



**MEMORANDUM**

To: Planning and Zoning Commission  
From: Jeremy DeCarli  
Date: March 6, 2019  
Re: Update to Section 3.1 Lake Pocotopaug Protection Zone

As previously discussed, the Lake Pocotopaug Protection Zone can be re-written to include better protections for the Lake from future development without discouraging development altogether in the watershed. There are regulations in place in towns throughout the State and across the county that can be used as models. Included with this memo are regulations from:

- Whatcom County Washington
- Columbia CT
- Groton CT
- Brookfield CT
- New Milford CT
- Salisbury, MA
- Huntersville, NC

Also included is information from the States of Vermont and New Hampshire, where statewide policies are in place in order to protect the watershed of lakes, ponds, and streams. Other articles that may be helpful in updating the regulation are attached including “Overlay Zoning to Protect Surface Waters” by Joel Russell, “Crafting a Lake Protection Ordinance” by Karen Capiella and Tom Shueler. An excerpt regarding best management practices from the Nine Point Plan prepared by Northeast Aquatics is also included.