▪ PZC 	<ul style="list-style-type: none"> • Town Ordinances, §§ 3.30 thru 3.42 ▪ Zoning Regulations, § 2.4.15S 	<ul style="list-style-type: none"> • Flood Plain Management ordinances provide that 1 year limitation for variance is not applicable for reconstruction, rehabilitation or restoration of structures on National Register or state inventory of historic places. • Buildings listed on the National Register that is unsuitable and unused for original purpose for which it was zoned may be adaptively re-used for any purpose allowed by underlying zoning, as a tea

CULTURAL LANDSCAPE		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Windsor			room to serve no more than 15 persons, or as a retail antique, art gallery and workshop provided such building is located in an area more conducive to commercial uses and where the surrounding area is commercial in nature.
Archaeology			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. IX-21 	<ul style="list-style-type: none"> • Standards for granting a special exception in the ridgeline setback area include identifying areas of archaeological and historic importance have been identified and adequate steps have been taken to preserve and/or record these areas.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 3 	<ul style="list-style-type: none"> • Public open space may be required to preserve natural features and historic places where, in the judgment of the TPZC, a subdivision is of such size and/or location to require such space. • As a condition of approval of any subdivision, the TPZC may require that due regard be given to the preservation and enhancement of historic places and other community assets.
Burlington			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Canton			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
East Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 26.G 	<ul style="list-style-type: none"> • Standards for granting a special exception in the ridgeline setback area include identifying areas of archaeological and historic importance have been identified and adequate steps have been taken to

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	Responsible Agency	Source	Summary
Farmington		<ul style="list-style-type: none"> • Subdivision Regulations, § 4.17.02 • Subdivision Regulations, § 4.01.03 	<p>preserve and/or record these areas.</p> <ul style="list-style-type: none"> • “Valuable Site Resources” include landscapes having historic or cultural value including archaeological sites” – plans are to be designed to minimize adverse impacts on such resources. • TPZC can require dedication of open space to protect historic or archaeological sites.
Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Hartland			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Simsbury		<ul style="list-style-type: none"> • Guidelines for Community Design, http://www.simsbury-ct.gov/public_documents/simsburyCT_Downloads/community_design/DesignGu.pdf 	<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i> • Guidelines for Community Design recommend treatment consistent with Secretary of the Interior’s Standards for Treatment of Historic Properties and incorporation of historic resources into site design.
Windsor			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>

CULTURAL LANDSCAPE		ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE	
	Responsible Agency	Source	Summary
Tree Preservation			
Avon	<ul style="list-style-type: none"> • PZC • ZEO 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 23 • Zoning Regulations, pp. IX-21 to IX-22, VII-4 	<ul style="list-style-type: none"> • Shade trees of varieties acceptable to the Commission shall be provided along existing and proposed streets by planting new trees or preserving existing trees. Trees shall be provided at the rate of one per 50' on either side of the right-of-way. Such trees shall be located between the building line and 10 feet inside the lot line. New trees shall be not less than 3-3 1/2 inches in caliper and shall be guaranteed for one season's growth by the developer. • As a standard for a special exception within the ridgeline setback area, the applicant must demonstrate that adequate safeguards have been taken to minimize the visual impact of proposed activities. Such safeguards may include but are not limited to (a) restricting the removal of trees and other vegetation and (b) requiring supplemental landscaping. • Landscaping Regulations require that existing trees in good condition over 12 inches in caliper shall be preserved unless approved for removal by the Zoning Enforcement Officer.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 3 	<ul style="list-style-type: none"> • Any removal of trees and/or regarding which is not consistent with the approved subdivision plans must be reviewed and approved by the Town Engineer and/or the TPZC. • As a condition of approval of any subdivision the

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Bloomfield			TPZC may require that due regard be given to the preservation and enhancement of natural features, scenic points and vistas, ridgelines, large trees, and the natural cover of the land.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 30 • Zoning Regulations, p. 33 	<ul style="list-style-type: none"> • PZC may require tree preservation program to limit the removal of trees as part of soil erosion and sedimentation control plan. • Requires that at least 25% of any lot developed for business or industrial use be maintained as a landscaped area and the preservation of “major” existing trees. Encourages the preservation of existing trees over 12” in diameter.
Canton	<ul style="list-style-type: none"> • ZC • PC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 44 • Zoning Regulations, pp. 74 • Zoning Regulations, pp. 92-95 • Subdivision Regulations, p. 14 	<ul style="list-style-type: none"> • In the Mixed Residential district, existing trees in good condition over 12 inches in caliper shall be preserved unless approved for removal by ZEO • Site Development plan requires the landscape to be preserved in its natural state insofar as practical by minimizing tree and soil removal • In the Farmington River Protection Overlay District: <ul style="list-style-type: none"> ▪ It is a zoning violation to clear existing vegetation prior to issuance of the required land use approval; ▪ Removal of vegetation to create a filtered view of the River by selective pruning to allow for reasonable visual access to the River is allowed only by special exception. Where such activity involves removal of any tree in excess of 4"

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	Responsible Agency	Source	Summary
Canton			<p>diameter at breast height, a plan shall be prepared by a qualified forester.</p> <ul style="list-style-type: none"> ▪ Removal of timber, including the cutting of timber for forestry management purposes, is allowed only by special exception and must be performed in accordance with a forest management plan prepared by a qualified forester and must be consistent with the vegetative cutting provisions of the Wetlands Regulations (it is not clear what constitutes the “cutting provisions” of the Wetlands Regulations; presumably this refers to the Wetlands Agency’s authority to condition a permit to require management practices “to control stormwater discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.” ▪ Clear-cutting of trees and shrubs is prohibited. ▪ For any lot, the allowed area of disturbance is limited to 50% of the area of the lot located in the FRPO District. • Large existing trees within proposed subdivision should be preserved whenever possible. • Due regard shall be given to the preservation and potential enhancement of existing natural features and large trees; every reasonable effort shall be made to disturb as little of the natural environment as possible during preparation and construction.
East Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>

CULTURAL LANDSCAPE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, Art. II, § 26, p. 107 • Subdivision Regulations, § 4.01.03 • Subdivision Regulations, §§ 4.17.01 & 4.17.02 	<ul style="list-style-type: none"> • Preserving “natural tree lines” is to be considered when reviewing visual impacts of development in Ridgeline Setback Areas. • TPZC can require dedication of open space in subdivision to protect groves of trees or specific trees of special size or unusual type. • Plans shall be designed to minimize adverse impacts on “Valuable Site Resources” defined to include “land containing one or more specimen trees, defined as ... a diameter at breast height of 36 inches or more.”
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 3.1.4 • Subdivision Regulations, § 4.4.1.1 • Subdivision Regulations, § 4.15.2.2 • Zoning Regulations, § 	<ul style="list-style-type: none"> • Vegetation Preservation Plan/Planting required with application for subdivision; required to retain minimum of 3 trees with caliper of 3.5 inches or plant equivalent. • Restrictions regarding length of cul-de-sac or dead-end subdivision roads and allowable number of lots may be modified to protect existing natural features, including flora. • Desirable trees along the edges of new roadways shall be preserved where possible as determined by Town Engineer or PZC. • Preservation of existing trees and shrubs is preferred for Neighborhood and Commercial Transition Zone (T1). • Effort should be made to preserve trees; developers shall preserve existing hardwood and evergreen

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Granby		3.10.3.10 <ul style="list-style-type: none"> • Zoning Regulations, § 4.2.6 • Zoning Regulations, § 8.19.3.7(e) • Zoning Regulations, § 9.3.11 	<ul style="list-style-type: none"> • trees that are not required to be removed by the building construction or public improvements. • Requirement that cleared shoulder and snow shelf widths along roads within Residential-Recreation Development (open space subdivision) be kept to minimum to reduce tree removal. • Existing trees and vegetative ground cover shall be preserved and maintained along public road frontage as required by PZC on all mining or excavation sites.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § IV-7(D), (H), (I) & (L) • Zoning Regulations, § VIII-5(F) 	<ul style="list-style-type: none"> • Preservation of existing trees within Farmington River Protection Overlay District, subject to limited conditions in which removal and pruning permitted. • PZC may require buffer of existing trees of height and sufficient depth to screen earth excavation activities.
Simsbury	<ul style="list-style-type: none"> • PC 	<ul style="list-style-type: none"> • Subdivision Regulations, pp. 8–9, 16–18 	<ul style="list-style-type: none"> • Subdivision site plans must comply with the tree replacement program if activities disturb the existing tree cover. • Major trees (defined as those with 24” caliper or greater and at least 3’ feet off ground) that are cleared or found to be in jeopardy from site

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Simsbury			<p>disturbance must be replaced at a ratio of 2:1</p> <ul style="list-style-type: none"> • Where replacement trees are planted on private property, conservations restrictions must be placed upon the private property to protect those trees. • The PC evaluates site plans for the subdivision of land greater than 250 along the Talcott Mountain ridge), and of land greater than 350 feet in elevation in the western portion of town (including the Onion Mountain and Hedgehog ridges and western upland slopes), for loss of vegetative cover.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 4.10.1 • Subdivision Regulations, § 4.16.3 • Town Ordinances, § 8-128 	<ul style="list-style-type: none"> • Trees on site shall be preserved to the extent possible and a minimum of two pre-existing trees in front yard shall be preserved or replaced as necessary. • Requirement that existing plant materials be retained and street trees be planted as part of passive solar energy plan. • Retention of dead, decayed or damaged trees creating a hazard or danger to adjacent properties or to public properties constitutes a public nuisance. • For Site Development, existing trees shall be saved if at all possible; existing trees left in a condition indicating likely survival will be counted as two required trees.

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	Responsible Agency	Source	Summary
Design Review			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, pg. 62 	<ul style="list-style-type: none"> • No design review board or guidelines established. • Sets forth policy in Business and Industry section of PCD to “develop an informative design guidelines booklet which details town policies regarding design, layout, access, signage and architectural treatment for commercial development.”
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Draft Bloomfield Center Design District, http://www.bloomfieldct.org/Bloomfield_Center_Design_Dist.pdf 	<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i> • The Town web site shows a Draft Bloomfield Center Design District. The stated purpose of this district: “The Bloomfield Center Design Committee shall strive to develop and recommend to the TPZC a set of guidelines which establish and foster [prescribed] design elements contained within the center of Bloomfield.”
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 1-2, 5 Amendment for Central Business Overlay Zone 	<ul style="list-style-type: none"> • Provides for review of design and placement of building relative to buildings and streets and allows for review of color, height and proportions of new buildings and roofing material, size, color, shape and texture.
Canton	<ul style="list-style-type: none"> • ZC • Design Review Team 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 156-160 	<ul style="list-style-type: none"> • Design Review Team is an advisory committee established by the Board of Selectmen to review all site plans submitted to the Zoning Commission involving new construction, substantial reconstruction or rehabilitation, except for single-family detached houses. • Design criteria include street layout or integration

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			with existing street network; open spaces, view sheds or other unique site features; scale, proportion, massing, etc.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § V.E.6, p. 46 	<ul style="list-style-type: none"> • Village Center zone includes design guidelines to foster a traditional New England village appearance consistent with the rural and historic character of East Granby.
Farmington	<ul style="list-style-type: none"> • TPZC • Unionville Architectural Design Review Committee 	<ul style="list-style-type: none"> • Zoning Regulations, § 21A 	<ul style="list-style-type: none"> • Unionville Village District Zone, which is in the study corridor, requires development applications to be reviewed by the Unionville Architectural Design Review Committee (UADRC), which advises the applicant about the TPZC, relying on the Village District Plan and the design criteria of this section of the regulations.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 3.9.4.6 • Zoning Regulations, § 3.10.5 • Zoning Regulations, § 4.2.9 	<ul style="list-style-type: none"> • Commission shall consider building design, site characteristics, building materials and quantity and quality of landscape materials for retail development in Economic Development Zone. • Design review of site design, building design, elements and materials for Neighborhood and Commercial Transition Zone (T1). • PZC shall evaluate building design, materials, building features, visual impact of mechanical equipment and utilities, exterior lighting, service needs (e.g. storage, waste disposal) and harmony with neighborhood for any development requiring a site plan.
Hartland			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Simsbury	<ul style="list-style-type: none"> • Design Review Board 	<ul style="list-style-type: none"> • Simsbury Guidelines for Community Design, http://www.simsburyct.gov/public_documents/simsburyCTDownloads/community_design/DesignGu.pdf 	<ul style="list-style-type: none"> • The Design Review Board was established by the Board of Selectmen to serve as an advisory body to the Planning and Zoning Commissions on matters of site and building design. • The Board is charged with reviewing applications for commercial development submitted to the Zoning and Planning Commissions so that it may suggest ways to preserve, enhance and add to the design and/or aesthetics of proposed projects. • The Board consists of and benefits from members with backgrounds and expertise in the fields of architecture, site planning, landscape architecture, historic preservation, professional engineering and graphic design. • The Guidelines for Community Design set forth land use design standards to guide the Board's review of projects.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 4.5.3(B)(1)(f) • Zoning Regulations, §§ 11.0 thru 11.6 	<ul style="list-style-type: none"> • Planning and Zoning Commission may consider building design in any cluster subdivision. • Design Development provisions to allow for more flexible site design for development of multiple buildings or related groupings of buildings on a single lot or parcel; detailed site plans must include site and building drawings, elevations, sections and models of proposed buildings. <ul style="list-style-type: none"> ▪ New Neighborhood Design Development: residential development aimed at inclusive housing – allows for design review of site plans, building design, building location and orientation

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	Responsible Agency	Source	Summary
Windsor			<p>relative to streets, parking areas and other buildings.</p> <ul style="list-style-type: none"> ▪ Center Design Development: redevelopment of Windsor Center and Wilson Center with strict design review to encourage balanced mixed use development based on historic pattern. ▪ Peripheral Neighborhood Design Development: residential development focused on recreational opportunities with specific design standards for landscaping and building design. ▪ Neighborhood Design Development: residential development requiring inclusion of at least 15% affordable housing units with design review of all buildings. ▪ Recreational Neighborhood Design Development: residential development focused on recreational opportunities with design review of all buildings.
Alternative Development Designs			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. IX-1 to IX-4; IX-4 to IX-7; IX-7 to IX-12; IX-13 to IX-16 	<ul style="list-style-type: none"> • Multiple-Dwelling Developments are permitted by special exception in certain specified zones. They “permit variations in height, bulk, density, and residential use types which would not otherwise be possible; and permit flexible site design so that the development may be constructed in harmony with and preserve natural site features.” • Cluster Developments are only permitted by special exception in residential zones, except the R-15

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Avon			<p>Zone. The Cluster Development regulations “permit variations in residential developments which would not otherwise be possible; permit flexible site design so that development may be constructed in harmony with and preserve natural site features; and permit residential developments which are sensitive to parcel configuration, topography, natural features, and the surrounding neighborhood.”</p> <ul style="list-style-type: none"> • Planned Residential Developments are permitted by special exception in certain specified zones. The governing regulations “permit variations in height, bulk, density, and residential use types which would not otherwise be possible; permit flexible site design so that development may be constructed in harmony with and preserve natural site features; and assist and provide for the orderly development and management of moderately priced housing for low- and moderate-income families.” • Planned Elderly Residential Developments are permitted by special exception in certain specified zones. The governing regulations “permit variations in height, bulk, density, and residential use types which would not otherwise be possible in order to meet the special needs of the elderly and handicapped; and permit flexible site design so that development may be constructed in harmony with and preserve natural site features.”

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	Responsible Agency	Source	Summary
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 52-54, 55-57, 59-61, 64, 72-74, 83 	<ul style="list-style-type: none"> • Multi-Family Elderly Residential – Special Purpose Zone and the Planned Elderly Congregate Zone permits increased densities for qualifying elderly residential developments. • Planned Luxury Residential Zone permits increased densities for residential developments furthering the policies of the PCD with respect to increasing the stock of single-family homes that are comparable with neighboring communities. • Designed Development Zone permits a master plan process for a mixed-use development. • TPZC may waive the coverage requirement in the Blue Hills Gateway District. • TPZC may permit up to a 20% density bonus for an Open Space Subdivision where it promotes the purposes of the Open Space Subdivision regulations.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 22 	<ul style="list-style-type: none"> • Cluster development permitted in R-44 and R-15 residential zones with minimum parcel of ten (10) acres by Special Permit. Principal buildings shall be separated from other principal or accessory buildings on separate lots by thirty (30) feet or the same distance as the height of the buildings, whichever is greater; and separated from accessory buildings on the same lot by ten (10) feet or the height of the accessory building, whichever is greater. Minimum living area requirements for underlying zone still apply; lot coverage limited to 15% on overall parcel and 30% on individual lots.

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Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 35-37, 40-44, 45-47, 48-50, 57 	<ul style="list-style-type: none"> • Garden Apartment District is intended to maintain existing condos and garden apartments within Special Business districts. No new developments were permitted under this district after 1992. • Continuing Life Care Community District: permits development of a high-density, multi-family residential community on a single lot. • Active Adult Housing: permits a planned residential community on an at least 10 acre lot. • Mixed Residential District is designed to accommodate a variety of housing alternatives and directly incorporates the statutory requirements for affordable housing under CGS § 8-30g. • Albany Turnpike Gateway: Permits Master Plan for mixed-use developments.
East Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 19, pp. 62-67 	<ul style="list-style-type: none"> • Cluster Development including cluster subdivision and open space subdivision is allowed in several residential zones, e.g. R80, R40, R30 and R20, by special permit for the purpose of protecting listed valuable resources.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 8.19 	<ul style="list-style-type: none"> • Permits open space residential subdivisions, referred to as Residential-Recreation developments, provided: <ul style="list-style-type: none"> ▪ Site is zoned for single-family residential use; ▪ Site is at least 200 acres; ▪ Site shall have sufficient frontage to provide two separate points of access for proposed interior street to connect to existing Town or State roads;

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Granby			<ul style="list-style-type: none"> ▪ At least 30% of gross site shall be designated as permanent open space for passive recreation, agriculture, preservation of natural features; at least 20% may be designated as permanent active recreation areas provided total amount of permanent open space is at least 50% of gross site. ▪ All passive open space and any portions of active open space as PZC deems appropriate shall be protected by conservation easements in favor of Granby Land Trust, McLean Fund, another similar charity, Town of Granby or the State. ▪ Each owner within proposed development shall have a scenic easement over all of the passive open space and over such portions of the active open space area as the PZC deems appropriate. ▪ Maximum number of lots shall be calculated based on formula; wetlands, watercourses, flood plains, slopes greater than 20% extending at least 100 linear feet, at least 3% of the combined area of structures and improvements constituting or supporting uses for the active recreation area (e.g. buildings and parking areas for restaurants, pools, tennis courts, etc.); ▪ Minimum of 30,000 sq. ft. of contiguous developable lands for each lot; ▪ Each lot shall be capable of supporting septic system, septic reserve area and water supply well or alternative community system as determined

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Granby		<ul style="list-style-type: none"> • Zoning Regulations, § 8.20 	<p>by Farmington Valley Health District;</p> <ul style="list-style-type: none"> ▪ Each lot shall have at least 25 feet of frontage on Town road or private road with front yard setback of 40 feet for Town roads and 25 feet for private roads; ▪ A square of 125 feet on each side shall fit within perimeter of each lot; ▪ Shall conform to all other requirements for the R-30 zone. <ul style="list-style-type: none"> • Permits cluster residential subdivisions, referred to as Flexible Residential Development, provided: <ul style="list-style-type: none"> ▪ Site is within R-30, R-50 or R-2A zone; ▪ Consists of parcels of land of no less than 6 contiguous acres; ▪ Minimum of 50% of site shall be preserved as open space; 40% of that open space must not include wetlands, watercourses, water bodies, designated A-Zone areas within flood plain, slopes in excess of 20% that extend 50 linear feet or more; PZC may modify the requirement if percentage of excluded land area is equal to or greater than the total percentage proposed as open space; ▪ Open space area must be protected by permanent restrictions that prohibit development in favor of 2 or more appropriate recipients (e.g. nonprofit entities, Town, State, State DEP); ▪ PZC may permit non-commercial recreational activities, and accessory structures within open

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Granby			<p>space provided such uses are not detrimental to preservation of open space and are necessary to support open space and agricultural uses;</p> <ul style="list-style-type: none"> ▪ Maximum number of lots calculated according to formula excluding 75% of wetlands, watercourses, water bodies and A-Zone flood plain areas, 100% of slopes in excess of 20% that extend 50 linear feet or more, 10% of total area for roadways and 100% of all designated uses other than single family lots and open space from total area to be developed; ▪ Community water supply wells and community septic systems permitted consistent with Town regulations and CT Dept. of Health regulations administered by Farmington Valley Health District and DEP; all parcels created shall count as buildable lots and open space area shall not contain any portion of a buildable lot; ▪ Design review required to ensure protection of natural resources including agricultural lands, wildlife habitat, scenic vistas, and visual integrity of hill tops and ridgelines, historic resources and provide for recreational corridors; ▪ All lots created as part of development shall have a scenic easement over all open space.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, p. 40 	<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i> • Recommendation in PCD against adopting regulations authorizing cluster subdivisions due to potential impact of septic systems given

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
			environmental constraints of slopes, soil types and water resources.
Simsbury	<ul style="list-style-type: none"> • ZC • PC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 52-62 • Subdivision Regulations, pp. 5–8 	<ul style="list-style-type: none"> • Designed Development Districts permits development of groups of principal buildings on a single lot. • The Village Cluster Zone and Single-Family Cluster Zone provide alternative methods to calculating density but limit the overall density to that allowed by the underlying zoning district. • Subdivision Regulations set forth reduced dimensional requirements for building lots in Open Space Subdivisions.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 4.5.3 	<ul style="list-style-type: none"> • Open Space subdivisions permitted: <ul style="list-style-type: none"> ▪ Only in single-family residential (A and AA) zones. ▪ Calculate density by multiplying total acreage (excluding wetlands, watercourses and any slopes > 25%) by 1.3 AA residential (min. lot = 27,500 sq. ft.) zones and 1.6 in A residential (min. lot = 20,000 sq. ft.) zones. ▪ All other bulk, setback, height regulations set by underlying zone apply. • Cluster subdivisions permitted: <ul style="list-style-type: none"> ▪ In any single-family residential zone. ▪ Calculate density by multiplying total acreage (excluding wetlands, watercourses and any slopes > 25%) by 1.3 to determine number of lots. ▪ Other bulk and setback regulations set by underlying zone apply; max. height is 35 ft.

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Windsor			<ul style="list-style-type: none"> regardless of zone. <ul style="list-style-type: none"> ▪ Site plans must demonstrate adequate natural site features (e.g. landscaping, topography) to provide privacy and screening and design must be appropriate for natural features (e.g. soil types, wetlands, scenic vistas).
Density Bonus			
Avon			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 83 	<ul style="list-style-type: none"> • The TPZC may permit up to a 20% density bonus for an Open Space Subdivision where it promotes the purposes of the Open Space Subdivision regulations.
Burlington			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 26, 30 	<ul style="list-style-type: none"> • Maximum density in Open Space Subdivisions (reduced minimum buildable square requirement): <ul style="list-style-type: none"> ▪ AR-2 = 1 unit/8 acres as applied to gross acreage of subdivision (conventional: 1 unit/8 acres per lot); ▪ AR-3 = 1 unit/ 4 acres as applied to gross acreage of subdivision (conventional: 1 unit/ 4 acres per lot).
East Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Farmington			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 4.16.5 	<ul style="list-style-type: none"> • PZC may allow up to 10 lots to be served by a private street if 5 or more of the following conditions are met: <ul style="list-style-type: none"> ▪ Average lot size is greater than 4 acres;

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Granby		<ul style="list-style-type: none"> • Zoning Regulations, §§ 3.7.5.1 & 8.27.3.5 	<ul style="list-style-type: none"> ▪ Overall density is less than 1 lot per 6 acres; ▪ Frontage is of length and condition so as to allow additional lots; ▪ Total road length is less than 1,000 feet; ▪ Average road grade is less than 8%; ▪ No more than 20% of total site is wetlands and/or floodplain soils; ▪ Road design, length, slope, width, etc. eliminate any public safety concerns for servicing of additional lots; ▪ Lots are spaced such that majority may be accessed within first 500 linear feet of private street; ▪ At least 70% of site is permanently protected as open space; ▪ No more than 40% of total site contains slopes in excess of 20% that extend 50 linear feet or more. • Commission may allow up to 20% increase in number of allowable units for low and moderate income housing developments for elderly. • PZC may permit a 50% reduction in the FRD or 20% in conventional subdivision open space requirements (thereby providing corresponding density increase) where development application proposes to include public facilities and/or public recreation facilities.
Hartland			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Simsbury	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, 	<ul style="list-style-type: none"> • Village Cluster Zone and Single-Family Cluster Zone provide for alternative methods of calculating

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
		pp. 52-62	density but limit the overall density to that allowed by the underlying zoning district.
Windsor			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Minimum Buildable Area			
Avon			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 13-14 	<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i> • One and two family homes must meet minimum floor area requirements as set forth in schedule in Zoning Regulations.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, pp. 8-10 • Zoning Regulations, p. 4 	<ul style="list-style-type: none"> • For any new lot created by subdivision or re-subdivision, the minimum net lot area shall not be less than one (1) full acre excluding any reductions taken to protect identified natural resource characteristics. Minimum net lot area must meet all state and local requirements for on-site septic. • Defined as contiguous buildable land that is at least fifty (50) feet wide and is intended to provide adequate land for permitted use and associated utilities. Buildable land is defined as the amount of land available for development after reduction factors have been applied. Reduction factors include: <ul style="list-style-type: none"> ▪ 0% floodplain ▪ 0% wetland ▪ 0% watercourse ▪ 75% of slopes in excess of 15% ▪ 100% of other land may be used to meet applicable regulations.

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 22, 26 	<ul style="list-style-type: none"> • Each zone requires a “minimum square” of buildable land that fits within the exterior boundaries of the lot. • Residential districts required to meet minimum habitable floor area requirements.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, §§ II.C, p. 4 and IV.6, p. 21 	<ul style="list-style-type: none"> • A minimum buildable land area is required in addition to minimum lot size. Buildable land is a defined term and excludes certain resources and site features such as steep slopes. The standard requires approximately 75 to 80 per cent of the total lot area to be buildable land.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 1.20.02 	<ul style="list-style-type: none"> • Prescribes for each residential zone the minimum contiguous area in which the house must be located, and which has a prescribed maximum allowed percentage of wetlands soils.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 3.2.6 • Subdivision Regulations, §§ 3.2.7.1 & 3.2.7.2 & Zoning Regulations, § 5.2.12 (applies to subdivisions only) 	<ul style="list-style-type: none"> • All proposed lots must be configured such that a square having sides equal to the minimum frontage required for the underlying zone minus 25 feet can fit on the lot with one side of the square placed along the required lot frontage as close to parallel to the road as possible. • Primary structure must fit within the Contiguous Developable Area which is defined as an uninterrupted contiguous area not containing wetlands, watercourses, slopes greater than 20% that extend 50 feet or more. Contiguous Developable Area may be reduced by 50% where public water and public sanitary sewer are available.

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
			<ul style="list-style-type: none"> • Primary structure must be placed so that it is accessible from public street.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § V-2-2 	<ul style="list-style-type: none"> • No building lot shall be approved for construction of a dwelling unless it contains minimum, contiguous, non-wetland area of ¾ acre and maximum perimeter of 800 feet. Site must be capable of accommodating house foundation, water supply well, sewer septic system, including primary and secondary leaching field; and garage or parking area.
Simsbury	<ul style="list-style-type: none"> • ZC • PC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 28 • Subdivision Regulations, p. 7 	<ul style="list-style-type: none"> • Every buildable lot must contain a rectangle exclusive of required side, front and rear yards, of the dimensions established for each zone. • The buildable rectangle cannot include inland wetlands, floodplains, and land with an average slope over any distance of 50 ft. > 20%.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 2.1.14 	<ul style="list-style-type: none"> • No lot width may be reduced below 25 feet for 1 and 2 family residential lots or below 35 feet for lots in any other use. • All areas within any wetland or watercourse designated as Zone A by FEMA maps or with slopes greater than 25% shall not be counted for density calculations in any residential subdivision.
Unbuildable Land			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. III-3 	<ul style="list-style-type: none"> • Land designated as Flood Plain, Inland Wetlands, Watercourse, or with slopes in excess of 25% shall not be used to calculate density. Commission has

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 28 	<p>discretion to waive this requirement.</p> <ul style="list-style-type: none"> • Only 50 % of the total area of lands with inland wetland soils which are very poorly drained, lands subject to flooding, water bodies or water courses, or lands with slopes in excess of 25 % may be used to calculate density or building coverage. • TPZC may modify this condition in nonresidential zones when the location or configuration of such lands in may warrant such a modification.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, pp. 8-10 • Zoning Regulations, p. 4 	<ul style="list-style-type: none"> • Any portion of a proposed lot will be reduced by the amount of land containing any of the listed natural resource characteristics (e.g. wetlands, poor soils, steep slopes) multiplied by the specified reduction factor. Land covered by a perennial stream, pond or lake or within a right-of-way or easement in favor of another lot cannot be included in minimum net lot area. • Lists reduction factors by which amount of land available for development is reduced to calculate buildable land. Buildable area shall consist of: <ul style="list-style-type: none"> ▪ 0% of flood plain; ▪ 0% wetland; ▪ 0% watercourse; ▪ 75% of slopes in excess of 15% • Any contiguous area of land that is less than 50 feet wide is considered unbuildable.
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 21 	<ul style="list-style-type: none"> • In determining compliance with minimum lot area, shape and frontage requirements of these Regulations, land subject to easements for drainage

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Canton			facilities and underground public utilities may be included, but no street or highway, easement of vehicular access, private right-of-way for vehicles or easement for above ground public utility transmission lines may be included. Area consisting of ponds, lakes, swamps or marsh, or land with a 30% or greater slope shall not be used for compliance with more than 25% of the minimum lot area requirement.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations §§ II.C, p. 4 and IV.6, p. 21 	<ul style="list-style-type: none"> • Zoning Regulations define “buildable land” to exclude wetlands, ponds, streams, flood plains, swamps, steep slopes (15% grade or more), shallow to bedrock, high groundwater, existing or proposed utility right-of-way, or existing or proposed roads. The Residential and Agricultural zone minimum bulk and area standards include both a minimum lot area and a minimum buildable land area.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 1.20.02 	<ul style="list-style-type: none"> • Prescribes for each residential zone the minimum contiguous area in which the house must be located, and which has a prescribed maximum allowed percentage of wetlands soils.
Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Hartland			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Simsbury	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 17 	<ul style="list-style-type: none"> • Where the Town Zoning or Planning Commission judges an area unfit for human habitation for health reasons, the Health Officer must provide written approval before a building permit can be issued.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 	<ul style="list-style-type: none"> • Planning Commission may deem land unfit for building purposes where land conditions,

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Windsor		4.5.3	improvements, lack of access to public services or other health or safety conditions warrant unless Commission is satisfied that proposed engineering will eliminate the hazards.
Mixed Land Use			
Avon			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 64 	<ul style="list-style-type: none"> • Designed Development Zone permits a master plan process for a mixed-use development.
Burlington			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 57 • Zoning Regulation, p. 85 	<ul style="list-style-type: none"> • Albany Turnpike Gateway: Permits Master Plan for mixed-use developments. • Collinsville Business District (CBD): any existing building within the B-1 business zone or Heavy Industrial zone may apply for a special exception to apply the special development standards created for the CBD; any use permitted under the B-1 or HI zones is permitted in the CBD.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § V.E, p. 46 	<ul style="list-style-type: none"> • Village Center zoning district permits a mix of uses, allowing multifamily dwellings above the first floor of a building where the other permitted uses are commercial or other non-residential uses.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 21 	<ul style="list-style-type: none"> • Unionville Center Zone permits a combination of residential and commercial uses.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 	<ul style="list-style-type: none"> • Encouraged in Economic Development Zone and Commission authorized to limit particular special

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		3.9.4.7	permit uses if certain types of such uses are beginning to dominate the area.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § IV-3 	<ul style="list-style-type: none"> • Any use allowed in Rural Residential Zone is permitted in Neighborhood Business Zone.
Simsbury	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 32-34; 39-42a 	<ul style="list-style-type: none"> • Mixed use development is permitted in the General Business Zone and Designed Business Development Zone. • It is also permitted in the Simsbury Center Zone which is focused along Hopmeadow Street.
Windsor			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Interior/Rear Lots			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, Amended p. IV(4)(p) 	<ul style="list-style-type: none"> • Development of rear lots allowed by special permit in R-30 residential zones for residential purposes only.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 10-11 	<ul style="list-style-type: none"> • Development of rear lots allowed by special permit in the R-80, R-40, and R-30 residential zones for the development of single-family homes. • TPZC must find that the development of the rear lot provides the most appropriate use of the land when considering such facts as the preservation of the land's natural character, drainage, and accessibility.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 8 	<ul style="list-style-type: none"> • Rear lots permitted in R-30 and R-45 districts only and subject to additional regulations concerning accessway and number of rear lots cannot exceed half of the total number of proposed lots.

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	Responsible Agency	Source	Summary
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 16-17 	<ul style="list-style-type: none"> • No part of a lot located in any Residence District shall be used for access to a use not permitted in such District. • Interior lots may be developed if a 30 ft right of access existed as of the date of enactment; if the interior lot exceeds by 3x the area requirements of the zone, the right of access must be at least 50 ft wide. • Any existing interior lot that did not have a right-of-way meeting the above 30 and 50 foot standards set forth in the Zoning Regulations at the time the Regulations were enacted may not be developed.
East Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, Art. III § 4 	<ul style="list-style-type: none"> • An interior lot may be approved by special permit or subdivision subject to certain conditions, including the preservation of natural resources.

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 8.14 • Zoning Regulations, § 8.23 	<ul style="list-style-type: none"> • Rear lots in residential zones may be developed subject to review by PZC provided: <ul style="list-style-type: none"> ▪ Rear lot shall be a minimum of 5 acres; ▪ Rear lot must be configured such that a rectangle 200 feet by 400 feet fits within perimeter; ▪ Proposed house is screened from surrounding dwelling units; ▪ Adequate and safe access way at least 20 feet wide extending from accepted street; for an easement, frontage of front lot must exclude width of easement. • Rear lots in commercial zones may be developed subject to special permit provided: <ul style="list-style-type: none"> ▪ Rear lot has access with right of way at least 30 feet wide across entire length between street line and rear boundary line of front lot; if access is by easement, the frontage of the front lot shall be reduced by the width of the proposed easement; ▪ Rear lot shall contain minimum area of not less than 1 ½ times the minimum required area for the applicable zone; ▪ Setback requirements of 50 feet for front, side and rear yards.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § I-3 - Definitions 	<ul style="list-style-type: none"> • Defined as a lot of no less than 4 acres, where road frontage is less than required under applicable zoning but more than 50 feet, with lot width no less than 200 feet measured at building line and meets all other Zoning and Subdivision Regulations. • For approval as buildable back lot, must demonstrate

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	Responsible Agency	Source	Summary
Hartland			<p>to PZC that lot will not adversely affect adjacent property, public health or safety, or future land use and street planning.</p> <ul style="list-style-type: none"> • Maximum of 2 back lots may share common driveway.
Simsbury	<ul style="list-style-type: none"> • PC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 27–28 	<ul style="list-style-type: none"> • Planning Commission may grant a Special Exception to allow the rear portion of a lot of record in the low density residential zones (R-40, R-80 and R-160) to be divided to create one new residential lot with no street frontage where all of the listed conditions are satisfied: <ul style="list-style-type: none"> ▪ Lot of record existed prior to 1969; ▪ Lot met all applicable setback requirements when the new lot was created; ▪ An easement at least 20 ft. wide must be granted over the original lot to provide access; ▪ The front lot line for the rear lot will be the lot line from which the right of access leads and both lots shall conform to the applicable zoning requirements; ▪ No additional subdivision or re-subdivision will be permitted until a 50 ft. right of way is created for all subsequent lots and all subdivision regulations are met.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 4.5.13 	<ul style="list-style-type: none"> • Flag lots may be developed provided: <ul style="list-style-type: none"> ▪ Minimum area and yard requirements shall be 2x the required minimums if in AA or A residential zones and 3x minimums in R-13, R-11, R-10, and R-8 zones; front yard measured from rear lot line.

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	Responsible Agency	Source	Summary
Windsor			<ul style="list-style-type: none"> ▪ Residential structure shall not be located more than 750 feet from town street providing access to lot; shall provide 25 foot access strip from town street to buildable area and driveway shall be at least 12 feet wide with additional 3 foot clearance on each side for emergency vehicle access. ▪ Flag lot must be screened from any lots in front of it by evergreen buffer to reach minimum of 6 feet in height at maturity with 75% obscenity.
Bond Requirements			
Avon	<ul style="list-style-type: none"> • PZC • IWC 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 12 • Zoning Regulations, pp. X-3, III-9, III-10 • Wetlands Regulations, p. 19 	<ul style="list-style-type: none"> • In lieu of requiring the completion of public improvements previous to the final approval of a subdivision plan, PZC may accept a bond in an amount and with surety or other security and conditions satisfactory to it. • PZC may require a bond to ensure that the improvements shown on a Site Development Plan are implemented. • For all earth removal activities requiring an application, and before any excavation occurs, a bond must be posted to guarantee the restoration of the site and to cover erosion and sedimentation control during the operation. • Commission may require a performance bond to cover the estimated costs of the measures specified in a certified Erosion and Sedimentation Control Plan.

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	Responsible Agency	Source	Summary
Bloomfield	<ul style="list-style-type: none"> • TPZC • IWWC 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 9 • Wetlands Regulations, p. 32 	<ul style="list-style-type: none"> • A surety is required to assure installation, proper construction, and maintenance for 12 months (from time of acceptance by Town) for all improvements in an approved subdivision. • Inlands Wetlands & Watercourses Commission may require a bond, prior to any construction, conditioned on compliance with the Wetlands Regulations and with conditions of permit approval. • Inlands Wetlands & Watercourses Commission may also require the applicant to certify public insurance against liability covering damage that might occur within 2 years of the regulated activities.
Burlington	<ul style="list-style-type: none"> • PZC • IWWC 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 31 • Wetlands Regulations, p. 18-19 	<ul style="list-style-type: none"> • Bond required for all public improvements unless completed prior to approval of the subdivision plan. No building permits may be issued unless public improvements have been completed and accepted by Town or until bond has been accepted. Bond may be a passbook savings account, irrevocable letter of credit or other form of security approved by PZC. Bond secures completion within one year from date of approval of subdivision plan but PZC may require that it be extended or amount increased. Maintenance bond also required for one year after acceptance of public improvements by Town. • Inland Wetlands & Watercourses Commission may require surety bond after approval but prior to issuance of permit; may also require public liability

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	Responsible Agency	Source	Summary
			insurance for any and all damage occurring within two (2) years of completion of operations in an amount commensurate with the regulated activity.
Canton	<ul style="list-style-type: none"> • ZC • PC • IWWA 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 107-109 • Subdivision Regulations, p. 25, 28-29, 32-34 • Wetlands Regulations, p. 19 	<ul style="list-style-type: none"> • Any excavation or grading work shall be bonded. • Common subdivision improvements shall be bonded. • Site construction requiring Erosion and Sedimentation Control Plan shall be bonded. • Upon the conditional approval of any subdivision plan which involves work related to improvements and before proceeding with any work, the subdivider shall provide adequate surety for the costs of common improvements. • Wetlands Commission may require applicant to post security for the faithful performance of the permitted regulated activities and may require the applicant to obtain insurance for the same.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulation, § 3.04, p. 17 	<ul style="list-style-type: none"> • Work to be bonded includes any preservation of natural features.
Farmington	<ul style="list-style-type: none"> • TPZC • IWAA 	<ul style="list-style-type: none"> • Subdivision Regulations, § 3 • Inland Wetlands Regulations, § 10 	<ul style="list-style-type: none"> • Bonds required to secure the completion of public improvements including landscaping • A performance bond and/or a maintenance bond may be required at the discretion of the agency
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 	<ul style="list-style-type: none"> • Security deposit required as performance bond for required improvements to public or private open

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Granby		3.1.3.10 <ul style="list-style-type: none"> • Subdivision Regulations, § 6.6 • Subdivision Regulations, § 7.1 • Zoning Regulations, § 4.2.7 • Zoning Regulations, § 9.4.8 	space areas. <ul style="list-style-type: none"> • Performance bond required for subdivision may be used to reimburse Town or subcontractor obtained by Town if developer fails to perform soil erosion and sediment control work within reasonable period of time or in accordance with certified plan. • Performance bond required for all subdivision applications involving the construction of improvements; amount of bond shall be estimated cost of construction with additional percentage not to exceed 20% added to cover administrative costs in case of default. • PZC may require that bond be posted for site improvements and public improvements associated with any development requiring a site plan. • Bond posted for site plan or special permit application shall be adequate to cover estimated costs for soil erosion and sedimentation control measures and may be used to reimburse the Town in the event of failure to perform work in accordance with certified plan or within specified time limits. • Bond required for all excavation operations in amount sufficient to insure compliance with regulations including site restoration.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § VIII-5 • Subdivision 	<ul style="list-style-type: none"> • Performance bond required for earth excavation and removal operations in amount sufficient to insure completion of work for closure following excavation.

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Hartland		<ul style="list-style-type: none"> Regulations, § I-3(G) • Subdivision Regulations, § 13 	<ul style="list-style-type: none"> • Bond required for all subdivisions in amount sufficient to cover cost of construction of streets according to specifications and within 2 years of bond date. • Surety bond required for all wetlands applications.
Simsbury	<ul style="list-style-type: none"> • CC 	<ul style="list-style-type: none"> • Town Code, § 130-42 • Town Code, § 137-6 • Wetlands Regulations, p. 25 	<ul style="list-style-type: none"> • A surety bond is required for all activities related to installing, repairing, altering, or removing a public sewer connection. • A bond is required to guarantee to completion of excavation activities related to town highways and to restore the disturbed portion of the highway and the drainage system. • The Inland Wetlands and Watercourses Commission may require a maintenance or performance bond covering any and all damage that might result from the proposed operation or use of the wetlands and watercourses, or that might occur within 2 years of completion of such operations upon approval of an application and prior to its issuance.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 8 • Zoning Regulations, §§ 2.4.15L & 2.4.15M • Zoning Regulations, § 	<ul style="list-style-type: none"> • Requirement of bond equal to amount of any remaining improvements but not less than 10% of cost of all improvements. • Performance bond required for all natural resource extraction or fill activities involving more than 250 cubic yards of material. • Performance and maintenance bonds required for site development approval and issuance of certificate of use.

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
		15.5	
Open Space Requirements			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, p. 33 • Subdivision Regulations, Amended § 5.01.03 	<ul style="list-style-type: none"> • PCD includes policy to increase the required open space dedication in subdivisions from the current five percent and fee to ten percent, consistent with Connecticut General Statutes regarding payment of fee in lieu of open space. • Allows Commission to require the applicant to dedicate a maximum of ten percent (10%) of the total tract proposed for subdivision as open space.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 3 • Zoning Regulations, p. 85 	<ul style="list-style-type: none"> • Open space dedications in an Open Space Subdivision must be at least 30% of the total area of the subdivision and must be either (1) deeded to Town, (2) established legally as part of a homeowner's association, or (3) deeded to a land trust. • Public open space or recreation space, including recreation facilities, may be required where, in the judgment of the TPZC, a conventional subdivision is of such size and /or location to require such space. • Such dedication shall not exceed 15% of the total land in the subdivision, except for Open Space Subdivisions where the dedication may be in addition to open space land required by those regulations. • Open space dedications shall include dry land suitable for recreation and where the land to be

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
			subdivided includes farmland, this requirement may be met by the contribution of farmland.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 12 	<ul style="list-style-type: none"> • PZC may require dedication of 15% of gross land as open space, park or playground for subdivisions of ten (10) or more lots. Commission may require dedication for public use. If it remains in private ownership, land shall be accessible to the residents of the subdivision.
Canton	<ul style="list-style-type: none"> • ZC • PC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 30 • Subdivision Regulations, p. 17 	<ul style="list-style-type: none"> • Conventional Subdivision: may require up to 15% • Open Space Subdivision: shall require at least 30% • Open Space land shall not include sidewalks, roads, drives, paved parking areas, catch basins, detention ponds, and required front, side, and rear yards. • Open Space land may be comprised of wetlands an/or slopes in excess of 30% but the percentage of the dedicated land in these categories shall not any greater than the percentage of the land in these categories in the overall subdivision.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 3.12.3, p. 19 	<ul style="list-style-type: none"> • Commission may require the dedication of up to 15 percent of the area of a subdivision for open space and recreation or the payment of a fee in lieu.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 4.01.03 • Subdivision Regulations, § 4.17.01 	<ul style="list-style-type: none"> • Between 15 and 20% set aside of open space is the standard, depending on the underlying zoning district. The open space is expected to include wetlands, watercourses, and other natural features to be preserved. • Commission may require applicant to use cluster or open space development design to protect valuable site resources.

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 3.1.3 • Subdivision Regulations, § 4.4.1.1 • Zoning 	<ul style="list-style-type: none"> • Requires dedication of at least 20% of the combined acreage of the lots of the proposed subdivision; 50% of the 20% dedication must be preserved as useable open space which excludes wetlands, slopes greater than 20% and any storm water detention facilities; useable open space land must be deeded to Town, Granby Land Trust, McLean Game Refuge, CT DEP or other approved nonprofit or preservation organization. • Location of useable open space must comply with one or more factors including: <ul style="list-style-type: none"> ▪ use for public active recreation; ▪ creation of buffer between Town or State roads and subdivision lots; ▪ preservation of scenic vistas, ridge tops, stands of trees, environmentally sensitive areas, significant manmade features (e.g. stone walls or historic structures), agricultural lands; ▪ potential linkage or connection to existing open space; ▪ ability to connect to and extend 100 foot buffer area around wetlands or watercourses; ▪ creates buffer between proposed subdivision and adjoining properties. • Non useable open space must be deeded same as useable open space or protected by conservation easement in favor of approved entities as for useable open space, homeowners' association, or to approved user as agricultural land or by scenic easement to

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Granby		8.11.1.10	<p>center line of trail shall be preserved; where proposed development abuts an existing trail that could be used for future trail linkage, an area for a new or connecting trail shall be preserved including area 50 feet from either side of centerline of proposed trail.</p> <ul style="list-style-type: none"> • PZC may require preservation of open space or payment of fee-in-lieu (not to exceed 10% of FMV of land prior to subdivision) as for FRD and conventional subdivision even where parcel for development is outside Open Space & Recreation Overlay Zone. Open space requirements shall not apply to transfers of subdivisions of five lots or less to immediate family.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § I-2(H) • Subdivision Regulations, § I-8 	<ul style="list-style-type: none"> • Where land is topographically unsuitable for development, the land should be set aside for use as playground or park. • PZC may require reservation of land for parks, recreation, open space or conservation up to maximum of 10% of total tract proposed for subdivision. • Open space land shall be deeded to Town; to nonprofit conservation land trust with conservation easement; to lot owners as undivided interest subject to conservation easement; or held in ownership by individual owners as part of their lots and subject to conservation easement. • Open space requirement does not apply if subdivision creates less than 5 lots transferred to

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
			member of immediate family or if 20% or more of housing units would qualify as affordable housing.
Simsbury	<ul style="list-style-type: none"> • PC 	<ul style="list-style-type: none"> • Subdivision Regulations, p. 4 	<ul style="list-style-type: none"> • 20% of each subdivision or re-subdivision must be dedicated to the Town as public open space, parks, or playgrounds. • The dedicated land can include wetlands and slopes in excess of 30% provided that the percentage of the dedicated land in these categories is no greater than the percentage of the land in the remaining portion of the subdivision or re-subdivision. • Land included in above-ground power transmissions, roads and other access easements or land set aside for drainage structures can not be included in open space calculations.
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 4.7.1 	<ul style="list-style-type: none"> • Requirement that no less than 15% of total land area to be subdivided be dedicated to Town as public open space, park or playground; the percentage of the open space land designated as wetlands, steep slopes in excess of 25% and areas within FEMA Flood Zone A shall not exceed the percentage of the entire parcel to be subdivided. Requirement not applicable to subdivisions of less than 5 parcels where the lot is transferred to an immediate family member without compensation; affordable housing development under C.G. S. § 8-30g; retail, office, warehouse and industrial subdivisions.

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Open Space Acquisition			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • PCD, p. 34 	<ul style="list-style-type: none"> • PCD promotes acquisition of parcels identified in Open Space Plan through fee simple purchase or purchase of development rights. • PCD also encourages the Town to seek state and federal funds to acquire open space and cautions the Commission to be selective regarding the quality and usefulness of the open space dedicated through the subdivision process. • PCD advises the Commission that priority should be given to acquisition of open space that would connect immediately, or in the future, with existing open space assets and land which has the ability to be used for active recreation without the need for a significant amount of regrading. • Overall, PCD sets a priority for the mechanisms to be used to preserve open space as follows: <ul style="list-style-type: none"> ▪ Acquire fee simple rights. ▪ Acquire development rights. ▪ Acquisition of public easements. ▪ Deed restriction
Bloomfield			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Burlington			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Canton	<ul style="list-style-type: none"> • Open Space Preservation & Acquisition Committee • Board of 	<ul style="list-style-type: none"> • Town Ordinance # 222 	<ul style="list-style-type: none"> • Established an Open Space Preservation and Acquisition Commission and created a Acquisition of Open Space account maintained under the provisions of CGS 7-148C(c)(2)(k) as a special fund that does not lapse at the end of each fiscal year.

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Canton	Selectmen		<ul style="list-style-type: none"> Annually, the Board of Selectmen shall consider additions to the Acquisition of Open Space account as part of the Capital Improvement Plan. All Fees in Lieu of Open Space shall be deposited into the Acquisition of Open Space account.
East Granby			<ul style="list-style-type: none"> <i>No relevant regulations identified.</i>
Farmington		<ul style="list-style-type: none"> Town of Farmington, http://www.farmington-ct.org/TownGovernment/acquisition/Default.aspx 	<ul style="list-style-type: none"> <i>No relevant regulations identified.</i> Town Council established a Land Acquisition Committee to act as an advisory body.
Granby			<ul style="list-style-type: none"> <i>No relevant regulations identified.</i>
Hartland			<ul style="list-style-type: none"> <i>No relevant regulations identified.</i>
Simsbury	<ul style="list-style-type: none"> PC 	<ul style="list-style-type: none"> Town Code, Ch. 21 PCD, p. 25 	<ul style="list-style-type: none"> An Open Space Committee exists to assist the Board of Selectmen with land acquisition and preservation efforts; the Committee applies the criteria listed in the Code and makes recommendations based on its prioritization of available lands. A Fund for Land Acquisition and Preservation exists to generate funds for the purchase of properties prioritized by the Committee. PCD supports the “Open Space Committee in its goal of identifying, prioritizing, and acquiring open

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
			space for the Town.”
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 2.1.13 	<ul style="list-style-type: none"> • PZC authorized to secure conservation easements or restrictions on land that it has determined would be in public interest to retain, maintain and conserve in its natural state.
Fee in Lieu of Open Space			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, pp. 21-22 	<ul style="list-style-type: none"> • Commission is authorized to accept a fee to the Town or a fee to the Town and transfer land (which may include land outside the boundaries of the subdivision) to the Town in lieu of or in addition to any requirement to provide open space.
Bloomfield			<ul style="list-style-type: none"> • <i>No regulations identified.</i>
Burlington			<ul style="list-style-type: none"> • <i>No regulations identified.</i>
Canton	<ul style="list-style-type: none"> • PC 	<ul style="list-style-type: none"> • Town Ordinance # 222 • Subdivision Regulations, p. 17 	<ul style="list-style-type: none"> • Zoning Commission is authorized to accept a fee or transfer land and submit a fee equal to 10% of the fair market value of the land prior to subdivision approval from a subdivision applicant where an open space dedication is undesirable.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Subdivision Regulations, Sec. 3.12.4, p. 18 	<ul style="list-style-type: none"> • The fee shall be equal to not more than 10 % of the FMV of the land to be subdivided prior to subdivision approval.
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Subdivision Regulations, § 4.01.03 	<ul style="list-style-type: none"> • A fee in lieu of is allowed.

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Granby	<ul style="list-style-type: none"> PZC 	<ul style="list-style-type: none"> Subdivision Regulations, § 3.1.3.15 Subdivision Regulations, § 3.1.3(16) 	<ul style="list-style-type: none"> Requires payment of 10% of FMV of land prior to approval of subdivision. PZC may accept 6% if only one new lot created or 8% when only 2 new lots are created. Open space requirements do not apply if all land in subdivision that is less than 5 lots is transferred to member of immediate family, if subdivision will include affordable housing equal to 20% or more of the total number of units.
Hartland	<ul style="list-style-type: none"> PZC 	<ul style="list-style-type: none"> Subdivision Regulations, § I-8(B) 	<ul style="list-style-type: none"> Applicant may provide cash payment (or combination of cash payment and land) equal to 10% of FMV of total parcel to be subdivided provided PZC approves.
Simsbury			<ul style="list-style-type: none"> <i>No regulations identified.</i>
Windsor	<ul style="list-style-type: none"> PZC 	<ul style="list-style-type: none"> Subdivision Regulations, § 4.7.2 	<ul style="list-style-type: none"> Fee may not exceed 10% of FMV of land prior to subdivision and fee shall be used to preserve or acquire land for open space, recreational or agricultural purpose.
Transfer of Development Rights			
Avon	<ul style="list-style-type: none"> PZC 	<ul style="list-style-type: none"> Amended Zoning Regulations, p. IX(F) Zoning Map 	<ul style="list-style-type: none"> Authorizes a TDR system and identifies sending and receiving zones as overlay districts to the zoning map. Sending Area located along Farmington Valley. Portion of Receiving Area lies within Aquifer Protection Zone.
Bloomfield			<ul style="list-style-type: none"> <i>No relevant regulations identified.</i>

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Burlington			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Canton			<ul style="list-style-type: none"> • <i>No relevant regulations identified..</i>
East Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Farmington			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Granby			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Hartland			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Simsbury			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Windsor	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 2.4.15R 	<ul style="list-style-type: none"> • PZC is authorized to approve the transfer of lot coverage (defined in § 3.3.14 as maximum area covered by roofs and paving) from one nonresidential parcel to another nonresidential parcel as a Special Use provided: <ul style="list-style-type: none"> ▪ No more than 50% of the allowable coverage of the sending parcel may be transferred and the maximum coverage of the receiving parcel shall not exceed 67%; ▪ Factors concerning the location of the sending parcel and public access to it if it is to be used for recreational or cultural purposes, the existing value of the sending parcel as a cultural, recreational, natural or agricultural asset or amenity and whether the transfer is preferable to conventional development warrant approval of the Special Use; ▪ Sending parcel shall be dedicated to the Town or to another grantee such as the State, a land trust or other nonprofit entity whose primary purpose is to convey a public benefit;

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	Responsible Agency	Source	Summary
Windsor		<ul style="list-style-type: none"> • Zoning Regulations, § 4.5.8 	<ul style="list-style-type: none"> ▪ Commission may waive site plan requirements under § 3 of Zoning Regulations to facilitate transfer. ▪ Transfer may be reversed upon petition of owners of both the sending and receiving parcels. • Residential density transfers are permitted between all residential zones, the agricultural zone and Design Development areas provided: <ul style="list-style-type: none"> ▪ Sending parcel shall be appropriate for future development or public purpose, equal in area to the number of units transferred times density of underlying zone and shall be dedicated to the Town as condition of transfer. ▪ Receiving parcel shall be appropriate to accommodate additional density considering physical, geologic and geometric conditions, located to maximize advantages of proximity to public and private facilities, streets, mass transit without overburdening and resulting density shall be no greater than the sum of the density of the underlying zone plus transferred density. ▪ Densities for receiving parcel may not exceed 2x the existing density for single-family zones; 2x the existing density for agricultural zone; one additional dwelling unit per acre in new Neighborhood Design Development; up to five additional dwelling units per acre in Center Design Development.

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Planned Residential Developments			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. IX-7 to IX-12 and IX-13 to IX-16 	<ul style="list-style-type: none"> • Planned Residential Developments are permitted by special exception in certain specified zones. The governing regulations “permit variations in height, bulk, density, and residential use types which would not otherwise be possible; permit flexible site design so that development may be constructed in harmony with and preserve natural site features; and assist and provide for the orderly development and management of moderately priced housing for low- and moderate-income families.” • Planned Elderly Residential Developments are permitted by special exception in certain specified zones. The governing regulations “permit variations in height, bulk, density, and residential use types which would not otherwise be possible in order to meet the special needs of the elderly and handicapped; and permit flexible site design so that development may be constructed in harmony with and preserve natural site features.”
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 55-59 	<ul style="list-style-type: none"> • Planned Luxury Residential Zone permits increased densities for residential developments furthering the policies of the PCD with respect to increasing the stock of single-family homes that are comparable with neighboring communities.
Burlington	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 15 	<ul style="list-style-type: none"> • Farming, which includes plant nurseries and raising and housing livestock but excludes the commercial raising of pigs and fur-bearing animals and the

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
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Burlington		<ul style="list-style-type: none"> • Zoning Regulations, p. 22 	<p>housing of more than twenty (20) poultry, is permitted in any zone provided it is 100 feet from any street line, lot line, water supply or swimming pool. Includes accessory buildings and uses, such as warehouses, processing plants and roadside stands.</p> <ul style="list-style-type: none"> • Keeping of large livestock (greater than 250 lbs.) permitted in R-44 zone (1 acre) provided 3 acres for first such animal and 1 acre per animal thereafter and no structure to house the animals within 100 feet of any street line, lot line, water supply or swimming pool.
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 40-42 • Zoning Regulations, p. 45 	<ul style="list-style-type: none"> • Mixed Residential District allows for planned residential development; requires at least one acre and caps number of dwelling units per development at 50 with maximum density of 4 dwelling units per acre. • Active Adult Housing: permits a planned residential community on an at least 10 acre lot.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § IV.C, p.25 	<ul style="list-style-type: none"> • For the purpose of encouraging variety and flexibility in residential land development, conservation of open space and scenic and natural resources, and imaginative site planning and architectural design. Minimum lot area of 6 acres required; reservation of 15% of land area for open space or park; requires minimum buildable lot area of 30,000 square feet and allows a maximum density of two units per two buildable acres with public sewer and water. This compares to a minimum buildable lot area of 30,000 square feet in

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
			the R-40 and of 25,000 square feet in the R-30 and R-20 residential zoning districts.
Farmington	<ul style="list-style-type: none"> TPZC 	<ul style="list-style-type: none"> Zoning Regulations, Art. II, § 8 Zoning Regulations, Art. II, § 9 	<ul style="list-style-type: none"> Design Multiple Residence Zone (RDM) has similar requirements to a PRD. Active Adult Housing Zone is conceived as a planned development.
Granby			<ul style="list-style-type: none"> <i>No relevant regulations identified.</i>
Hartland			<ul style="list-style-type: none"> <i>No relevant regulations identified.</i>
Simsbury			<ul style="list-style-type: none"> <i>No relevant regulations identified.</i>
Windsor	<ul style="list-style-type: none"> PZC 	<ul style="list-style-type: none"> Zoning Regulations, §§ 11.2 & 11.4 Zoning Regulations, § 18 	<ul style="list-style-type: none"> New Neighborhood Design Development & Peripheral Neighborhood Design Development anticipate integration of single family and multi-family units with shared amenities on one site with comprehensive site plan. Planned Urban Development zone allows for planned development integrating residential and business uses: <ul style="list-style-type: none"> Minimum of 60 contiguous acres; Public sanitary sewer and public water supply service required; Residential development shall commence only after initial development of at least 60,000 sq. ft. commercial building floor area; Maximum residential density = 4 units per acre;

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Agricultural Provisions			
Avon	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. III-5, IV-11, IV-15 to IV-17 	<ul style="list-style-type: none"> • Permitted by right in any residential zone. • Sale of farm products and construction of farm buildings is allowed by special exception in rural and residential zones. • Agricultural zone along eastern edge of Farmington River where it crosses the eastern side of town.
Bloomfield	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, p. 31, 32, 101 	<ul style="list-style-type: none"> • Permitted by right in any residential zone provided that the commercial raising of pigs shall be prohibited and at no time shall more than 6 pigs over 6 months old be kept. • Commercial slaughtering, fertilizer manufacture, and commercial reduction of inedible animal matter are prohibited. • Farm markets are allowed by special permit. • Leaf composting facilities, which are accessory to a bona fide farm operation of a minimum of 50 acres provided that all the composted materials are used on the subject farm for soil augmentation purposes, are allowed by special permit.
Burlington			<ul style="list-style-type: none"> • <i>No relevant regulations identified.</i>
Canton	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 32, 80, 81 	<ul style="list-style-type: none"> • Agriculture is permitted in all residential districts • Agriculture is permitted in the Floodway and Flood Fringe Zones of the Flood Plain District.
East Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § IV.E, p. 31 	<ul style="list-style-type: none"> • Agricultural Zone “is established to allow for the continuation of agricultural uses, a major part of East Granby’s heritage.” The minimum lot area in this zone is 120,000 square feet (2.75 acres).

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Farmington	<ul style="list-style-type: none"> • TPZC 	<ul style="list-style-type: none"> • Zoning Regulations, Art. II, § 1 	<ul style="list-style-type: none"> • Farms, with the exception of piggeries, are allowed in the Residential 80, 40 and 30 zoning districts by special permit.
Granby	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § 8.21.7 • Zoning Regulations, § 8.11.1.4 • Zoning Regulations, § 8.15 	<ul style="list-style-type: none"> • Special permit required for any new agricultural use; if agricultural use is new to building or section of land except for expansion of crop or pasture land provided expansion involves less than 5 acres; existing agricultural use is expanded through construction of building in excess of 1,000 sq. ft.; new agricultural use will involve application of pesticides, fertilizers or herbicides on any new land are where not previously applied. • Commission may waive special permit requirement Farm Resources Management Plan has been approved by CT DEP or Hartford County Soil & Water Conservation District and implemented. • All subdivisions for 10 or more acres where 25% or more of total area to be subdivided is within the Open Space & Recreation Overlay Zone and is designated as agricultural land, 25% of the required open space shall be the land designated as agricultural. • Keeping of livestock permitted in all residential zones on any lot of 30,000 sq. ft. or more; for lots of less than 1 acre but at least 30,000 sq. ft., a maximum of 15 small animals, 1 goat, 1 sheep may be kept. On lots of at least 1 acre, 2 additional animals may be kept depending on size of animal. Farms are exempt from animal requirements.

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Granby		<ul style="list-style-type: none"> • Zoning Regulations, § 9.9 	<ul style="list-style-type: none"> • For farms in excess of 20 contiguous acres with common owner where agricultural production is primary means of livelihood, 1 trailer or mobile home may be permitted for seasonal agricultural housing subject to conditions. • Temporary roadside stands permitted and PZC may grant a special permit for a farm store as an accessory use to an active farm and subject to conditions. • Earth excavation operations conducted in conjunction with agricultural or farming uses involving less than 50,000 cubic yards of material, PZC may modify requirements concerning materials and information in support of application for permit.
Hartland	<ul style="list-style-type: none"> • PZC 	<ul style="list-style-type: none"> • Zoning Regulations, § I-3 • Zoning Regulations, § IV-1-9 	<ul style="list-style-type: none"> • Allows boardinghouse or dormitory for seasonal or permanent use to house persons employed on the farm or for work incidental to the farm use. • Roadside stands are permitted as accessory to farm use provided less than 200 sq. ft. for the sale of farm products and homemade articles. • Slaughtering of livestock and poultry permitted as accessory use to commercial farming operation provided all livestock and poultry slaughtered are raised on that farm and no more than 125% of total number of animals raised on that farm may be slaughtered in any one calendar year. • Storage and repair of farm vehicles and equipment permitted as accessory use to farm use.

LAND USE	ZONING, SUBDIVISION, INLAND WETLANDS AND WATERCOURSE REGULATIONS, AND TOWN CODE/ORDINANCE		
	Responsible Agency	Source	Summary
Hartland	<ul style="list-style-type: none"> • IWWC 	<ul style="list-style-type: none"> • Wetlands Regulations, § 4.1(a) 	<ul style="list-style-type: none"> • Grazing, farming, nurseries, gardening, harvesting of crops and farm ponds of 3 acres or less permitted as of right in regulated areas.
Simsbury	<ul style="list-style-type: none"> • ZC 	<ul style="list-style-type: none"> • Zoning Regulations, pp. 43–44, 83–85 	<ul style="list-style-type: none"> • Treated as a restricted use and permitted only by special exception in the APZ. • Fertilizer, manure, and chemicals must be stored at least one hundred (100) feet away from any watercourse.
Windsor	<ul style="list-style-type: none"> • IWWC • PZC 	<ul style="list-style-type: none"> • Wetlands Regulations, § 4.1 • Zoning Regulations, § 10 	<ul style="list-style-type: none"> • Agricultural activities are permitted as of right in wetlands and watercourses. • Agricultural zone – recognition of strong history and current agricultural economy. <ul style="list-style-type: none"> ▪ Permitted uses include: nurseries, orchards, greenhouses, field crops, tobacco, livestock, excluding commercial pig farming, poultry raising, truck or market gardening and veterinary offices; owner occupied dwellings, dwellings for owner’s family member employed on farm or permanent paid employee; residential subdivisions of ten lots or less with density as for AA residential zone (3 acre zoning). ▪ Accessory uses include: warehouses, processing plants, refrigeration plants and housing for permanent workers not to exceed 2 workers per cultivated acre. ▪ Special uses include: residential subdivisions of more than 10 lots; single-family cluster

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	Responsible Agency	Source	Summary
Windsor			subdivisions; hospitals, sanatoriums, nursing homes; commercial kennels, animal hospitals; riding clubs, stables; cemeteries; social clubs, fraternal organizations; garages or open storage of commercial vehicles; farm stands; sale of nursery stock and related products; congregate housing, active adult subdivisions; places of assembly.