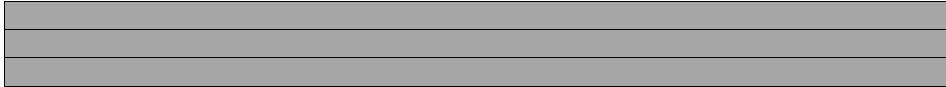


3/20/2025



**THE INLAND WETLANDS AND WATERCOURSES COMMISSION REGULATIONS  
OF THE  
TOWN OF SALISBURY, CONNECTICUT**

**Last Revised: 03/20/2024  
Effective:**

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**Section 1**  
**Title, Authority, and Statement of Purpose**

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3  
4 1.1 The inland wetlands and watercourses of the State of Connecticut are an indispensable and irreplaceable  
5 but fragile natural resource with which the citizens of the state have been endowed. The wetlands  
6 and watercourses are an interrelated web of nature essential to an adequate supply of surface and  
7 underground water; to hydrological stability and control of flooding and erosion; to the recharging  
8 and purification of groundwater; and to the existence of many forms of animal, aquatic and plant  
9 life. Many inland wetlands and watercourses have been destroyed or are in danger of destruction  
10 because of unregulated use by reason of the deposition, filling or removal of material, the diversion or  
11 obstruction of water flow, the erection of structures and other uses, all of which have despoiled,  
12 polluted and eliminated wetlands and watercourses. Such unregulated activity has had, and will continue  
13 to have, a significant, adverse impact on the environment and ecology of the state of Connecticut and has  
14 and will continue to imperil the quality of the environment thus adversely affecting the ecological, scenic,  
15 historic and recreational values and benefits of the state for its citizens now and forever more. The  
16 preservation and protection of the wetlands and watercourses from random, unnecessary, undesirable  
17 and unregulated uses, disturbance or destruction is in the public interest and is essential to the health,  
18 welfare and safety of the citizens of the state. It is, therefore, the purpose of these regulations to  
19 protect the citizens of the state by making provisions for the protection, preservation, maintenance  
20 and use of the inland wetlands and watercourses by minimizing their disturbance and pollution;  
21 maintaining and improving water quality in accordance with the highest standards set by federal, state or  
22 local authority; preventing damage from erosion, turbidity or siltation; preventing loss of fish and other  
23 beneficial aquatic organisms, wildlife and vegetation and the destruction of the natural habitats thereof;  
24 deterring and inhibiting the danger of flood and pollution; protecting the quality of wetlands and  
25 watercourses for their conservation, economic, aesthetic, recreational and other public and private  
26 uses and values; and protecting the state's potable fresh water supplies from the dangers of drought,  
27 overdraft, pollution, misuse and mismanagement by providing an orderly process to balance the need  
28 for the economic growth of the state and the use of its land with the need to protect its environment  
29 and ecology in order to forever guarantee to the people of the state, the safety of such natural  
30 resources for their benefit and enjoyment and for the benefit and enjoyment of generations yet unborn.  
31
- 32 1.2 These regulations shall be known as the "Inland Wetlands and Watercourses Commission  
33 Regulations of the Town of Salisbury."  
34
- 35 1.3 The Conservation Commission of the Town of Salisbury was established in accordance with an ordinance  
36 adopted as Ordinance 30 in 1972 and shall implement the purposes and provisions of these  
37 regulations and the Inland Wetlands and Watercourses Act in the Town of Salisbury.  
38
- 39 1.4 The Inland Wetlands and Watercourses Commission was established in accordance with the Town of  
40 Salisbury Ordinance 125, effective October 28, 2020, assuming and implanting the purposes and  
41 provisions of these regulations and the Inland Wetlands and Watercourses Act.  
42
- 43 1.5 These regulations have been adopted and may be amended, from time to time, in accordance with the  
44 provisions of the Inland Wetlands and Watercourses Act and these regulations.  
45
- 46 1.6 The Agency shall enforce the Inland Wetlands and Watercourses Act and shall issue, issue with terms,  
47 conditions, limitations or modifications, or deny permits for all regulated activities in the Town of  
48 Salisbury pursuant to sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, as  
49 amended.  
50  
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- 52 1.7 The Inland Wetland and Watercourses Commission of the Town of Salisbury finds that the Town's  
53 wetlands and watercourses are exceptional and valuable resources that require diligent stewardship for the  
54 general health and welfare of the community and as unique resources that benefit the citizens of the entire  
55 State.  
56
- 57 a. Salisbury hosts a rich diversity of wetlands and watercourses that are un-fragmented and  
58 interconnected. Large portions of the State have lost this connectivity and ecological resiliency. The  
59 importance and value of Salisbury's wetland and watercourses will increase over time as more of the  
60 State's resources become fragmented by urbanization.  
61
  - 62 b. Salisbury has the highest elevations within the State, in excess of 2,000 feet above sea level. As the  
63 effects of climate change increase, scientific modeling has demonstrated that wetlands and  
64 watercourses originating at high elevations will be the last refuges for certain cold-water limited  
65 aquatic species within the State.  
66
  - 67 c. Six large lakes lie within Salisbury's boundaries. Two are at high elevations atop the Taconic Uplift  
68 (Riga Lake, 1750 feet above sea level and South Pond, 1715 feet above sea level); four lie on the  
69 valley floor at slightly over 700 feet above sea level. Lakeville Lake, the deepest natural lake in  
70 Connecticut (106 feet at its deepest point) is fed both by springs and surface run-off. The impounded  
71 Twin Lakes in the northeastern section of Town are the headwaters of Schenob Brook, a nationally  
72 recognized watershed of high ecological importance. These three lakes and the fourth valley floor  
73 lake (Long Pond) are important recreational resources for the Town and the State. They are among  
74 the most sought-after residential areas and are under increasing threat from overdevelopment.  
75
  - 76 d. Salisbury's rich diversity of wetlands and watercourses serve as habitat for robust populations of  
77 many endangered, threatened, and special concern wetland-dependent plant and wildlife species.  
78 Habitats such as fens, high-gradient coldwater streams, and vernal pools are among the varied  
79 habitats in Salisbury that contain many of these species and merit enhanced protection. Additional  
80 critical wetland habitats as defined by Connecticut DEEP such as Acidic Red/Black Spruce Basin  
81 Swamp, Poor Fen, Rich Fen, Circumneutral Spring Fen, Floodplain Forest are also found in  
82 Salisbury. These areas are rare, unique, and specialized wildlife habitats recognized by the state of  
83 Connecticut as being of conservation interest.  
84
  - 85 f. The Housatonic River, which is a Federally designated Wild and Scenic River, is the eastern  
86 boundary of Salisbury. The Salmon Kill and Moore Brook are two major tributaries to the Housatonic  
87 River that originate in Salisbury. The Salmon Kill Valley and its broad floodplains are an iconic  
88 pastoral landscape that has remained relatively unchanged since the early 20th century.  
89
  - 90 g. Altered precipitation patterns caused by climate change place new stresses upon wetland and  
91 watercourses. Increased flooding threatens both human and natural infrastructure. Comprehensive  
92 review of activities occurring in wetlands and the upland review areas adjacent to wetlands and  
93 watercourses is an important climate change resiliency strategy.

**Section 2**  
**Definitions**

2.1 As used in these regulations:

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

"Agency" means the Inland Wetlands and Watercourses Commission of the Town of Salisbury.

"Agent Approval" - An inland wetlands agency may delegate to its duly authorized agent the authority to approve or extend 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 wetland or watercourse.

"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 Environmental Protection.

"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.

"Cumulative Impact" is the impact on the environment that results from the compounding of incremental impact of an activity or action when added to other past, present, and reasonably foreseeable future actions.

"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 waters of the state whether or not such substance causes pollution.

"Essential to the farming operation" means that the proposed activity 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. (See Appendix A)

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

"Grubbing" means digging to remove or uproot trees or stumps.

"Headwaters" are composed of numerous small tributaries and groundwater seepages which coalesce into larger tributaries and are the source of all rivers and streams.

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145 “Jurisdictional Ruling” is a ruling made by the Agency when determining if an activity is exempt from  
146 permitting on the basis of as of right or nonregulated use in accordance with Section 4 of these  
147 Regulations or on the basis that the proposed activity is not regulated.  
148

149 “License” means the whole or any part of any permit, certificate of approval or similar form of  
150 permission, which may be required of any person by the provisions of sections 22a-36 to 22a-45,  
151 inclusive.  
152

153 “Management practice” means a practice, procedure, activity, structure or facility designed to  
154 prevent or minimize pollution or other environmental damage or to maintain or enhance existing  
155 environmental quality. Such management practices include, but are not limited to: erosion and  
156 sedimentation controls; restrictions on land use or development; construction setbacks from  
157 wetlands or watercourses; proper disposal of waste materials; procedures for equipment  
158 maintenance to prevent fuel spillage; construction methods to prevent flooding or disturbance of  
159 wetlands and watercourses; procedures for maintaining continuous stream flows; confining  
160 construction that must take place in watercourses to times when water flows are low and fish and  
161 wildlife will not be adversely affected.  
162

163 “Marshes” are watercourses that are distinguished by the absence of trees and shrubs and the  
164 dominance of soft-stemmed herbaceous plants. The water table in marshes is at or above the  
165 ground surface throughout the year and areas of open water six inches or more in depth are  
166 common, but seasonal water table fluctuations are encountered.  
167

168 “Municipality” means the Town of Salisbury.  
169

170 “Nurseries” means places where plants are grown for sale, transplanting, or experimentation.  
171

172 “Ordinary high-water mark (watercourse) means the mark on the land caused by the presence and  
173 action of flowing water (including sediments and debris) which presence and action is so common,  
174 usual and sustained in all ordinary years so as to mark upon the land a distinction between the abutting  
175 upland and the watercourse.  
176

177 “Ordinary high-water mark (lake, pond, vernal pool) means the line along the shore providing evidence  
178 of the water level based on vegetative characteristics such as the presence of aquatic emergent or  
179 floating vegetation and/or physical characteristics such as a discernable natural line impressed on a  
180 bank, scouring, shelving, staining, or the presence of sediments or debris.  
181

182 “Permit” see license  
183

184 “Permittee” means the person to whom a license has been issued.  
185

186 “Person” means any person, firm, partnership, association, corporation, limited liability company,  
187 company, organization or legal entity of any kind, including municipal corporations, governmental  
188 agencies or subdivisions thereof.  
189

190 “Pollution” means harmful thermal effect or the contamination or rendering unclean or impure of  
191 any waters of the state by reason of any waste or other materials discharged or deposited therein  
192 by any public or private sewer or otherwise so as directly or indirectly to come in contact with  
193 any waters. This includes, but is not limited to, erosion and sedimentation resulting from any  
194 filling, land clearing or excavation activity.  
195

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

200  
201 “Regulated activity” (1) means any operation within or use of a wetland or watercourse or its  
202 associated upland review area involving removal or deposition of material, or any obstruction,  
203 construction, alteration or pollution, of such wetlands or watercourses, but shall not include the  
204 specified activities in Section 22a-40 of the Connecticut General Statutes or Section 4 of the  
205 Commission Regulations. The term “regulated activity” shall include, but is not limited to, any earth  
206 moving, clearing of vegetation, grubbing, filling, grading, paving, excavating, constructing, depositing,  
207 or removing of material, and discharging of stormwater on the land, ~~or clear-cutting of trees~~ within the  
208 following upland review areas when those activities are likely to impact or affect wetlands or  
209 watercourses:

- 210 a. Within 150 feet measured horizontally from the boundary of wetlands or from the ordinary  
211 high-water mark of any watercourse. The activities referenced in subsections b-e below are  
212 excluded from subsection a.
- 213 b. Within 300 feet measured horizontally from the boundary of a fen.
- 214 c. Within 300 feet measured horizontally from the ordinary high-water mark of a high-gradient,  
215 coldwater stream.
- 216 d. Within 300 feet measured horizontally from the ordinary high-water mark of a vernal pool.
- 217 e. Within 75 feet measured horizontally from the ordinary high-water mark of Lake  
218 Wononskopomuc. Any active portion of any subsurface waste disposal system within 150 feet  
219 of the ordinary high-water mark of these four lakes is deemed a regulated activity.
- 220 f. Within 75 feet measured horizontally from the ordinary high-water mark of Lake  
221 Wononpakook. Any active portion of any subsurface waste disposal system within 150 feet of  
222 the ordinary high-water mark of these four lakes is deemed a regulated activity.
- 223 g. Within 75 feet measured horizontally from the ordinary high-water mark of Lake  
224 Washining. Any active portion of any subsurface waste disposal system within 150 feet of the  
225 ordinary high-water mark of these four lakes is deemed a regulated activity.
- 226 h. Within 75 feet measured horizontally from the ordinary high-water mark of Lake Washinee.  
227 Any active portion of any subsurface waste disposal system within 150 feet of the ordinary  
228 high-water mark of these four lakes is deemed a regulated activity.

229  
230 (2) the agency may rule that any other activity located in a non-wetland or non-watercourse area is  
231 likely to impact or affect wetlands or watercourses and is a regulated activity.

232  
233 "Remove" includes, but shall not be limited to drain, excavate, mine, dig, dredge, suck, bulldoze,  
234 dragline or blast.

235  
236 "Rendering unclean or impure" means any alteration of the physical, chemical or biological  
237 properties of any waters of the state, including, but not limited to, change in odor, color, turbidity  
238 or taste.

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

249 a.4. Any activity involving deposition or removal of material which will or may have a  
250 substantial effect on the wetland or watercourse or on wetlands or watercourses outside  
251 the area for which the activity is proposed.

252  
253 b.2. Any activity which substantially changes the natural channel or may inhibit the natural  
254 dynamics of a watercourse system.

255  
256 c.3. Any activity which substantially diminishes the natural capacity of an inland wetland or  
257 watercourse to: support aquatic, plant or animal life and habitats; prevent flooding; supply  
258 water; assimilate waste; facilitate drainage; provide recreation or open space; or perform other  
259 functions.

260  
261 d.4. Any activity which is likely to cause or has the potential to cause substantial turbidity,  
262 siltation or sedimentation in a wetland or watercourse.

263  
264 e.5. Any activity which causes substantial diminution of flow of a natural watercourse or  
265 groundwater levels of the wetland or watercourse.

266  
267 f.6. Any activity which is likely to cause or has the potential to cause pollution of a  
268 wetland or watercourse.

269  
270 g.7. Any activity which damages or destroys unique wetland or watercourse areas or such  
271 areas having demonstrable scientific or educational value.

272  
273 "Soil scientist" means an individual duly qualified in accordance with standards set by the federal  
274 Office of Personnel Management.

275  
276 "Swamps" are watercourses that are distinguished by the dominance of wetland trees and shrubs.

277  
278 "Submerged lands" means those lands which are inundated by water on a seasonal or more  
279 frequent basis.

280  
281 "Town" means the Town of Salisbury.

282  
283 "Upland Review Area" is a defined area of land outside of but adjacent to inland wetlands and  
284 watercourses that may be necessary to provide protection from the adverse impacts of  
285 various land uses. The Commission or its agent has the authority to review, but not necessarily prohibit,  
286 activities in the upland review area.

287  
288 "Vegetation" includes all plant life not limited to trees, shrubs, ground cover, vines, grasses,  
289 herbaceous perennials, biennials, annuals, bulbs, ferns, mosses, and lichens;

290  
291 "Waste" means sewage or any substance, liquid, gaseous, solid or radioactive, which may pollute  
292 or tend to pollute any of the wetlands and watercourses of the Town.

293  
294 "Watercourses" means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and  
295 all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are  
296 contained within, flow through or border upon the Town or any portion thereof not regulated pursuant  
297

**Commented [AC2]:** adapted from Moskowitz, Harvey S.;  
Lindbloom, Carl G.; Listokin, David; Preiss, Richard;  
Merriam, Dwight. *The Complete Illustrated Book of  
Development Definitions* (p. 598). Taylor and Francis.  
Kindle Edition.

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298 to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes.

299  
300 “Fen” includes:

- 301 1. Circumneutral Spring Fen - Naturally open wetlands occupying high pH groundwater  
302 discharge sites; peat accumulation minimal. Subtypes include sedge, shrub thicket,  
303 phragmites, woodland, and other/unique.  
304  
305 2. Rich Fen - Natural peatlands occupying topographically defined basins; influenced by  
306 base-rich waters; on deep, poorly decomposed peats; restricted to the western marble  
307 valleys. Subtypes include sedge, shrub thicket, dwarf shrub, woodland, phragmites,  
308 and other/unique  
309  
310 3. Poor Fen - Natural peatlands (bogs) occupying topographically defined basins;  
311 influenced by acidic ground water; on deep, poorly decomposed peats; dominated  
312 primarily by ericaceous shrubs. Subtypes include dwarf shrub, shrub thicket, saturated  
313 woodland, and other/unique  
314

315 “High-Gradient Coldwater Streams” are headwaters usually originating from high elevation  
316 wetlands. Occurring 800’ above sea level, they receive not only surface water, but also large  
317 amounts of subterranean seepage that break out at various fissures in the bedrock, adding cold  
318 water to these streams as they plunge over steep cliffs and boulders.  
319

320 “Intermittent Watercourses” shall be delineated by a defined permanent channel and bank and  
321 the occurrence of two or more of the following characteristics: (A) Evidence of scour or  
322 deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a  
323 duration longer than a particular storm incident, and (C) the presence of hydrophytic  
324 vegetation.  
325

326 “Vernal Pools” are seasonally inundated depressions that attain maximum depths in spring or  
327 fall and lack permanent surface water connections with other wetlands or water bodies. Vernal  
328 pools are determined by both the physical characteristics and the presence of indicator/obligate  
329 species.  
330

331 “Wetlands” means land, including submerged land as defined in this section, not regulated  
332 pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes, which  
333 consists of any of the soil types designated as poorly drained, very poorly drained, alluvial and  
334 floodplain by the National Cooperative Soils Survey, as it may be amended from time to time, of  
335 the Natural Resources Conservation Service of the U.S. Department of Agriculture (USDA). Such  
336 areas may include filled, graded, or excavated sites which possess an aquic (saturated) soil moisture  
337 regime as defined by the USDA Cooperative Soil Survey.  
338

339 “Wetlands and Watercourses Buffer Area” is an area of undisturbed vegetation bordering a wetland or  
340 watercourse either naturally occurring or planted as mitigation. The buffer may be composed of a  
341 combination of trees, woody vegetation (shrubs, bushes, brush), and herbaceous vegetation

Commented [AC3]: [Cold Water Stream Habitat Map \(ct.gov\)](#)



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**Section 3**

**Inventory of Inland Wetlands and Watercourses**

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- 3.1 The map of wetlands and watercourses entitled "Inland Wetlands and Watercourses Map, Salisbury, Connecticut" delineates the general location and boundaries of inland wetlands and the general location of watercourses. Copies of this map are available for inspection at the office of the Town Clerk or the Agency. In all cases, the precise location of wetlands and watercourses shall be determined by the actual character of the land, the distribution of wetland soil types and location of watercourses. Such determinations shall be made by field inspection and testing conducted by a soil scientist where soil determinations are required, or where watercourse determinations are required, by any qualified individual. 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 regulated areas 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**  
**Jurisdictional Rulings for**  
**Permitted Uses as of Right & Nonregulated Uses**

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- 4.1 To carry out the purposes of this section, 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.
- 4.2 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 Environmental Protection for the purposes of wetland or watercourse restoration or enhancement or mosquito control. 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, the mining of top soil, peat, sand, gravel or similar material from wetlands or watercourses for the purposes of sale;
  - b. a residential home (i) for which a building permit has been issued or (ii) 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 subdivision unless the permit was obtained on or before July 1, 1987;
  - c. boat anchorage or mooring;
  - d. 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 that 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;
  - 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 and;
  - 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 which is zoned as residential but

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- 420 which does not contain hydrophytic vegetation. For purposes of this subdivision, "maintenance"  
421 means the removal of accumulated leaves, soil, and other debris whether by hand or machine,  
422 while the pipe remains in place.  
423
- 424 g. Withdrawals of water for fire emergency purposes.  
425
- 426 4.3 The following operations and uses shall be permitted, as nonregulated uses in wetlands and  
427 watercourses, provided they do not disturb the natural and indigenous character of the wetland or  
428 watercourse by removal or deposition of material, alteration or obstruction of water flow or  
429 pollution of the wetland or watercourse:  
430
- 431 a. conservation of soil, vegetation, water, fish, shellfish and wildlife; and  
432
- 433 b. outdoor recreation including play and sporting areas, golf courses, field trials, nature study,  
434 hiking, horseback riding, swimming, skin diving, camping, boating, water skiing, trapping,  
435 hunting, fishing and shellfishing where otherwise legally permitted and regulated.  
436
- 437 c. The installation of a dry hydrant by or under the authority of a municipal fire department,  
438 provided such dry hydrant is only used for firefighting purposes and there is no alternative  
439 access to a public water supply. For purposes of this section, "dry hydrant" means a non-  
440 pressurized pipe system that: (A) is readily accessible to fire department apparatus from a  
441 proximate public road, (B) provides for the withdrawal of water by suction to such fire  
442 department apparatus, and (C) is permanently installed into an existing lake, pond or stream  
443 that is a dependable source of water.  
444
- 445 4.4 All activities in wetlands or watercourses involving filling, excavating, dredging, clear cutting,  
446 clearing, or grading or any other alteration or use of a wetland or watercourse not specifically permitted  
447 by this section and otherwise defined as a regulated activity by these regulations shall require a permit  
448 from the Agency in accordance with section 6 of these regulations, or for certain regulated activities  
449 located outside of wetlands and watercourses from the duly authorized agent in accordance with  
450 section 12 of these regulations.  
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**Section 5**

**Activities Regulated Exclusively by the Commissioner of Environmental Protection**

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- 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.

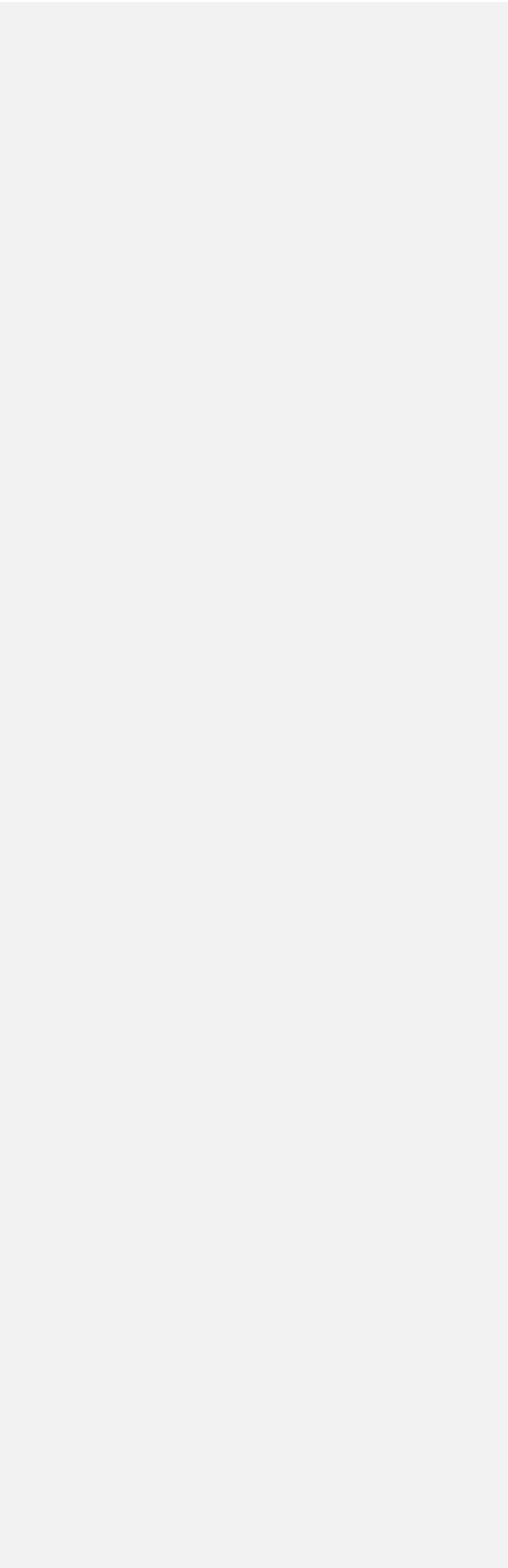
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**Section 6**  
**Regulated Activities to be Licensed**

- 6.1 No person shall conduct or maintain a regulated activity without first obtaining a permit for such activity from the Inland Wetlands and Watercourses Commission of the Town of Salisbury.
- 6.2 Any person found to be conducting or maintaining 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.

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**Section 7**  
**Permit Application Requirements**

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491 7.1 Any person intending to conduct a regulated activity or to renew or amend a permit to conduct  
492 such activity, shall apply for a permit using a form provided by the Agency. The application shall  
493 contain the information described in this section and any other information the Agency may reasonably  
494 require. Application shall be made in electronic form through the Land Use Office.  
495
- 496 7.2 If an application to the Town of Salisbury Planning, Zoning, or Planning and Zoning Commission  
497 for subdivision or resubdivision of land containing a wetland or watercourse, the applicant shall, in  
498 accordance with Section 8-3(g), 8-3c, or 8-26, as applicable, of the Connecticut General Statutes,  
499 submit an application for a permit to the Agency in accordance with this section, no later than the  
500 day the application is filed with such planning, zoning, or planning and zoning commission.  
501
- 502 7.3 The application shall contain such information as is necessary for a fair and informed  
503 determination thereon by the Agency.  
504
- 505 7.4 A prospective applicant may request the Agency to determine whether or not a proposed activity  
506 involves a significant impact activity.  
507
- 508 7.5 All applications shall include the following information in writing, or on maps or drawings:  
509
- 510 a. the applicant's name, mailing address, and telephone number; if the applicant is a Limited Liability  
511 Corporation or a Corporation the managing member's or responsible corporate officer's name,  
512 mailing address, and telephone number
  - 513 b. the owner's name, mailing address and telephone number and written consent of the land  
514 owner if the applicant is not the owner of the land upon which the subject activity is  
515 proposed
  - 516 c. the applicant's interest in the land
  - 517 d. the geographical location of the land which is the subject of the proposed activity
  - 518 e. a description of the land in sufficient detail to allow identification of the inland wetlands and  
519 watercourses
    - 520 i. the area(s) (in acres or square feet) of wetlands or watercourses to be disturbed, soil  
521 type(s), and wetland vegetation;
    - 522 ii. the purpose and a description of the proposed activity and proposed erosion and  
523 sedimentation controls and other management practices and
    - 524 iii. mitigation measures which may be considered as a condition of issuing a permit for  
525 the proposed regulated activity including, but not limited to, measures to:
      - 526 (1) prevent or minimize pollution or other environmental damage,
      - 527 (2) maintain or enhance existing environmental quality, or
      - 528 (3) in the following order of priority: restore, enhance and create productive  
529 wetland or watercourse resources;
  - 530
  - 531 f. alternative which would cause less or no environmental impact to wetlands or watercourses  
532 and why the alternative as set forth in the application was chosen; all such alternatives shall  
533 be diagrammed on a site plan or drawing
  - 534
  - 535 g. a site plan showing the proposed activity and existing and proposed conditions in relation to  
536 wetlands and watercourses and identifying any further activities associated with, or reasonably  
537 related to, the proposed regulated activity which are made inevitable by the proposed  
538 regulated activity and which may have an impact on wetlands or watercourses

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- h. statement by the applicant 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
  - i. a completed DEEP reporting form; the Agency shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with section 22a-39-14 of the Regulations of Connecticut State Agencies
  - j. submission of the appropriate filing fee based on the fee schedule established in the Bylaws of the Town of Salisbury Inland Wetlands & Watercourses Commission
- 7.6 At the discretion of the Agency or its agent, additional information, based on the nature and anticipated effects of the activity, including but not limited to the following, may be required:
- a. site plans for the proposed activity and the land which will be affected thereby which show existing and proposed conditions, wetland and watercourse boundaries, established upland review area, land contours, boundaries of land ownership, proposed alterations and uses of wetlands and watercourses, and other pertinent features of the land and the proposed activity, prepared by a professional engineer, land surveyor, architect or landscape architect licensed by the state, or by such other qualified person;
  - b. engineering reports and analyses and additional drawings to fully describe the proposed activity including any filling, excavation, drainage or hydraulic modifications to watercourses and the proposed erosion and sedimentation control plan;
  - c. mapping of soil types consistent with the categories established by the National Cooperative Soil Survey of the U.S. Natural Resources Conservation Service; the wetlands shall be delineated in the field by a soil scientist and the soil scientist's field delineation shall be depicted on the site plans;
  - d. authorization for the members and agents of the Agency to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit;
  - e. a description of the ecological communities and functions of the wetlands or watercourses involved with the application and the effects of the proposed activity on these communities and wetland functions;
  - f. 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;
  - g. analysis of chemical or physical characteristics of any fill material; and
  - h. management practices and other measures designed to mitigate the impact of the proposed activity.
- 7.7 The applicant shall certify whether:
- a. any portion of the property on which the regulated activity is proposed is located within 500

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- 590 feet of the boundary of an adjoining municipality;
- 591
- 592 b. traffic attributable to the completed project on the site will use streets within the adjoining
- 593 municipality to enter or exit the site;
- 594
- 595 c. sewer or water drainage from the project site will flow through and impact the sewage or
- 596 drainage system within the adjoining municipality; or,
- 597
- 598 d. water run-off from the improved site will impact streets or other municipal or private
- 599 property within the adjoining municipality.
- 600
- 601 7.8 Supplemental application materials shall be submitted in hard copy and digital format. Two (2) hard
- 602 copies of all supplemental application materials shall be submitted to comprise a complete application
- 603 unless an applicant is otherwise directed, in writing, by the Agency or its agent.
- 604
- 605 7.9 Any application to renew or amend an existing permit shall be filed with the Agency in
- 606 accordance with section 8 of these regulations at least sixty-five (65) days prior to the expiration
- 607 date of the permit. Any application to renew or amend such an existing permit shall contain the
- 608 information required under section 7 of these regulations provided:
- 609
- 610 a. the application may incorporate the documentation and record of the prior application;
- 611 b. the application shall describe the extent of work completed at the time of filing and the
- 612 schedule for completing the activities authorized in the permit;
- 613 c. the application shall state the reason why the authorized activity was not initiated or completed
- 614 within the time specified in the permit;
- 615 d. the application shall describe any changes in facts or circumstances involved with or affecting
- 616 wetlands or watercourses or use of the land for which the permit was issued;
- 617 e. the Agency may, prior to the expiration of a permit, accept an untimely application to renew
- 618 such permit if the authorized activity is ongoing and allow the continuation of work beyond
- 619 the expiration date if, in its judgment, the permit is likely to be renewed and the public
- 620 interest or environment will be best served by not interrupting the activity;
- 621
- 622 7.10 Any application to renew a permit shall be granted upon request of the permit holder unless the Agency
- 623 finds that there has been a substantial change in circumstances which requires a new permit
- 624 application or an enforcement action has been undertaken with regard to the regulated activity for
- 625 which the permit was issued provided no permit may be valid for more than ten years, except as
- 626 provided in Section 11 of these Regulations and Connecticut General Statutes Section 22a-42a(g).
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**Section 8**  
**Application Procedures**

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631 8.1 All petitions, applications, requests or appeals shall be submitted to the Inland Wetlands and  
632 Watercourses Commission of the Town of Salisbury.  
633
- 634 8.2 The Agency shall, in accordance with Connecticut General Statutes section 8-7d(f), notify the  
635 clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or  
636 plan concerning any project on any site in which:  
637
- 638 a. any portion of the property affected by a decision of the agency is within five hundred feet of  
639 the boundary of an adjoining municipality;
  - 640 b. a significant portion of the traffic to the completed project on the site will use streets within  
641 the adjoining municipality to enter or exit the site;
  - 642 c. a significant portion of the sewer or water drainage from the project on the site will flow  
643 through and significantly impact the drainage or sewerage system within the adjoining  
644 municipality; or
  - 645 d. water run-off from the improved site will impact streets or other municipal or private  
646 property within the adjoining municipality.
- 647
- 648 Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven  
649 days of the date of receipt of the application, petition, appeal, request or plan.  
650
- 651 8.3 When an application is filed to conduct or cause to be conducted a regulated activity upon an  
652 inland wetland or watercourse, any portion of which is within the watershed of a water company  
653 as defined in section 16-1 of the Connecticut General Statutes, the applicant shall provide written  
654 notice of the application to the water company provided such water company has filed a map  
655 showing the boundaries of the watershed on the land records of the municipality in which the  
656 application is made and with the inland wetlands agency of such municipality. Such notice shall  
657 be made by certified mail, return receipt requested, and shall be mailed within seven days of the  
658 date of the application. The water company, through a representative, may appear and be heard at any  
659 hearing on the application. Documentation of such notice shall be provided to the Agency.  
660
- 661 8.4 The date of receipt of a petition, application, request or appeal shall be the day of the next  
662 regularly scheduled meeting of the Agency, immediately following the day of submission to the  
663 Agency or its agent of such petition, application, request or appeal or thirty-five days after such  
664 submission, whichever is sooner.  
665
- 666 8.5 At any time during the review period, the applicant shall provide such additional information as  
667 the Agency may reasonably require. Requests for such additional information shall not stay the  
668 time limitations as set forth in subsection 11.2 of these regulations.  
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- 670 8.6 All applications shall be open for public inspection.
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- 672 8.7 Incomplete applications may be denied.

**Section 9**  
**Public Hearings**

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- 9.1 The inland wetlands agency shall not hold a public hearing on an application unless the inland wetlands 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 days after the date of receipt of such application, or the inland wetlands agency finds that a public hearing regarding such application would be in the public interest. The inland wetlands agency may issue a permit without a public hearing provided no petition provided for in this section is filed with the inland wetlands agency on or before the fourteenth day after the date of receipt of the application. Such hearing shall be held no later than sixty-five days after the receipt of such application. All applications and maps and documents relating thereto shall be open for public inspection. At such hearing any person or persons may appear and be heard.
- 9.2 Legal Notice in Newspaper - Notice of the public hearing shall be published by the Agency at least twice at intervals of not less than two days, the first not more than fifteen days and not fewer than ten days, and the last not less than two days before the date set for the hearing in a newspaper having a general circulation in each town where the affected wetland and watercourse is located.
- 9.3 Notice to Abutters - Upon the scheduling of a public hearing by the Commission, the applicant shall notify by certified mail all owners of property within 100 feet of the subject property including parcels separated from the subject property by a public street or other municipal property, at least seven (7) days in advance of the initial public hearing. The person who owns land shall be the owner indicated on the property tax map or on the last-completed grand list as of the date such notice is mailed. The notice shall include a brief description of the application along with the date, time, and location of the public hearing. At or before the public hearing the applicant shall submit to the Commission a list of all property owners notified, and certificates of mailing of the notices to each such property owner, as evidence of compliance with this requirement.

**Section 10**  
**Considerations for Decision**

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- 10.1 The Agency may consider the following in making its decision on an application:
  - a. The application and its supporting documentation
  - b. Reports from other agencies and commissions including but not limited to the Town of Salisbury:
    - 1) Planning and Zoning Commission
    - 2) Building Official
    - 3) Town Sanitarian (Torrington Area Health District)
 The Agency may also consider comments on any application from the Northwest Conservation District, the Northwest Hills Council of Governments or other regional organizations (i.e. Council of Elected Officials); 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.
  - c. Non-receipt of comments from state agencies and commissions listed in subdivision 10.1b and c above within the prescribed time shall neither delay nor prejudice the decision of the Agency.
  - d. 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.
  - 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 and 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

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- 756 set forth in subsection 10.2 of this section. The finding and the reasons therefore shall be stated  
757 on the record in writing.  
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- 759 10.4 In the case of an application which is denied on the basis of a finding that there may be feasible  
760 and prudent alternatives to the proposed regulated activity which have less adverse impact on wetlands  
761 or watercourses, the Agency shall propose on the record in writing the types of alternatives which  
762 the applicant may investigate provided this subsection shall not be construed to shift the burden from  
763 the applicant to prove that he is entitled to the permit or to present alternatives to the proposed  
764 regulated activity.  
765
- 766 10.5 For purposes of this section, (1) "wetlands and watercourses" includes aquatic, plant or animal  
767 life and habitats in wetlands or watercourses, and (2) "habitats" means areas or environments in which  
768 an organism or biological population normally lives or occurs.  
769
- 770 10.6 A municipal inland wetlands agency shall not deny or condition an application for a regulated  
771 activity in an area outside wetlands or watercourses on the basis of an impact or effect on aquatic,  
772 plant, or animal life unless such activity will likely impact or affect the physical characteristics of such  
773 wetlands or watercourses.  
774
- 775 10.7 In reaching its decision on any application after a public hearing, the Agency shall base its  
776 decision on the record of that hearing. Documentary evidence or other material not in the hearing  
777 record shall not be considered by the Agency in its decision.  
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**Section 11**  
**Decision Process and Permit**

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- 782 11.1 The Agency, or its duly authorized agent acting pursuant to Section 12 of these regulations, may,  
783 in accordance with Section 10 of these regulations, grant the application as filed or grant it upon  
784 other terms, conditions, limitations or modifications of the regulated activity designed to carry out  
785 the purposes and policies of the Act, or deny the application. Such terms may include any  
786 reasonable measures which would mitigate the impacts of the regulated activity and which would:  
787  
788       • prevent or minimize pollution or other environmental damage,  
789       • maintain or enhance existing environmental quality, or  
790       • in the following order of priority: restore, enhance and create productive wetland or  
791       watercourse resources.  
792
- 793 Such terms may include restrictions as to the time of year in which a regulated activity may be  
794 conducted, provided the Agency or its agent, determines that such restrictions are necessary to carry  
795 out the policy of sections 22a-36 to 22a-45r inclusive, of the Connecticut General Statutes.  
796
- 797 11.2 No later than sixty-five (65) days after receipt of an application, the Agency may hold a public hearing  
798 on such application. At such hearing any person or persons may appear and be heard and may be  
799 represented by agent or attorney. The hearing shall be completed within thirty-five (35) days of  
800 its commencement. Action shall be taken on applications within thirty-five (35) days after  
801 completion of a public hearing. In the absence of a public hearing, action shall be taken on applications  
802 within sixty-five (65) days from the date of receipt of the application. The applicant may consent  
803 to one or more extensions of the periods specified in this subsection, provided the total extension  
804 of all such periods shall not be for longer than sixty-five (65) days, or may withdraw the  
805 application. The failure of the Agency to act within any time period specified in this subsection,  
806 or any extension thereof, shall not be deemed to constitute approval of the application. An application  
807 deemed incomplete by the Agency shall be withdrawn by the applicant or denied by the Agency.  
808
- 809 11.3 The Agency shall state upon its record the reasons and bases for its decision.  
810
- 811 11.4 The Agency shall notify the applicant and any person entitled to such notice of its decision within  
812 fifteen (15) days of the date of the decision by certified mail, return receipt requested, and the  
813 Agency shall cause notice of its order in the issuance or denial of the permit, to be published in a  
814 newspaper having general circulation in the town wherein the inland wetland or watercourse lies.  
815 In any case in which such notice is not published within such fifteen day period, the applicant may  
816 provide for the publication of such notice within ten days thereafter.  
817
- 818 11.5 If an activity authorized by an inland wetland permit also involves an activity which requires a  
819 zoning or subdivision approval, special zoning permit, or variance or special exception, under sections  
820 8-3(g), 8-3c, or 8-26 of the Connecticut General Statutes, the Agency shall file a copy of the  
821 decision and report on the application with the Town of Salisbury Planning and Zoning  
822 Commission within fifteen days of the date of the decision thereon.  
823
- 824 11.6 Any permit issued by the Agency for the development of land of property for which an approval  
825 is required under chapters 124, 124b, 126 or 126a of the Connecticut General Statutes shall (i) not take  
826 effect until each such approval, as applicable, granted under such chapter has taken effect, and (ii) be  
827 valid until the approval granted under such chapter expires or for ten years, whichever is earlier.  
828
- 829 11.7 Notwithstanding the provisions of Regulation 11.6 above, any permit issued prior to July 1, 2011, that

830 has not expired prior to July 12, 2021, shall expire not less than fourteen years after the date of such  
831 approval. Any such permit shall be renewed upon request of the permit holder unless the agency finds  
832 that there has been a substantial change in circumstances that requires a new permit application or an  
833 enforcement action has been undertaken with regard to the regulated activity for which the permit was  
834 issued, provided no such permit shall be valid for more than nineteen years.

835  
836 11.8 Notwithstanding the provisions of Regulation 11.6 and 11.7 above, any permit issued on or after July 1,  
837 2011, but prior to June 10, 2021, that did not expire prior to March 10, 2020, shall expire not less than  
838 fourteen years after the date of such approval. Any such permit shall be renewed upon request of the  
839 permit holder unless the agency finds that there has been a substantial change in circumstances that  
840 requires a new permit application or an enforcement action has been undertaken with regard to the  
841 regulated activity for which the permit was issued, provided no such permit shall be valid for more than  
842 nineteen years.

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844  
845 ~~11.7~~ 11.9 No permit issued by the Agency shall be assigned or transferred without the written permission  
846 of the Agency.

847  
848 ~~11.8~~ 11.10 If a bond or insurance is required in accordance with section 13 of these regulations, the Agency  
849 may withhold issuing the permit until such bond or insurance is provided.

850  
851 ~~11.9~~ 11.11 General provisions in the issuance of all permits:

- 852
- 853 a. All permits issued by the Agency are subject to and do not derogate any present or future
- 854 rights or powers of the Agency or the Town of Salisbury and convey no rights in real estate or
- 855 material nor any exclusive privileges, and are further subject to any and all public and
- 856 private rights and to any federal, state, and municipal laws or regulations pertinent to the
- 857 subject land or activity.
- 858 b. If the activity authorized by the Agency’s permit also involves an activity which requires
- 859 zoning or subdivision approval, special permit, variance or special exception under sections 8.3(g),
- 860 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit may
- 861 begin until such approval is obtained.
- 862 c. In constructing the authorized activities, the permittee shall implement such management practices
- 863 consistent with the terms and conditions of the permit as needed to control storm water
- 864 discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of
- 865 wetlands and watercourses.
- 866 d. Permits are not transferable without the prior written consent of the Agency.
- 867 e. The permittee shall notify the Salisbury Inland Wetlands Agent immediately upon the
- 868 commencement of work and its completion. A pre-construction meeting with the contractor and the
- 869 Agent is required.
- 870 f. All work and all regulated activities conducted pursuant to this authorization shall be consistent
- 871 with the terms and conditions of this permit. Any structures, excavation, fill, obstructions,
- 872 encroachments, or regulated activities not specifically identified and authorized herein shall
- 873 constitute a violation of this permit and may result in its modification, suspension or revocation.
- 874 g. In evaluating an application, the Commission and their Agent rely on the information provided by
- 875 the applicant. If such information is subsequently proven to be false, incomplete or misleading, this
- 876 permit may be modified, suspended, or revoked and the permittee may be subject to any other
- 877 remedies or penalties provided by law.
- 878 h. The permittee shall immediately inform the Agent of any problems involving the wetlands or
- 879 watercourses that have developed or are caused by the authorized work.
- 880 i. No equipment or material including without limitation, fill construction materials or debris shall be

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- 881 deposited, placed or stored in any wetland or watercourse on the site except as authorized by a  
882 permit.
- 883 j. This authorization is subject to and does not derogate any rights and powers of the Town of  
884 Salisbury, conveys no property rights or exclusive privileges, and is subject to all public and  
885 private rights and to all applicable federal, state and local laws. In conducting and maintaining any  
886 activities authorized herein, the permittee may not cause pollution, impairment or destruction of the  
887 wetlands and watercourses.
- 888 k. If the activity authorized also involves activity or a project that requires zoning or subdivision  
889 approval, special permit, variance, or special exception, no work pursuant to the wetlands permit  
890 may begin until such approval is obtained.
- 891 l. The permittee shall maintain sediment and erosion controls at the site in such an operable condition  
892 as to prevent the pollution of wetlands and watercourses. Said controls are to be inspected by the  
893 permittee for deficiencies at least once per week and immediately after rain events. The permittee  
894 shall correct any such deficiencies within 24 hours of said deficiency being found. The permittee  
895 shall maintain such control measures until all areas of disturbed soils, at the site, are stabilized.
- 896 m. Erosion and sediment controls must be installed and inspected prior to construction.
- 897 ~~d.n.~~ The site must be stabilized within 30 days of completing any ground disturbance.
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**Section 12**

**Action by Duly Authorized Agent**

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- 12.1 The Agency may delegate to its duly authorized agent the authority to approve or extend a license 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 Energy and 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 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 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 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.

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**Section 13**  
**Bond and Insurance**

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926 13.1 The Agency may require as a permit condition the filing of a bond with such surety in such  
927 amount and in a form approved by the Agency.  
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929 13.2 The bond or surety shall be conditioned on compliance with the provisions of these regulations  
930 and the terms, conditions and limitations established in the permit.  
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932 13.3 Upon completion of all or part of the work guaranteed by such bond, the person posting a financial  
933 guarantee may request a release of all or a portion of such financial guarantee. The commission or its  
934 agent shall, not later than ~~thirtysixty~~ five days after receiving such request,  
935 (A) release or authorize the release of any such financial guarantee or portion thereof, provided the  
936 commission or its agent is reasonably satisfied that the site improvements for which such financial  
937 guarantee or portion thereof was posted have been completed, or  
938 (B) provide the person posting such financial guarantee with a written explanation as to the additional  
939 site improvements that must be completed before such financial guarantee or portion thereof may  
940 be released.  
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**Commented [AC4]:** To reflect bond language/practices from zoning statutes

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**Section 14  
Enforcement**

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- 14.1 The Agency may appoint an agent or agents to act on 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.
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- 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.
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- 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.
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- 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:
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- 963 a. issue a written order by certified mail, return receipt requested, to such person conducting  
964 such activity or maintaining such facility or condition to immediately cease such activity or to  
965 correct such facility or condition. Within ten (10) calendar days of the issuance of such order  
966 the Agency shall hold a hearing to provide the person an opportunity to be heard and show  
967 cause why the order should not remain in effect. The Agency shall consider the facts  
968 presented at the hearing and within ten (10) days of the completion of the hearing notify the person  
969 by certified mail that the original order remains in effect, that a revised order is in effect, or  
970 that the order has been withdrawn. ~~The Agency shall publish notice of its decision in a  
971 newspaper having general circulation in the municipality.~~ The original order shall be effective  
972 upon issuance and shall remain in effect until the Agency affirms, revises or withdraws the  
973 order. The issuance of an order pursuant to this subsection shall not delay or bar an action  
974 pursuant to section 22a-44(b) of the Connecticut General Statutes, as amended.
  - 975 b. issue a notice of violation to such person conducting such activity or maintaining such facility  
976 or condition, stating the nature of the violation, the jurisdiction of the Agency, and  
977 prescribing the necessary action and steps to correct the violation including, without  
978 limitation, halting work in wetlands or watercourses. The Agency may request that the  
979 individual appear at the next regularly scheduled meeting of the Agency to discuss the  
980 unauthorized activity, and/or provide a written reply to the notice or file an application for the  
981 necessary permit. Failure to carry out the action(s) directed in a notice of violation may result in  
982 issuance of the order provided in section 14.4(a) or other enforcement proceedings as  
983 provided by law.
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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, to the address on file with the Tax Assessor's Office, 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
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994 requirements for retention of the permit. The permittee shall be notified of the Agency's decision to  
995 suspend, revoke, or maintain a permit by certified mail within fifteen (15) days of the date of its  
996 decision. The Agency shall publish notice of the suspension or revocation in a newspaper having  
997 general circulation in the municipality.  
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**Section 15  
Amendments**

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- 15.1 These regulations and the Inland Wetlands and Watercourses Map for the Town of Salisbury may be amended, from time to time, by the Agency in accordance with changes in the Connecticut General Statutes or 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 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 wetland 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 the Act as of the date of such receipt.
- 15.3 These regulations and the Town of Salisbury Inland Wetlands and Watercourses Map 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 Energy and 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 days before the public hearing on their adoption.
- 15.4 Petitions requesting changes or amendments to the "Inland Wetlands and Watercourses Map, Salisbury, Connecticut, shall contain at least the following information:
- a. the petitioner's name, mailing 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, Salisbury, Connecticut, shall bear the burden of proof for all requested map 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 the 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, mailing address and telephone number of the owner(s) of such land and owner(s) agent or other representative;  
b. the names and mailing 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

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- 1050 of wetland soils on the land and a map of the said land indicating the flag locations set by the  
1051 soil scientist and defining the boundaries of wetland soil types; and  
1052 d. map(s) showing any proposed development of the land in relation to existing and proposed wetland  
1053 and watercourse boundaries.  
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- 1055 15.6 Watercourses shall be delineated by a soil scientist, geologist, ecologist or other qualified  
1056 individual.  
1057
- 1058 15.7 A public hearing shall be held on petitions to amend the Inland Wetlands and Watercourses Map.  
1059 Notice of the hearing shall be published in a newspaper having a general circulation in the  
1060 municipality where the land that is the subject of the hearing is located at least twice at intervals of  
1061 not less than two days, the first not more than fifteen days, nor less than ten days, and the last not  
1062 less than two days before the date set for the hearing. All materials including maps and  
1063 documents relating to the petition shall be open for public inspection.  
1064
- 1065 15.8 The agency shall hold a public hearing on a petition to amend the regulations and the Inland  
1066 Wetlands and Watercourses Map within sixty-five days after receipt of such petition. The hearing  
1067 shall be completed within thirty-five days after commencement. The agency shall act upon the  
1068 changes requested in such petition within sixty-five days after completion of such hearing. At  
1069 such hearing, any person or persons may appear and be heard and may be represented by agent  
1070 or attorney. The petitioner may consent to one or more extensions of any period specified in this  
1071 subsection, provided the total extension of all such periods shall not be for longer than sixty-five days,  
1072 or may withdraw such petition. Failure of the agency to act within any time period specified in  
1073 this subsection or any extension thereof, shall not be deemed to constitute approval of the petition.  
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- 1075 15.9 The Agency shall make its decision and state, in writing, the reasons why the change in the Inland  
1076 Wetlands and Watercourses Map was made.  
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**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 Environmental Protection.

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**Section 17**  
**Conflict and Severance**

- 17.1 If there is a conflict among the provisions of these regulations, 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 invalid part or parts.
- 17.2 If there is a conflict between the provisions of these regulations and the provisions of the Act, the provisions of the Act shall govern.

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**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 Salisbury, the State of Connecticut or 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 sole responsibility of the applicant.

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**Section 19  
Fees**

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- 1115 19.1 Method of Payment. All **application** fees required by these regulations shall be submitted to the
- 1116 Agency by check ~~or credit card~~ payable to the Town of Salisbury at the time the application is filed
- 1117 with the Agency.
- 1118
- 1119 19.2 No application shall be granted or approved by the Agency unless the correct application fee is
- 1120 paid in full or unless a waiver has been granted by the Agency pursuant to subsection 19.7 of
- 1121 these regulations.
- 1122
- 1123 19.3 The application fee is not refundable.
- 1124
- 1125 19.4 Definitions. As used in this section:
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- 1127 "Residential Uses" means activities carried out on property developed for permanent housing or being
- 1128 developed to be occupied by permanent housing.
- 1129
- 1130 "Commercial uses" means activities carried out on property developed for industry, commerce, trade,
- 1131 recreation, or business or being developed to be occupied for such purposes, for profit or nonprofit
- 1132
- 1133 19.5 Fee Schedule. In accordance with C.G.S. Sec. 22a-42a(e), the Inland Wetlands & Watercourses
- 1134 Commission may require a filing fee to be deposited with the agency. The amount of such fee shall be
- 1135 sufficient to cover the reasonable cost of reviewing and acting on applications and petitions, including,
- 1136 but not limit to, the costs of certified mailing, publications of notices and decisions and monitoring
- 1137 compliance with permit conditions or agency orders.
- 1138
- 1139 a. Complex Application Fee. The Inland Wetlands Agency may charge an additional fee sufficient to
- 1140 cover the cost of reviewing and acting on complex applications. Such fee may include, but not be
- 1141 limited to, the cost of retaining experts to analyze, review, and report on issues requiring such
- 1142 experts. The Agency or the duly authorized agent shall estimate the complex application fee which
- 1143 shall be submitted to the Agency by check payable to the Town of Salisbury. Any portion of
- 1144 the complex application fee in excess of the actual cost shall be refunded to the applicant no later
- 1145 than 30 days after publication of the agency's decision.
- 1146
- 1147 b. Monitoring Compliance Fee and/or Permit Compliance Fee. The Inland Wetlands Agency may
- 1148 charge an additional fee sufficient to cover the cost of monitoring and compliance. The
- 1149 applicant/landowner/contractor shall submit a check payable to the Town of Salisbury in the
- 1150 amount determined by consultant(s) to cover the Agency or Agents costs in monitoring
- 1151 compliance. Any portion of the monitoring compliance fee in excess of the actual cost shall be
- 1152 refunded to the applicant.
- 1153
- 1154 19.6 Fee Waiver. The applicant may petition the Agency to waive, reduce, or allow delayed payment of the
- 1155 fee. Such petitions shall be in writing and shall state fully the facts and circumstances the Agency
- 1156 should consider in its determination under this subsection. The Agency may waive all or part of the
- 1157 application fee if the Agency determines that:
- 1158
- 1159 a. The activity applied for would clearly result in a substantial public benefit to the environment or to
- 1160 the public health and safety and the applicant would reasonably be deterred from initiating the
- 1161 activity solely or primarily as a result of the amount of the application fee, or
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1163           b. The amount of the application fee is clearly excessive in relation to the cost to the Town for  
1164            reviewing and processing the application.

1165  
1166           c. The applicant has shown good cause.

1167  
1168   The Agency shall state on the record the basis for all actions under this subsection.

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1170   19.7   Exemption. Boards, commissions, councils and departments of the Town of Salisbury are exempt from  
1171           all fee requirements.

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**Section 20**  
**Effective Date of Regulations**

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1176 20.1 These regulations are effective upon filing in the Office of the Town Clerk and publication of a  
1177 notice of such filing in a newspaper having general circulation in the Town of Salisbury.

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**Appendix A**  
**Connecticut General Statute section 1-1(q)**

For informational purposes only. For the language of the Statute currently in effect, consult the most recent version of the Connecticut General Statutes.

*Except as otherwise specifically defined, the words "agriculture" and "farming" include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, the production of honey, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term "farm" includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoophouses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The terms "agriculture" and "farming" do not include the cultivation of cannabis, as defined in section 21a-420. The term "aquaculture" means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands. Nothing herein shall restrict the power of a local zoning authority under chapter 124.*

**Appendix B**  
**Connecticut General Statutes § 8-7d (a) - § 8-7d (c)**

For informational purposes only. For the language of the Statute currently in effect, consult the most recent version of the Connecticut General Statutes.

*Sec. 8-7d. Hearings and decisions. Time limits. Day of receipt. Notice to adjoining municipality. Public notice registry. (a) In all matters wherein a formal petition, application, request or appeal must be submitted to a zoning commission, planning and zoning commission or zoning board of appeals under this chapter, a planning commission under chapter 126 or an inland wetlands agency under chapter 440 or an aquifer protection agency under chapter 446i and a hearing is required or otherwise held on such petition, application, request or appeal, such hearing shall commence within sixty-five days after receipt of such petition, application, request or appeal and shall be completed within thirty-five days after such hearing commences, unless a shorter period of time is required under this chapter, chapter 126, chapter 440 or chapter 446i. Notice of the hearing shall be published in a newspaper having a general circulation in such municipality where the land that is the subject of the hearing is located at least twice, at intervals of not less than two days, the first not more than fifteen days or less than ten days and the last not less than two days before the date set for the hearing. In addition to such notice, such commission, board or agency may, by regulation, provide for additional notice. Such regulations shall include provisions that the notice be mailed to persons who own land that is adjacent to the land that is the subject of the hearing or be provided by posting a sign on the land that is the subject of the hearing, or both. For purposes of such additional notice, (1) proof of mailing shall be evidenced by a certificate of mailing, (2) the person who owns land shall be the owner indicated on the property tax map or on the last-completed grand list as of the date such notice is mailed, and (3) a title search or any other additional method of identifying persons who own land that is adjacent to the land that is the subject of the hearing shall not be required. All applications and maps and documents relating thereto shall be open for public inspection. At such hearing, any person or persons may appear and be heard and may be represented by agent or by attorney. All decisions on such matters shall be rendered not later than sixty-five days after completion of such hearing, unless a shorter period of time is required under this chapter, chapter 126, chapter 440 or chapter 446i. The petitioner or applicant 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, application, request or appeal.*

*(b) Notwithstanding the provisions of subsection (a) of this section, whenever the approval of a site plan is the only requirement to be met or remaining to be met under the zoning regulations for any building, use or structure, a decision on an application for approval of such site plan shall be rendered not later than sixty-five days after receipt of such site plan. Whenever a decision is to be made on an application for subdivision approval under chapter 126 on which no hearing is held, such decision shall be rendered not later than sixty-five days after receipt of such application. Whenever a decision is to be made on an inland wetlands and watercourses application under chapter 440 on which no hearing is held, such decision shall be rendered not later than sixty-five days after receipt of such application. Whenever a decision is to be made on an aquifer protection area application under chapter 446i on which no hearing is held, such decision shall be rendered not later than sixty-five days after receipt of such application. The applicant may consent to one or more extensions of such period, provided the total period of any such extension or extensions shall not exceed sixty-five days or may withdraw such plan or application.*

*(c) For purposes of subsection (a) or (b) of this section and section 7-246a, the date of receipt of a petition, application, request or appeal shall be the day of the next regularly scheduled meeting of such commission, board or agency, immediately following the day of submission to such commission, board or agency or its agent of such petition, application, request or appeal or thirty-five days after such submission, whichever is sooner. If the commission, board or agency does not maintain an office with regular office hours, the office of the clerk of the municipality shall act as the agent of such commission, board or agency for the receipt of any petition, application, request or appeal.*