

Inland Wetlands Agency

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NOTICE OF PUBLIC HEARING

PROPOSED AMENDED “INLAND WETLANDS AND WATERCOURSES REGULATIONS OF THE TOWN OF BRANFORD”

Notice is hereby given that a Public Hearing will be held on Thursday January 19, 2017, beginning at 7:30 p.m. at the Canoe Brook Senior Center, 11 Cherry Hill Rd, Branford, Connecticut regarding proposed amendments to the Town of Branford Inland Wetlands and Watercourses Regulations, including the following:

Proposed Regulation Amendments Summary

Section:	Comments:
Commissioners	Updates members
Contents	Updates page numbers
Section 2.1c.	Removes “buffer” from definition of Best Management Practices
Section 7.4	Clarifies timing and sequencing of a pre-application meeting with respect to decision making
Section 7.6a.	Clarifies definitions of “Primary Stormwater Treatment Practices” and “low impact storm water management structure”, including a reference for the definition of the latter
Section 7.6b.	Limits subsection to vegetated areas adjacent to wetlands and watercourses and explains function of vegetated areas
Section 7.6d.	Corrects reference
Section 7.7f.	Lists resources for determining the general location of wetlands and watercourses offsite which may be affected by the activity proposed
Section 7.7i.5.)	Adds details about the contents, including the purpose, of the required phasing plan
Section 7.8	Changes “may have” to “involves” Specifies that additional information may be required if the proposed activity involves a significant impact “on Inland Wetlands and Watercourses”
Section 7.8c.2.	Clarifies that wetlands & watercourses offsite located within 100’ of the property line may be required to be identified, if such information is publicly available
Section 7.8c.3.	Specifies that the Site plan that may be required is that which “pertains to inland wetlands and watercourses”
Section 7.8c.4.	Specifies that the drainage and utility plans that may be required are those that are “[i]n relationship to inland wetlands and watercourses” Adds “drainage and utilities” to specify type of structures
Section 7.8c.5.	Specifies that the grading plan that may be required is that which is “[i]n relationship to inland wetlands and watercourses”
Section 7.8c.6.	Specifies that the soil erosion and sedimentation control plan and detail sheets that may be required are those which are “[i]n relationship to inland wetlands and watercourses”
Section 7.8c.7.	Specifies that the landscape plan that may be required is that which is “[i]n relationship to inland wetlands and watercourses”
Section 7.8c.8.	Specifies that the detail sheets and other plans that may be required are those which are “[i]n relationship to inland wetlands and watercourses”

Clarifies the process for approval by the Agency of lighting plans that have been approved by a Zoning Commission which are in conflict with plans approved by the Agency

- Section 7.8d.2.) Changes “Management Practices” to “Best Management Practices”
Clarifies that the engineering storm water reports required under this section are to include Best Management Practices to mitigate the impact of the development “on inland wetlands and watercourses”
- Section 7.8g. Specifies that the vegetated areas that are to be created and maintained under this section are those that are “adjacent to wetlands and watercourses”
- Section 7.9a. Changes regulation back to the '07 regulations with respect to the amount of disturbance/filling (750') of a wetland or watercourse which requires compensation
- Section 7.10 Removes “or mitigation planting” from the trigger for a Management Plan
Changes subsection language back to match the '07 regulations, §11.12 subsections
- Other minor changes and corrections to spelling, grammar, punctuation, etc.

Copies of above proposed changes are available for public inspection in the Inland Wetlands and Town Clerk Offices located in the Town Hall, 1019 Main St., Branford, CT. They are also available for downloading at the Branford Town website at www.branford-ct.gov/inwet.