

**Effective 3/22/2023**

Section 470-603 Farmington River Protection Overlay District

Delete the following as indicated with ~~strikethrough~~

“Section 6.3.B District Boundaries.

1. The FRPO District is defined as the area within 100 feet of the ordinary high water mark of either bank of the Farmington River (River) in Canton (inclusive any River’s edge and upland area within this stretch), from the New Hartford town easterly and then southerly (i.e. downstream) **on the east bank**, to a line extended west from the centerline of Simonds Avenue to the ordinary high watermark, and **on the west bank**, to a line extended east from a point measured on Collins Road 600 linear feet north of the intersection of Collins Road and Torrington Avenue to the ordinary high watermark. ~~and the area within 50 feet of the ordinary high water mark of either bank of the Farmington River in Canton, inclusive of the river’s edge and upland area of that stretch for the remaining bank areas of both sides of the river from the 100 foot limit to the Bridge Street bridge across the river.”~~

Looking at the available mapping, the land subject to these regulations, south of the two points identified for the east and west banks of the River, do not conform to these requirements. Much of this land is owned by the State and not subject to zoning. Significant portions of this land is owned, or will be owned, by the Town and is intended to be used for water dependent uses for the public. The private residential lots contain mostly previously disturbed areas that are now lawns maintained by the owners.

Graphic representation of the potentially affected areas are included in the figures below:

Proposed additional modification to Section 6.3.G.2

Existing Language:

“In no case shall the Commission permit the existing and proposed area which is or will be improved, regraded or disturbed, including during construction, to equal or exceed fifty percent (50%) of the total area of the FRPO District on any such existing lot”.

Proposed Language:

“The existing and proposed area which is or will be improved, regraded or disturbed, including during construction, shall not exceed fifty percent (50%) of the total area of the FRPO District on any such existing lot”.