



SLH PRESENTATION

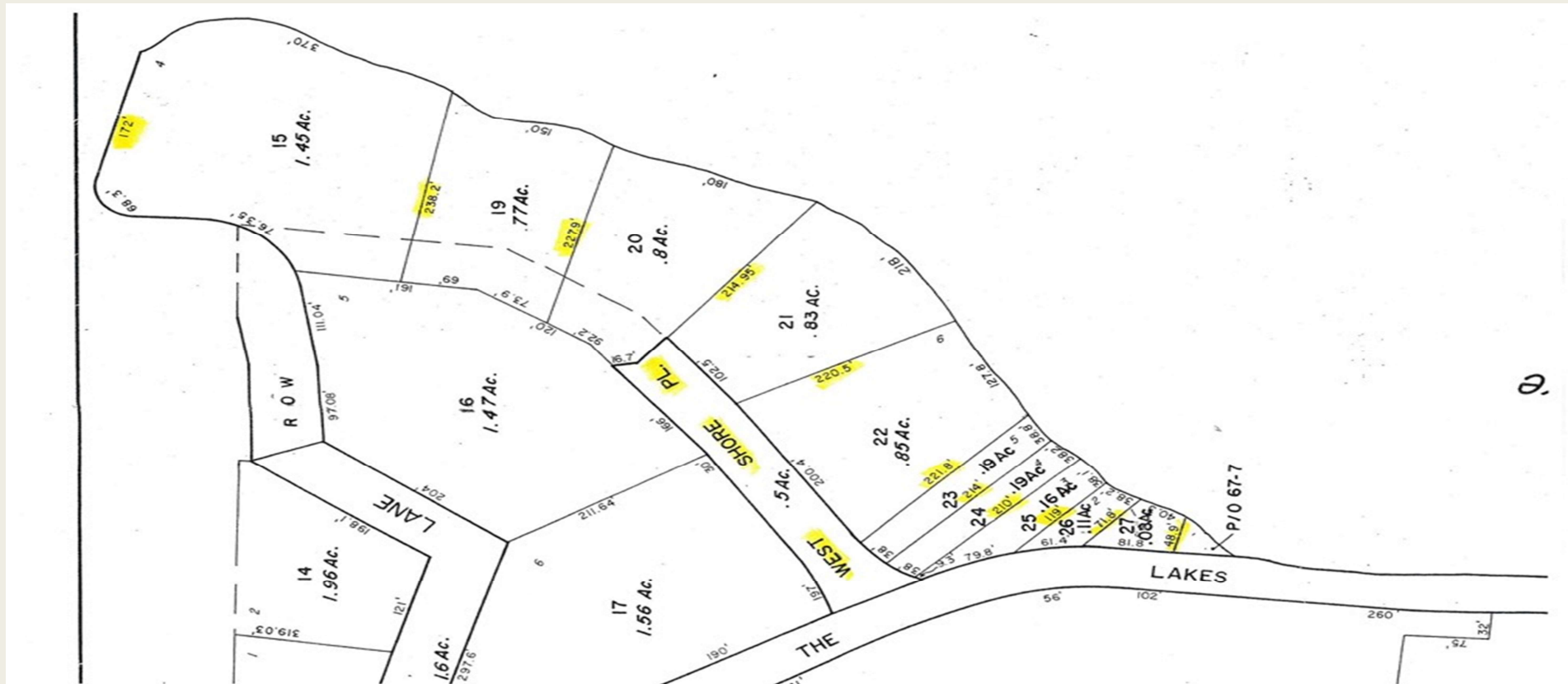
June 19, 2021



Tax Assessor's Map: Example of homes on Preston Lane entirely subsumed within 200 feet from shoreline



Tax Assessor's Map: Example of South Shore Rd Properties entirely subsumed within the Proposed 200 Foot URA



CURRENT/PROPOSED IWWC REGULATIONS COMPARATIVE ADMINISTRATIVE APPROVAL CHART			APPROVALS NEEDED UNDER CURRENT REGULATIONS			APPROVALS NEEDED UNDER PROPOSED IWWC REGULATIONS
HOMEOWNER DESIRED ACTIVITY			Distance from lake 0' - 75'	Distance from lake 75' - 100'	Distance from lake 100' - 200'	Approvals Apply to all distances noted under current Regulations
1	Installing, paving, repaving or resurfacing a driveway, access road, walkway or path		RA	D	A	RA
2	Installing a garden or depositing a load of topsoil or mulch to an existing garden		RA	D	A	RA
3	Installing gutters on an existing home		RA	D	A	RA
4	Repairing or replacing an existing septic system or sewer lateral		RA, T	RA, T	RA, T	RA, T
5	Repairing or replacing a water line between the house and the well or public water main		RA	D	A	RA
6	Drilling a new or replacement well		RA, T	D, T	A, T	RA, T
7	Repairing or replacing curtain drains or footing drains		RA	D	A	RA
8	Installing or repairing rain gardens, bio-retention basins or storm water management measures		RA	D	A	RA
9	Planting or replacing trees or shrubs, moving or depositing soil or other materials		RA	D	A	RA
10	Removing stumps of fallen or diseased trees		RA	D	A	RA
11	Installing, repairing or replacing a dry-laid stone or brick patio		RA,X	D	A	RA
12	Constructing a home or adding a room, porch or other addition to a home or building a garage or other structure		RA, X, T	D, SP, T	A, SP, T	RA, T
13	Clearing overgrowth (not clearcutting trees)		A	A	A	RA

APPROVAL CODE LEGEND	
RA	Regulated Activity Permit Application required
D	Upland Review Area-Commission review recommended. Regulated Activity Permit required if IWWC makes determination that proposed activity will impact wetlands or watercourses and is thus a Regulated Activity.
A	Activity allowed as of right-no Application needed
X	Prohibited by Planning and Zoning Regulations
SP	Site Plan or Special Permit required from Planning and Zoning Commission
T	Torrington Area Health District Approval Required

SLIDE 1

The Current State of Wetlands Regulations in Connecticut

Level of Restriction	Percentage of CT Municipalities
With a lake overlay protection zone	10% (18/169)
With a lake protection overlay zone <i>and</i> a URA around watercourses of 200 feet or more	4% (7/169)
With a URA around watercourses of more than 200 ft. <i>and</i> regulation of highly erodible soils	0.59% (1/169)
With a lake protection overlay zone <i>and</i> URA around watercourses of more than 200 ft. <i>and</i> regulation of highly erodible soils	0.00% (0/169)

SLIDE 2

The Challenge with the Proposed Amendments

- Wetlands agencies are “limited to considering only environmental matters which impact on inland wetlands.” *Connecticut Fund for Env't, Inc. v. City of Stamford*, 192 Conn. 247, 250 (1984).
- Studies show that water quality on Salisbury’s lakes is generally good and has been improving in recent years.
- DEEP has concluded that URA distances of more than 100 feet are “neither practical nor desirable.”
- No other municipality in the State has a URA of more than 200 feet, imposes a lake protection overlay zone, and regulates highly erodible soils.
- Accordingly, there is no legal or regulatory basis upon which to conclude that the Proposed Amendments are a justifiable means of regulating Salisbury’s lakes.