

Section 095-040 Requirements and Standards

1. Inner Corridor

No special permit shall be granted if the Zoning Commission finds that a proposed land use in the Inner Corridor will:

- a. Create water or air pollution.
- b. Increase erosion or sedimentation.
- c. Create danger of flood damage.
- d. Obstruct flood flow.
- e. Damage fish or wildlife habitat.
- f. Adversely affects any unique feature or natural resource.

In determining the above, the following standards shall apply:

- a. Air or water pollution control. There shall be no land use that would adversely affect air quality through release of noxious fumes, gases or other emissions, or through creation of significant amounts of dust or other particulate matter. No activity shall locate, store, discharge or permit the discharge of any treated, untreated or inadequately treated liquid, gaseous or solid materials of such nature, quantity, obnoxiousness, toxicity or temperature, that runoff, seep, percolate or wash into surface, stream or ground waters so as to contaminate, pollute or harm such waters or cause nuisances, such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste or unsightliness or be harmful to human, animal, plant or aquatic life.
- b. Erosion and sedimentation control. Filling, grading, lagooning, dredging, earth-moving activities, road construction and other land use activities shall be conducted in such manner to prevent, to the maximum extent possible, erosion and sedimentation damage to surface stream waters. To this end, all construction shall be accomplished in conformance with the erosion prevention provisions of "Erosion and Sediment Control Handbook," Connecticut 1976, United States Department of Agriculture, Soil Conservation Service, as amended.
- c. Flood control. Any proposed use must comply with the Floodplain Management Provisions of the Zoning Regulations. (The Floodplain Management Regulations are contained in Chapter 120 of this chapter).
- d. Mineral exploration and excavation. Mineral exploration to determine the nature or extent of mineral resources shall be accomplished by hand sampling, test boring or other methods, which create minimal disturbance. Sand, gravel and topsoil excavation may be permitted pursuant to the provisions of Chapter 140 of the Zoning Regulations.
- e. General soils evaluation. All land uses shall be located on soils in or upon which the proposed uses or structures can be established or maintained without causing adverse environmental impacts, including severe erosion,

mass soil movement and water pollution, whether during or after construction.

- f. New subsurface sewage disposal systems shall be located only in soils having characteristics rated as having no more than slight limitations for the proposed use in the current Statewide Set of Connecticut Soil Description and Interpretations, published by the United States Department of Agriculture, Soil Conservation Service, unless specifically designed by a Connecticut-qualified Sanitary Engineer and approved by the State Director of Health as required in Sec. 19-13-B20M of the Public Health Code and by the Town Sanitarian.
2. In acting upon an HRZ permit application, the Commission shall refer each application to the Housatonic River Commission for review and comment and may take into consideration the recommendations of federal, state or regional agencies, other town departments or outside specialists with which it consults.
3. Outer Corridor
Activities involving construction or earth moving shall be reviewed with regard to soil types in exposed areas to determine whether provisions must be made for erosion and sediment control in accordance with guidelines available from the United States Department of Agriculture, Soil Conservation Service and these regulations.