

**INLAND WETLANDS AND WATERCOURSES  
REGULATIONS  
FOR THE  
TOWN OF COLCHESTER, CONNECTICUT**

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**DATE APPROVED: February 12, 2014**  
**DATE EFFECTIVE: April 1, 2014**  
**(Supersedes Regulations Adopted January 14, 2009)**

## TABLE OF CONTENTS

SECTION	PAGE
1 TITLE AND AUTHORITY .....	3
2 DEFINITIONS.....	5
3 INVENTORY OF WETLANDS AND WATERCOURSES .....	9
4 PERMITTED AND NONREGULATED USES .....	10
5 ACTIVITIES REGULATED BY THE STATE.....	12
6 REGULATED ACTIVITIES TO BE LICENSED.....	13
7 APPLICATION REQUIREMENTS .....	14
8 APPLICATION PROCEDURES .....	20
9 PUBLIC HEARINGS .....	22
10 CONSIDERATIONS FOR DECISION .....	23
11 DECISION PROCESS AND PERMIT .....	26
12 ACTION BY DULY AUTHORIZED AGENT .....	28
13 BOND AND INSURANCE.....	29
14 ENFORCEMENT .....	30
15 AMENDMENTS .....	32
16 APPEALS .....	34
17 CONFLICT AND SEVERANCE.....	35
18 OTHER PERMITS .....	36
19 APPLICATION FEES .....	37
20 EFFECTIVE DATE OF REGULATIONS.....	38
LIST OF APPENDICES.....	39

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**SECTION 1**

**TITLE AND AUTHORITY**

- 1.1 The inland wetlands and watercourses of the state of Connecticut are an indispensable and irreplaceable but fragile natural resource with which the citizens of the state have been endowed. The wetlands and watercourses are an interrelated web of nature essential to an adequate supply of surface and underground water; to hydrological stability and control of flooding and erosion; to the recharging and purification of groundwater; and to the existence of many forms of animal, aquatic and plant life. Many inland wetlands and watercourses have been destroyed or are in danger of destruction because of unregulated use by reason of the deposition, filling or removal of material, the diversion or obstruction of water flow, the erection of structures and other uses, all of which have despoiled, polluted and eliminated wetlands and watercourses. Such unregulated activity has had, and will continue to have, a significant, adverse impact on the environment and ecology of the state of Connecticut and has and will continue to imperil the quality of the environment thus adversely affecting the ecological, scenic, historic and recreational values and benefits of the state for its citizens now and forever more. The preservation and protection of the wetlands and watercourses from random, unnecessary, undesirable and unregulated uses, disturbance or destruction is in the public interest and is essential to the health, welfare and safety of the citizens of the state. It is, therefore, the purpose of these regulations to protect the citizens of the state by making provisions for the protection, preservation, maintenance and use of the inland wetlands and watercourses by minimizing their disturbance and pollution; maintaining and improving water quality in accordance with the highest standards set by federal, state or local authority; preventing damage from erosion, turbidity or siltation; preventing loss of fish and other beneficial aquatic organisms, wildlife and vegetation and the destruction of the natural habitats thereof, deterring and inhibiting the danger of flood and pollution; protecting the quality of wetlands and watercourses for their conservation, economic, aesthetic, recreational and other public and private uses and values; and protecting the state's potable fresh water supplies from the dangers of drought, overdraft, pollution, misuse and mismanagement by providing an orderly process to balance the need for the economic growth of the state and the use of its land with the need to protect its environment and ecology in order to forever guarantee to the people of the state, the safety of such natural resources for their benefit and enjoyment and for the benefit and enjoyment of generations yet unborn.
- 1.2 These regulations shall be known as the *"Inland Wetlands and Watercourses Regulations of the Town of Colchester."*
- 1.3 The Conservation Commission was authorized as the Inland Wetlands and Watercourses Agency of the Town of Colchester in accordance with an ordinance adopted March 12, 1973, and shall implement the purposes and provisions of the Inland Wetlands and Watercourses Act in the Town of Colchester.
- 1.4 These regulations have been adopted and may be amended, from time to time, in accordance with the provisions of the Inland Wetlands and Watercourses Act and these regulations.
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TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

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- 1.5 The Agency shall enforce all provisions of the Inland Wetlands and Watercourses Act and shall issue, issue with terms, conditions, limitations or modifications, or deny permits for all regulated activities on inland wetlands and watercourses in the Town of Colchester pursuant to Sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, as amended.

## SECTION 2

### DEFINITIONS

2.1 As used in these regulations:

"Act" means the Inland Wetlands and Watercourses Act, Sections 22a-36 through 22a-45 of the General Statutes, as amended.

"Agency" means the Conservation Commission, which acts as the Inland Wetlands and Watercourses Agency for the Town of Colchester, Connecticut.

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

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

"Commissioner of Environmental Protection" means the Commissioner of the State of Connecticut Department of Energy and Environmental Protection (CT DEEP).

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

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

"Discharge" means emission of any water, substance, or material into wetlands or watercourses whether or not such substance causes pollution.

"Disturb the natural and indigenous character of the wetlands or watercourse" means to alter the inland wetlands and watercourses by reason of removal or deposition of material, clearing the land, alteration or obstruction of water flow, or pollution.

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

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

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

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

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TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

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

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

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

"Municipality" means the Town of Colchester.

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

"Permit" see license.

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

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

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

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

"Regulated Activity" means any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration or pollution, of such wetlands or watercourses, but shall not include the specified

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TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

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activities in Section 4 of these regulations. Furthermore, any clearing, grubbing, grading, earth moving, excavating, filling, construction, removal or deposition of material, discharge of storm water, location of any subsurface waste disposal system or clear-cutting of trees within 75 feet of wetlands and one hundred feet of the ordinary high water line of any watercourses is a regulated activity.

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

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

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

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

"Soil Scientist" means an individual duly qualified in accordance with standards set by the United States Office of Personnel Management.

"Swamps" are watercourses that are distinguished by the dominance by wetland trees and shrubs.

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

"Upland Review Area" shall be any area within 75 feet measured horizontally from the boundary of wetlands and 100 feet measured horizontally from the ordinary high water line of any watercourse.

"Town" means the Town of Colchester, Connecticut.

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TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

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"Waste" means sewage, storm drainage, or any substance, liquid, gaseous, solid or radioactive, which may pollute or tend to pollute any of the wetlands or watercourses of the Town.

"Watercourses" means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to Sections 22a-28 to 22a-35, inclusive of the Connecticut General Statutes. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for a duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

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



**SECTION 3**

**INVENTORY OF WETLANDS & WATERCOURSES**

- 3.1 The map of wetlands and watercourses entitled "Inland Wetlands and Watercourses Map, Colchester, Connecticut" delineates the general location and boundaries of inland wetlands and the general location of watercourses. Copies of this map are available for inspection in the office of the Town Clerk or the Inland Wetlands Agency. In all cases, the actual character of the land, the distribution of wetland soil types, and locations of watercourses shall determine the precise location of regulated areas. The Agency may use aerial photography, remote sensing imagery, resource mapping, soils maps, site inspection observations, or other information in determining the location of the boundaries of wetlands and watercourses.
- 3.2 Any person may petition the Agency for an amendment to the map. All petitions for a map change shall be submitted in writing and shall include all relevant facts and circumstances, which support the change. The petitioner shall bear the burden of proof regarding the proposed map amendment. Such proof may include, but not be limited to aerial photography, remote sensing imagery, resource mapping, or other available information. The Agency may require such person to provide an accurate delineation of regulated areas in accordance with Section 15 of these regulations.
- 3.3 The Agency shall maintain a current inventory of all wetlands and watercourses within the town. The Agency may amend its map as more accurate information becomes available.
- 3.4 All map amendments are subject to the public hearing process outlined in Section 15 of these regulations.

**SECTION 4**

**USES PERMITTED AS OF RIGHT & NON-REGULATED USES**

- 4.1 The following operations and uses shall be permitted in inland wetlands and watercourses, as of right:
- a. Grazing, farming, nurseries, gardening and harvesting of crops and farm ponds of three acres or less essential to the farming operation, and activities conducted by, or under the authority of, the Department of Energy and Environmental Protection for the purposes of wetland or watercourse restoration or enhancement or mosquito control. The provisions of this subsection shall not be construed to include road construction or the erection of buildings not directly related to the farming operation, relocation of watercourses with continual flow, filling or reclamation of wetlands or watercourses with continual flow, clear cutting of timber except for the expansion of agricultural crop land, or the mining of top soil, peat, sand, gravel or similar material from wetland or watercourses for the purposes of sale;
  - b. A residential home (A) for which a building permit has been issued or (B) on a subdivision lot, provided the permit has been issued or the subdivision has been approved by a municipal planning, zoning or planning and zoning commission as of the effective date of promulgation of the municipal regulations pursuant to subsection (b) of Section 22a-42a, or as of July 1, 1974, whichever is earlier, and further provided no residential home shall be permitted as of right pursuant to this subsection unless the building permit was obtained on or before July 1, 1987;
  - c. Boat anchorage or mooring;
  - d. Uses incidental to the enjoyment or maintenance of residential property, such property defined as equal to or smaller than the largest minimum residential lot site permitted anywhere in the municipality, and containing a residence. Such incidental uses shall include maintenance of existing structures and landscaping, but shall not include removal or deposition of substantial amounts of material from or into a wetland or watercourse, or diversion or alteration of a watercourse;
  - e. Construction and operation, by water companies as defined by Section 16-1 of the Connecticut General Statutes or by municipal water supply systems as provided for in Chapter 102, of the Connecticut General Statutes, of dams, reservoirs and other facilities necessary to the impounding, storage and withdrawal of water in connection with public water supplies except as provided in Sections 22a-401 and 22a-403 of the Connecticut General Statutes;
  - f. Maintenance relating to any drainage pipe, which existed before the effective date of any municipal regulations adopted pursuant to section 22a-42a of the Connecticut General Statutes or July 1, 1974, whichever is earlier, provided such pipe is on property that is zoned as residential but which does not contain hydrophytic vegetation. For purposes of this subsection, "maintenance" means the removal of
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TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

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accumulated leaves, soil, and other debris whether by hand or machine, while the pipe remains in place and;

g. Withdrawals of water for fire emergency purposes.

4.2 The following operations and uses shall be permitted as non-regulated uses in wetlands and watercourses, provided they do not disturb the natural and indigenous character of the wetlands or watercourses by removal or deposition of material, alteration, or obstruction of water flow or pollution of the wetland or watercourse:

a. Conservation of soil, vegetation, water, fish, shellfish, and wildlife.

b. Outdoor recreation including the use of play and sporting areas, golf courses, field trials, nature study, hiking, horseback riding, swimming, skin diving, camping, boating, water skiing, trapping, hunting, fishing and shellfishing and cross-country skiing where otherwise legally permitted and regulated.

c. The installation of a dry hydrant by or under the authority of a municipal fire department provided such dry hydrant is only used for firefighting purposes and there is no alternative access to a public water supply. For the purposes of this section, "dry hydrant" means a non-pressurized pipe system that: (A) is readily accessible to fire department apparatus from a proximate public road, (B) provides for the withdrawal of water by suction to such fire department apparatus, and (C) is permanently installed into an existing lake, pond, or stream that is a dependable source of water.

4.3 All activities in wetlands or watercourses involving filling, excavation, dredging, clear cutting, grading and excavation or any other alteration or use of a wetland or watercourse not specifically permitted by this section and otherwise defined as a regulated activity by these regulations shall require a permit from the Agency in accordance with Section 6 of these regulations or, for certain activities located outside of wetlands and watercourses, from the duly authorized agent in accordance with Section 12 of these regulations.

4.4 To carry out the purposes of this section, any person proposing to carry out a permitted or non-regulated operation or use shall, prior to commencement of such operation or use, notify the Agency on a form provided by it, and provide the Agency with sufficient information to enable it to properly determine that the proposed operation and use is a permitted or non-regulated use of the wetland or watercourse. The Agency, or its designated agent, shall rule that the proposed operation or use is a permitted or a non-regulated use or operation or that a permit is required. Such ruling shall be in writing and shall be made no later than the next regularly scheduled meeting of the Agency following the meeting at which the request was received. The designated agent for the Agency may make such ruling on behalf of the Agency at any time. Any such ruling shall be subject to limitation or revocation if it is later shown that a regulated activity is a consequence of that proposed activity or use.

**SECTION 5**

**ACTIVITIES REGULATED EXCLUSIVELY BY  
THE COMMISSIONER OF ENVIRONMENTAL PROTECTION**

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

**SECTION 6**

**REGULATED ACTIVITIES TO BE LICENSED**

- 6.1 No person shall initiate, conduct, or maintain a regulated activity without first obtaining a permit for such activity from the Conservation Commission of the Town of Colchester.
- 6.2 Any person found to be conducting a regulated activity without the prior authorization of the Agency, or violating any other provision of these regulations, shall be subject to the enforcement proceedings and penalties prescribed in Section 14 of these regulations and any other remedies as provided by law.

**SECTION 7**

**APPLICATION REQUIREMENTS**

- 7.1 Any person intending to undertake a regulated activity, or to renew or amend a permit to conduct such activity, shall apply for a permit on a form entitled "*Colchester Conservation Commission Application for Activity in Wetlands/Watercourses*" or "*Colchester Conservation Commission Application for Wetlands Agent Approval*", as appropriate. An application shall include an application form and such information as prescribed by Section 7 of these regulations. Application forms may be obtained in the Code Administration Department, Town Hall, Colchester, Connecticut.
- 7.2 If an application to the Town of Colchester Planning and Zoning Commission for development of property, subdivision or re-subdivision of land, involves land containing a wetland or watercourse, as defined in Section 2 of these regulations, the applicant shall, in accordance with Sections Section 8-3(g), 8-3c, or 8-26, as applicable, of the Connecticut General Statutes, submit an application to the Inland Wetlands Agency, in accordance with this section, no later than the day the application is filed with the Town of Colchester Zoning and Planning Commission.
- 7.3 All applications shall contain such information as is necessary for a fair and informed determination by the Agency (Commission).
- 7.4 A prospective applicant may request the Agency to determine whether or not a proposed activity involves a significant impact activity. In addition, the Agency and/or authorized agent may conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or commission having jurisdiction to review the proposed project (CGS 7-159b as amended).
- 7.5 All applications shall include the following information in writing, on maps, or drawings:
- a. The applicant's name, home and business mailing addresses and telephone numbers; if the applicant is a Limited Liability Corporation or a Corporation the managing member's or responsible corporate officer's name, address, and telephone number;
  - b. The owner's name, address and telephone number and written consent of the landowner if the applicant is not the owner of the land upon which the subject activity is proposed;
  - c. Applicant's interest in the land;
  - d. The geographical location of the land which is the subject of the proposed activity and a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) (in acres or square feet) of wetlands or watercourses to be disturbed, soil type(s), and wetland vegetation;
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TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

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- e. The purpose and 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 (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance and create productive wetland or watercourse resources;
  - f. Alternative(s) which would cause less or no environmental impact to wetlands or watercourses and why the alternative as set forth in the application was chosen; all such alternatives shall be diagramed on a site plan or drawing;
  - g. A site or sketch plan showing the proposed activity and existing and proposed conditions in relation to wetlands and watercourses and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses;
  - h. Names and mailing addresses of adjacent the adjacent (abutting) property owners and property owners within 90-feet of the proposed activity;
  - i. Certification that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information;
  - j. Authorization for the commissioners and agents of the Agency to enter and inspect the property, at reasonable times, during the pendency of an application and for the life of the permit;
  - k. A completed CT DEEP reporting form, the Agency shall revise or correct the information provided by the applicant and submit the form to the CT DEEP Commissioner in accordance with section 22a-39-14 of the Regulations of Connecticut State Agencies;
  - l. Any other information the Agency deems necessary to the understanding of what the applicant is proposing;
  - m. Submission of the appropriate filing fee pursuant to Section 19 of these regulations, and the Fee Schedule adopted by Ordinance, and found in the Code of the Town of Colchester.
- 7.6 All applications for development of property, subdivision or re-subdivision of land involving land containing a wetland or watercourse, which requires the approval of the Town of Colchester Planning and Zoning Commission in accordance with Sections 8-3, 8-25 or 8-26 of the Connecticut General Statutes, applications shall include the following information in addition to that listed in Subsection 7.5, above:
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TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

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- a. Site plans showing the proposed activity, and existing and proposed conditions in relation to wetlands and watercourses on the property and within 90 feet thereof beyond the property line, and identifying any further activities associated with, or reasonably related to, the proposed regulated activity, which are made inevitable by the proposed regulated activity and that may have an impact on wetlands or watercourse.
  - b. Such site plans shall include wetland and watercourse boundaries, elevations at two (2) foot contour intervals in all areas of the property, boundary description of land ownership, proposed alterations and uses of wetlands and watercourses, and other pertinent features of the development;
  - c. If depositions or removal of earth materials are proposed, then elevations depicted on the plan shall be obtained by actual field survey or aerial topography referenced to U.S. Geological Survey datum.
  - d. Site plans shall be drawn at a scale of 1" = 40' or larger, on sheets no larger than 24 inches by 36 inches. Such plans shall include the date of publishing, map number or identification, location map in insert, at scale 1" = 1000 feet, and a North arrow. Such plans or maps shall be drawn by a licensed surveyor, professional engineer, or landscape architect registered in the State of Connecticut, or by such other qualified person, and shall contain their applicable signature(s) and seal(s).
  - e. Engineering reports and analyses and additional drawings to describe to the satisfaction of the Agency the proposed activity including any filling, excavation, drainage or hydraulic modifications to watercourses and the proposed erosion and sedimentation control plan.
  - f. Mapping of soil types consistent with the categories established by the National Cooperative Soil Survey of the U.S. Natural Resource Conservation Service; the Agency requires the applicant to have the wetlands delineated in the field by a soil scientist, that the flagging be visible in the field at the time of application and maintained through disposition of the application, and that the field delineation be incorporated onto the site plans, and signed by the soil scientist.
  - g. Such site plans shall include the location of Flood Zone and Aquifer Protection Zone as defined in Colchester Zoning Regulations.
  - h. Such site plans shall include the significant natural features including, but not limited to, known historic sites, stonewalls, ledge outcroppings, and trees in excess of two (2) feet (breast height) in diameter.
  - i. Such site plans shall include the land proposed to be held, if any, for conservation and/or open space either through deed restriction or through fee-simple ownership by an appropriate land preservation entity.
  - j. Such site plans shall include a Signature Block Statement as follows: "*The Colchester Conservation Commission, acting as the Inland Wetlands Agency for the Town of*
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TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

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*Colchester, approves the plan as depicted. Any changes in the plan that may have any impact upon regulated wetlands or watercourses are subject to review by the Commission and may require additional permit(s)."*

- 7.7 At the discretion of the Agency or its agent, or when the proposed activity involves a significant impact, additional information, based on the nature and anticipated effects of the activity, including but not limited to the following, is required:
- a. A description of the ecological communities, the functions and values of the wetlands or watercourses involved with the application, and the effects of the proposed activities on these communities, functions, and values;
  - b. A description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application and each alternative which would cause less or no environmental impact to wetlands or watercourses, and a description of why each alternative considered was deemed neither feasible nor prudent;
  - c. Analysis of chemical and physical characteristics of any fill material;
  - d. Management practices and other measures designed to mitigate the impact of the proposed activity.
- 7.8 The applicant shall certify whether:
- a. Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality;
  - b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
  - c. Sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality; or,
  - d. Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.
- 7.9 Any of the requirements under Subsection's 7.5, 7.6, 7.7, and 7.8 may be modified or waived by the Agency if it determines such information is not necessary to properly evaluate the impact of the proposed activity.
- 7.10 A complete application must include the following: one (1) copy of a complete Application Form, a complete Abutters List, CT DEEP Reporting Form, three (3) sets of drainage calculations; and eight (8) sets of plans, reports, and other supporting documentation unless an applicant is otherwise directed, in writing, by the Agency.
- 7.11 Any application to renew or amend an existing permit shall be filed with the Agency at least sixty-five (65) days prior to the expiration date of the permit, in accordance with
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TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

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Section 8 of these regulations. Any application to renew or amend an existing permit shall contain the information required under Section 7 of these regulations provided:

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

7.12 Any application to renew a permit shall be granted upon request of the permit holder unless the Agency finds that there has been a substantial change in circumstances that requires a new permit application or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued, provided no permit shall be valid for more than ten years or as amended by the Connecticut General Statutes or Public Act.

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

- a. For purposes of this section, “conservation restriction”, means a limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land described therein, including, but not limited to, the state or any political subdivision of the state, or in any order of taking such land whose purpose is to retain land or water areas predominately in their natural, scenic or open condition or in agricultural, farming, forest or open space use.
  - b. For purposes of this section, “preservation restriction” means a limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land described therein, including, but not limited to, the state or any political subdivision of the state, or in any order of taking such land whose purpose is to preserve historically significant structures or sites.
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TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

---

- c. No person shall file a permit application, for other than interior work in an existing building or for exterior work on an existing building that does not expand or alter the footprint of such existing building, relating to property that is subject to a conservation restriction or a preservation restriction unless the applicant provides proof that the applicant has provided written notice of such application, by certified mail, return receipt requested, to the party holding such restriction, including, but not limited to, any state agency that holds such restriction, not later than sixty (60) days prior to the filing of the permit application.
  - d. In lieu of such notice pursuant to Subsection 7.13c, the applicant may submit a letter from the holder of such restriction or from the holders authorized agent, verifying that the application is in compliance with the terms of the restriction.
- 7.14 In cases where a development may be in a sensitive area, the Colchester Conservation Commission may require that a third party Environmental Consultant be hired by the Applicant and approved by the Commission to review and evaluate the potential impacts associated with the development. The cost of this consultant shall be borne by the Applicant. No permit shall be issued until the third party Environmental Consultant is paid in full and evidence of such payment provided to the Commission.

**SECTION 8**

**APPLICATION PROCEDURES**

- 8.1 All applications, petitions, requests, or appeals shall be submitted to the Conservation Commission of the Town of Colchester through the Code Administration Department. In order to be included on the next regular meeting agenda, such applications must be submitted to the Code Administration Department no later than the day prior to the next regular meeting.
- 8.2 The Agency shall, in accordance with Connecticut General Statutes section 8-7d as amended, notify the Town Clerk of any adjoining municipality (East Hampton, East Haddam, Hebron, Salem, Marlborough, Bozrah, or Lebanon) of the pendency of any application, petition, appeal, request or plan concerning any project on any site in which:
- a. Any portion of the property affected by a decision of the Agency is within five hundred (500) feet of the boundary of an adjoining municipality;
  - b. A significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
  - c. A significant portion of the sewer or water drainage from the project on the site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; or
  - d. Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request, or plan. Documentation of such notice shall be provided to Colchester's Agency.

- 8.3 When an application is filed to conduct or cause to be conducted a regulated activity upon an inland wetland or watercourse, any portion of which is within the watershed of a water company as defined in Section 16-1 of the Connecticut General Statutes, the applicant shall provide written notice of the application to the water company and the Commissioner of Public Health in a format proscribed by such Commissioner provided such water company has filed a map showing the boundaries of the watershed on the land records of the municipality in which the application is made and with the Inland Wetlands Agency of such municipality. Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven days of the date of the application. The water company, through a representative, may appear and be heard at any hearing on the application. Documentation of such notice shall be provided to the Agency.

TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

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- 8.4 The date of receipt of any application, petition, request, or appeal shall be the day of the next regularly scheduled meeting of the Agency, immediately following the day of submission to the Agency or its Agent, or thirty-five (35) days after such submission, whichever is sooner.
- 8.5 At any time during the review period, the applicant shall provide such additional information as the Agency may reasonably require. Requests for additional information shall not stay the time limitations as set forth in Subsection 11.2 of these regulations.
- 8.7 All applications shall be open for public inspection.
- 8.8 Incomplete applications may be denied.

**SECTION 9**

**PUBLIC HEARINGS**

- 9.1 The Agency shall not hold a public hearing on an application unless the Agency determines that the proposed activity may have a significant impact on wetlands or watercourses, a petition signed by at least twenty-five persons who are eighteen years of age or older and who reside in the municipality in which the regulated activity is proposed, requesting a hearing is filed with the inland wetlands Agency not later than fourteen (14) days after the date of receipt of such application, or the Agency finds that a public hearing regarding such application would be in the public interest. The Agency may issue a permit without a public hearing provided no petition as provided for in this subsection is filed with the Agency on or before the fourteenth (14) day after the receipt of the application. Such hearing shall be held per the Connecticut General Statutes Sec. 8-7d as amended. All applications and maps and documents relating thereto shall be open for public inspection. At such hearing, any person may appear and be heard.
- 9.2 Notice of the public hearing shall conform to the Connecticut General Statutes sec. 8-7d, as amended.
- 9.3 Notice of the public hearing shall be mailed by the applicant to the owner(s) of record of abutting land (as indicated on the property tax map or on the last completed grand list as of the date the notice is mailed), no less than fifteen (15) days prior to the day of the hearing. Evidence of such notification, by certificate of mailing or certified/return receipt requested, shall be entered into the Public hearing record by the applicant.

**SECTION 10**

**CONSIDERATIONS FOR DECISION**

- 10.1 The Agency may consider the following in making its decision on an application:
- a. The application and its supporting documentation;
  - b. Written reports from other Agencies and Commissions including, but not limited to, the Town of Colchester:
    1. Planning and Zoning Commission;
    2. Public Works Department; and
    3. Code Administration Staff, including
      1. Town Engineer,
      2. Town Planner,
      3. Zoning Enforcement Officer,
      4. Health Officer/ Sanitarian, and
      5. Building Official.
  - c. The Agency may also consider data, information and comments on any application from the New London County Soil and Water Conservation District, the NRCS, the Regional Planning Agency of the Southeastern Connecticut Council of Governments, or other regional organizations, agencies in adjacent municipalities which may be affected by the proposed activity, or other technical agencies or organizations which may undertake additional studies or investigations.
  - d. Non-receipt of comments from agencies and commissions listed in subdivisions 10.1.b. and c. above shall neither delay nor prejudice the decision of the Agency.
  - e. For an application for which a public hearing is held, public comments, evidence and testimony.
- 10.2 Criteria for Decision—in carrying out the purposes and policies of Sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, including matters relating to regulating, licensing and enforcing of the provisions thereof, the Agency shall take into consideration all relevant facts and circumstances, including but not limited to:
- a. The environmental impact of the proposed regulated activity on wetlands or watercourses;
  - b. The applicant's purpose for, and any feasible and prudent alternatives to, the proposed regulated activity which alternatives would cause less or no environmental impact to wetlands or watercourses;
  - c. The relationship between the short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses and the maintenance and enhancement of long-term productivity of such wetlands or watercourses;
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TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

---

- d. Irreversible and irretrievable loss of wetland or watercourse resources which would be caused by the proposed regulated activity, including the extent to which such activity would foreclose a future ability to protect, enhance or restore such resources, and any mitigation measures which may be considered as a condition of issuing a permit for such activity including, but not limited to, measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance and create productive wetland or watercourse resources;
  - e. The character and degree of injury to, or interference with, safety, health or the reasonable use of property which is caused or threatened by the proposed regulated activity; and
  - f. Impacts of the proposed regulated activity on wetlands or watercourses outside the area for which the activity is proposed and future activities associated with or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.
- 10.3 In the case of an application which received a public hearing pursuant to a finding by the Agency that the proposed activity may have a significant impact on wetlands or watercourses, a permit shall not be issued unless the Agency finds on the basis of the record that a feasible and prudent alternative does not exist. In making this finding, the Agency shall consider the facts and circumstances set forth in Subsection 10.2 of this section. The finding and the reasons therefore shall be stated on the record in writing.
- 10.4 In the case of an application which is denied on the basis of a finding that there may be feasible and prudent alternatives to the proposed regulated activity which have less adverse impact on the wetlands or watercourses, the Agency shall propose on the record in writing the types of alternatives which the applicant may investigate provided this subsection shall not be construed to shift the burden from the applicant to prove that he is entitled to the permit or to present alternatives to the proposed regulated activity.
- 10.5 For purposes of this section, (1) “wetlands and watercourses” includes aquatic, plant or animal life and habitats in wetlands or watercourses, and (2) “habitats” means areas or environments in which an organism or biological population normally lives or occurs.
- 10.6 A municipal inland wetlands Agency shall not deny or condition an application for a regulated activity in an area outside wetlands or watercourses on the basis of an impact or effect on aquatic, plant, or animal life, unless such activity will likely impact or affect the physical characteristics of such wetlands or watercourses.
- 10.7 In reaching its decision on any application after a public hearing, the Agency shall base its decision on the record of that hearing. Documentary evidence or other material not in the hearing record shall not be considered by the Agency in its decision.
- 10.8 In the case of an application where the applicant has provided written notice pursuant to Subsection 7.13c of these regulations, the holder of the restriction (for conservation or
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TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

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preservation purposes) may provide proof to the Agency that granting of the permit application will violate the terms of the restriction. Upon a finding that the requested land use violates the terms of such restriction, the Agency shall not grant the permit approval

- 10.9 In the case of an application where the applicant fails to comply with the provisions of Subsection 7.13c or 7.13d of these regulations: (1) the party holding the conservation or preservation restriction other than a state agency that holds such restriction, may, not later than fifteen (15) days after the receipt of actual notice of permit approval, file an appeal with the Agency, subject to the rules and regulations of such Agency relating to appeals, the Agency shall reverse the permit approval upon a finding that the requested land use violates the terms of such restriction; or (2) the state agency that holds such restriction may, not later than thirty (30) days after receipt of actual notice of permit approval, file an appeal with the Agency, subject to the rules and regulations of such Agency relating to appeals. The Agency shall immediately reverse such permit approval if the commissioner of the state agency that holds such restriction certifies that the land use authorized in such permit violates the terms of such conservation or preservation restriction.
- 10.10 Noting in Subsections 7.13c or 7.13d of these regulations shall be construed to prohibit the filing of a permit application or to require such written notice when the activity that is the subject of permit application will occur on a portion of property that is not restricted under the terms of such conservation or preservation restriction.

**SECTION 11**

**DECISION PROCESS AND PERMIT**

- 11.1 The Agency, or its duly authorized agent acting pursuant to Section 12 of these regulations, may, in accordance with Section 10 of these regulations, grant the application as filed, grant it upon such terms, conditions, limitations or modifications of the regulated activity designed to carry out the purposes and policies of the Act, or deny the application. Such terms may include any reasonable measures which would mitigate the impacts of the regulated activity and which would (a) prevent or minimize pollution or other environmental damage, (b) maintain or enhance existing environmental quality, or (c) in the following order of priority: restore, enhance and create productive wetland or watercourse resources. Such terms may include restrictions as to the time of year in which a regulated activity may be conducted, provided the Agency, or its agent, determines that such restrictions are necessary to carry out the policy of Sections 22a-36 to 22a-45, inclusive of the Connecticut General Statutes.
- 11.2 No later than sixty-five (65) days after receipt of an application, the Agency may hold a public hearing on such application. At such hearing any person or persons may appear and be heard and may be represented by agent or attorney. The hearing shall be conducted per the time frames outlined in the Connecticut General Statutes sec. 8-7d as amended. In the absence of a public hearing, action shall be taken on applications within sixty-five (65) days from the date of receipt of the application. The applicant may consent to one or more extensions of the periods specified in this subsection, provided the total extension of all such periods shall not be for longer than sixty-five (65) days, or may withdraw the application. The failure of the Agency to act within any time period specified in this subsection, or any extension thereof, shall not be deemed to constitute approval of the application. An application deemed incomplete by the Agency shall be withdrawn by the applicant or denied by the Agency.
- 11.3 The Agency shall state upon its record the reasons and basis for its decision.
- 11.4 The Agency shall notify the applicant and any person entitled to such notice of its decision within fifteen (15) days of the date of the decision by certified mail, return receipt requested, and the Agency shall cause notice of its order in the issuance or denial of the permit, to be published in a newspaper having general circulation in the town wherein the inland wetland or watercourse lies. In any case in which such notice is not published within such fifteen (15) day period, the applicant may provide for the publication of such notice within ten days thereafter.
- 11.5 If an activity authorized by the inland wetland permit also involves an activity or project which requires zoning or subdivision approval, a special zoning permit, variance or special exception, under Sections 8-3(g), 8-3c, or 8-26 of the Connecticut General Statutes a copy of the decision and report on the application shall be filed with the Town of Colchester Planning and Zoning Commission within fifteen (15) days of the date of the decision.
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TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

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- 11.6 Any permit issued by the Agency for the development of land for which an approval is required under Chapter 124, 124b, 126, or 126a of the Connecticut General Statutes shall be valid until the approval granted under such chapter expires or for ten (10) years, whichever is earlier. Any permit issued by the Agency for any activity for which an approval is not required under Chapter 124, 124b, 126, or 126a shall be valid for not less than two (2) years and not more than five (5) years.
- 11.6.1 Notwithstanding the provisions of Section 11.6 of these regulations, any permit issued by the Agency prior to July 1, 2011 that was in effect and did not expire prior to May 9, 2011 shall be valid for a period not less than nine (9) years after the date of such approval.
- 11.7 No permit issued by the Agency shall be assigned or transferred without the written permission of the Agency.
- 11.8 If a bond or insurance is required in accordance with Section 13 of these regulations, no permit shall be issued until such bond or insurance is provided.
- 11.9 General provisions in the issuance of all permits:
- a. The Agency has relied in whole or in part on information provided the applicant and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked.
  - b. All permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Colchester, and convey no rights in real estate or material nor any exclusive privileges, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the property or activity.
  - c. If the activity authorized by the inland wetland permit also involves an activity or a project, which requires zoning or subdivision approval, special permit, variance or special exception, under sections 8-3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit may begin until such approval is obtained.
  - d. In constructing the authorized activities, the permittee shall implement such management practices consistent with the terms and conditions of the permit as needed to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.
  - e. Any permit issued by the agency shall not become effective until a copy thereof, certified by the Agency's Chair or authorized agent, and containing a description of the property to which it relates and specifying the nature of the permit, as well as stating the name of the owner of record, is recorded in the Town's land records. The Town Clerk shall index the same in the grantor's index under the name of the record owner. The applicant shall pay for the recording. Such filing shall be done by the permittee within sixty-five (65) days of receipt of the permit and proof of such filing shall be submitted to the Agency within five (5) business days of filing.
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**SECTION 12**

**ACTION BY DULY AUTHORIZED AGENT**

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

**SECTION 13**

**BOND AND INSURANCE**

- 13.1 The Agency may require as a permit condition the filing of a bond with such surety in such amount and in a form approved by the Agency
- 13.2 The bond or surety shall be conditioned on compliance with all provisions of these regulations and the terms, conditions and limitations established in the permit.

**SECTION 14**

**ENFORCEMENT**

- 14.1 The Agency may appoint an agent or agents to act in its behalf with the authority to issue notices of violation or cease and desist orders and carry out other actions or investigations necessary for the enforcement of these regulations. In carrying out the purposes of this section, the Agency or its duly authorized agent shall take into consideration the criteria for decision under Section 10.2 of these regulations.
- 14.2 The Agency or its agent may make regular inspections, at reasonable hours, of all regulated activities for which permits have been issued with the consent of the property owner or the authorized agent of the owner during the life of the permit.
- 14.3 In the case in which a permit has not been issued or a permit has expired, the Agency or its agent may make regular inspections at reasonable hours with the consent of the property owner or the authorized agent of the property owner.
- 14.4 If the Agency or its duly authorized agent finds that any person is conducting or maintaining any activity, facility, or condition, which is in violation of the Act or these regulations, the Agency or its duly authorized agent may:
- a. Issue a written order by certified mail, return receipt requested, to such person conducting such activity or maintaining such facility or condition to immediately cease such activity or to correct such facility or condition. Within ten (10) calendar days of the issuance of such order the Agency shall hold a hearing to provide the person an opportunity to be heard and show cause why the order should not remain in effect. The Agency shall consider the facts presented at the hearing and within ten (10) days of the completion of the hearing notify the person by certified mail that the original order remains in effect, that a revised order is in effect, or that the order has been withdrawn. The Agency shall publish notice of its decision in a newspaper having general circulation in the municipality. The original order shall be effective upon issuance and shall remain in effect until the Agency affirms, revises, or withdraws the order. The issuance of an order pursuant to this subsection shall not delay or bar an action pursuant to Section 22a-44(b) of the Connecticut General Statutes, as amended.
  - b. Issue a notice of violation to such person conducting such activity or maintaining such facility or condition, stating the nature of the violation, the jurisdiction of the Agency, and prescribing the necessary action and steps to correct the violation including, without limitation, halting work in wetlands or watercourses. The Agency may request that the individual appear at the next regularly scheduled meeting of the Agency to discuss the unauthorized activity, and/or provide a written reply to the notice or file an application for the necessary permit. Failure to carry out the action(s) directed in a notice of violation may result in issuance of the order provided in Subsection 14.4.a or other enforcement proceedings as provided by law.

TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

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14.5 The Agency may suspend or revoke a permit if it finds that the permittee has not complied with the terms, conditions, or limitations set forth in the permit or has exceeded the scope of the work as set forth in the application including application plans. Prior to revoking or suspending any permit, the Agency shall issue notice to the permittee, personally or by certified mail, return receipt requested, setting forth the facts or conduct which warrants the intended action. The Agency shall hold a hearing to provide the permittee an opportunity to show that it is in compliance with its permit and any and all requirements for retention of the permit. The permittee shall be notified of the Agency's decision to suspend, revoke, or maintain a permit by certified mail within fifteen (15) days of the date of its decision. The Agency shall publish notice of the suspension or revocation in a newspaper having general circulation in the municipality.

**SECTION 15**

**AMENDMENTS**

- 15.1 These regulations and the "*Inland Wetlands and Watercourses Map, Colchester, Connecticut*" may be amended, from time to time, by the Agency in accordance with changes in the Connecticut General Statutes, regulations of the Connecticut Department of Energy and Environmental Protection, or as new information, regarding soils and inland wetlands and watercourses, becomes available.
- 15.2 An application filed with the Inland Wetlands Agency which is in conformance with the applicable inland wetlands regulations as of the date of the receipt of such application shall not be required thereafter to comply with any change in inland wetlands regulations, including changes to setbacks and buffers, taking effect on or after the date of such receipt and any appeal from the decision of such Agency with respect to such application shall not be dismissed by the Superior Court on the grounds that such a change has taken effect on or after the date of such receipt. The provisions of this section shall not be construed to apply (1) to the establishment, amendment or change of boundaries of inland wetlands or watercourses or (2) to any change in regulations necessary to make such regulations consistent with the provisions of Act of the Connecticut General Statutes as of the date of such receipt.
- 15.3 These regulations and the "*Inland Wetlands and Watercourses Map, Colchester, Connecticut*" shall be amended in the manner specified in Section 22a-42a of the Connecticut General Statutes, as amended. The Agency shall provide the Commissioner of Environmental Protection with a copy of any proposed regulations and notice of the public hearing to consider any proposed regulations or amendments thereto, except map amendments at least thirty-five (35) days before the public hearing on their adoption.
- 15.4 Petitions requesting changes or amendments to the "*Inland Wetlands and Watercourses Map, Colchester, Connecticut*" shall contain at least the following information:
- a. The petitioner's name, address and telephone number;
  - b. The address or location of the land affected by the petition;
  - c. The petitioner's interest in the land affected by the petition;
  - d. Map(s) showing the geographic location of the land affected by the petition and the existing and the proposed wetland(s) and watercourse(s) boundaries on such land in accurate detail together with the documentation supporting such proposed boundary locations; and
  - e. The reasons for the requested action.
- 15.5 Any person who submits a petition to amend the "*Inland Wetlands and Watercourses Map, Colchester, Connecticut*" shall bear the burden of proof for all requested map
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TOWN OF COLCHESTER, CONNECTICUT  
INLAND WETLANDS AND WATERCOURSES REGULATIONS

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amendments. Such proof may include, but is not limited to, professional interpretation of aerial photography and remote sensing imagery, resource mapping, soils mapping, or other information acceptable to the Agency. If such person is the owner, developer, or contract purchaser of the land, which is subject of the petition, or if such person is representing the interests of such an owner, developer or purchaser, in addition to the information required in Subsection 15.4, the petition shall include:

- a. The name, address and telephone number of the owner(s) of such land and owner(s) agent or other representative;
- b. The names and addresses of the owners of abutting land;
- c. Documentation by a soil scientist of the distribution of wetland soils on said land. Such documentation shall at a minimum include the report of the soil scientist documenting the location of wetland soils on the land and a map of the said land indicating the flag locations set by the soil scientist and defining the boundaries of wetland soil types; and
- d. Map(s) showing any proposed development of the land in relation to existing and proposed wetland and watercourse boundaries.

15.6 Watercourses shall be delineated by a soil scientist, geologist, ecologist, or other qualified individual.

15.7 A public hearing shall be held on petitions to amend the Inland Wetlands and Watercourses Map. Notice of the hearing shall be published in a newspaper having substantial circulation in the municipality per the Connecticut General Statutes Sec. 8-7d as amended. All materials including maps and documents relating to the petition shall be open for public inspection.

15.8 The Agency shall hold a public hearing on a petition to amend the regulations and the "*Inland Wetlands and Watercourses Map, Colchester, Connecticut*" per the Connecticut General Statutes Sec. 8-7d as amended. At such hearing, any person or persons may appear and be heard and may be represented by agent or attorney. The petitioner may consent to one or more extensions of any period specified in this subsection, provided the total extension of all such periods shall not be for longer than sixty-five days, or may withdraw such petition. Failure of the Agency to act within any time period specified in this subsection or any extension thereof shall not be deemed to constitute approval of the petition.

15.9 The Agency shall make its decision and state, in writing, the reasons why the change in the "*Inland Wetlands and Watercourses Map, Colchester, Connecticut*" was made.

**SECTION 16**

**APPEALS**

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

**SECTION 17**

**CONFLICT AND SEVERANCE**

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

**SECTION 18**

**OTHER PERMITS**

- 18.1 Nothing in these regulations shall obviate the requirements for the applicant to obtain any other assents, permits, or licenses required by law or regulation by the Town of Colchester, the State of Connecticut, and the Government of the United States, including any approval required by the Connecticut Department of Energy and Environmental Protection and the U.S. Army Corps of Engineers. Obtaining such assents, permits, or licenses is the responsibility solely of the applicant.

**SECTION 19**

**APPLICATION FEES**

- 19.1 Method of Payment—all fees required by these regulations shall be submitted to the Code Administration Office by check or money order payable to the Town of Colchester at the time the application is filed. If additional fees are required by a decision of the Agency after receipt of the application, such fees shall be paid within seven (7) days of the applicant's receipt of notice of such additional fees.
- 19.2 No application shall be granted or approved by the Agency unless the correct application fee is paid in full or unless a waiver has been granted pursuant to Subsection 19.6 of these Regulations.
- 19.3 The application fee is not refundable.
- 19.4 Definitions—as used in this Section:
- "Residential Uses" means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.
- "Commercial Uses" means activities carried out on property developed for industry, commerce, trade, recreation, or business or being developed to be occupied for such purposes, for profit or nonprofit.
- "Other Uses" means activities other than residential uses or commercial uses.
- 19.5 The application fee structure shall be set forth by ordinance adopted by the Board of Selectmen.
- 19.6 Exemption—boards, commissions, councils, and departments of the Town of Colchester and of the State of Connecticut are exempt from all fee requirements but are not exempt from the cost and responsibility for delivering notice to adjacent property owners, water companies, and adjacent municipalities.
- 19.7 Waiver of application fees is the purview of the Board of Selectmen or as that Board may delegate to the Commission.

**SECTION 20**

**EFFECTIVE DATE OF REGULATIONS**

- 20.1 These regulations are effective upon filing in the Office of the Town Clerk and publication of a notice of such filing in a newspaper having general circulation in the Town of Colchester.

**LIST OF APPENDICES**

APPENDIX A	Connecticut General Statute Section 1-1(q)
APPENDIX B	Connecticut General Statute Section 8-7d
APPENDIX C	Connecticut General Statute Section 7-159b