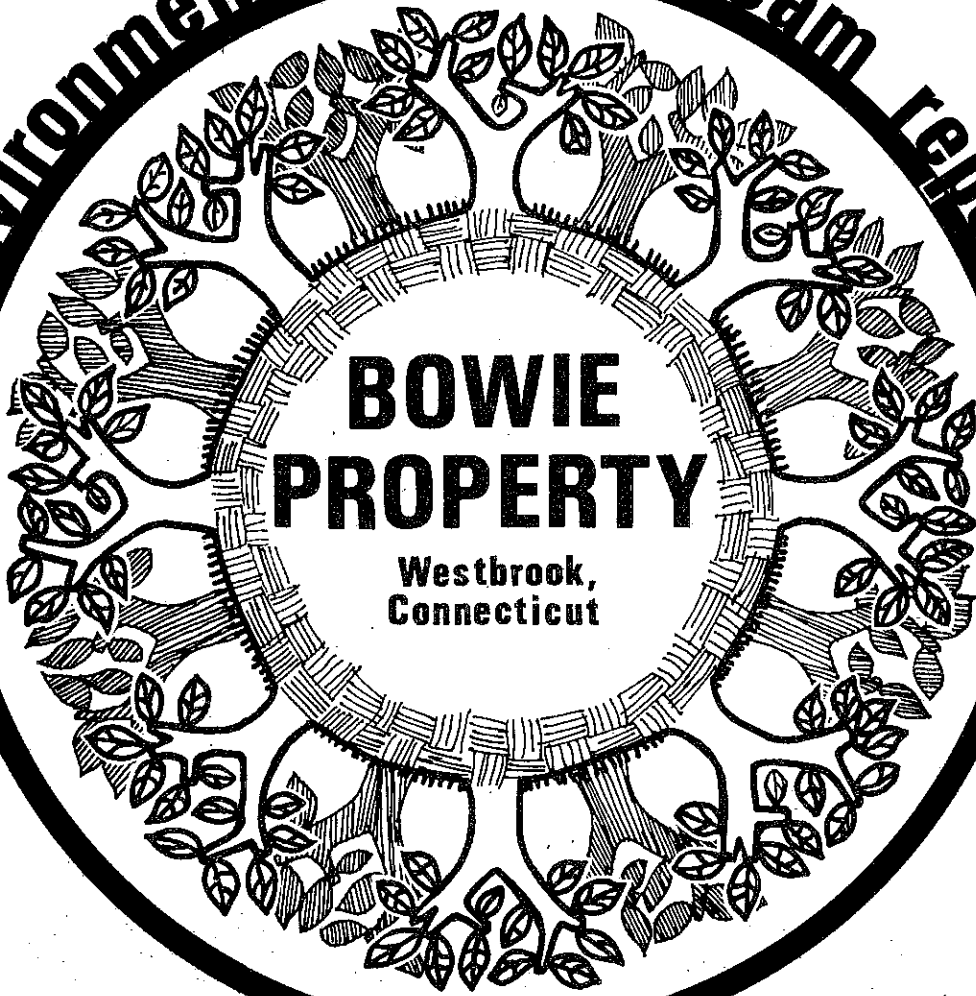


**environmental review team report**



**EASTERN CONNECTICUT  
RESOURCE CONSERVATION AND DEVELOPMENT PROJECT**

**ASSISTED BY: U.S. DEPARTMENT OF AGRICULTURE,  
SOIL CONSERVATION SERVICE AND COOPERATING AGENCIES**

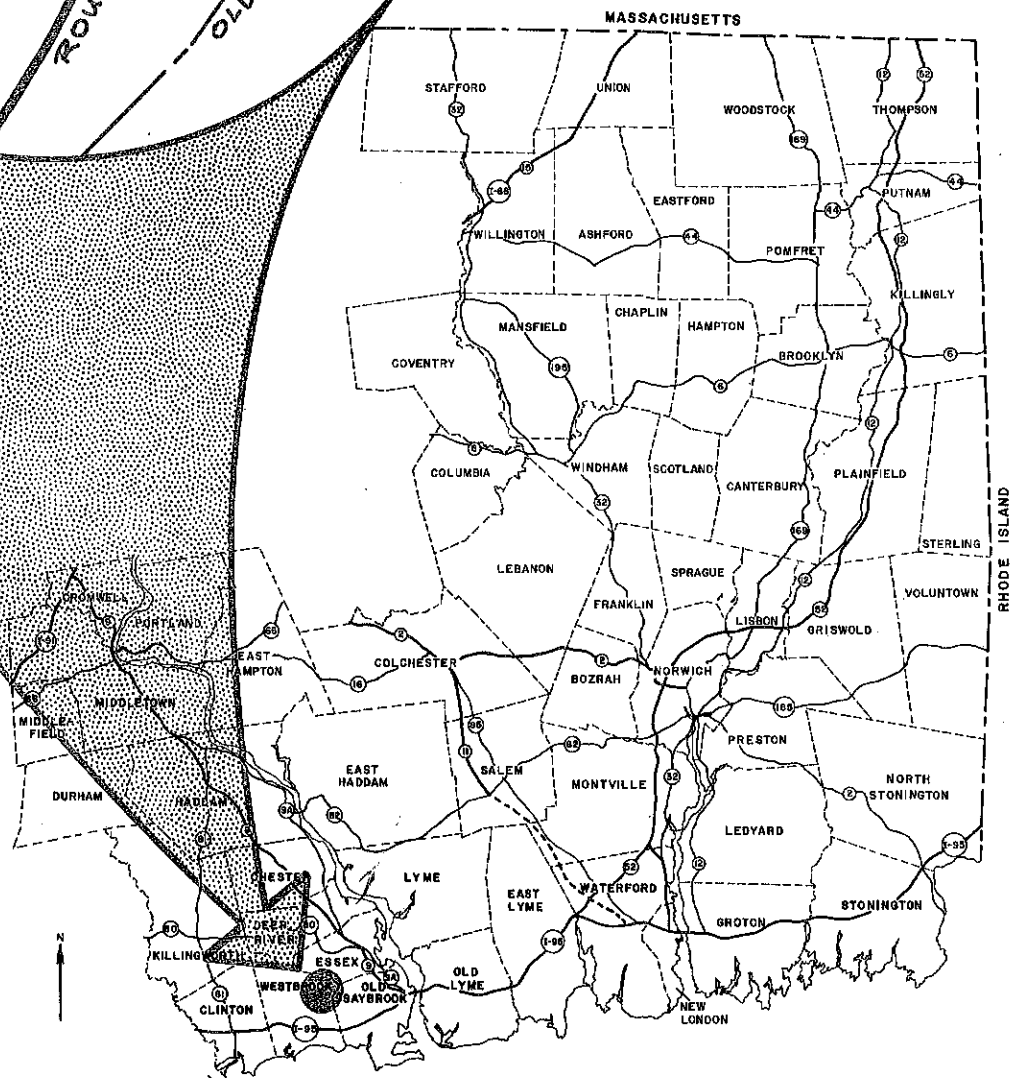
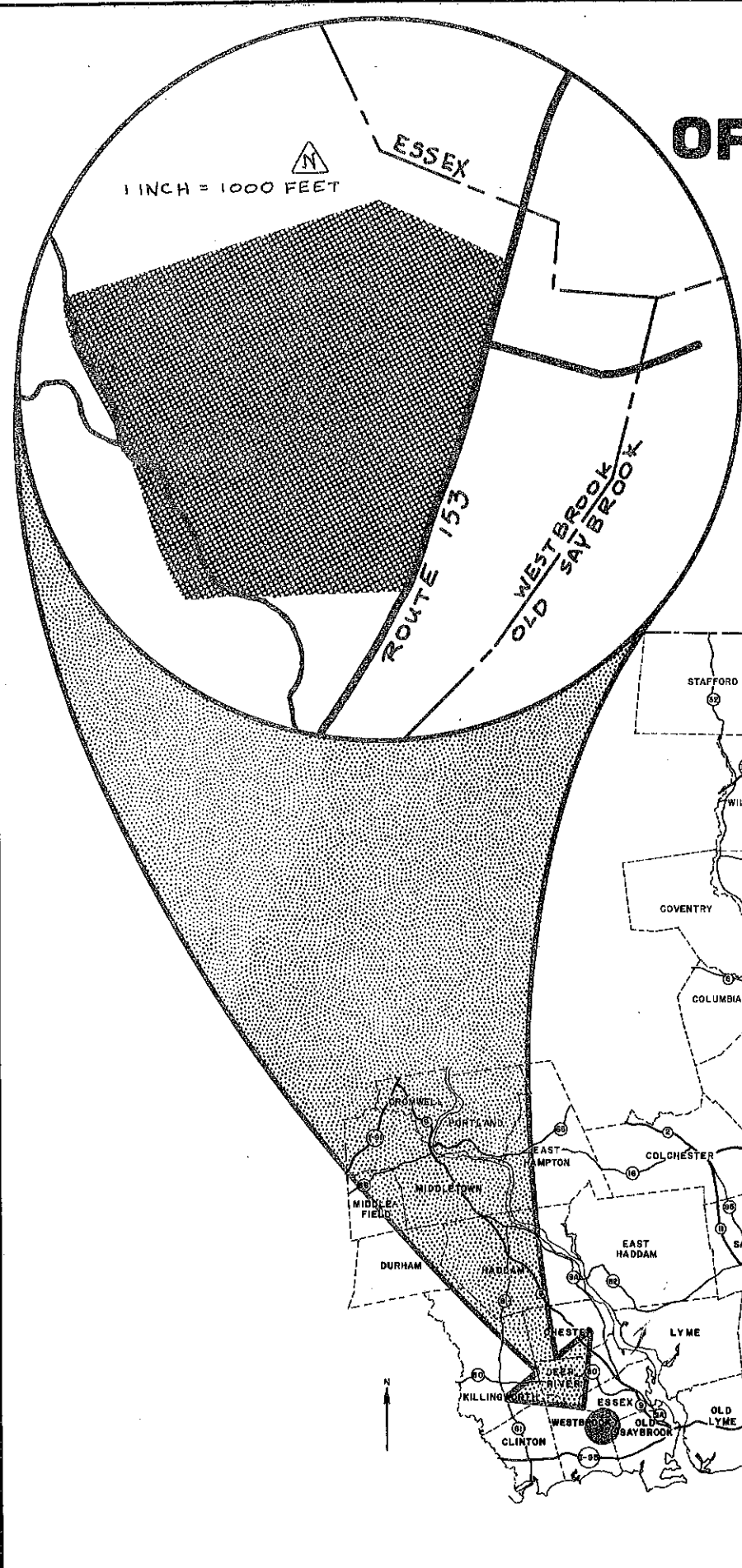
ENVIRONMENTAL REVIEW TEAM REPORT  
ON THE  
BOWIE PROPERTY  
WESTBROOK, CONNECTICUT  
FEBRUARY, 1974

*Preparation of this report has been,  
in part, assisted by a grant from the  
New England Regional Commission.*

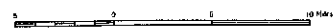
EASTERN CONNECTICUT RESOURCE CONSERVATION  
AND DEVELOPMENT PROJECT  
Environmental Review Team  
139 Boswell Avenue  
Norwich, Connecticut 06360

# LOCATION OF STUDY SITE

BOWIE PROPERTY  
WESTBROOK, CONNECTICUT



EASTERN CONNECTICUT  
RESOURCE CONSERVATION AND DEVELOPMENT PROJECT



ENVIRONMENTAL REVIEW TEAM REPORT  
ON THE  
BOWIE PROPERTY  
WESTBROOK, CONNECTICUT

This report is an outgrowth of a request from the First Selectman of Westbrook, with the approval of the owner, C. Edward Bowie of the Bowie Construction Co., Inc., to the Middlesex County Soil and Water Conservation District (S&WCD). The S&WCD referred this request to the Eastern Connecticut Resource Conservation and Development (RC&D) Project Committee for their consideration and approval as a project measure. The request has been approved and the measure reviewed by the Environmental Review Team.

The soils of the site were mapped by a soil scientist of the USDA Soil Conservation Service. Reproductions of the soil survey and a table of limitations for urban development were forwarded to all members of the Team prior to their review of the site.

The Team that reviewed the proposed campground consisted of the following personnel: Barry D. Cavanna, District Conservationist, Soil Conservation Service (SCS); Edwin L. Minnick, Engineering Specialist, SCS; Richard Hyde, Geologist, Natural Resource Center, State of Connecticut Department of Environmental Protection (DEP); Stanley House, Forester, DEP; Charles L. Phillips, Fisheries and Wildlife Biologist, DEP; Peter B. Houle, Parks and Recreation Specialist, DEP; Donald Capellaro, Principal Sanitarian, State of Connecticut Department of Health; David Miller, Climatologist, Connecticut Cooperative Extension Service; Stephen J. Holmes, Regional Planner, Midstate Regional Planning Agency; William L. Lucas, Project Coordinator, Eastern Connecticut RC&D Project, SCS; Barbara A. Hermann, Team Coordinator, Eastern Connecticut RC&D Project.

The Team met and reviewed the site on December 13, 1973. Reports from each Team member were sent to the Team Coordinator for review and summarization.

This report is not meant to compete with private consultants by supplying site designs or detailed solutions to development problems. This report identifies the existing resource base and evaluates its significance to the proposed development and also suggests considerations that should be of concern to both the Town of Westbrook and the developer. The results of this Team action are oriented toward the development of a better environmental quality and the long-term economics of the land use.

The Eastern Connecticut RC&D Committee hopes you will find this report of value and assistance in making your decisions on this particular site.

If you require any additional information, please contact:  
Miss Barbara A. Hermann (889-2324), Environmental Review Team  
Coordinator, Eastern Connecticut RC&D Project, 139 Boswell Avenue,  
Norwich, Connecticut 06360.

INTRODUCTION

The Bowie property is located along Route 153 in the Town of Westbrook approximately 2.6 miles north of the village of Westbrook. Currently the site of a gravel operation and undeveloped woodland, the owner has expressed a desire to convert the area into a campground facility. However, the present zoning regulations in Westbrook do not permit campgrounds. The Environmental Review Team was requested to evaluate the suitability of the site for such a use, so that both the local officials and commissions and the owner will have more information with which to make their decisions.

The preliminary plans for the camp site can generally be divided into two areas. The eastern portion of the site, now the location of the gravel operation, is proposed as a recreation area, using the two man-made ponds as the focal points. The camp sites would be located on the western portion of the property, a wooded upland area.

The site appears to have an excellent potential for a campground. Both Route 9 and the Connecticut Turnpike (I-95) are within 3 miles of the site, providing easy access to the site. There are many points of interest along Long Island Sound and the Connecticut River within favorable travel distance for vacationing campers. The site itself provides a diversity of topographic and vegetative features. The ponds would provide a major attraction if developed for swimming, fishing, and/or boating.

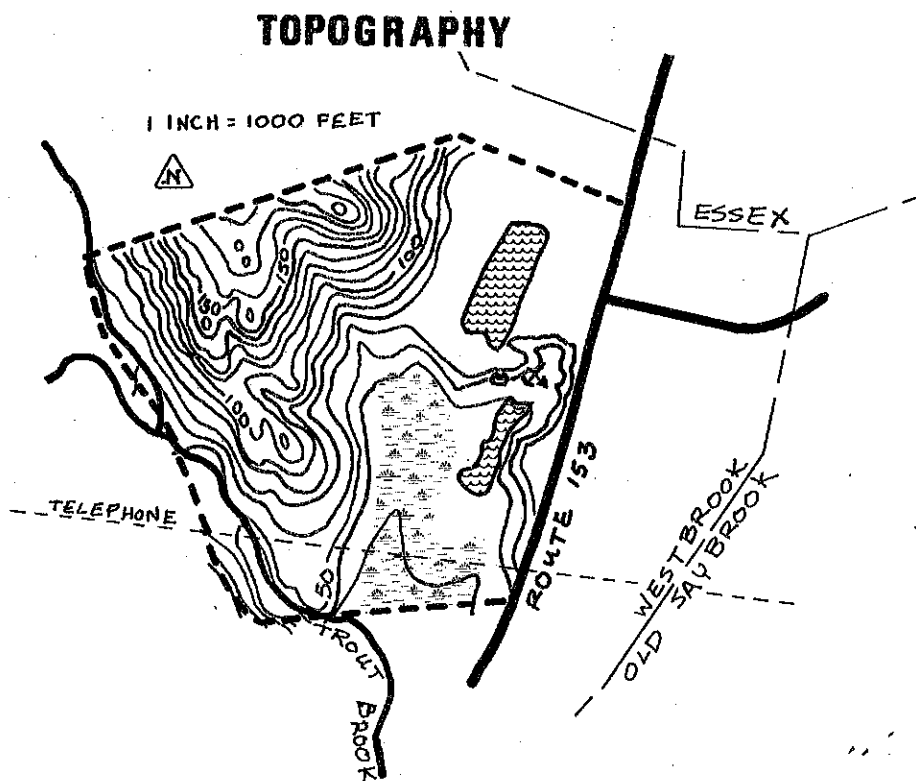
The relatively light intensity of development associated with camp sites is in itself an asset over other land uses. This does not mean that in development of the site difficulties will not be encountered. In the upland area severe limitations exist for both roads and sewage disposal systems. However, if properly planned and installed, this development could be an asset to the town as well as the developer.

EVALUATION



## GEOLOGY AND SOILS

A topographic map of the Bowie property is shown below. Along the eastern portion are two ponds which have been created as a result of sand and gravel excavation. They are somewhat larger than shown due to continuing excavation. The topography of the western portion of the site is considerably more varied with many steep, irregular slopes. Trout Brook flows in a southerly direction just inside the western boundary. A low swampy area is shown at the southern end of the property where Trout Brook is joined by the drainage from the excavation area.



The surficial geology of this site is basically composed of two types of materials; till which is found in the upland areas to the west and waterlain sands and gravels in the narrow stream valley along the eastern property boundary. Till is a geologic term referring to the predominant type of overburden found in Connecticut. It was deposited directly when glacial ice melted during the last ice age. Till is composed of various mixtures of boulders, gravel, sand, silt, and clay particles, none of which are significantly sorted or stratified as with waterlain deposits.

The thickness of till throughout this site varies from place to place, depending on the amount of original deposition and the extent that erosion has taken place since its placement. Protruding through the till on this site are numerous surface exposures of the bedrock, indicating that the overburden thickness on the average is quite thin. These outcrops are found up and down the hillsides giving a sense of the tremendous abrasive powers exerted by the moving glacier and its meltwaters to sculpture the rock surface into knobs and hills, and small pockets and hollows. These pockets and hollows served as traps for both the till and eroded materials from higher elevations. Thickness of the overburden in these hollows may range from 15 to 20 feet at their deepest points, but the average thickness is probably considerably less.

Within the valley bottom on the eastern part of the property, glacial action gouged out a long, deep, and narrow trench running northeast by southwest. Throughout this section the meltwaters drained, carrying and depositing stratified sand and gravel, derived from rock particles removed from the upland areas. The deposits here are extremely thick, reaching, in at least one place, a depth of a hundred feet.

A detailed soils map of the Bowie property is given in the Appendix to this report along with a soils limitations chart. Due to the original scale at which the soils are mapped (1"=1,320') the lines shown on the soils map should not be viewed as precise boundaries, but rather as guidelines to the distribution of soil types on the property. The soils limitations chart indicates the probable limitations for each of the soils for picnic areas and camp sites, play areas, on-site sewage, and streets and parking. However, limitations, even though very severe, do not always preclude the use of the land for development. If economics permit greater expenditures for land development and the intended objective is consistent with the objectives of local and regional development, many soils and sites with difficult problems can be used.

The predominant soils on the property are 17LD and 17ZD which are rocky soils, shallow to bedrock, with steep slopes. The soils are underlain by hard bedrock and contain some barren rock outcrops. Hard rock is usually within 20 inches below the soil surface, though occasional pockets of deeper soils do exist. Picnic areas and camp sites are very difficult to develop here and access is usually a severe limitation. However, the terrain provides an attractive setting for these uses.

Next largest in area would be the 22 acres encompassed by the gravel pits. Through the excavation of sand and gravel, two ponds have been created at depths in the neighborhood of 15 to 25 feet. The small area of soil type 70A in the northeast corner of the site, presently the location of two homes, is underlain by sand and gravel of the same deposit as that being excavated. Percolation in these soils is quite rapid.

Just over 10 acres of the site are classified as Canton soils (6XC, 6XD) which are characterized by moderate to rapid permeability, stony and bouldery conditions, and areas of steep slopes. The steep slopes and stoniness limit the use of this land, but they add to the beauty of the landscape.

Together, the two soil types B-3b and F-1 comprise 15.5 acres of the site. These soils are very poorly drained and fall within the legal definition of inland wetlands (P.A. 155). Due to their high water table they are very unsuitable for development. However, in conjunction with the camp site, they have potential for conservation and recreation uses.

## WATER SUPPLY

Water supply for the campground is to be provided by means of an on-site well system. There should be no problem whatsoever in obtaining adequate supplies at this site. The thick sand and gravel deposits in the valley bottom are a tremendous potential source of water to be tapped. Gravel packed and/or screened community well supplies could easily serve the entire camp area with a minimum of time and cost to the operator. A well location towards the northwest side of the northern pond appears to be a favorable area. Wells placed in the bedrock would result in much higher installation costs to produce smaller quantities of lower quality water.

The only major limitation for a community well system is the installation of transmission lines, due to the presence of ledge throughout the portion of the site to be used for camp sites. Careful location of the lines to avoid the areas containing ledge within shallow depths should alleviate this problem somewhat. Upon investigation, if the cost of installing transmission lines appears restrictive, an alternative system of individual bedrock wells for each camp site or group of camp sites might be worth considering.

## WASTE DISPOSAL

In planning for a family campground provisions need to be made to dispose of sewage and waste water from central service facilities (flush toilets, lavatories, and showers), sink wastes, and holding tanks of camping vehicles. Serious consideration should be given to the placement of all on-site septic systems within the thicker upland till portions of this property, as opposed to the valley sand and gravel deposits.

The sand and gravel deposits are sorted and stratified by grain size with a low content of silt and clay. This means that the spaces between the individual grains are unblocked and open for fluids to pass through uninhibited. This would allow septic effluent to pass rapidly through the sand and gravel, thus allowing

little renovation of the effluent and increasing the chances for the contamination of nearby surface water bodies or wells.

In a till type of material the numerous silt and clay particles fill the spaces between each sand and gravel grain, thus making fluid passage much slower. This permits certain chemical and physical activities to take place between these silt and clay particles and any septic effluent passing by, thereby resulting in a significantly greater degree of purification than in the sand and gravel deposits.

In the till portion of the site there is only one area (6XC) of six acres with only moderate limitations for on-site sewage disposal. Whether the developer could consider this area as a central waste disposal area would depend on tests to insure compliance with the health regulations, the size of the operation, and the difficulty and cost of installation, including sewers.

Severe limitations are indicated for on-site sewage disposal in the soils 17LD and 17ZD due primarily to the shallow depth to bedrock and steep slopes. However, deeper pockets of soils which may be suitable do exist. A thorough subsurface investigation should be instituted to point out specific sites where the depth and extent of overburden material, the water table, and the configuration of the bedrock surface will be most acceptable for leaching tanks and leachfields. This is important for several reasons. First, the state requires the bottom of the leaching system to be at least four feet above bedrock and 18 inches above the maximum ground water level. Second, if ledge is bowl-shaped, it may pocket ground water and/or septic effluent, thus interfering with seepage and the proper operation of the system. Third, the uppermost layer of rock frequently is broken and disrupted, allowing inadequately treated sewage to flow rapidly through the rock to local wells or to break through the surface in downslope areas with little soil.

An alternate method of handling waste would be to install one or more holding tanks that would serve as dumping stations. These tanks would require periodic emptying which, of course, represents an additional operating expense.

#### FOUNDATION DEVELOPMENT AND GRADED CONDITIONS

Since no major structures are planned, substratum support was not considered. It would appear that the area most prone to erosion would be that portion proposed as a recreation center, now utilized for the gravel pit. Graded slopes other than the beach should have grades of approximately one vertical to three horizontal. It has been shown that these slopes are less troublesome for establishing good vegetation and are easier to maintain. If material being used for grading comes from the gravel pits, it may be necessary to irrigate the area in order to establish a good vegetative cover.

Areas of heavy use should be planted to an adapted species of grass, such as Kentucky 31 tall fescue. A recommended seed mixture for critical areas is 20 lbs. Kentucky 31 tall fescue, 20 lbs. creeping red fescue, and 10 lbs. crownvetch per acre. On the steep slopes near the northern pond, white pine seedlings spaced 2 feet apart would help prevent erosion and improve the aesthetics of the area.

## ROADS AND UTILITIES

Access to the proposed site is excellent, since there are no local or collector streets that might impair traffic flow during peak hours. Interchange 65 of I-95 is about 2 1/2 miles south of the site and interchange 3 of Route 9 is about 2 1/2 miles north. Both of these highways interchange directly with Route 153, on which the site is located. Thus, the location of the site is such that traffic impact on the center of Westbrook will be kept at a minimum.

Roads within the camp site should provide for easy vehicular circulation. Road grades should be kept at a minimum and sharp corners should be avoided. Since many of the people driving camping trailers are not experienced, entrances to camp sites in particular should be nearly level and of ample width. Where one-way roads are to be used, a minimum width of 11 feet should apply. Two-way roads should have a minimum width of 24 feet provided there is no parking on the road. The site plan should show where vehicles are to be parked at the individual camp sites.

On the planning and installation of roads, the following suggestions should be kept in mind. Road cuts and fills should not be steeper than one vertical to three horizontal. Culverts of adequate size should be placed where roads cross drainage ways. Avoid placing roads in areas of wet soil conditions (43M, 92). Keep road grades as flat as possible. Erosion and sediment control practices should be installed where necessary. The Erosion and Sediment Control Handbook, available from your county Soil Conservation Service office, provides standards and specifications for numerous vegetative and mechanical erosion control measures.

## HAZARDS

From a safety standpoint, steep rocky areas should be well defined and sites and trails should be kept a safe distance away. Adequate safety precautions should also be taken in the vicinity of the ponds, whether or not they are formally used for recreation.

The wetland areas should be protected from damage by erosion and sedimentation resulting from development, so that Trout Brook will not be adversely affected. Pond development (gravel extraction) should not extend south of the power company right-of-way.

Care should also be taken to avoid contamination from on-site sewage disposal.

## AESTHETICS, PRESERVATION, AND RECREATION

Forestry. The site, with the exception of the gravel operation, is heavily wooded with a heavy pole stand of mixed hardwoods, with some white pine and laurel understory in places. The area was cut about 12 years ago for saw logs.

Very little of the forest will be removed for camp sites. Dead wood and cull trees could be cut for firewood for campers. Removing hardwoods over the white pines and laurel will improve their growth and the blossoms on the laurel. Hemlocks could be planted around camp sites to serve as a buffer and in rocky areas.

Wildlife. Site development will be minimally detrimental to wildlife. It would push wildlife further into surrounding undeveloped areas, but as the area is presently not a good producer of wildlife this should have little impact.

Fish. Protection of the wetlands on the site will, in turn, protect Trout Brook. A put-and-take trout fishery in the ponds would be a recreational possibility in the spring and fall. Other fish could also be stocked.

Microclimate. This location appears to be ideally suited to the proposed use in terms of having a pleasant microclimate. The south facing aspect will allow maximum sunlight for the pond area. Camp sites on the top of the hill will be more comfortable due to a slightly lower humidity and more breeze.

Recreation. A good potential exists for a self-guided nature trail with points of interest labeled. There is a good variety of terrain, geologic formations, and vegetation.

Water-based recreation on the ponds provides the greatest potential for attracting campers. Swimming, boating, and fishing are all possibilities. Fishing, on a put-and-take basis could be developed. Boating is possible, but should be limited to non-motorized boats, such as canoes, row boats, and small sail boats.

Interest was expressed in using the ponds for bathing purposes, particularly the southerly one which will be much larger as excavating proceeds. In selecting surface waters for public bathing areas, there are four basic factors to be considered: 1) the sanitary quality of the water; 2) the sanitary conditions of the watershed area; 3) the amount of dilution water; 4) the size of the bathing area.

It is assumed that the sanitary quality of the water is fairly good due to a lack of possible sources of contamination

in the area. However, this should be documented by bacteriological tests. Probably the most important consideration in the use of impoundments of this type for bathing is the amount of dilution water that is available to handle the contamination that is introduced by the bathers themselves. It has generally been recognized that there should be at least 1,000 gallons of dilution water flowing through a bathing area for each bather using the area during the course of a day. This is based on the average number of bathers and the minimum amount of dilution water available during a normally dry period.

Dilution water may come from two sources, runoff from the watershed area and natural circulation of the water stored within the impoundments or ponds themselves. In the situation being considered it appears that most of the dilution water would come from the latter source. Therefore, it would be necessary to know the approximate volume of the impoundment or pond. It then can be reasonably assumed that the entire water volume would be recirculated over a period of time between the natural turnovers which occur. If the total volume of the impoundment is divided by 180 days, the approximate time between the turnovers, an estimate of the amount of dilution water available per day from storage can be derived.

Another factor which should be considered is the control of algae growth. It appears that the proposed pond will need copper sulphate treatments periodically. Approval by the State Department of Environmental Protection is required before administering copper sulphate.

More specific information and data will be needed in order to evaluate the possibility of using the pond(s) for swimming, particularly with regard to the amount of dilution water. If the pond(s) should prove unfeasible for swimming, a pool with a controlled water supply would be a possible alternative.

For any water-based recreation, adequate safety precautions must be taken.

#### COMPATIBILITY OF SURROUNDING LAND USES

Existing land use adjacent to the proposed camping area is low density residential. Zoning permits two acre lot residential development to the north, south, and west of the site and one acre lots to the east. With adequate buffering, the site should be compatible with existing and proposed uses. Whether through vegetative covering or simply separating by distance, the buffer zone should not contain any camp sites, roads, parking areas, or other campground facilities.

The phasing out of the gravel operation would eliminate the non-conformity of use in that zone.

## ALTERNATIVE LAND USES FOR AREA

The most obvious alternative land uses for this site would include continuation of the gravel pit or, as designated by zoning, residential development. The camp site appears to be preferable to the gravel pit in terms of compatibility with surrounding land uses. With respect to the physical characteristics of the site, it is much better suited to camp sites than a more intensive use such as residential development.

Although it was not brought out at the time of the review, the area has potential for use for jamborees, outings, etc., both in the summer and the winter. Site planning and engineering should take into account this possibility.

## ADDITIONAL COMMENTS AND RECOMMENDATIONS

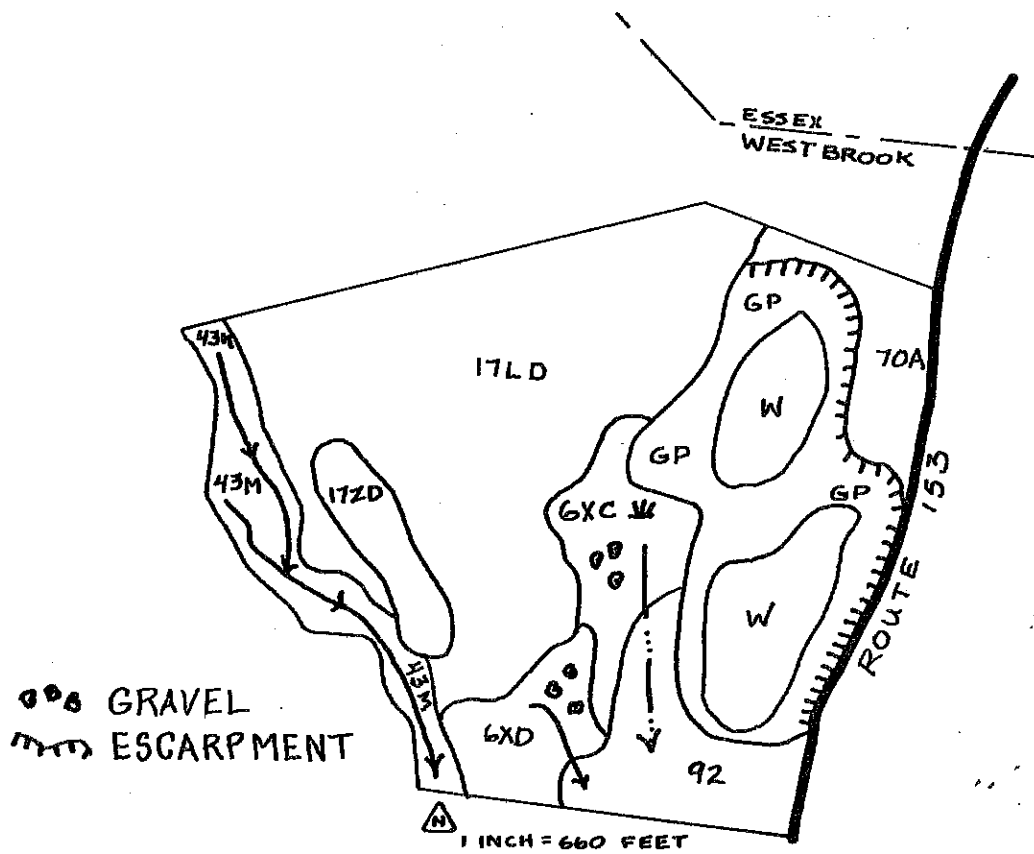
In order to deal with applications of this nature, the Westbrook Zoning Commission should look into the possibility of incorporating regulations for camping facilities into their zoning regulations. A copy of the campground regulations of the Town of East Haddam, developed in conjunction with the Midstate Regional Planning Agency, is included in the Appendix of this report.

If the campground is approved, the owner might want to consider joining the Connecticut Campground Owners Association or a similar organization.



APPENDIX

SOIL MAP  
BOWIE PROPERTY  
WESTBROOK, CONNECTICUT



Prepared by: UNITED STATES DEPARTMENT OF AGRICULTURE,  
Soil Conservation Service

ADVANCE COPY, SUBJECT TO CHANGE

DECEMBER, 1973

SOILS LIMITATIONS CHART

Natural Soil Group*	Mapping Symbols	Acres	Percent of Total Acres	Limitations For: **				Streets and Parking	Principal Limiting Factor
				Picnic Areas and Camp Sites	Play Areas	On-Site Sewage			
A-1d	70A	4.4	4.8	1-2	2	1	1	Droughtiness	
B-1b	6XC	6.0	6.6	1-2	2	2	3	Slope 8-15%	
B-1d	6XD	4.5	5.0	3	3	3	3	Slope over 15%	
B-3b <sup>+</sup>	43M	8.0	8.8	4	4	4	4	High water table ledge	
D-2	17LD, 17ZD	38.5	42.4	3 <sup>++</sup>	3	3	3	Slope over 15%	
F-1 <sup>+</sup>	92	7.5	8.2	4	4	4	4	High water table	
Unclassified	GP	22.0	24.2	Gravel pit. Suitability can only be determined by on-site investigation.					
		90.9	100.0						

\* Refer to Know Your Land, Natural Soil Groups for Connecticut, Soil Conservation Service, USDA Connecticut Cooperative Extension Service, for further explanation of the natural soil groups.

\*\* Limitations: 1-slight; 2-moderate; 3-severe; 4-very severe.

+ These areas have potential for conservation uses and environmental enhancement.

++ Though picnic areas and camp sites are very difficult to develop on these soils, the terrain provides an attractive setting for these uses.

ACREAGE SUMMARY OF SOILS LIMITATIONS

	<u>Slight</u> <u>Acres</u>	<u>%</u>	<u>Slight-Moderate</u> <u>Acres</u>	<u>%</u>	<u>Moderate</u> <u>Acres</u>	<u>%</u>	<u>Severe</u> <u>Acres</u>	<u>%</u>	<u>Very Severe</u> <u>Acres</u>	<u>%</u>
Picnic Areas and Camp Sites	-	-	10.4	11.4	-	-	43.0	47.4	15.5	17.0
Play Areas	-	-	-	-	10.4	11.4	43.0	47.4	15.5	17.0
On-Site Sewage	4.4	4.8	-	-	6.0	6.6	43.0	47.4	15.5	17.0
Streets and Parking	4.4	4.8	-	-	-	-	49.0	54.0	15.5	17.0

TOWN OF EAST HADDAM  
CAMP GROUND REGULATIONS

- A. The purpose of this section is to promote and assure the health, safety, convenience and property values of the residents of the Town of East Haddam and persons who will utilize the facilities permitted under this section.
- B. The Planning and Zoning Commission may permit, in the district designated R upon application by any owner of property in this district, the construction and/or operation of a Camp Ground for seasonal use.
1. Any facility already in existence or operation when these regulations take effect, shall in all respects be subject to such regulations and the owners and operators of such camp grounds shall within 30 days of the date when these regulations take effect, file application to the Planning and Zoning Commission for a permit hereunder. Until such time as the Planning and Zoning Commission passes upon such application, the said facility may be operated provisionally at its existing level, but may not be enlarged or expanded.
- C. Camp Grounds shall not be approved until the Planning and Zoning Commission shall find that such proposed facilities:
1. Are consistent with the Plan of Development of the Town of East Haddam.
  2. Will cause no hazard to health, safety and property from fires, accident, sanitary and drainage conditions or excessive traffic, noise, odor or other nuisance.
  3. Will not generate traffic volumes or traffic patterns which will create hazardous conditions within the Town of East Haddam or which will be detrimental to the character and value of adjacent properties.
- D. Application for a permit shall be accompanied by four copies of a site plan and all other plans required, showing the subject property, adjacent properties, and structures within 500 feet of the property lines of subject property; and a description of all proposed uses within the project area. The site plan shall be furnished at a scale of not less than 1 inch = 50 feet, indicating the following data and any other data the Planning and Zoning Commission shall require.
1. Title of development, date, north point, scale, name and address of record owner, engineer, architect, land planner, owner, or surveyor, preparing the Site Development Plan.
  2. Location and use of all existing and proposed structures and outdoor signs.

3. Location of all uses, such as ballfields, bridle paths, boat launching areas, etc., not requiring a structure.
  4. Location of roads, driveways, camp sites, tent sites, picnic areas, parking spaces provided therewith, and any other pertinent data.
  5. Existing and proposed utilities plan.
  6. Location of buffer strips and screening where necessary.
  7. Where the applicant wishes to develop in stages, he shall present simultaneously:
    - a. a site plan indicating initial development.
    - b. a site plan for each additional development stage.
  8. The existing and proposed contours of the land.
  9. Detailed plan showing the location of potable water supply and of all facilities for disposal of sanitary wastes, said plan to be accompanied by a statement from the Town health officer indicating approval of the sanitary plans.
  10. The type and location of any exterior lighting, including provisions for shading, where necessary.
  11. Location of existing watercourses, marshes, wooded areas, and rock outcrops, with an indication as to whether they are to be retained.
  12. Proposed storm water drainage system.
- E. A fee of \$25.00, either cash or check payable to the Town of East Haddam, shall accompany each application and shall be deposited in the General Fund, together with a \$10,000 Bond which will be returned by a vote of the Planning and Zoning Commission upon completion of Ground.
1. In order to meet the cost of administering and enforcing these regulations, a license fee of \$100 annually shall be imposed upon every operator of a camp ground within the Town limits.
- F. Design and operating standards governing the location and construction of improvements, buildings, and facilities shall include the following:
1. A permit for a Camp Ground may be granted only on a tract of land containing twenty (20) acres or more.
  2. A suitable buffer strip for purposes of visual and auditory screening shall be provided. Normally, this

would be a strip of 200 feet from the nearest public highway or land under other ownership or 500 feet from the nearest town line, but in cases where there is natural or planned screening a narrower strip may be adequate.

3. Camp sites, tent sites and related facilities and structures are prohibited in the area designated on site plan as "buffer strip", but the buffer strip may contain recreational and parking areas if said areas are landscaped in such a way as to prevent adverse effects on adjacent properties and structures.
4. The volume of noise from music and public address systems shall be so controlled as to prevent objectionable and excessive noise from emanating from the premises.
5. During the period from June 1 to the following October 1, the rental of camp sites and sites for the temporary occupancy of Travel Trailers, and Camping Trailers is permitted; provided such equipment does not exceed 26 feet in length and 8 feet in width. No Camp Site or Trailer Site shall be occupied for more than thirty (30) days between October 1 and the next following June 1. No visitors may claim residency during their stay.
6. The owner and/or operator of any Camp Ground shall be responsible for the maintenance of an accurate register at such Ground in which the following information shall be recorded: Name and permanent address of each occupant of any vehicle, date of arrival and date of departure, make, model and registration number of each vehicle and identification of camp site occupied by it. Such register shall be available to the Planning and Zoning Enforcement Officer to assist in the enforcement of these regulations and to the police and health officer in connection with the discharge of their duties.
7. Each rental site shall be for the use of occupants of the vehicle parked thereon and shall contain not less than three thousand (3,000) square feet and shall have a width or depth of not less than forty (40) feet.
8. Each Camp Ground shall be provided with one or more service buildings adequately equipped with flush-type toilet fixtures. No service building shall contain less than two toilets for women, one toilet for men, one lavatory and shower for each sex, one urinal for males, one laundry tray and one slop-water closet. Dependent trailers shall be parked not more than 200 feet from the service building. Service Buildings shall be of moisture-resistant material to permit frequent washing and cleaning and have sufficient toilet and laundry facilities according to requirements promulgated

by the health officer to serve adequately both males and females. In addition to the above requirements, where dependent trailers are accommodated, toilet facilities shall be provided in the ratio of at least two flush type water closets for each sex for every ten dependent trailers.

9. Every Camp Ground shall be served by a private sewage system and a sewage treatment system. A trapped dumping station shall be provided at each Camp Ground.
10. The storage collection and disposal of refuse shall be so managed as to avoid a health hazard or an odor nuisance. Fly-tight water tight rodent proof containers shall be provided in adequate numbers within 150 feet of each trailer, and satisfactory container racks shall be installed; garbage shall be collected at least twice a week.
11. Insect and rodent control measures to safeguard public health as recommended by the health officer shall be applied in the Camp Ground.
12. Electrical outlets shall be weatherproof. No power lines shall be permitted to lie on the ground or be suspended less than 18 feet above the ground.
13. Liquefied petroleum gas for cooking or heating purposes shall not be used at individual trailer spaces unless the containers are properly connected by copper or other suitable metallic tubing. Liquefied petroleum gas cylinders shall be securely fastened in place, and adequately protected from the weather. The location of these tanks to be regulated by the Fire Marshall.
14. Every Camp Ground shall be kept free of flammable material at all times. Portable fire extinguishers shall be available and in good repair for use in fighting fires. Fires shall be made only in stoves, incinerators or other equipment designated for that purpose. The Camp Ground shall be subject to all rules and regulations of the fire department of East Haddam.
15. The total number of rental sites shall not exceed 10 sites per gross acre of land as designated on the site plan and approved by the Planning and Zoning Commission as being part of the area to be utilized for Recreational Facilities and uses. The gross acreage shall include buffer areas, recreational facilities, rental sites, community areas and emergency overflow areas, supporting facilities and land which is readily accessible and considered an intergral part of the Recreation Facilities and Uses complex.



16. The minimum one way road width to be 11 feet within the Ground. One way streets in excess of 1,000 feet may be required by the Planning and Zoning Commission to provide turn arounds. For two way streets, 18 feet are required.
- G. The Planning and Zoning Commission may:
1. After public hearing approve an application for Camp Grounds but make approval contingent upon the fulfillment of certain conditions or modifications of the plan.
  2. Revoke any permit for Camp Grounds where the operator has not conformed to the approved plan or has violated the standards listed herein.
- H. The Planning and Zoning Commission shall either grant or reject applications within 40 days after the date of filing unless applicant consents to an extension of time.
1. In the case of first applications, the Planning and Zoning Commission shall, within one week of the date of filing, cause a notice of public hearing on such application specifying the time and place thereof to be published not less than five nor more than ten days before such hearing in a newspaper of general circulation in the County of Middlesex. Proof of publication shall be filed with the Town Clerk. At such hearing, any voter, tax payer or person affected may be heard on the matter of such application.
  2. Before acting upon such application, the Planning and Zoning Commission shall cause the health officer to inspect the Camp Ground if in existence, and examine the plans and report whether such ground complies with this regulation and regulations with respect to health and sanitation. The Board shall also cause the fire marshall or his deputy to inspect the Camp Ground and examine the plans and report with respect to fire hazard.
  3. Upon approval of the application by the Planning and Zoning Commission and upon payment to the Town Treasurer of the license fees provided in subdivision E. of this section, a provisional license permitting the applicant to proceed with the construction of the camp ground in accordance with filed plans, shall be issued. Upon completion of the construction, the Planning and Zoning Commission shall cause the health officer and the fire marshall to inspect the camp ground and to report whether it has been constructed in accordance with previously approved plans and complies with this regulation and the regulations thereunder. Upon the determination of the Planning and Zoning Commission that such Camp Ground complies with all requirements, they shall issue to the applicant a permanent license of the camp ground and

certifying that such ground may be occupied, specifying the location and the number of trailers both dependent and independent which may be accommodated.

- I. Penalties - Any person violating these regulations or any provision thereof shall be subject to the penalties and enforcement procedures provided in Section 8-12 of the General Statutes of the State of Connecticut.
- J. The Planning and Zoning Commission, in its discretion, may without public hearing grant an application made by any tax exempt charitable or educational organization for permission to park two or more camper coaches or travel trailers on premises owned by or rented to such organization for a period of not more than one week. The application shall set forth the tax exempt, educational or charitable status of the applicant and the purpose of the event or events requiring the multiple parking of such vehicles. The Planning and Zoning Commission may in its discretion, grant such permit to such an organization without imposition of any license fee.