

**TOWN OF BROOKFIELD
ZONING REGULATIONS**

Watershed Protection Districts §242-506

§242-506. Watershed Protection Districts [eff. 11/5.03]

A. Candlewood Lake Watershed District, CLW

1. Background:

Candlewood Lake, the State's largest lake and one of its most important inland water resources, has experienced a gradual deterioration of water quality since about 1950. Studies of the lake shoreline development area have recommended planning to avoid the need to install a public sewer system.

Brookfield is one of five Connecticut towns that border the lake shore. The lake's watershed area is 26,461 acres and Brookfield's portion is 1,177 acres or 4% of the total. However, the watershed, especially the lake shore area is generally intensively developed and a primary source of stormwater run-off that can carry nutrients and pollutants that contribute to the eutrophication of the lake and deterioration of lake and ground water quality.

These regulations are designed to minimize, and where possible reduce, the negative impact of stormwater runoff affecting Candlewood Lake and watershed area thereby reducing the rate of lake eutrophication and avoiding the need for a public sewer system.

(2) Purpose:

The purpose of the Candlewood Lake Watershed District is to prevent nutrient enrichment or contamination of Candlewood Lake and its watershed and to avoid the need for sewers in this densely developed area of Brookfield. Specifically, the purposes are:

- (a) To minimize the impervious surfaces and maximize infiltration of stormwater runoff.
- (b) To reduce peak stormwater flow and minimize the likelihood of soil erosion, stream channel instability, flooding and habitat destruction.
- (c) To preserve and/or create vegetative buffers of native plantings to control and filter stormwater runoff.
- (d) To minimize disturbance of natural grades and vegetation and utilize existing topography for natural drainage systems.
- (e) To contain stormwater runoff on the site, wherever possible to reduce the volume of stormwater runoff before it reaches the groundwater or surface water bodies.

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- (f) To prevent and minimize potential groundwater pollution from improper waste disposal, release of hazardous materials and other sources.

(3) **Land to which these regulations apply:**

These regulations apply to all land within the boundaries of the Candlewood Lake watershed as delineated on a map on file in the offices of the Zoning Commission entitled "Candlewood Watershed District, Town of Brookfield."

(4) **Compliance:**

Within Town boundaries, the Candlewood Watershed District shall be superimposed on existing zoning districts. The provisions of these regulations shall be in addition to all other requirements of applicable statutes, codes, regulations or ordinances. In the event of conflict between the provisions of this regulation and any other Town regulation, the more restrictive requirement shall apply.

(5) **Permitted Uses:**

All uses permitted in the underlying districts, except those cited in §242-502D(2).

(6) **Required Stormwater Management Plan and Data:**

All new building construction, or an addition, alteration or enlargement that results in an increase in the amount of impervious surface (paved drives, walks, patios, etc.) on a lot where the total impervious surface 10% or greater shall require a Stormwater Management Plan. In addition to that data required elsewhere in these regulations, the following data shall be required:

- (a) A narrative report prepared by a licensed engineer indicating:
- Any risk or threat to Candlewood Lake or the water resources in its watershed from site development, site improvements, or on-site operations proposed in the application and measures.
 - Methods of assessment and best management practices to prevent and reduce any such risk or threat.
 - Supporting documentation, including calculations, engineering details, shall be provided to illustrate the existing and proposed development's compliance with these regulations which shall be designed in accordance with the stormwater management design guidelines of either the "Connecticut Stormwater Quality Manual" published by the University of Connecticut, Cooperative

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Extension Service, NEMO Project and/or the Connecticut DEP's
"Manual for Best Management Practices for Stormwater
Management."

(b) A site plan indicating:

- All relevant data required under §242-502F.
- Location and area of all impervious surfaces on the site.
- Location and area of turf cover (lawn areas).
- Location and area of all existing woodland areas.
- Location and area of all existing and proposed vegetative buffer areas.
- Location and description of all potential runoff and pollution sources including erosive soils, steep slopes.
- Location and specification of all existing and proposed stormwater best management practices.

(7) Best Management Practices:

The following practices and methods shall be incorporated into all Stormwater Management Plans where practicable:

- Vegetated swales, buffers, filter strips
- Vegetative buffer or filter strips and level spreaders
- Grassed drainage swales, wet or dry
- Maintain or restore pre-development vegetation
- Minimize creation of steep slopes
- Bio-retention structures/residential rain gardens
- Rain water harvesting/rain barrels Dry detention ponds
- Underground detention ponds
- Proper location and reduction of impervious surface area on site
- Disconnect flows from multiple impervious surfaces

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- Permeable pavement choices
- Groundwater infiltration systems (curtain drains, drywells, galleries, etc.)

(8) Approval Considerations:

- (a) Prior to the issuance of Zoning Approval or Certificate of Zoning Compliance, the Commission, acting through its authorized agent, the Zoning Enforcement Officer, shall give consideration to the simplicity, reliability and feasibility of the individual Stormwater Management Plan prepared for the site.
- (b) The Commission, or its agent, may solicit the opinion of the Health Department, Town Engineer, Inland Wetlands Commission and the Planning Commission concerning any application involving the Candlewood Lake Watershed District.
- (c) Approval shall not be granted until the Zoning Enforcement Officer determines that the proposed plan will employ best management practices to substantially reduce and improve the on-site cleansing of stormwater runoff from the site.