

CANDLEWOOD SHORES TAX DISTRICT  
MOORINGS AND SMALL VESSEL ORDINANCE

GOVERNING THE USE OF MOORINGS AND SMALL VESSEL STORAGE

**Definitions:**

**Anchor:** The word “anchor” shall mean to hold a boat in place by lowering a heavy weight into the water by chain.

**Boating Season:** The term “boating season” shall mean the period from April 15<sup>th</sup> to the following November 15<sup>th</sup>.

**Buoy:** The word “buoy” shall mean a white buoy with a blue band, not less than 15” in diameter, which is used to hold the chain up in the water and to mark the mooring location.

**Chain:** The word “chain” shall mean the galvanized chain connecting the anchor to the swivel or buoy if a swivel is not used. This term may also include shackles and swivels used to connect chain together.

**Mooring:** The word “mooring” shall mean a permanent anchorage installation, comprising of an anchor, chain, and mooring buoy. This may also be referred to as “mooring equipment.”

**Mooring Location(s):** The term “mooring location(s)” shall mean the location of a mooring assigned by the Harbormaster.

**Mooring Service Provider(s):** The term “mooring service provider(s)” shall mean any service provider from the 2024 Mooring Service Provider list. CSTD Harbormaster will maintain a list of providers which will be available at the CSTD office and on the Candlewood Shores website.

**Mooring Regulations:**

**Moorings are a privilege, not a right. Moorings are strictly regulated by First Light on all CT waters.**

A. There is an established waiting list, which is strictly followed, for Candlewood Shores Tax District “CSTD” resident homeowners who own a boat and request a mooring. Waiting list applicants cannot transfer a mooring waiting list position to another homeowner. Contact the CSTD Office Manager or Harbormaster to get your name on the list.

B. Boat registration must be in the name of the resident homeowner. Tenants are not permitted a mooring. Renting or lending a mooring to others is STRICTLY prohibited and will result in immediate forfeiture of the mooring. No homeowner shall moor, anchor, or set any mooring or boat without first registering with the CSTD office and paying the required annual fees. All mooring locations will be determined and assigned by the Harbormaster. A current CT

Vessel registration and proof of boat insurance must be provided to CSTD at the time of registration.

C. Resident homeowners must be in good standing and current on all taxes and fees. Mooring registration will not be permitted if the resident is not in good standing with CSTD.

D. All moorings should be inspected every three years, with chains replaced at least every three to seven years or as required by inspection. The Harbormaster will maintain a list of mooring service providers that can assist the mooring holder, which can be obtained at the CSTD office. For any mooring repairs needed, such as replacing the chain, buoy, worn shackles or swivels, the homeowner may do the repairs themselves, provided they use approved parts as required in these regulations and inform the Harbormaster of such repairs. Proof of repairs must be provided to the Harbormaster as evidence of repairs, with copies of all receipts. Any new mooring installations or the replacement of anchors (blocks) need to be coordinated with the Harbormaster to ensure the proper mooring location and sufficient anchors are utilized. Mooring holders assume all liability and acknowledge that the Candlewood Shores Tax District, its managers, directors, officers, agents, and Harbormaster are not responsible and shall not be held liable for personal injury, death, or for any damage done to individual boats, dinghies, lines, or moorings arising out of or in connection with installations or repaired moorings. The mooring holder assumes all risk and liability when performing such installations and or repairs.

The Harbormaster and/or CSTD board, reserves the right to perform periodic inspections on an as needed basis and will advise the homeowner of any defective or inadequate equipment. The defective part(s) must be corrected/replaced immediately, or the Harbormaster may remove or cause to be removed at the homeowner's expense, any mooring that fails to meet the provisions of these regulations.

Minimum Mooring Specifications:

- The anchor must be a minimum of three concrete blocks of 225 lb. each.
- Chain, which may include shackles and swivels, must be a minimum of 5/16" galvanized chain. If the depth of your mooring exceeds 30', then it is recommended to increase the size of your chain, shackles, and swivels to 3/8" galvanized, unless a mooring service provider recommends otherwise (for instance, a smaller boat where 5/16" would be sufficient). Any shackles or swivels used in the mooring must be galvanized and of the same size as the chain or larger. Rope of any kind will not be permitted under any circumstances as a substitute for chain.
- Mooring buoys must be a white buoy with a blue horizontal band. Buoys shall not be less than 15" in diameter and may require a larger diameter depending on mooring location and size/length of chain.
- All boats must have two rope lines connecting it to the mooring to create redundancy in the event one of the lines fails. The homeowner is responsible for causing such boat to be tied & secured with proper care and equipment in such a manner to prevent breakaway and resulting damage to any property.

The mooring specifications outlined above are minimum standards and are not designed to meet severe conditions. If severe weather is predicted, the mooring holder should take additional measures including the removal of the boat from the water. The mooring holder can exceed these specifications except where it would be unsafe or hazardous to do so. Each mooring holder is encouraged to contact their mooring service provider in such matters for advice as may relate to the particulars of their boat. It is the mooring owner's sole responsibility to ensure the mooring is properly sized for the boat and mooring location. Any boat or mooring that requires "CSTD" to tow and or remove the mooring due to unsafe or non-compliant conditions, will be at the homeowner's expense.

E. All authorized moorings must have a number clearly marked and maintained by the owner, have a "CSTD" brass tag (supplied by "CSTD" office manager) securely attached to the mooring in a location which can easily be viewed by the Harbormaster, and comply with state regulations. Any mooring not properly marked may be removed by the Harbormaster at the homeowner's expense and may result in forfeiture of the mooring location.

F. The Harbormaster assigns the mooring location in the water as permitted by First Light. Moorings shall not be moved from an approved location under any circumstances. Moorings MAY NOT be sold with the sale of a residence. If a residence is sold, mooring location is forfeited and offered to the next person on the waiting list.

G. A mooring holder who wants to transfer a mooring must contact the Office Manager or Harbormaster for the name of the next waiting resident. Transfer of mooring to a resident on the waiting list shall not have a profit motive. Only the depreciated value of mooring may be recovered by transferring holder (saving original receipts is strongly encouraged). A seller is transferring ONLY a buoy, chain, and anchor to the buyer. A buyer must be reasonable and have good intent in their offer to the seller and is encouraged to inspect the mooring equipment prior to purchase. If the buyer and seller cannot reach mutual agreement, the mooring shall be removed by the homeowner and the new mooring holder must purchase their own mooring equipment and have it installed.

H. Each mooring holder is required annually, to provide CSTD with a Mooring Registration form completely & accurately filled out, a copy of the current valid CT vessel registration, proof of vessel insurance, a completed Small Vessel Registration form and pay an annual fee to cover annual buoy field realignment and maintenance on the dock and storage area. Mooring fees are not refundable. Fees will be set each year on or before the date set by the Harbormaster and will be indicated on the mooring registration form. Failure to pay the annual fee by June 15<sup>th</sup> of a boating season will result in a forfeiture of the mooring location and buoy, chain and anchor will be removed at the homeowner's expense or considered abandoned and given to the next resident on the waiting list. No boat may be attached to a mooring until the annual fee is paid. CSTD reserves the right to tow any boat which is not in compliance at the homeowner's expense.

I. Each year boat owners must provide a copy of the current valid CT Vessel Registration and proof of vessel insurance. Mooring registration will not be permitted without proof of registration and insurance.

J. Boat length is limited to twenty-four (24) feet maximum.

K. A change in boat registration must be provided in writing to Office Manager and or Harbormaster within 15 days of such change.

L. If a mooring holder does not use his mooring location for 50% of the boating season, said mooring location may be deemed abandoned and/or reassigned, unless the permit owner has notified the Harbormaster, in advance, of his/her intent not to use the mooring location for a period not to exceed one boating season. If you are unable to use your mooring for a boating season, a letter of hardship must be provided to the Harbormaster. If your reasons for non-use do not constitute a hardship, then the mooring will be considered abandoned and transferred to the next resident on the waiting list. Such notice must be received by June 1<sup>st</sup> of each boating season. In such event the Harbormaster may make the mooring location available for transient or temporary assignment. A temporary assignment will require the next waiting homeowner to pay the annual registration fee in full.

M. Dinghies used to row out to mooring must have mooring number clearly marked and must be registered at the CSTD Office. Mooring registrants will be guaranteed a small vessel space. However, the mooring holder still needs to fill out the small vessel registration form and submit the form by the small vessel deadline.

N. If any boat or mooring equipment requires repairs and/or replacement, boats should, if possible, be removed from assigned moorings while mooring equipment or boat is being repaired or replaced. Please contact the Harbormaster to discuss repairs and or replacement of moorings.

O. Notwithstanding any of the provisions set forth in these mooring regulations, "CSTD" is not responsible and shall not be held liable for personal injury, death, or for any damage done to individual boats, dinghies, lines, or moorings arising out of or in connection with any mooring compliant with the specifications set forth herein. Nothing in these mooring regulations shall be construed as a basis for imposing liability on CSTD. The mooring holder assumes all risk and liability of owning a mooring.

### **Small Vessel Regulations:**

A. Each small vessel must be registered annually with CSTD, by completely and accurately submitting a Small Vessel Registration Form. Registration forms can be obtained at the CSTD office. An annual fee will be due at the time of registration. The fee shall be set each boating season and will be indicated on the small vessel registration form. No small vessel shall be placed on any CSTD small vessel rack or ground location until the vessel is registered, the fee is paid in full, and the resident receives a location.

B. The Harbormaster shall set the date when the boat mooring registrations and small vessel applications will be due.

C. In coordination with the Harbormaster, a rack or ground location will be allocated by the CSTD office and shall be assigned at the sole discretion of the Harbormaster. The homeowner's small vessel must only be placed in the assigned location. A small vessel spot is not guaranteed except for mooring holders.

D. Small vessels may be locked and secured to a rack using the homeowner's locking equipment. CSTD is not responsible for any lost, stolen, or damaged equipment while stored on the small vessel racks.

E. All small vessels & locking equipment must be removed from CSTD small vessel racks no later than November 15<sup>th</sup> of each boating season. Any small vessel not removed by this deadline will be moved and stored by CSTD. The homeowner will incur a handling fee of \$50 if their small vessel must be moved by CSTD. Locking equipment may need to be cut to remove the small vessel from CSTD racks. CSTD is not responsible for any damaged locking equipment.

F. Any small vessel stored by CSTD must be claimed by March 15<sup>th</sup> of the following year, otherwise will be considered abandoned. The homeowner will incur a \$50 storage fee in addition, to the above handling fee if the small vessel is stored by CSTD between the time from November 15<sup>th</sup> through March 15<sup>th</sup> of the following year.

G. Any small vessel found stored on CSTD small vessel racks, which has not been registered will be moved by CSTD. The small vessel owner will incur a \$100 fee for non-compliance with these regulations.

H. Due to the limited supply of small vessel storage and the various sizes/ types of vessels stored on the CSTD racks, the Harbormaster shall have the sole authority to determine small vessel locations and the locations of the small vessel racks.

DATE ENACTED: JUNE 12, 2020

DATE PUBLISHED: JUNE 24, 2020

DATE EFFECTIVE: JULY 22, 2021

ATTEST: KELLY LANE, DIRECTOR AND HARBORMASTER  
CANDLEWOOD SHORES TAX DISRICT

DATE AMENDED: APRIL 17, 2024

DATE PUBLISHED: MAY 14, 2024

DATE EFFECTIVE: JUNE 14, 2024

ATTEST: RONNIE SHEPPARD, HARBORMASTER  
CANDLEWOOD SHORES TAX DISRICT