

Connecticut River Assembly Background Information Package

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Background Information

**State Statutes Governing the
Connecticut River Assembly**

CHAPTER 477c

UPPER CONNECTICUT RIVER CONSERVATION ZONE

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Sec. 25-102aa. Legislative finding. It is found that the upper Connecticut River and the towns abutting the river possess unique scenic, hydrologic, ecological, agricultural, recreational and historical value contributing to public enjoyment, inspiration and well being. Furthermore, it is found that it is in the public interest that the provisions of this chapter be adopted to preserve such values for the enjoyment of present and future generations of Connecticut citizens and to accomplish the following: (1) The protection and improvement of the water quality of the Connecticut River; (2) the preservation of the flood storage capacity of the Connecticut River; (3) the preservation of unique natural historic and scenic areas and the natural topography of riverfront land; (4) the preservation and encouragement of agricultural land uses which conserve the area's soil and water resources and maintain and increase the area's long-term food producing capacity; (5) the promotion of the area's recreational potential consistent with the ability of the land and the river to support such use; (6) the influencing of the visual impact of riverfront development; and (7) the encouragement of preservation and rehabilitation of the Connecticut River greenbelt.

(P.A. 82-296, S. 1, 11.)

Sec. 25-102bb. Definitions. As used in this chapter, "conservation zone" means the zone described in section 25-102cc; "development rights" means the rights of the owner of property to improve such property, including the right to change the terrain, remove natural vegetation and construct buildings thereon; "scenic easement" means a less than fee interest in property acquired for the purpose of maintaining the existing condition of the property or of preserving an unobstructed view.

(P.A. 82-296, S. 2, 11.)

Sec. 25-102cc. Conservation zone designated. All the following area is designated as a conservation zone: Beginning at the point where the town line between Suffield, Connecticut, and Agawam, Massachusetts, intersects the center line of Connecticut Route 159 and proceeding southerly along the center line of Connecticut Route 159 to its intersection with the town line between Suffield and Windsor Locks, thence easterly along said line to its intersection with the center line of the ConRail Railroad Line, thence southerly along said line to its intersection with the center line of Main Street, thence southerly along said line to its intersection with the center line of Interstate Route 91, thence southwesterly along said line to its northernmost intersection with the town line between Windsor Locks and Windsor, thence easterly along said line to its intersection with the center line of Palisado Avenue, thence southerly, southeasterly and southwesterly along said line to its intersection with the center line of the ConRail Railroad Line, thence southerly along said line to its intersection with the center line of the Hartford Dike, thence southeasterly, southerly, southwesterly and westerly along said line to its intersection with the Wethersfield Cove channel encroachment line, which point is also the intersection of the eastern right-of-way of the Wilbur Cross Parkway with the town line between Hartford and Wethersfield, thence southwesterly, southeasterly, easterly, northerly and easterly along said Wethersfield Cove channel encroachment line to its intersection with the Connecticut River channel encroachment line, thence southerly along said line to its intersection with iron pin four in Kelley Avenue, thence easterly along a line to its intersection with the western right-of-way line of Interstate 91, thence southerly along said line to its intersection with the Connecticut River channel encroachment line which point is iron pin nine of the Connecticut River channel encroachment line, thence southerly, southwesterly, southeasterly and southwesterly along said line to its intersection with the center line of the ConRail Railroad Line, thence southeasterly and southwesterly along said line to its intersection with the hundred year flood boundary north of Dividend Brook, thence southwesterly along said boundary to its intersection with the town line between Rocky Hill and Cromwell, thence easterly along said line to its intersection with the hundred year flood boundary south of Dividend Brook, thence northeasterly along said boundary to its intersection with the center line of the ConRail Railroad Line, thence southeasterly along said line to its intersection with the town line between Rocky Hill and Cromwell, thence westerly along said line a distance of three hundred feet to the point where the town line intersects the one hundred fifty foot contour interval, thence southerly, and at varying elevations, along the ridgeline as viewed from four feet above mean low water from the center line of the Connecticut River to its intersection with the center line of Nooks Hill Road, thence westerly along said line to its intersection with the center line of the ConRail Railroad Line, thence southerly along said line to its intersection with the center line of Connecticut Route 99, thence southerly along said line to its intersection with a line parallel to and two thousand two hundred feet south of South Street, thence westerly along said line a distance of seven hundred feet to its intersection with the hundred year flood boundary, thence northerly along said boundary to its intersection with the southerly property line of the Connecticut Route 9 right-of-way, thence northwesterly along said property line to its intersection with the center line of

West Street, thence westerly along said line to its intersection with the center line of Connecticut Route 3, thence southerly along said line to its intersection with the town line between Middletown and Cromwell which town line is the center line of the Mattabasset River, thence southerly along said line to its intersection with the center line of the Connecticut Route 9 right-of-way, thence southerly along said line to its intersection with the center line of the ConRail Railroad Line, thence easterly along said line to its intersection with the center line of the electric power transmission line right-of-way which crosses the railroad line, thence southerly along said center line of the electric power transmission line right-of-way to a point two hundred feet south of the center line of the ConRail Railroad Line, thence easterly along a line parallel to and two hundred feet from the center line of the ConRail Railroad Line to its intersection with the town line between Middletown and Haddam, thence easterly along said line to its intersection with the town line between Haddam and East Hampton, thence easterly along said line to its intersection with the center line of Hurd Park Road, thence northerly along said line to its intersection with the center line of Connecticut Route 151, thence northerly along said line to its intersection with the center line of Connecticut Route 66, thence westerly along said line to its intersection with the town line between Portland and East Hampton, thence southerly along said line to its intersection with the Connecticut River hundred year flood boundary, thence northwesterly, northerly and southerly along said boundary to its intersection with the center line of Bartlett Street, thence easterly along said line to its intersection with the center line of Connecticut Route 17, thence northeasterly along said line to its intersection with the Connecticut River hundred year flood boundary at a point four hundred feet north of the point where said line intersects the center line of Reservoir Brook, thence northwesterly along said Connecticut River hundred year flood boundary to the point where said boundary intersects the town line between Portland and Glastonbury, thence northwesterly, northerly, southeasterly, easterly, northerly and northwesterly along the Connecticut River hundred year flood boundary and tributary hundred year flood boundaries, where the eastern limit of said tributary hundred year flood boundaries shall be the center line of Main Street, to the point where said boundary intersects the town line between Glastonbury and East Hartford, thence westerly along said line to its intersection with the Connecticut River state stream channel encroachment line, thence northerly and northwesterly along said line to its intersection with the northern floodway boundary of the Hockanum River, thence southwesterly and northwesterly along the floodway boundaries of the Hockanum River and the Connecticut River for a distance of three thousand six hundred feet, thence easterly along a line perpendicular to the Connecticut River floodway boundary to the point where said line intersects the Connecticut state stream channel encroachment line, thence northwesterly, northerly and northeasterly along the Connecticut state stream channel encroachment line to its intersection with the town line between East Hartford and South Windsor, thence easterly for a distance of three thousand feet along said line, thence proceeding northeasterly in a straight line from said point to a point one thousand two hundred fifty feet east of Main Street and one thousand feet south of Sullivan Avenue where said line intersects an unnamed tributary of the Scantic River, thence proceeding in a straight line from said point to the intersection of Main Street and U.S. Route 5, thence northwesterly, northeasterly and northerly along the center line of U.S. Route 5 to its intersection with Newberry Road, thence northerly and northeasterly along the center line of the Interstate 91 entrance ramp and thence the center line of

Interstate 91 to its intersection with the town line between East Windsor and Enfield, thence southwesterly along said line to its intersection with the center line of Depot Hill Road, thence northeasterly along said line to a point eight hundred seventy-five feet west of Interstate 91 as measured along the center line of Depot Hill Road thence northwesterly along a line perpendicular to Depot Hill Road to the point where said line intersects the center line of the ConRail Railroad Line, thence northeasterly, northerly and northwesterly along said line to its intersection with the town line between Enfield, Connecticut, and Longmeadow, Massachusetts, thence westerly along said line to the point of beginning, the point where the town line between Suffield, Connecticut, and Agawam, Massachusetts, intersects the center line of Connecticut Route 159.

(P.A. 82-296, S. 3, 11.)

Sec. 25-102dd. Connecticut River Assembly. Membership. Withdrawal. (a) The municipalities of Middletown, East Hampton, Portland, Cromwell, Glastonbury, Rocky Hill, Wethersfield, Hartford, East Hartford, Windsor, South Windsor, Windsor Locks, East Windsor, Suffield and Enfield shall comply with the provisions of this chapter.

(b) There shall be a Connecticut River Assembly consisting of: The Governor or his designee and one alternate member; one member and one alternate member of each municipality listed in subsection (a) of this section, appointed by the legislative body of such municipality; one member and one alternate member of the Capitol Region Council of Governments appointed by said council; one member and one alternate member of the Mid-State Regional Planning Agency appointed by said agency. Within sixty days after October 1, 1982, members and alternates shall be appointed who shall serve for a term of three years or until a successor is appointed and has qualified. An alternate member may vote on matters before the assembly in the absence of the member for whom he is an alternate. The initial terms of members shall commence when eight of the municipalities listed in subsection (a) of this section have appointed a member and an alternate member and the initial terms of members for municipalities which appoint a member and an alternate member at a later date shall be concurrent with the terms of those already members of the assembly. Any vacancy on the assembly shall be filled in the same manner as the original appointment and shall be for a period of three years. No member shall receive any compensation for service on said assembly. Said assembly shall elect from its members a chairman and such other officers as it deems necessary and shall establish its own rules of procedure.

(c) Any municipality may, by vote of its legislative body, withdraw from the assembly and, one year after such vote, the provisions of this chapter shall not apply to such municipality. A vote for withdrawal shall not be taken until after a public hearing on a proposed withdrawal at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be given in a newspaper or newspapers having a substantial circulation in such municipality at least fifteen days before such hearing. The findings and recommendations of the assembly and the conservation zone prepared pursuant to special act 79-77, as amended by special act 81-1, shall be filed for public inspection in the office of the town or city clerk of the municipality holding said hearing at least ten days before such hearing.

(d) A municipality which has withdrawn from membership on the assembly may again become a member by a vote taken in accordance with the provisions of subsection (c) of this section.

(P.A. 82-296, S. 4, 11.)

Sec. 25-102ee. Staff. Funds. Termination. The assembly may employ expert and such other assistants as it deems necessary and may accept funds from any source. The assembly shall work in cooperation with state and municipal agencies. The assembly shall report to the General Assembly, on or before February fifteenth, annually, on its activities and finances of the preceding year. The existence of the assembly shall terminate at such time as all of its member municipalities have withdrawn or it is abolished by the General Assembly.

(P.A. 82-296, S. 5, 11.)

History: P.A. 82-296, S. 5, effective October 1, 1983.

Sec. 25-102ff. Review of land use applications. (a) Commencing on the one hundred twenty-first day after October 1, 1983, whenever a municipality receives an application for any of the land uses listed in this section on land that is located within the conservation zone, such municipality shall forward a copy of the application to the assembly for information, review, comments and recommendations. The application shall be forwarded not later than thirty-five days before a public hearing, if a hearing is required or scheduled, or before a decision is made on the application if no hearing is required or scheduled. Application for the following land uses shall be forwarded to the assembly: (1) Any use of land for commercial, business, retail or office use, or any combination thereof, which requires a land area of more than seven and one-half contiguous acres or a change of zone of more than seven and one-half contiguous acres, or a building floor area of more than seventy-five thousand square feet; (2) any industrial or manufacturing use which requires a land area of more than ten contiguous acres or a change of zone of more than ten contiguous acres, or the employment of more than two hundred fifty employees; (3) any residential use which requires more than twenty-five contiguous acres or a change of zone of more than twenty-five contiguous acres, or includes more than fifty dwelling units; (4) any municipal or institutional use which requires a land area of more than fifteen contiguous acres; (5) any project which is submitted by a public service company for municipal approval which includes a proposed land use of ten acres or more; (6) any use having one hundred or more parking spaces; (7) any hazardous waste facility as defined in section 22a-115; (8) any solid waste facility, as defined in section 22a-207; (9) any oil refinery or bulk fuel oil storage facility; (10) any bridge, dam or hydropower facility; (11) any electric transmission line of a design capacity of sixty-nine kilovolts or more, or (12) any soil and earth material removal operation involving fifteen thousand cubic yards of material or five contiguous acres of land area.

(b) The assembly upon receiving a copy of the application, may prepare written comments concerning the regional impact of the proposed land use and prior to any public hearing submit such comments to the municipality forwarding such copy. If no public

hearing is required, comments, if any, shall be forwarded to such municipality prior to the scheduled date of municipal action on the proposal.

(c) The municipality shall read any comments submitted by the assembly into the record of any public hearing or public meeting held on the application. Comments provided by the assembly shall be advisory. The lack of comment by the assembly shall not be considered in a negative or affirmative manner.

(d) A two-thirds vote of all the members of the local agency having authority to act on the application shall be required to approve an application which has received a negative comment from the assembly.

(P.A. 82-296, S. 6, 11; P.A. 88-364, S. 81, 123.)

History: P.A. 82-296, S. 6, effective October 1, 1983; P.A. 88-364 made a technical change in Subsec. (a).

Sec. 25-102gg. Local zoning within the conservation zone. Revision of standards. (a) The planning commission and the zoning commission or the combined planning and zoning commission of each assembly municipality shall, within one year after October 1, 1983, revise the zoning regulations and subdivision regulations relating to land within the conservation zone of such municipality, to meet the minimum standards established pursuant to special act 79-77, as amended by special act 81-1, and thereafter shall promptly make further revisions to meet any revised standards adopted by the assembly pursuant to subsection (b) of this section.

(b) The assembly shall, from time to time, review, and may, after public hearing of which at least fifteen days notice has been given in a newspaper or newspapers having a circulation in the conservation zone, revise the standards established pursuant to special act 79-77, as amended by special act 81-1. Such revisions shall be consistent with the state plan for conservation and development adopted pursuant to part 1 of chapter 297 and the purposes of this chapter. A copy of the proposed revisions shall be furnished at least fifteen days prior thereto to the conservation commission, zoning commission, the planning commission or combined planning and zoning commission of the municipalities to be affected thereby and shall be filed at least ten days prior to the hearing in the office of the town or city clerk of the municipalities affected thereby.

(P.A. 82-296, S. 7, 11.)

History: P.A. 82-296, S. 7, effective October 1, 1983.

Sec. 25-102hh. Revision of zone boundary. The assembly may revise the zone boundary established by section 25-102bb by a two-thirds vote of all of the members of the assembly and after public hearing of which at least fifteen days notice has been given in a newspaper or newspapers having a circulation in the conservation zone. Any revision shall be approved by the members of the assembly representing the town or towns impacted by such revision. A copy of the proposed revision to be presented at such public hearing shall be furnished at least fifteen days prior thereto to the conservation commission, zoning

commission, planning commission or combined planning and zoning commission of the assembly municipalities and shall be filed at least ten days prior thereto in the office of the town or city clerk of the municipalities.

(P.A. 82-296, S. 8, 11.)

History: P.A. 82-296, S. 8, effective October 1, 1983.

Sec. 25-102ii. Comment on acquisition of land and water interests by the state. In making fee and less than fee acquisitions in lands and waters, including scenic easements and development rights, applicable to the preservation of the Connecticut River as provided in section 25-102aa within the area encompassed by the conservation zone defined in section 25-102cc, the Commissioner of Environmental Protection shall invite comments from the assembly. The commissioner shall consider the recommendations of the assembly and any modifications to such recommendations.

(P.A. 82-296, S. 9, 11.)

History: P.A. 82-296, S. 9, effective October 1, 1983.

Sec. 25-102jj. Uniform Administrative Procedure Act not applicable. The provisions of chapter 54 shall not apply to any procedures to be followed or actions taken pursuant to the provisions of this chapter.

(P.A. 82-296, S. 10, 11.)

History: P.A. 82-296, S. 10, effective October 1, 1983.

Secs. 25-102kk to 25-102oo. Reserved for future use.

Citation: State of Connecticut General Statutes, Revision of 1958, Revised to 2005.
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**Minimum Standards for the
Preservation and Usage of Land
within the Conservation Zone**

CONNECTICUT RIVER ASSEMBLY

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SOUTH WINDSOR
SUFFIELD
WETHERSFIELD
WINDSOR
WINDSOR LOCKS

MINIMUM STANDARDS FOR THE PRESERVATION AND USAGE OF LAND WITHIN THE CONSERVATION ZONE

Connecticut Special Act No. 79-77 as amended directed the Connecticut River Assembly (CRA) to determine land suitable for inclusion in a "conservation zone" and develop minimum standards for the preservation and usage of land within this zone. This report contains the CRA's minimum standards developed pursuant to Connecticut Special Act No. 79-77 as amended.

The minimum standards for the preservation and usage of land within the conservation zone are designed to promote development practices which will support the following program goals:

1. protecting and improving the water quality of the Connecticut River
2. preserving the necessary flood storage capacity of flood plains;
3. preserving unique natural, historic and scenic areas, and the natural topography of riverfront land;
4. preserving and encouraging the development of agricultural land uses which contribute to conservation of the area's soil and water resources and which increase a long-term food producing capacity;
5. promoting the recreational potential of the river area and public access to the riverfront which is consistent with the ability of the land and the river to support such use;
6. influencing the visual impact of riverfront development; and
7. encouraging the preservation and rehabilitation of the Connecticut River greenbelt.

The standards apply only to land use within the conservation zone. They focus on measures to control non-point sources of pollution, such as erosion and sedimentation, and limit destruction of the natural environment. The standards will begin to influence development within the conservation zone when they are incorporated into municipal land use regulations (zoning, subdivision, etc.) and are enforced at the municipal level.

Public Act 82-296 required that each member municipality review their local zoning and subdivision regulations for consistency with the following minimum land use standards and make any necessary regulation changes between October 1, 1983 and September 30, 1984. Municipalities are free to exceed the minimum requirements as they see fit.

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DEFINITIONS

The terms used in these standards are defined as follows:

<u>Building</u>	Any structure having a roof and intended for shelter, housing or enclosure of persons, animals or materials.
<u>Coverage</u>	The percentage which the aggregate building area of all buildings on a lot bears to the total area of that lot.
<u>Cutting</u>	The cutting or removal of forest tree species on a lot for the purpose of preparing a site for the construction of a building or other structure.
<u>Cutting Plan</u>	A plan showing the existing mix of forest tree species, their approximate height, age and density; a description of the cutting or removal activities to be undertaken and any other information that may be necessary and reasonably required.
<u>Earth Materials Removal</u>	The removal, excavation or mining of minerals, sand, gravel, clay, bedrock, peat, loam or topsoil.
<u>Erosion and Sedimentation Control Plan</u>	A plan which sets forth measures to be undertaken for the control of erosion and sedimentation. Model erosion and sedimentation control plan criteria are contained in this report.
<u>Flood Plain</u>	That area designated as subject to periodic flooding due to the 500-year flood as designated by the municipal flood insurance study prepared by the Federal Emergency Management Agency (FEMA).
<u>500-Year Flood</u>	A flood which has a .2% chance of being exceeded in any given year.
<u>Floodproofing</u>	Modifications of structures, their sites and building contents to keep flood waters out or reduce flood damages to real property, water and sanitary facilities, structures, and contents of buildings.
<u>Greenbelt</u>	Area of natural vegetation bordering the Connecticut River that is either publicly or privately managed.
<u>Hazardous Waste</u>	Any waste material, except by-product material, source material or special nuclear material, as defined in CGS Section 22a-151, which may pose a present or potential hazard to human health or the environment when improperly disposed of, treated, stored, transported, or otherwise managed, including: a) hazardous waste identified in accordance with Section 301 of the Resource Conservation and Recovery Act of 1976 (42 USC 6901 et seq.); b) hazardous waste identified by regulation by the DEP; and c) polychlorinated bipheyls in concentrations greater than 50 parts per million.

<u>Hazardous Waste Facility</u>	Land and all contiguous land and structures or appurtenances thereon used for the disposal, treatment, storage or recovery of hazardous waste.
<u>Height</u>	The vertical distance between a horizontal plane drawn through the average elevation of the finished lot the grade at the base of a building or structure and its uppermost point.
<u>Lot</u>	A plot or parcel of land occupied or capable of being occupied, in conformity with applicable regulations, by one or more principal buildings and any accessory buildings or uses customarily incidental thereto.
<u>Marine Facility</u>	A dock, wharf, slip, basin or similar landing facility for waterborne vessels and/or an open yard for the building, storing, repairing, servicing or refueling of such vessels, together with any accessory buildings or other structures necessary for the operation of the foregoing.
<u>Multi-Family Project</u>	Any group of three or more dwelling units in one or more buildings on a single lot.
<u>Refuse</u>	Waste, junk, garbage, debris, rubbish or trash, but not including sewage collected or disposed of in lawful facilities.
<u>Sign</u>	Any letter, word, model, pennant, insignia, trade flag, device or representation used as, or which is in the nature of, an advertisement, announcement, attraction or directive.
<u>Site Plan</u>	A plan which includes the description and location of all existing and/or proposed buildings, structures and uses on a lot; utility lines, vehicular drives and parking areas, access, lighting, drainage and waste disposal facilities; adjacent ownership, outstanding physical features, watercourses and wetlands; any proposed modification or alteration of the lot's natural features, including the disturbance of vegetation and soil cover, and existing and proposed contours; and such further information as may reasonably be required. Subdivision plans need not show house locations, driveways or other lot specific improvements unless the subdivision is also a planned residential development or cluster subdivision.
<u>Solid Waste</u>	Any unwanted or discarded solid, liquid, semisolid or contained gaseous material, including, but not limited to, demolition debris, material burned or otherwise processed at a resources recovery facility or incinerator, material processed at a recycling facility and sludges or other residue from a water pollution abatement facility, water supply treatment plant or air pollution control facility.
<u>Solid Waste Facility</u>	Any solid waste disposal area, volume reduction plant, transfer station, wood-burning facility or biomedical waste treatment facility.
<u>Story</u>	That part of a building, other than a cellar, included between the surface of any floor and the floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

<u>Subdivision</u>	A division of a tract or parcel of land into three or more parts or lots for the purpose, whether immediate or future, of sale or building development expressly excluding development for agricultural purposes, and including resubdivisions; "Resubdivision" means a change in a map of an approved or recorded subdivision or resubdivision, if such change (a) affects any street layout shown on such map, (b) affects any area reserved thereon for public use, or (c) diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map.
<u>Structure</u>	Anything constructed or which is located on, above or beneath the ground, except driveways, sidewalks, parking areas, curbing and fences which are less than 6 feet high.
<u>Transfer Station</u>	Any location or structure, whether located on land or water, where more than ten cubic yards of solid waste, generated elsewhere, may be stored for transfer or transferred from transportation units and placed in other transportation units for movement to another location, whether or not such waste is stored at the location prior to transfer.
<u>Volume Reduction Plant</u>	Any location or structure, whether located on land or water, where more than two thousand pounds per hour of solid waste generated elsewhere may be reduced in volume, including but not limited to, resources recovery facilities and other incinerators, recycling facilities, pulverizers, compactors, shredders, balers and composting facilities.
<u>Wetlands</u>	Those areas identified and defined in Section 22a-32, <u>Connecticut General Statutes</u> , as amended, and Section 22z-28, <u>Connecticut General Statutes</u> , as amended.

MINIMUM-STANDARDS FOR THE PRESERVATION
AND USAGE OF LAND WITHIN THE CONSERVATION ZONE

As was noted previously, the following standards were developed and adopted by the CRA pursuant to the Connecticut Special Act 79-77 as amended.

1. FLOOD PLAIN USE

- a. Purpose. The purpose of this minimum standard for flood plain use is to preserve the necessary flood storage capacity of the Connecticut River flood plain and its tributary flood plains; to promote public health, safety and general welfare through minimizing flood losses in flood plain areas; and to promote flood plain use which is compatible with beneficial flood plain values and goals of the Connecticut River Assembly Program.
- b. Activities Permitted as of Right. The flood plain use guidelines contained in section d. below shall not be deemed to restrict agricultural or farming uses, including the building of fences, provided that this section shall not apply to farm buildings and farm structures.

- c. **Permitting of Regulated Activities.** No obstruction or encroachment shall be placed in the flood plain by any person, firm or corporation, public or private, unless authorized by the town authority having jurisdiction. The town authority having jurisdiction shall consider the use guidelines contained in section d. below when making its decision to deny or issue a permit. Nothing in section d. shall be construed as constituting approval or disapproval of any activity prior to the decision on a permit.
- d. **Use Guidelines for Regulated Activities.**
 - (1) The following activities may be generally compatible with flood plain values under certain conditions.
 - (a) Conservation activities which do not require significant physical alteration of watercourses and flood plains (e.g. wildlife and nature preserves, game farms, fish hatcheries, etc.).
 - (b) Park and recreation areas provided that:
 - (1) The placement of small piers, catwalks, floats, docks, piles and other similar structures including trails and pedestrian access routes:
 - (a) do not involve dredging or filling of the watercourses and do not require significant physical alterations of flood plain;
 - (b) are elevated on low-impact pile foundations;
 - (c) do not interfere with or obstruct navigation;
 - (d) do not restrict circulation or tidal flushing.
 - (2) The repair, relocation and/or rearrangement of floating docks, open pile docks, and similar structures within an established marina or boat basin involve no disturbance of the watercourse or floodplain other than removing or relocating anchors or pilings.
 - (3) The construction of boat launching ramps limits encroachment to the minimum necessary to provide access to navigable waters.
 - (4) Accessory structures and amenities (such as picnic tables) are anchored and built to withstand flooding.

(c) Erection of water-dependent industrial and commercial facilities when:

- (1) Elevated pile-supported construction is utilized;
- (2) They do not interfere with the circulation of navigable or tidal waters;
- (3) The facilities are designed to minimize the destruction of indigenous vegetation;
- (4) They do not significantly affect native wildlife;
- (5) Their encroachment is limited to that minimally necessary to provide structural stability;
- (6) There is no alternative for accomplishing the applicant's objective which is technically feasible and which further minimizes adverse impacts;
- (7) The height, width and length of structures are limited to the minimum dimensions necessary to accomplish their intended function;
- (8) The facilities are floodproofed.

(2) The following activities are generally incompatible with flood plain values.

- (a) Activities which require incremental filling of the flood plain, where incremental fill shall mean fill, including any material or structure, which would have the effect of displacing water or the flood storage capacity of the property. Shifting existing contours without the addition of new fill from offsite and which does not reduce the existing flood storage capacity of the subject property is not considered incremental fill.
- (b) Construction of any structure whose lowest floor, including basement, is lower than the flood elevation.
- (c) Construction of any structure which is not anchored to prevent flotation, collapse, or lateral movement of the structure.
- (d) Construction of waste disposal systems which are not floodproofed to avoid impairment to them or contamination from them during flooding.
- (e) Construction of industrial facilities using, producing or storing hazardous or toxic substances (nuclear power plants, chemical factories, oil storage tanks, etc.) which are not protected against a flood of rare occurrence.

2. LOT COVERAGE

No building shall be constructed, reconstructed, enlarged, extended, moved or structurally altered in such a manner as to exceed the maximum percentage of total lot coverage allowed for such buildings in the aggregate on any single lot as indicated in the following table.

<u>Type of District</u>	<u>Range of Minimum Lot Sizes</u>	<u>Maximum % of Lot Coverage Permitted</u>
Residential*	up to 8,000 square feet	35%
	8,001 - 10 000 square feet	30%
	10,001 - 20 , 000 square feet	25%
	20,001 - 25,000 square feet	20%
	25,001 - 44,000 square feet	15%
	above 44,000 square feet	10%
Commercial** (including waterfront)	All Sizes	40%, except that greater coverage may be allowed in suburban/urban areas where the coverage is consistent with the character of adjacent development
Industrial*** - Planned Industrial (e.g. industrial park)	All Sizes	25%
- Industrial	All Sizes	50%, except that greater coverage may be allowed in suburban/urban areas where the greater coverage is consistent with the character of adjacent development.

-
- * Reflects local requirements which seem reasonable based upon staff review. Maximum lot coverage decreases as building lot size increases.
 - ** Reflects local requirements which seem reasonable based upon staff review. Flood plain use guidelines encourage low-intensity development in flood plain areas. 40% + lot coverage might be acceptable in upland areas if the proposed development is consistent with the character of adjacent development and the other minimum standards are followed.
 - *** Reflects local requirements which seem reasonable based upon staff review. Flood plain use guidelines encourage low-intensity development in flood plain areas. 50% + lot coverage might be acceptable in upland areas if the proposed development is consistent with the character of adjacent development and other minimum standards.

3. SITE PLANS

No building permit shall be issued in connection with any subdivision, multifamily project or permitted non-residential use in any district unless a site plan shall have been submitted to and approved by the town authority having jurisdiction.

4. EROSION AND SEDIMENTATION CONTROL PLANS (as revised 9/12/85)

- a. An erosion and sedimentation control plan consistent with the standards set forth in section b. below shall be submitted as part of the supporting documentation to be filed with a required site plan or as one of the required exhibits submitted for land subdivision approval. Such a plan shall be referred to the appropriate soil and water conservation district for its technical review and advisory opinion before approval of the project.
- b. Erosion and Sedimentation Control Plan Standards.
 - (1) Such plans shall show proper measures to control erosion and reduce sedimentation as set forth in the Connecticut Guidelines for Soil Erosion and Sediment Control, 1985, as amended.
 - (2) Said plan shall contain, but is not limited to:
 - A. A narrative describing:
 1. the development;
 2. the schedule for grading and construction activities including:
 - a. start and completion dates;
 - b. sequence of grading and construction activities;
 - c. sequence for installation and/or application of soil erosion and sediment control measures;
 - d. sequence for final stabilization of the project site.
 3. the design criteria for proposed soil erosion and sediment control measures;
 4. the construction details for proposed soil erosion and sediment control measures;
 5. the installation and/or application procedures for proposed soil erosion and sediment control measures; and
 6. the operation and maintenance program for proposed soil erosion and sediment control measures.
 - B. A site plan that is in compliance with the Zoning Regulations of the town authority having jurisdiction.
 - C. Any other information deemed necessary and appropriate by the CRA.
 - (3) Minimum Acceptable Standards.
 - A. Plans for soil erosion and sediment control shall be developed in accordance with these regulations using principles as outlined in chapter 3 and 4 of the Connecticut Guidelines for Soil and Erosion and Sediment Control, 1985, as amended. Soil erosion and sediment control plans shall result in a development that: minimizes erosion and sedimentation during construction; is stabilized and protected from erosion when completed; and does not cause off-site erosion and/or sedimentation.
 - B. The minimum standards for individual measures are those in the Connecticut Guidelines for Soil Erosion and Sediment Control, 1985, as amended.

(4) Conditions Relating to Erosion Control.

- A. Measures to be taken to control erosion and sedimentation, if required, may be described and provided for in construction agreement and the estimated cost of accomplishing such measures may be covered in a performance bond acceptable to the town authority having jurisdiction.

5. SIGNS

No commercial sign shall be constructed, reconstructed, enlarged, extended, moved or structurally altered in such a manner so as to move or rotate mechanically or be illuminated by a light source which visibly flashes, oscillates or otherwise automatically changes in intensity or color, nor shall any sign be permitted which calls the attention of the general public to any commercial activities, services or products not available on the premises where the sign is located.

6. SIGHT LINE/BUILDING HEIGHT

No buildings or other structures shall be constructed, reconstructed, enlarged, extended, moved or structurally altered in such a manner as to exceed the height of the tree line in rural areas (maximum building height of approximately 35 feet) or to exceed the height of adjacent development in suburban/urban areas. Barns, silos and tobacco sheds are exempted from the building height standard. The developer should make every effort to maintain a natural buffer between buildings or other structures and the river.

7. CUTTING OR TIMBER

A cutting plan shall be submitted as part of the supporting documentation filed with a required site plan or as one of the required exhibits to be submitted for land subdivision approval.

8. REMOVAL OF SOIL AND EARTH MATERIALS

The removal of soil and earth materials shall require special permit approval or special exception approval from the town authority having jurisdiction except for: 1) foundation, trench and related site excavation performed after the issuance of a building permit; 2) removal in connection with the landscaping and grading of land for a purpose for which a building permit is not required, provided that such removal shall not exceed 300 cubic yards of material; and 3) earth moving or excavation related to farm management techniques or farm building construction.

9. DUMPING AND STORAGE OF REFUSE

No dumping or storage of refuse shall be permitted within the conservation zone nor shall any new public solid waste disposal facility be established in the area. Expansion of existing solid waste disposal facilities in the area shall be discouraged. Transfer station operations used to store small amounts of refuse for brief periods pending final lawful disposition shall be prohibited in the flood plain and discouraged in the remainder of the conservation zone.

Adopted: October 7, 1981

Revised: September 12, 1985--Erosion and Sedimentation Control Plans

Clarification: July 19, 1984--Flood Plain Use. Flood plain and base flood elevation as used in this standard refers to the 100-year flood plain and 100-year base flood elevation.

Municipalities have the option of exceeding this minimum through using a 500-year flood standard for regulatory purposes.

Updated: September 2000

**Rules of Procedure
and
Procedural Guidelines for Review Process**

CONNECTICUT RIVER ASSEMBLY
RULES OF PROCEDURE

Adopted May 5, 1983

Article I. Organization and Membership

- A. The Connecticut River Assembly, (hereinafter called the "Assembly") is organized pursuant to the provisions of Public Act No. 82-296 (such Act being hereinafter called the "Act"), with all the powers, rights and obligations therein conferred upon it. (Public Act No. 82-296 was codified as Sec. 25-102aa.-Sec. 25-102jj. Connecticut General Statutes.)
- B. Membership
- (1) The membership of the Assembly shall consist of all members and alternates appointed pursuant to Section 4(b) of the Act (Sec. 25-102dd. (b) Connecticut General Statutes).
 - (2) Any member municipality may withdraw from the Assembly as provided in Section 4(c) of the Act (Sec. 25-102dd. (c) Connecticut General Statutes).
 - (3) Members and alternates of the Assembly shall serve for a term of three years. The initial terms of members and alternates shall be measured from January 12, 1983.
 - (4) Any vacancy on the Assembly shall be filled pursuant to Section 4(b) of the Act (Sec. 25-102dd. (b) Connecticut General Statutes).
 - (5) As provided in Section 4(b) of the Act (Sec. 25-102 dd. (b) Connecticut General Statutes), no member shall receive any compensation for his/ her service on the Assembly.

Article II. Authority and Duties

A. Authority

The Assembly has authority, under the Act, to

- (1) Establish its own rules of procedures - which carries with it the right to amend such rules from time to time;
- (2) Employ expert and such other assistants as it judges necessary;
- (3) Accept funds.

B. Duties

- (1) The Assembly shall perform all duties as required by the Act.
- (2) The Assembly shall report annually, on or before February 15th, to the General Assembly on its activities and finances of the preceding year.

Article III. Meetings

A. Regular

The Assembly shall meet once a month on a regular date at a place fixed by vote of the membership.

B. Annual Meeting

The annual meeting of the Assembly shall be at the March meeting of each year. Election of Assembly officers for one (1) year terms shall be held at the March Annual Meeting.

C. Special

Special meetings may be held upon call of the Chairman or Vice-Chairman and shall be held on written request of any three regular members.

D. Notices

- (1) Notices of all meetings shall be given to each member and alternate, stating the time, place, and business to be transacted. Notices of all regular meetings shall be given by mail at least ten days prior to the meetings. Notices of all special meetings shall be given by mail or telephone at least five days prior to the meeting.
- (2) On or before January 31st of each year the Assembly shall file with the Office of the Secretary of the State and with the Town Clerks of each member town the schedule of regular meetings of the Assembly for the ensuing year, and no such meeting shall be held less than thirty days after such filing.
- (3) Notice of any special meeting of the Assembly shall be posted in the office of the Secretary of the State and of the Town Clerks of each member town not less than twenty-four hours prior to the meeting; but this requirement may be omitted in case of emergency if a copy of the minutes of such meeting adequately describing the emergency and proceedings of such meeting is filed in each such place within seventy-two hours after the meeting.

E. Quorum

At all meetings a quorum shall consist of a simple majority of the members or alternates representing member municipalities.

F. Attendance

Meetings shall be generally open to the public and the press to the degree permitted by space requirements. The Assembly may, however, in its discretion, exclude other than members and alternates from discussion and voting upon matters which it believes should be held confidential, provided that the final vote upon any matter shall be recorded in the minutes and made a public record.

G. Voting

- (1) Alternates shall be entitled to attend and participate in the discussion at all meetings but shall not be entitled to vote except in the absence of the regular member for whom they act as alternates.
- (2) All matters upon which a vote is required shall be adopted by a vote of a majority of the voting members present at a duly called meeting of the Assembly at which a quorum is present.

H. Conduct of Meetings

Meetings will be conducted in accordance with Robert's Rules of Order.

Article IV. Officers and Committees

A. Officers

- (1) The officers of the Assembly shall be a chairman, vice chairman, secretary, treasurer, and such other officers as the Assembly may from time to time designate. They shall be elected at the Annual March Meeting. The term of each officer shall be for a one (1) year period and until his/her successor is elected and qualified by the Assembly. Officers may succeed themselves. No two offices may be held by the same individual at any one time.
- (2) Any vacancy in an office shall be filled by vote of the Assembly for the unexpired term of such office.

B. Committees

- (1) The members at a regular or special meeting may create such committees as deemed necessary or advisable, and define the powers and duties of such committees.

- (2) The members at a regular or special meeting shall designate membership on the several committees and each town shall be represented on at least one committee. The members may also authorize the Chairman to appoint committees.
- (3) Each committee, by majority vote of its membership, may designate a chairman, vice chairman, and secretary, who shall keep the minutes of its meetings.

C. Powers and Duties of Officers

(1) The Chairman shall:

- (a) Preside at all meetings of the Assembly.
- (b) Have general supervision of the affairs of the Assembly.
- (c) Execute all papers and documents on behalf of the Assembly as authorized by the Assembly.
- (d) Be a member ex-officio of all committees except the nominating committee.
- (e) Represent the Assembly as directed by the Assembly.
- (f) Have the power to co-sign checks and investment instruments with the Vice Chairman or Treasurer with two signatures needed for all transactions authorized by the Assembly.

(2) The Vice-Chairman shall:

- (a) In the event of the absence, resignation, or incapacity of the Chairman, or in the event the Chairman shall be unable to act, assume the office and duties of the Chairman.
- (b) Perform any such duties and other functions designated by the Chairman or by the Assembly.
- (c) Have the power to co-sign checks and investment instruments with the Chairman or Treasurer with two signatures needed for all transactions authorized by the Assembly.

(3) The Secretary shall:

- (a) Give notice of, and make, keep and maintain a record of the proceedings of, all meetings of the Assembly.
- (b) Carry on such correspondence of the Assembly as the Chairman or the Assembly shall request.

- (c) Perform such other duties as may be required by his/her office.
 - (d) Inform, when required, Town Clerks, the Governor, the MRPA and CRCOG, prior to October 31 of the necessity to elect representatives and alternates to the Connecticut River Assembly.
- (4) The Treasurer shall:
- (a) Take in all monies, make all disbursements and have charge of all funds of the Assembly. He/she is authorized to co-sign checks and investment instruments with the Chairman or Vice-Chairman with two signatures needed for all transactions authorized by the Assembly.
 - (b) The Treasurer shall keep a full and complete record of all funds, securities, evidences of indebtedness and other assets at all times belonging to the Assembly and of all money received or paid by him/her on its account. He/she shall-prepare, present and file, such financial reports as from time to time are requested by the Assembly.
- (5) In addition to the powers and duties hereinabove enumerated, each officer shall have such powers and duties as the Assembly may from time to time prescribe.

Article V. Fiscal Year

The fiscal year of the Assembly shall run from July 1 of each year through June 30 of the following year.

Article VI. Amendments

These Rules of Procedure may be amended from time to time by affirmative vote of members (or alternates) representing a quorum present at the meeting next following the introduction of the amendment, provided that notice of the complete text of the proposed amendment shall have been mailed with the call of the earlier meeting to all members.

CONNECTICUT RIVER ASSEMBLY

PROCEDURAL GUIDELINES FOR REVIEW PROCESS

Section 1 DEFINITIONS. For the purposes of these Guidelines:

- (a) "The Act" means Public Act 82-296 including all subsequent amendments thereto;
- (b) "Applicant" means the proponent of any matter forwarded by a member municipality to the Connecticut River Assembly (hereinafter CRA) for information, review and recommendations under the Act;
- (c) "Intervenor" means a person or group of persons determined by a majority vote of the CRA to have a substantial and potentially legal interest in a referral under consideration by CRA who is allowed to participate in the CRA's hearing concerning such matter;
- (d) "Referral" means any application, proposal or other matter forwarded by a municipality to CRA under the Act; and
- (e) "Review process" means the process by which CRA responds to a referral.

Section 2 OPINIONS OF MEMBERS. CRA members may discuss the assembly's general policies, standards and procedures with municipal officials, citizens or applicants at any time. CRA members shall **refrain** from expressing opinions on a specific referral except:

- (a) at CRA meetings when such referral is under consideration;
- (b) in conversations with other CRA members in preparation of preliminary staff reports for such a meeting; and
- (c) in preparing reports either preliminary to such meetings or summarizing the findings of such meetings.

Section 3 PROCEDURES FOR REVIEW PROCESS. Whenever a referral is received by the CRA, staff shall:

- (a) make a prompt preliminary review of the referral;
- (b) request from the forwarding municipality or the applicant any additional information necessary to review the referral and/or from the owner(s) of the area involved permission to inspect the site;
- (c) review all available relevant information submitted to ascertain how and in what manner the proposal will impact the upper Connecticut River conservation zone with regard to accomplishing the legislative goals set forth in Section 25-102aa of the General Statutes;
- (d) prepare a written report to the CRA summarizing the results of the review performed pursuant to Section 3(c);

- (e) if time permits, circulate the report generated pursuant to Section 3(d) to the CRA membership, the municipality and the applicant before the meeting;
- (f) notify the Chairman, or, in his absence, the Vice-Chairman, of the referral;
- (g) at the direction of the Chairman or Vice-Chairman schedule a meeting for review of the referral;
- (h) notify CRA members, the forwarding municipality, the applicant and any intervenor or prospective intervenor of the time, date, place and agenda for such meeting; and
- (i) request from the forwarding municipality and the applicant written authorization for added time for review if the referral cannot be adequately reviewed without such extension.

Section 4 PRACTICE AND POLICY CONCERNING CLAIMS OF BIAS OR CONFLICT OF INTEREST

- (a) Any member or alternate who has a pecuniary interest in a referral or owns property in or abutting the area involved in a referral or has a close relationship with the applicant should not participate in the review of said referral.
- (b) Any member or alternate who, prior to the referral and its review, has expressed a bias either for or against such referral should not participate in the review of such referral.
- (c) Residence in a forwarding municipality or in the conservation zone or membership in any agency shall not, standing alone, constitute a reason for disqualifying a member or alternate from participation in the review process.
- (d) At the beginning of any hearing to review a referral the presiding person shall ask those present whether there are any members or alternates who ought to be disqualified or excused from the review process.
- (e) A member or alternate may disqualify himself upon stating the basis for such disqualification.
- (f) When a member or alternate is challenged under Section 4(d) he may, but need not, disqualify himself.
- (g) If such challenged member or alternate does not disqualify himself, the presiding member, or an alternate if the presiding member is being challenged, shall hear comments on the proposed disqualification from those present, including the challenged member or alternate. After such comments are complete, the presiding member or his alternate shall call a vote on the question. A majority of the members and alternates present, exclusive of the challenged person, shall decide the outcome.
- (h) No member or alternate who is disqualified from a particular review process may participate in the discussions, deliberations or vote on that referral.

Section 5 ALTERNATES. Alternate members are entitled to participate in all discussions and deliberations in the review process, regardless of their voting status, unless subject to disqualification under Section 4.

Section 6 MINUTES. In addition to a summation of matters discussed at each meeting, the minutes shall reflect the disqualification, abstention and/or vote of each member for any matter voted; and shall indicate the withdrawal from the meeting of any person who has been recorded present.

Section 7 INTERVENORS:

- (i) At any meeting to discuss a referral, any person or group of persons who asserts in writing a substantial and potentially legal interest in the matter may request to intervene.
- (j) Such requests shall be considered before the merits of the referral are discussed and intervenor status shall be granted if a majority of the participating CRA members and alternates vote in favor of intervention.
- (k) Any intervenor shall be entitled to notice of the CRA's action concerning a referral.

Section 8 REVIEW OF REFERRALS:

- (a) If the staff report prepared in accordance with Section 3 has not been circulated prior to the CRA meeting, it shall be read or summarized by a staff member at the meeting before any discussion on the merits of the referral is held.
- (b) Thereafter the presiding person shall permit the applicant and the municipality to address the members (and alternates); both the municipality and the applicant may, if they desire, respond to CRA questions and comments.
- (c) Upon completion of the municipality and applicant comments, the presiding person shall permit comment and question from the public, including any intervenors.
- (d) Any questions raised by a person other than a member or alternate shall be directed through the presiding person to assure order; the presiding person may refuse questions which he deems irrelevant, repetitious or vexatious and he may reasonably limit the time allowed for responses to questions posed.
- (e) Participating members and alternates may question the municipality, the applicant or an intervenor in any of their deliberations.
- (f) Upon completion of discussion of the referral pursuant to Sections 8a through 8e supra, participating members and alternates shall discuss the merits of the referral and, after deliberation, shall vote, majority prevailing, as follows:
 - 1. Favorable comment, with or without recommendations;
 - 2. Unfavorable comment, with prejudice; or
 - 3. Unfavorable comment, without prejudice to renew the application.
- (g) After each vote the CRA shall list the reasons for its decision.

Promptly after a meeting on a referral, staff shall mail to the municipality, the applicant and any intervenor notice of the action taken and the reasons therefore.

**Development Application
Referral and Review Procedures**

CONNECTICUT RIVER ASSEMBLY
DEVELOPMENT APPLICATION REFERRAL
AND REVIEW PROCEDURES

1. Applicant completes Administrative Checklist.
2. If proposal requires CRA review, municipality submits one copy of the application to the CRA not later than 35 days before a public hearing if one is required or scheduled, or 35 days before a decision is made on the application if no hearing is required or scheduled.

Application shall mean all maps and supporting materials that the municipality requires as part of a complete application.

If the applicant has submitted any additional documentation in support of his/her proposal, please provide the CRA with a listing of such materials. If necessary, they will be reviewed at the town hall by CRA staff.

3. Please mail copy of completed Administrative Checklist and land use application to:

Mary Ellen Kowalewski
Connecticut River Assembly
C/O Capitol Region Council of Governments
241 Main Street
Hartford, CT 06106

4. The Assembly, upon receiving a copy of the application, may prepare written comments concerning the regional impact of the proposed land use and prior to any public hearing submit such comments to the municipality forwarding such copy. If no public hearing is required, comments, if any, shall be forwarded to such municipality prior to the scheduled date of municipal action on the proposal.
5. The municipality shall read any comments submitted by the Assembly into the record of any public hearing or public meeting held on the application. Comments provided by the Assembly shall be advisory. The lack of comment by the Assembly shall not be considered in a negative or affirmative manner.
6. A two-thirds vote of all the members of the local agency having authority to act on the application shall be required to approve an application which has received a negative comment from the Assembly.

1/27/05

When should land use applications be submitted to the Connecticut River Assembly?

Any use of land for commercial, business, retail or office use, or any combination thereof, which requires a land area of more than seven and one-half contiguous acres or a change in zone of more than seven and one-half contiguous acres or a building of more than seventy-five thousand square feet,

Any industrial or manufacturing use which requires a land area of more than ten contiguous acres or a change of zone more than contiguous acres, or the employment of more than two hundred and fifty employees,

Any residential use, which requires more than twenty-five contiguous acres or a change of zone of more than twenty-five contiguous acres, or includes more than fifty dwelling units,

Any municipal or institutional use which requires a land area of more than fifteen contiguous acres,

Any project, which is submitted by a public service company for municipal approval, which includes a proposed land use of ten acres or more,

Any use having more than one hundred or more parking spaces

Any hazardous waste facility as defined in section 22a-115 04 section 22a-207,

Any oil refinery or bulk fuel oil storage facility

Any bridge, dam or hydropower facility,

Any electric transmission line of a design capacity of sixty-nine kilovolts or more,

Or any soil and earth material removal operation involving fifteen thousand cubic yards of material or five contiguous acres of land area.

**CONNECTICUT RIVER ASSEMBLY
AN ADMINISTRATIVE CHECKLIST FOR SIGNIFICANT
IMPACTS ON THE CONSERVATION ZONE**

July 1985

This checklist must be filled out by any person requesting any permit, endorsement, approval authority or permission from town authorities for the use of land within the conservation zone. The conservation zone boundary is found on the map entitled _____ which is on file at the office where this request is being made.

For the purposes of this form, the required town or State action will be called a "permit" and the applicant's proposed activity will be termed "use".

Any "yes" response to question 1 through 12 below indicates that the proposed land use will require review by the Connecticut River Assembly. If an item does not apply, place a check in the no column. Permit requests which meet any one or more of the threshold criteria listed below must be forwarded to the Connecticut River Assembly for review prior to local action. Connecticut River Assembly comments will be considered in making a local decision on the permit.

STATEMENT OF APPLICANT

- | | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 1. Does the proposed use of land for <u>commercial</u> , <u>business</u> , <u>retail</u> or <u>office</u> use require: | | |
| a. a land area of more than 7.5 contiguous acres? | _____ | _____ |
| b. a change of zone of more than 7.5 contiguous acres? | _____ | _____ |
| c. a building floor area of more than 75,000 square feet? | _____ | _____ |
| d. construction of 100 or more parking spaces? | _____ | _____ |
| 2. Does the proposed use of land for <u>industrial</u> or <u>manufacturing</u> use require: | | |
| a. a land area of more than 10 contiguous acres? | _____ | _____ |
| b. a change of zone of more than 10 contiguous acres? | _____ | _____ |
| c. the employment of more than 250 employees? | _____ | _____ |
| d. construction of 100 or more parking spaces? | _____ | _____ |
| 3. Does the proposed use of land for <u>residential</u> use require: | | |
| a. a land area of more than 25 contiguous acres? | _____ | _____ |
| b. a change of zone of more than 25 contiguous acres? | _____ | _____ |
| c. construction of more than 50 dwelling units? | _____ | _____ |
| d. construction of 100 or more parking spaces? | _____ | _____ |
| 4. Does the proposed use of land for <u>municipal</u> or <u>institutional</u> use require? | | |
| a. a land area of more than 15 contiguous acres? | _____ | _____ |
| b. construction of 100 or more parking spaces? | _____ | _____ |

- | | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 5. Does the proposed project submitted by a public service company require: | | |
| a. the use of 10 or more acres of land area? | _____ | _____ |
| b. construction of 100 or more parking spaces? | _____ | _____ |
| 6. Is the proposed use a hazardous waste facility (Defined-CGS Sec. 22a-115, as amended)? | _____ | _____ |
| 7. Is the proposed use a solid waste facility (Defined-CGS Sec. 19-524a, as amended) | _____ | _____ |
| 8. Is the proposed use an oil refinery or bulk fuel oil storage facility? | _____ | _____ |
| 9. Is the proposed use a bridge, dam or hydropower facility? | _____ | _____ |
| 10. Is the proposed use an electric transmission line of a design capacity of 69 kilovolts or more? | _____ | _____ |
| 11. Is the proposed use a soil and earth material removal operation involving 15,000 cubic yards of material or 5 contiguous acres of land area? | _____ | _____ |
| 12. Is the proposed use a parking area of 100 or more spaces? | _____ | _____ |
| 13. The proposed land use or zone change will require permits from the following boards, commissions or agencies (please check as appropriate-for CRA information only): | | |

Municipal

- | | |
|------------------------------------|-------------------------------------|
| _____ Planning Commission | _____ Board of Selectmen |
| _____ Zoning Commission | _____ Town/City Council |
| _____ Planning & Zoning Commission | _____ Board of Health |
| _____ Conservation Commission | _____ Flood & Erosion Control Board |
| _____ Inland Wetlands Agency | _____ Flood Control Commission |
| _____ Zoning Board of Appeals | _____ Other: _____ |

CT Department of Environmental Protection

- | | |
|---------------------------------------|--------------------------------|
| _____ Tidal Wetlands Program | _____ Discharge Permit Program |
| _____ Inland Wetlands Program | _____ Other Program: _____ |
| _____ Flood Encroachment Line Program | |

U.S. Army Corps of Engineers

- | | |
|-------------------------------|----------------------------|
| _____ Sec. 404 Permit Program | _____ Other Program: _____ |
|-------------------------------|----------------------------|

14. Please provide as much of the following information about the proposed land use or zone change as is available at this time:

- a. Size of parcel affected by this permit application: _____ acres
- b. Amount of parcel designated as inland wetlands: _____ acres
- c. Amount of parcel designated as lying within the 100-year flood plain boundary of the Connecticut River: _____ acres
- d. Proposed use of property: _____
- e. Site will be served by: _____ sanitary sewer; _____ public water; _____ private septic system; _____ private well(s)
- f. Please indicate the municipal zone classification which will govern development of this property (e.g. B-1, PUD, R-4): _____
- g. Please indicate maximum permitted building coverage and proposed building coverage:
Max: _____% Proposed: _____%
- h. Please provide a site plan which shows as much of the following information as is available at this time: the CRA conservation zone boundary, the description and location of all existing and/or proposed buildings, structures and uses on a lot including proposed open space areas, utility lines, vehicular drives, parking areas, access, lighting, drainage, erosion and sedimentation control, and waste disposal facilities; outstanding physical features, watercourses and wetlands; any proposed modification or alteration of the lot's natural features, including the disturbance of vegetation and soil cover, existing and proposed contours, and any other site information which may be provided through an ecological inventory.

15. Additional Comments: _____

Name of Applicant: _____

Address: _____

To the best of my knowledge and belief, the responses in this "Statement of Applicant" are true and correct.

Signature of Applicant _____ Date _____

FOR TOWN USE ONLY

I have reviewed and concur with the "Statement of Applicant" and therefore (check one response only):

_____ refer the application to the Connecticut River Assembly for review and comment.

_____ will process it locally.

Signature of Municipal Official _____

Name and Title: _____

Address: _____

Public Hearing Date (if required): _____

FACTORS TO CONSIDER
IN CONNECTICUT RIVER ASSEMBLY
REVIEW OF DEVELOPMENT PROPOSALS

The following represents an initial list of factors which the Connecticut River Assembly (CRA) will consider in reviewing development proposals which are referred to the Assembly in accordance with P.A. 82-296. The factors are grouped according to the CRA program goals to which they relate, and not all factors will apply to each development proposal. This list is not exhaustive but is intended to give municipalities and developers an indication of our areas of concern and to facilitate the preparation of timely, constructive comments.

A. **GOAL:** To protect and improve the water quality of the Connecticut River.

FACTORS TO CONSIDER:

- 1) Proposed erosion and sedimentation (E & S) control measures.
 - a) E & S control plan is required as part of site plan.¹
 - b) E & S control plan must be submitted to the U.S.D.A. Soil Conservation Service for review.¹
- 2) Proposed drainage measures.
- 3) Proposed method of wastewater treatment (sewer or septic system).
- 4) Proposed wastewater discharges into ground or surface waters.

B. **GOAL:** To preserve the necessary flood storage capacity of flood plains.

FACTORS TO CONSIDER:

- 1) Proposed location (e.g. within 100, 200, or 500-year flood plain, within State encroachment line).
- 2) Type of development proposed.
- 3) Amount of filling proposed.
- 4) Projected upstream and downstream impacts on flood levels.

C. **GOAL:** To preserve unique natural, historic and scenic areas and the natural topography of riverfront land.

FACTORS TO CONSIDER:

- 1) Proposed cutting of timber. (A cutting plan is required as part of site plan.¹)
- 2) Proposed removal of natural vegetation (Available from E & S control plan)
- 3) Existing and proposed site contours.
- 4) Impact(s) on wetlands.
- 5) Proximity to:
 - a) Unique natural areas (State and/or local inventory).
 - b) Historic areas (State and/or local inventory).

¹ Required by CRA minimum standards.

- D. **GOAL:** To promote the recreational potential of the river area and public access to the riverfront which is consistent with the ability of the land and the river to support such use.

FACTORS TO CONSIDER:

- 1) Proposed development plan's effect(s) on public access to the riverfront (e.g. will increase access, decrease access, cause no change from current conditions, etc.)
- 2) Proposed development plan's effect(s) on recreational use of the river area.
- 3) Measures proposed to minimize adverse environmental impacts caused by increased recreational use of and/or public access to the river area.

- E. **GOAL:** To influence the visual impact of riverfront development.

FACTORS TO CONSIDER:

- 1) Conformance with CRA standards for building height, lot coverage and signs.
- 2) Proposed cutting of timber, removal of natural vegetation and/or changes in site contours.

- F. **GOAL:** To encourage the preservation and rehabilitation of the Connecticut River greenbelt.

FACTORS TO CONSIDER:

- 1) Proposed plans to maintain and/or create a natural buffer between structures and the river.