

<div>Routine Activities</div> <div>The following routine activities occurring in the upland review area (not in a wetland or watercourse) do not require application to the Commission or its Agent:</div>	<div>Permitted Operations and Uses</div> <div>Any person proposing a permitted operation and use or a nonregulated operation and use shall, prior to commencement of such operation and use, notify the Agency on a form provided by it, and provide the Agency with sufficient information to enable it to properly determine that the proposed operation and use is a permitted or nonregulated use of a wetland or watercourse. The Agency shall rule that the proposed operation and use or portion of it is a permitted or nonregulated operation and use or that the proposed operation and use is a regulated activity and a permit is required.</div>	<div>Regulated Activities</div>
<div> <ul style="list-style-type: none"> • mowing an existing lawn • leaf raking of an existing lawn so long as the leaves are not blown or deposited in or onto a wetland or watercourse • weeding, planting, or mulching of existing gardens • care and maintenance of existing shrubs and trees including pruning or removal of dead limbs • removal of dead or dying trees that threaten structures or access ways (not including stump grinding or grubbing) • maintenance and repair of existing structures including cleaning, painting, roofing, and septic pump-out • temporary storage of water-dependent structures and equipment including boats. * </div> <div>Note: Activities that require earth moving and disturbance such as driveway and septic repairs, or that include stump grinding or grubbing require application to the Commission.</div>	<div> <div>The following operations and uses shall be permitted in wetlands and watercourses, as of right:</div> <div> <div>(1) Grazing, farming, nurseries, gardening and harvesting of crops and farm ponds of three acres or less essential to the farming operation. The provisions of this subdivision shall not be construed to include road construction or the erection of buildings not directly related to the farming operation, relocation of 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.</div> <div>(2) Boat anchorage or mooring;</div> <div>(3) Uses incidental to the enjoyment and maintenance of residential property, such property defined as equal to or smaller than the largest minimum residential lot site permitted anywhere in the municipality, provided in any town, where there are no zoning regulations establishing minimum residential lot sites, the largest minimum lot site shall be two acres. Such incidental uses shall include maintenance of existing structures and landscaping but shall not include removal or deposition of significant amounts of material from or onto a wetland or watercourse or diversion or alteration of a watercourse;</div> <div>(4) Maintenance relating to any drainage pipe which existed before the effective date of any municipal regulations adopted pursuant to section 22a-42a or July 1, 1974, whichever is earlier, provided such pipe is on property which is zoned as residential but which does not contain hydrophytic vegetation. For purposes of this subdivision, “maintenance” means the removal of accumulated leaves, soil, and other debris whether by hand or machine, while the pipe remains in place;</div> </div> </div>	<div> <div>Administrative Burden on applicant to publish notice</div> <div>Appeal to agent</div> </div> <div> <div>Requires two meetings</div> <div>May require hearing</div> <div>Notice of decision by Town, appeal to court</div> </div>