

3.0 SMP GOALS AND POLICIES

3.1 SMP Goals and Objectives

The following overarching goals and objectives shall guide management of all shoreline lands within the project boundary. These goals and objectives are designed to reflect the requirements of the FERC license and the collective input of stakeholders involved in the SMP process.

Goal A– Allow for and maintain safe public access to lake shoreline and riverfront lands and waters.

Objectives:

- A.1 Reduce crowding and user conflicts at Candlewood Lake.
- A.2 Improve parking and visitor safety at the Bulls Bridge Scenic Area.
- A.3 Establish a standing Lake Advisory Committees (LAC) and a River Advisory Committee (RAC) by May 2007.
- A.4 Remove unauthorized moorings at all developments by May 2007.

Goal B – Promote the conservation of land and water resources associated with the Project’s lake shoreline and riverfront property to improve water quality and other natural and cultural resources including fish and wildlife, recreation, aesthetics, and historic features.

Objectives:

- B.1 Conserve existing native vegetation on undeveloped project lands owned by the Project Owner.
- B.2 Re-establish buffers on previously cleared project lands through a combination of licensing, education and outreach.
- B.3 Re-vegetate specific shoreline areas where buffers would provide clear environmental benefits and/or present visible demonstration opportunities.
- B.4 Establish conservation restrictions on undeveloped project lands that offer opportunities for greenways and trail developments.

Goal C – Provide for the stewardship and development of shoreline and riverfront areas and facilities that are consistent with both project and non-project needs and demands.

Objectives

- C.1 License all existing structures by May 2008.
- C.2 Ensure all structures on project land are accurately recorded, including location, size, dimensions, and materials.
- C.3 Improve consistency with State and Local permit guidelines.

Goal D – Promote education and awareness of shoreline resources and management programs.

3.2 General SMP Policies Applicable to all Developments

Management of shoreline lands associated with the Housatonic River Project shall be guided by a set of Shoreline Management Policies as outlined below. These policies were developed and established to address specific shoreline management issues and/or requirements of the FERC license order and are intended to achieve specific goals of the SMP. The policies outlined below apply to all five developments. Additional policies specific to certain developments are described in Sections 4 through 6 of this SMP. Table XX provides a summary listing of the general policies and their relationship to the SMP goals outlined in Section 2.1 above.

None of the policies listed below are intended to preclude the exercise of existing property rights held by adjacent landowners, including deeded access rights to project lands where they exist. However, the policies may affect the manner in which adjacent property owners may exercise their existing rights.

- 3.2.1 Shoreline Vegetation - Where project lands are owned by the Project Owner, existing native vegetation along the project shoreline shall be conserved.
- 3.2.2 Recreation Access and Use – Informal recreation access and use of project shoreline lands shall generally be allowed, but may be restricted to protect water quality and/or known sensitive environmental or cultural resources.
- 3.2.3 Shoreline Structures– All structures and/or ground disturbing activity located on project lands must be approved and licensed by the Project Owner. For new structures or activity, approval must be obtained in advance of any ground disturbance. No habitable structures shall be allowed.
- 3.2.4 Development Guidelines - All new construction on project lands shall adhere to the Shoreline Development Guidelines detailed in Appendix A of this SMP.
- 3.2.5 Existing Structures –Existing structures located on project lands (as of December 31, 2005) shall generally be allowed to continue in their current state under a new license unless such uses are unlawful, violate an existing license or lease, or present overriding safety concerns.
- 3.2.6 Alterations to Existing Structures – At the time a structure on project lands undergoes a significant alteration or is replaced, it must be brought into

conformance with the Development Guidelines displayed in Appendix A of this SMP

- 3.2.7 Septic Systems – New septic systems shall not be allowed on project lands.
- 3.2.8 Point Discharges – New point discharges shall not be allowed on project lands unless they adhere to current state stormwater guidelines. At the time of any alteration to an existing point discharge, that facility must be brought into compliance with current state standards.
- 3.2.9 Designated Swim Areas and Floating Platforms– Swim areas shall only be allowed with applicable State DEP approval. Swim platforms anchored to the bottom shall only be allowed within State approved swim areas.
- 3.2.10 Moorings - Except as previously licensed, moorings shall be prohibited at all developments. All existing, unlicensed moorings shall be removed by May 15, 2007.
- 3.2.11 Dock Use - Docks and other facilities constructed on project lands shall be for the use of the licensed party and shall not be rented or used for commercial activity unless explicitly allowed by an existing lease arrangement.
- 3.2.12 Fees - Fees shall be charged for construction and ongoing use of project lands to recover the costs of implementing and enforcing the SMP.
- 3.2.13 Fertilizer – Fertilizers shall not be used on lands within the project boundary.
- 3.2.14 Lighting – TBD

3.3 Shoreline Classification System

All shoreline lands shall be designated and managed according to a standardized classification system as outlined in Table XX based on their physical characteristics and existing uses. Figures XX through XX display the designation of project lands according to the classification system presented in Table XX. The new license for the Housatonic River Project specifically requires that the SMP identify conservation restrictions or other similar protective measures on those NGC-owned lands within the project boundary that are not already dedicated to open space and provisions for identifying opportunities to provide conservation easements for greenway and trail development and improved public access within the project boundary.

Table XX – Shoreline Classification System

Classification	Definition
<i>Conservation Lands</i>	Undeveloped project lands and islands owned by the Project Owner, public entity, or conservation organization that are maintained and managed as green space for the purposes of conserving important natural and cultural resource values such as fish and wildlife habitat, open space, and/or aesthetic resources – including lands currently protected through legal conservation restrictions as well as undeveloped lands not currently protected. These lands are defined largely by their natural, undisturbed state and may contain unique resources such as archaeological resources; sites/structures listed on, or eligible for listing on the National Register of Historic Places; wetlands; floodplains; and/or rare, threatened, or endangered species habitat.
<i>Privately Owned Undeveloped Lands</i>	Undeveloped project lands that are not owned by the Project Owner. These lands shall be managed as open space, but may be converted to residential or other uses depending on the desires of the land owner and applicable local regulatory bodies. These lands are candidates for voluntary conservation restrictions.
<i>Recreation Lands</i>	Project lands managed for either informal or developed recreation activity. This includes land that is developed for public recreation, such as State Parks, Town Beaches, and Project recreation facilities. Two distinct sub-classifications shall be recognized: <ul style="list-style-type: none"> ▪ Project and State Recreation Areas ▪ Town Beaches
<i>Residential Lands</i>	Project lands characterized by existing or potential future private waterfront development such as docks, seawalls, foot paths, steps, patio areas, or other non-permanent structures. These lands shall be managed to allow for use by adjacent property owners, including the exercise of existing deeded access rights. All structures located on project lands must be licensed by the Project Owner and adhere to established development guidelines and vegetative buffer requirements. Two distinct sub-classifications shall be recognized: <ul style="list-style-type: none"> ▪ <i>Single-family Development</i> – Project lands adjacent to single-family residential development. ▪ <i>Community Development</i> – Project lands adjacent to private residential properties that are part of a larger community development
<i>Commercial/ Institutional Lands</i>	Project lands characterized by commercial or institutional uses, including commercially operated marinas. These lands shall be managed to allow for continued commercial or institutional use, including the exercise of existing deeded access rights. All structures on project lands shall be licensed by or leased from the Project Owner and adhere to established development guidelines and vegetative buffer requirements.
<i>Project Operation Lands</i>	Project lands used for project operations. This includes land used for generation facilities, switchyards, transmission facilities, right-of-way areas, and other associated activities