

TABLE OF CONTENTS

EXECUTIVE SUMMARY

1.0 INTRODUCTION

- 1.1 Purpose and Scope
- 1.2 Plan Development
- 1.3 Plan Organization

2.0 BACKGROUND

- 2.1 Description of Project Area
- 2.2 Shoreline Management
 - 2.2.1 Land Ownership
 - 2.2.2 Deeded Rights
 - 2.2.3 Licensing Program
 - 2.2.4 Lake Authorities
- 2.3 Existing Plans and Regulations
 - 2.3.1 Recreation Management Plan
 - 2.3.2 Critical Habitats Management Plan
 - 2.3.3 Housatonic River Commission's Draft River Management Plan
 - 2.3.4 Blueprint for Candlewood Lake
 - 2.3.5 Action Plan for Preserving Candlewood Lake
 - 2.3.6 Stream Channel Encroachment Program
 - 2.3.7 Health Code
 - 2.3.8 Inland Wetlands and Watercourses
 - 2.3.9 Zoning
 - 2.3.10 Planning and Subdivision

3.0 SMP GOALS AND POLICIES

- 3.1 SMP Goals and Objectives
- 3.2 General SMP Policies Applicable to all Developments
 - 3.2.1 Shoreline Vegetation
 - 3.2.2 Recreation Access and Use
 - 3.2.3 Shoreline Structures
 - 3.2.4 Development Guidelines
 - 3.2.5 Existing Structures
 - 3.2.6 Alterations to Existing Structures
 - 3.2.7 Septic Systems
 - 3.2.8 Point Discharges
 - 3.2.9 Designated Swim Areas and Floating Platforms
 - 3.2.10 Moorings
 - 3.2.11 Dock Use
 - 3.2.12 Fees
 - 3.2.13 Fertilizer
 - 3.2.14 Boat Houses
- 3.3 Shoreline Classification System

4.0 FALLS VILLAGE AND BULLS BRIDGE DEVELOPMENTS

- 4.1 Existing Conditions
 - 4.1.1 Land Use, Ownership and Management
 - 4.1.2 Environmental Resources
 - 4.1.3 Inventory of Shoreline Structures
 - 4.1.4 Local Zoning
- 4.2 SMP Policies, Programs, and Actions
 - 4.2.1 Long-term Vision and Development Specific Policies
 - 4.2.2 Land Conservation
 - 4.2.3 Recreation Access

5.0 ROCKY RIVER DEVELOPMENT (CANDLEWOOD LAKE)

- 5.1 Existing Conditions and Programs
 - 5.1.1 Land Use, Ownership and Management
 - 5.1.2 Environmental Resources
 - 5.1.3 Inventory of Shoreline Structures
 - 5.1.4 Local Zoning
 - 5.1.5 Project CLEAR
 - 5.1.6 Annual Shoreline Clean-up
- 5.2 SMP Policies, Programs, and Actions
 - 5.2.1 Long-term Vision and Development Specific Policies
 - 5.2.2 Land Conservation
 - 5.2.3 Vegetated Buffers
 - 5.2.4 Existing Uses and Structures
 - 5.2.5 New Structures, Vegetation Removal, and Ground Disturbing Activities
 - 5.2.6 License Renewal
 - 5.2.7 License Transfer
 - 5.2.8 License Review Board
 - 5.2.9 Boat Sticker Program
 - 5.2.10 Moorings
 - 5.2.11 Fishing Tournaments
 - 5.2.11 Derelict Docks
 - 5.2.12 Candlewood Lake Watershed Management System
 - 5.2.13 Lake Advisory Committee
 - 5.2.14 Education Program
 - 5.2.15 Fees and Cost Recovery

6.0 SHEPAUG DEVELOPMENT (LAKE LILLINONAH)

7.0 STEVENSON DEVELOPMENT (LAKE ZOAR)

8.0 PLAN IMPLEMENTATION

- 8.1 Monitoring Procedures
- 8.2 Enforcement
- 8.3 Updating the SMP

Appendix A – Development Guidelines