

Posting for Proposed Revisions to the Thompson Inland Wetlands and Watercourses Regulations

Contained in the posting are the following documents:

1. Proposed draft language for the Thompson Inland Wetlands and Watercourses Regulations (blacklined version);
2. A proposed new Inland Wetlands and Watercourse Map;
3. New application and request forms for use with the proposed regulation;
4. Redlined version of the regulations that identifies deletions (~~strikeouts~~) and insertions (redlined) with comments developed during the Inland Wetlands Commission's development of the proposed revisions; and
5. A listing of proposed changes from the 2009 revision of these regulations.

Executive Summary

The proposed revisions to the Thompson Inland Wetlands and Watercourse Regulations are intended to address a number of concerns:

- Bring the regulations into compliance with statutory changes that have occurred since its last revision date in 2009;
- Address changes as a result of changes in requirements related to a revised town ordinance involving the Federal Emergency Management Agency's mapping and Areas of Special Flood Hazard (see Chapter 160 Thompson Code of Ordinances);
- Remove references to conceptual subdivision applications;
- Revise and reorganize the requirements for application requests resulting in the development of new application request forms for jurisdictional rulings, wetlands agent approvals, and permits;
- Modify the authorized actions of the wetlands agent as it relates to uses permitted as of right and non-regulated uses;
- Revise and update the fee schedule to cover the costs of processing applications, petitions for regulation changes and requests for license transfer, extensions and modifications based on an evaluation of estimated processing costs;
- Revise bonding requirements;
- Add new definitions, delete and modify definitions based on changes in the use of terms in the proposed regulations; and
- Correct Scribner errors and standardize structure of regulations.

The new Inland Wetlands and Watercourses map replaces the prior map adopted in 1974 and adds the outline of parcels of land identified on Tax Assessor records and the location of the 10 significant wetlands referenced in the document entitled "Town of Thompson Inland Wetland Inventory" prepared by Northeastern Connecticut Regional Planning Agency dated 1980.

New application request forms have been developed for use with the revised regulations consisting of a base form to be accompanied by a supplemental form specific to and depending on the nature of the application being made. Additionally, upon adoption of regulation revisions new permit extension, modification and transfer forms will be used replacing any prior forms used. These forms, while not required to be part of the hearing process, have been included for public comment and will be modified as needed and finalized immediately following the Inland Wetlands Commission's decision of the regulation revisions.