

SPECIAL PERMIT APPLICATION PACKET  
EASTON, CONNECTICUT

Dear Applicant:

This Special Permit Application Packet has been compiled to help you, the applicant, comply with the Zoning Regulations and obtain a timely decision on your proposal.

In Easton, a special permit application is expedited through the Planning and Zoning Commission. State Statutes require that a public hearing will be held within sixty-five (65) days following official receipt of the application. At the close of the hearing the Commission will have sixty-five (65) days to render a decision on the application.

Because of the increasing demands on Commission and staff time, the stated process must be adhered to strictly. The Commission can no longer accept additional supporting data from the applicant after the application has been accepted. You will receive a decision on the application based on the initial record you submit with the application. Upon request you may obtain a copy of department comments prior to the public hearing.

If the application is believed to be deficient for any reason, e.g., incomplete application form, failure to provide notices for adjacent property owners, omitted site plan data, it may be denied by the Commission. Upon written request the applicant may obtain an extension of each period in the process equal to the original time period.

The enclosed items are designed to act as a detailed resource for your use throughout the application process. The packet includes the required forms and checklists as required by the Planning and Zoning Commission. If you have additional questions after reading this packet, the Commission staff is available to help you every Monday, Wednesday and Friday morning from 9-12 noon. Please make a note of these times and call the Commission staff at 268-6291 in Town Hall to make an appointment.

#### REQUIRED ITEMS

1. Fee: This application must be submitted with a fee as set by ordinance.
2. Application: To avoid delays and/or possible denial this application must be completed in its entirety.
3. Plan Maps: Ten copies of all required plan maps as required by the Planning and Zoning Commission.
4. Documents: Ten copies of all other documents as required by the Planning and Zoning Commission.
5. Proof of Legal Notice: Proof of notice of Public Hearing to adjacent property owners to be submitted at Public Hearing in the form of certified letter receipt.

## SPECIAL PERMIT APPLICATION PROCESS

### A. APPLICATION

#### 1. Submission

Applications may be submitted to the Planning and Zoning Commission office in Town Hall from 9 AM - 12 Noon every Monday, Wednesday and Friday.

#### 2. Review for Completion

The application will be reviewed for completion by the Commission staff upon receipt. The Commission staff will notify the applicant whether the application is complete in accordance with the Zoning Regulations.

#### 3. If it is determined that an Inland Wetland Permit is required the applicant should begin that process immediately. A required Inland Wetland Permit must be obtained prior to approval of the subdivision application by the Planning and Zoning Commission.

### B. REVIEW

#### 1. After the application has been received the Commission has sixty-five (65) days in which to hold the public hearing. During this time the application is reviewed by Commission staff, Town departments, and adjoining towns and Regional Planning Agencies, as required.

#### 2. Revisions and Corrections to Application

An accepted application must be completed, including revisions and

opportunity to inspect the proposal prior to the Public Hearing.

3. Comments and Extensions

The applicant may obtain a copy of review comments prior to the public hearing upon request at the Commission office. Also, the sixty-five (65) day time period in which to hold a public hearing after application receipt may be extended by the applicant up to an additional sixty-five (65) days.

C. NOTICE OF PUBLIC HEARING

1. Notice to Surrounding Property Owners

The applicant must provide to the Commission stamped, addressed envelopes to each of the owners of property within 250 feet of any portion of the lot on which the proposed special permit is located.

2. The Planning and Zoning Commission is responsible for publication of the legal notice in the newspaper, and for notification of any other parties, as required.

D. PUBLIC HEARING

1. Applicant Responsibilities

The applicant is required to give a formal presentation of the proposal at the beginning of application consideration at the public hearing.

3. If an Inland Wetland Permit is required, the granted permit along with any attached conditions must be entered into the records. If a decision on the Inland Wetland Permit has not been made, an extension of up to thirty-five (35) days may be granted by the Planning and Zoning Commission.

4. Deadline and Extension

The public hearing must be completed within thirty (30) days. If it is reconvened, proper public notice must be published. The applicant may extend the time for a public hearing for an additional thirty (30) days.

E. DECISION

I. Approval and Approval with Modifications

If the plan is approved, or approved with modifications, several conditions must be met:

- a. A final plan, complete with all modifications, must be signed by the Planning and Zoning Commission Chairman.
- b. Endorsements must be obtained from all other agencies, as required, e.g., Health Department, ConnDOT, Water Pollution Control Authority.
- c. Bond must be posted by the applicant, if-needed (see G. BOND).
- d. The final plan must be filed with the Town Clerk and Town land records within 90 days after the time for taking appeal has expired. The Commission must endorse the map prior to filing

2. Disapproval

If the plan is disapproved, the Commission must state the reasons for disapproval in the Minutes of the meeting.

3. Notice

Notice of the decision will be published in the newspaper within fifteen (15) days of the decision date. In addition, the applicant will be notified of the decision by certified letter.

4. Deadline and Extension

A decision on the application must be made within sixty-five (65) days of the close of the public hearing. An extension of the decision period for an additional sixty-five (65) days may be granted. Also, if an Inland Wetland Permit is required an extension of up to thirty-five (35) days may be requested.

F. APPEAL

The applicant and other aggrieved parties may appeal the decision to the Superior Court within fifteen (15) days of publication of the decision.

G. BOND

1. Amount Set

A bond may be required by the Commission to insure completion of the project. The amount of the bond will be fixed by the Town Engineer

account, or an irrevocable Letter of Credit from a bank.

3. The bond will be released upon certification by the First Selectman on completion of all public utilities and streets and all improvements in substantial accordance with the subdivision plan. The site shall be inspected by the Zoning Enforcement Officer and the Town Engineer and any other Town official, as required, prior to endorsement by the First Selectman.



## SPECIAL PERMIT APPLICATION

Planning & Zoning Commission  
Easton, Connecticut 06612

Application Number \_\_\_\_\_

Location of Property – Street & Number \_\_\_\_\_

Assessor's Map No. \_\_\_\_\_

Parcel No. \_\_\_\_\_

Applicant \_\_\_\_\_ Owner \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_  
(forward notice)

Engineer \_\_\_\_\_ Surveyor \_\_\_\_\_

Type of Sewage Disposal \_\_\_\_\_ Type of Water Supply \_\_\_\_\_

Zoning District \_\_\_\_\_

Number of Feet of New Road Construction (if required) \_\_\_\_\_

Wetland: Does this application require a permit from the Inland Wetlands Agency: Yes / No

Notice: If a wetland permit is required, this application will not be acted upon until the wetland permit is obtained.

This applicant understands that this application is to be considered complete only when all information and maps are submitted in accordance with Section 7.2 of the Zoning Regulations of the Town of Easton, Connecticut. Failure to submit a complete application and maps may result in denial of the application by the Commission.

Signature of Record Owner \_\_\_\_\_ Telephone \_\_\_\_\_

Signature of Applicant \_\_\_\_\_ Telephone \_\_\_\_\_

Application and Documents Submitted: Date: \_\_\_\_\_

By: \_\_\_\_\_  
For the Commission

# SPECIAL PERMIT PLAN CHECKLIST

Location of existing and proposed:

## Buildings

## Uses

Parking areas

## Traffic access and circulation drives

Open spaces

## Landscaping

Topography (including regraded contours)

### Leaching fields and Sewage disposal system

## Signs

### Exterior lighting

### Special Features

Information about neighboring properties

[illegible]



Year 2013 Proposed Schedule  
**EASTON PLANNING & ZONING COMMISSION**  
225 CENTER ROAD  
EASTON, CT., 06612

November 19, 2012

W. Derek Buckley  
Town Clerk-Town of Easton  
225 Center Road  
Easton, Ct. 06612

Dear Mr. Buckley:

This letter is to inform you that the Planning and Zoning Commission of the Town of Easton at its regular meeting of November 19, 2012 approved the following calendar for its regularly scheduled meetings for the year 2013. Meetings are scheduled for the second and fourth Mondays of the month at 7:00 p.m. except as noted below. All meetings will be in Conference Room A of the Easton Town Hall unless over-capacity attendance is anticipated, in which case the alternative location will be posted at the Town Hall.

<b>Jan. 14, 2013*</b>	<b>July 8, 2013*</b>
Jan. 28,	July 22,
Feb. 11,	Aug. 12,
Feb. 25,	Aug. 26,
Mar. 11,	Sept. 16, (ZBA scheduled for 9/9 due to holidays)
Mar. 25,	Sept. 30, (Five Mondays in September)
<b>Apr. 8,*</b>	<b>Oct. 21,(Observe Oct. 14<sup>th</sup>,Columbus Day)*</b>
Apr. 22,	Oct. 28,
May 13,	Nov.18,(Observe Nov. 11 <sup>th</sup> , Veterans Day)
May 20, (Observe May 27 <sup>th</sup> , Mem. Day)	Nov.25,
June 10,	Dec. 9,
June 24,	Dec.16,

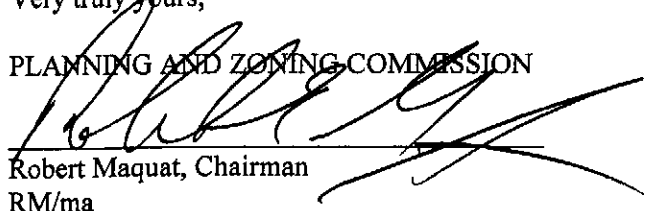
**\* The above noted meetings are reserved for the Commission's discussion of planning issues. Applications and other routine matters will not be scheduled for these meetings unless an emergency or legal deadline for decision intervenes.**

If this schedule changes for any reason you will be given the proper notice within the given time period as in compliance with the Freedom of Information Act.

Thank you for your kindness in posting this information.

Very truly yours,

PLANNING AND ZONING COMMISSION

  
Robert Maquat, Chairman  
RM/ma

cc: Selectmen, Town Engineer, Commission members, Receptionist, ZEO, press, daybook

## ARTICLE 7

### SPECIAL PERMITS

#### 7.1 GENERAL PROVISIONS:

Those uses identified in these Regulations as requiring special permits shall be deemed to be permitted uses, subject to the satisfaction of the requirements and standards set forth in this Section, in addition to all other requirements of these Regulations. All such uses are declared to possess characteristics of such unique and distinct form that each specific use shall be considered as an individual case.

#### 7.2 PROCEDURES

7.2.1 APPLICATION FOR SPECIAL PERMIT: Application for a special permit shall be made to the Commission on a form prescribed by the Commission. The application shall be accompanied by 4 black and white prints of the proposed plan as required by Section 7.2, and stamped envelopes addressed to each of the owners of property within 250 feet of any portion of the lot on which the proposed special permit is located. The application fee for a special permit shall be set from time to time by the Commission and shall be paid at the time the application is filed. The Commission shall hold a public hearing thereon, with the same notice as required for zoning amendments, and, within 65 days of close of such hearing, either approve, modify and approve, or disapprove such application. The Commission may approve the application and issue a special permit provided it finds that all of the following conditions and standards have been met:

- A. The proposed use will serve a community need or convenience.
- B. The location and scope of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to street providing access to it, are such that it will be in harmony with the appropriate and orderly development of the neighborhood in which it is located.
- C. The location, nature and height of all improvements, buildings, structures, walls and fences and the nature and extent of landscaping, screen plantings and exterior illumination on the site, are such that the use will not hinder or discourage the appropriate use and development of adjacent land and buildings or impair the value thereof.
- D. Operations in connection with any such special permit use will not be more objectionable to nearby properties by reason of noise, fumes, vibrations, or other characteristics, than would be the operation of any permitted use not requiring a special permit and will not impose an undue burden on Town facilities.
- E. The parking area will be of sufficient size for the proposed use and shall be properly located and suitably screened with planting, walls or fences, or combination thereof, as required by the

Commission, and the entrance and exit drives shall be designed and located so as to minimize traffic hazards.

- F. Unless the facility is served by public water supply and municipal sanitary sewer, the source of water supply and the sewage disposal system are sufficient for the proposed use and are approved by the Town Health Officer and any other applicable governmental agency.
- G. In cases where it is proposed to convert a building or structure originally built and designed for other purposes, it must be shown that such a building or structure is adaptable to the proposed use from the point of view of public health and safety and meets the other requirements of these Regulations, as determined by the Commission.

7.2.2 REQUIRED PLAN: A plan for the proposed development of a lot for a special permit shall be submitted with the special permit application. The plan shall show the location of all existing and proposed buildings, uses, parking areas, traffic access and circulation drives, open spaces, landscaping, topography (including regraded contours), leaching fields and sewage disposal system, signs, exterior lighting, special features and any other pertinent information, including information about neighboring properties, as determined by the Commission. An application shall not be considered complete until the plan with all of the foregoing data on it has also been submitted.

7.2.3 CONDITIONS: The Commission may attach such conditions to any approval as are necessary to assure compliance with all applicable standards and requirements under these Regulations.

7.2.4 ACTION FOLLOWING APPROVAL: Within 15 days of the approval of a special permit, the Commission shall file with the Building Inspector and Zoning Enforcement Officer one print of the approved plans, with the approval noted thereon, and a copy of the Commission's resolution including any conditions pertaining to the approval. One print of the plan and the resolution shall be made available to the applicant.

7.2.5 EXPIRATION OF SPECIAL PERMITS: A special permit shall authorize only the particular use or uses specified in the permit. It shall expire if the use or uses shall cease for more than one year for any reason, or if all required improvements are not completed within one year from the date of issue, or if all such required improvements are not maintained and all conditions and standards complied with throughout the duration of the use.

**7.3 CHURCH OR OTHER PLACE OF WORSHIP, MUSEUM, ART GALLERY, PRIVATE SCHOOL, PRIVATE RECREATION CLUB, NURSERY SCHOOL (DELETION ON 2/5/90): (MOVED FROM ART 6 - 11/93)**

7.3.1 LOCATION: All such uses shall be permitted only in locations fronting on or having direct, safe and convenient access to, a major or collector road.

7.3.2 COVERAGE: Building coverage shall not exceed 10% of the site area. The total of the land covered by all buildings, structures and other improvements including parking areas and driveways shall not exceed 30% of the site area.

7.3.3 SETBACKS: All principal structures shall be set back from any adjoining street line a distance equal to at least 150% of the required front lot setback distance for residence buildings. Minimum setbacks from other property lines shall be twice the distance required for residence buildings.

7.3.4 PARKING: Location of off-street parking shall be determined according to the following standards:

- A No parking shall be permitted in the front yard except for necessary access drives.
- B No parking area shall be located within 50 feet of any property line.
- C All parking areas and access drives shall be located so as not to adversely affect the character of the neighborhood in which the premises are located.
- D Should the layout of the property including the improvements and the parking warrant parking to be located in front of the structure, the Commission may permit up to 10% of the off-street parking in front of the structure provided that the parking is designed and limited to visitor use and the foregoing standards.

7.3.5 BUFFER AREAS: A buffer area shall be required along property lines adjoining residential or undeveloped properties. The buffer area shall be at least 50 feet in width and contain evergreen planting of such type, height, spacing and arrangements as will adequately screen the activity on the premises from neighboring residential areas. Such required landscaping shall be properly trimmed and maintained in good condition at all times during the duration of the use in connection with which it is required. The Commission may permit a wall or fence, of location, height, design and materials approved by the Commission as providing equivalent screening, to be substituted for part or all of the required planting.

7.3.6 RECTORIES: No more than 1 rectory shall be permitted for each church and the rectory shall be a single family dwelling housing one family as defined in Section 2.7, except that in the case of unmarried clergy no more than 5 persons, unrelated by blood shall be permitted to reside in the rectory.

Living accommodations shall not be permitted in church or synagogue buildings or in parish houses.

#### **7.4 BOARDING AND STABLING OF HORSES OR RIDING ACADEMIES:**

The boarding of horses for commercial purposes and/or the stabling of horses for riding academies shall be permitted only when the following conditions are complied with, in addition to all other applicable provisions of these Regulations.

- 7.4.1 The site shall contain at least 10 acres of which not more than one-third shall be classified wetlands by the Town's Conservation Commission.
- 7.4.2 No stable or covered riding ring shall be erected within 100 feet of any property boundary; no riding ring or paddock shall be erected within 40 feet of any property boundary.
- 7.4.3 Fencing or other suitable enclosure shall be provided as determined by the Commission.
- 7.4.4 Any use of the premises shall not adversely affect or pollute any wetland or watercourse or create a condition adversely affecting adjacent property.



# STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

RECEIVED

OCT -2 PM 12:24

CLERK

OCT 05 2006

September 2006

EASTON PLANNING &

To: Municipal Clerk  
RE: Public Act 06-53 Notification Process and Packet

The Connecticut Department of Public Health (CTDPH) would like to notify you of a new requirement of applicants to town commissions concerning protection of sensitive public drinking water supply source areas. We have developed the enclosed map of your town that delineates these source areas, as well as a simple web based notification form for applicants to utilize.

Effective October 1, 2006 The Commissioner of the CTDPH must be notified by applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer protection area or watershed area. The enclosed Public Act No. 06-53, modified Connecticut General Statute Sections 8-3i and 22a-42f, requiring this additional notification as water companies have been required to be notified since 1989. Any forms of past notification to the water companies are not changing with this new CTDPH notification requirement.

The process that an applicant must follow to satisfy the new CTDPH notification requirements is:

1. Refer to the enclosed *map* to determine whether your project falls within a public water supply aquifer protection area or watershed area;
2. Go to the CTDPH website at <http://www.dph.state.ct.us>.
3. Click on "Programs and Services".
4. Click on "D" and then "Drinking Water Section"
5. Click on "Source Water Protection" on the right hand side menu.
6. Follow the link to the Notification Process.
7. Submit the form by clicking on the "submit" button.

To ensure that the applicant is engaged in this process, we suggest town officials add the notification requirement to your check lists for filing site plan, subdivision, wetland and zone change applications, petitions, requests or plans; as well as posting the change of notification requirement at the town hall. Town websites may insert a link to our web based notification.

Please make the enclosed map available to applicants and treat the map as sensitive data.

We also invite you to attend free training on October 24, 2006 developed for town planners and local health officials to discuss the development process for new public water systems and the protection of public drinking water supplies. Please see the attached announcement and additional information at our website. Please forward this information to your town's inland wetland, zoning and planning commission members as well as board of appeal members and aquifer protection regulation commission members.

Feel free to contact Laurie Giannotti (860-509-7356) or me with any comments or questions.

Sincerely,

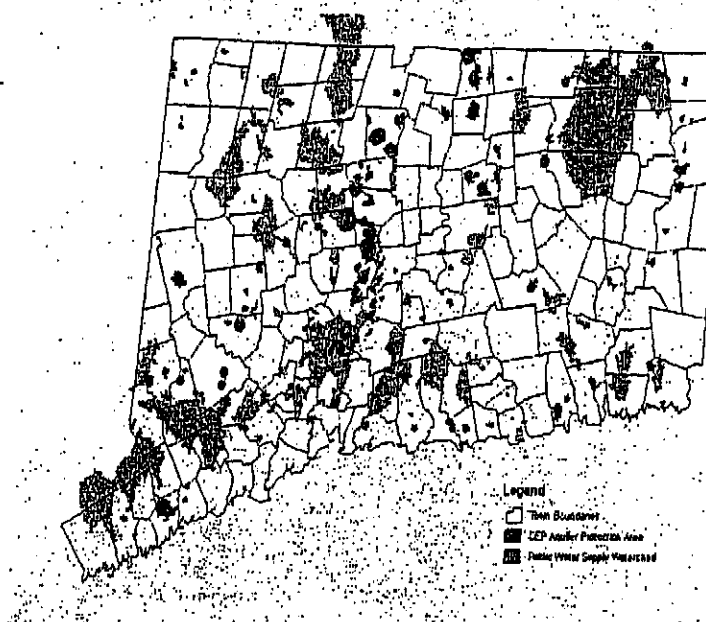
Lori Mathieu  
Supervising Environmental Analyst  
Drinking Water Section

## Protection of Sensitive Drinking Water Source Areas: *New Legislation Requires Applicants for Municipal Land Use Permits to Notify the State Department of Public Health*

by Lori Mathieu, Connecticut Department of Public Health

*Editor's Note: Conservation Commissions and Inland Wetland Commissions now have a vital role in protecting watersheds that are the source of public water supplies. Inland Wetlands Commissions should make sure applicants have notified the State Department of Public Health when their proposed development is within a public water supply drainage area. Conservation Commissions, as part of their statutory responsibility to conduct research into the utilization of land areas of the municipality, should be familiar with public water supply drainage areas within town boundaries and make recommendations regarding the use of those lands.*

The DPH has authority over the adequacy and purity of sources of public drinking water, and regulates 3,400 public water systems within Connecticut. DPH views this notification as a proactive step toward land developers recognizing the potential adverse impact that proposed projects can have on drinking water purity.



It is the intent of the DPH under its Drinking Water Section to work closely with and provide technical assistance to local town land use decision makers concerning development and management of these drainage areas. Over the last fifteen years, the DPH has commented to local land use boards concerning proposed projects that may

In a move to highlight the need to protect sensitive source water areas that drain to public drinking water supplies, the State Department of Public Health (DPH) will be required to be notified when a proposed development is planned within a public water supply drainage area. Effective October 1, 2006, Public Act 06-53 Sections 1 and 2 modifies two existing laws requiring an applicant to either an inland wetland agency or a planning and zoning board to notify the DPH. Presently, the water company that owns and controls the public drinking water supply is required to be notified by the applicant.

Public Act 06-53 can be found under the following web-site address: <http://www.cga.ct.gov/2006/ACT/PA/2006PA-00053-R00SB-00313-PA.htm>. The DPH is working toward a standard notification format. It is anticipated that this format will be mailed directly to towns and also made available on the DPH web-site in September 2006.

effect public drinking water sources. Many towns have found these comments to be useful in making their land use decisions.

The state's public drinking water supply drainage areas cover appropriately 18 % of the state and impacts many towns throughout the state as shown in the figure above. These drainage areas provide water to large capacity public drinking water supplies including all surface water reservoirs and shallow sand and gravel ground water wells. Towns may have received detailed maps of these drainage areas from the water companies. Also, the DPH in 2003 hand delivered drainage area mapping to each chief elected official as a part of the source water assessment program.

Please contact Lori Mathieu at the DPH's Drinking Water Section at (860)509-7333 if you should have any questions.





## Public Water Supply Watershed or Aquifer Area Project Notification Form

### REQUIREMENT:

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.

Step 1: Have you already notified The CT Department of Public Health (CTDPH) of this project? No ☐ Complete Steps 2 - 6

Yes, I have notified DPH under a different project name ☐

OR I have notified DPH under the same name but in the year \_\_\_\_\_. Complete Steps 4 - 6.

Step 2:

1. Name of public water supply aquifer your project lies within \_\_\_\_\_.
2. Name of public water supply watershed your project lies within \_\_\_\_\_.
3. Public Water Supply Identification number (PWSID) for the water utility that manages the watershed or well(s):  
CT \_\_\_\_\_.
4. Project Town \_\_\_\_\_.

Steps 3: For 1-5 check all that apply

1. My project is proposing:
  - ☐ Industrial (factory)
  - ☐ Commercial (business)
  - ☐ Agricultural (farm, field, nursery)
  - ☐ Residential (housing – single or multiple family)
  - ☐ Recreational (trail, ball field, complex)
  - ☐ Transportation improvements (road widening or relocation, parking lot expansion)
  - ☐ Institutional (school, hospital, nursing home etc)
  - ☐ Quarry/Mining
  - ☐ Zone Change, please describe \_\_\_\_\_.
  - ☐ Other, please describe \_\_\_\_\_.
2. The total acreage of my project site parcel is:
  - ☐ 5 acres or less
  - ☐ Greater than 5 acres
3. My project site contains, abuts or is within 50 feet of a:
  - ☐ Wetland(s)
  - ☐ Stream
  - ☐ River
  - ☐ Pond or lake

4. Existing use of my project site is:

- ☐ Grassland/meadow;
- ☐ Forested;
- ☐ Agricultural;
- ☐ Transportation
- ☐ Institutional (school, hospital, nursing home etc)
- ☐ Residential; ☐ Quarry/Mining
- ☐ Commercial; ☐ Recreational
- ☐ Industrial.
- ☐ Other, please describe \_\_\_\_\_

5. My project will utilize (check all that apply):

- ☐ septic system
- ☐ existing public sewer ☐ new public sewer
- ☐ existing private well ☐ new private well
- ☐ existing public water supply ☐ agricultural waste facility
- ☐ new public water supply and I have ☐ applied for / ☐ did not apply for a *certificate of public convenience and necessity* from DPH

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool):

- ☐ 10% or less
- ☐ 20% to 40%
- ☐ 50% or more

**Step 4: Applicants Contact Information:**

- a) Name \_\_\_\_\_
- b) Email address \_\_\_\_\_
- c) telephone and/or cell phone number \_\_\_\_\_
- d) fax number \_\_\_\_\_

**Step 5: Provide the following project information if available:**

- a) Project name \_\_\_\_\_
- b) Project site street address \_\_\_\_\_
- c) Project site nearest intersection \_\_\_\_\_
- d) Project site latitude and longitude \_\_\_\_\_

**Step 6: SUBMIT FORM**



**Substitute Senate Bill No. 313**

**Public Act No. 06-53**

**AN ACT CONCERNING PROTECTION OF PUBLIC WATER SUPPLY SOURCES.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 8-3i of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2006*):

(a) As used in this section "water company" means a water company, as defined in section 25-32a, and "petition" includes a petition or proposal to change the regulations, boundaries or classifications of zoning districts.

(b) When an application, petition, request or plan is filed with the zoning commission, planning and zoning commission or zoning board of appeals of any municipality concerning any project on any site [which] that is within the aquifer protection area delineated pursuant to section 22a-354c or the watershed of a water company, the applicant or the person making the filing shall provide written notice of the application, petition, request or plan to the water company and the Commissioner of Public Health in a format prescribed by said commissioner, provided such water company or said commissioner has filed a map showing the boundaries of the watershed on the land records of the municipality in which the application, petition, request or plan is made and with the planning commission, zoning commission, planning and zoning commission or zoning board of appeals of such municipality or the aquifer protection area has been delineated in accordance with section 22a-354c, as the case may be. Such notice shall be made by certified mail, return receipt requested, and shall be mailed [within] not later than seven days [of] after the date of the application. Such water company and the Commissioner of Public Health may, through a representative, appear and be heard at any hearing on any such application, petition, request or plan.

(c) Notwithstanding the provisions of subsection (b) of this section, when an agent of the zoning commission, planning and zoning commission or zoning board of appeals is authorized to approve an application, petition, request or plan concerning any site [which] that is within the aquifer protection area delineated pursuant to section 22a-354c or the watershed of a water company without the approval of the zoning commission, planning and zoning commission or zoning board of appeals, and such agent determines that the proposed activity will not adversely affect the public water supply, the applicant or person making the filing shall not be required to notify the water company or the Commissioner of Public Health.

Sec. 2. Section 22a-42f of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2006*):

When an application is filed to conduct or cause to be conducted a regulated activity upon an inland wetland or watercourse, any portion of which is within the watershed of a water company as defined in section 25-32a, the applicant shall provide written notice of the application to the water company and the Commissioner of Public Health in a format prescribed by said commissioner, provided such water company or said commissioner has filed a map showing the boundaries of the watershed on the land records of the municipality in which the application is made and with the inland wetlands agency of such municipality. Such notice shall be made by certified mail, return receipt requested, and shall be mailed [within] not later than seven days [of] after the date of the application. The water company and the Commissioner of Public Health, through a representative, may appear and be heard at any hearing on the application.

**APPLICATION  
FOR  
DETERMINATION OF WETLAND IMPACT**

**Note:** Connecticut General Statutes require that the applicant for a project which involves land regulated as wetland or watercourse shall submit an application to the Town Inland Wetlands & Watercourses Agency, not later than the date of submission of the Zoning application to the Planning and Zoning Commission, to determine the impact of the proposed activity on wetlands and watercourses on or adjacent to the property.

**To:** Inland Wetlands & Watercourses Agency,  
Town of Easton Conservation Commission

**Date:** \_\_\_\_\_

**Location of Property:** \_\_\_\_\_  
\_\_\_\_\_

**Owner(s) of Record:** (Name) \_\_\_\_\_

(Address) \_\_\_\_\_

(Telephone/FAX/E-MAIL) \_\_\_\_\_

**Applicant(s):** (Name) \_\_\_\_\_

(Address) \_\_\_\_\_

(Telephone/FAX/E-MAIL) \_\_\_\_\_

**Title of Zoning Project** (Application Must Include Application Form and

Drawings of the Proposed Plans \_\_\_\_\_

A written statement from the Conservation Commission (IWWC) regarding potential wetland/watercourse impacts and the applicability of the Inland Wetlands & Watercourses Regulations to the proposed development must be submitted to the Planning and Zoning Commission for the zoning application to be considered complete.