

**TOWN OF EAST HAMPTON
AGENDA REPORT**

Town Manager Approval: _____



Item to be presented by:

DATE: October 13, 2009
SUBJECT: Tax Deferral (142 East High Street)
DEPARTMENT: Assessor/Finance

RECOMMENDED ACTION

Based on the completeness of the application as it related to the assessment deferral ordinance, staff recommends that the Town Council approve the tax deferral for two years for Matlor RE LLC owners of 142 East High St.

BACKGROUND

A request for a tax deferral was received September 3, 2009 from Matlor RE LLC. This is new construction that meets all the criteria for the 2 year tax deferral. There are no back-taxes due for this company or the owner George M. Mantikas, DMD.

This information has been signed off by the Building Department, Assessor and the Town Manager. It has been approved by EDC on September 15, 2009.

ALTERNATIVE ACTIONS

Decline

FISCAL IMPACT

Estimated Tax Loss: FY 2011 - \$12,983
FY 2012 - \$ 6,673

**TOWN OF EAST HAMPTON
AGENDA REPORT**

Town Manager Approval: _____



Item to be presented by:

DATE: October 13, 2009

SUBJECT: Board of Education recommendation for possible land acquisition.

DEPARTMENT: Town Managers Office

RECOMMENDED ACTION

Review and discuss recommendation from Board of Education for possible land acquisition. Refer the item to the Board of Finance for further discussion and a recommendation

BACKGROUND

At the last Board of Education meeting, on September 28, 2009, a discussion took place on a possible land acquisition of 3.31 acres of land behind the Middle School. This information is attached. The school board voted to send the item to the Town Council for further discussion and possibly a referral to the Board of Finance for a further recommendation.

Little discussion has taken place as to what this purchase would actually be for, however, some thought is that the purchase of the land would be to build more parks and recreation amenities and ball fields for the Town.

ALTERNATIVE ACTIONS

Refer to Board of Finance for further discussion and a recommendation.
Make no recommendation

FISCAL IMPACT

Real Estate Management Services has the land appraised at \$181,160. The Town would need to conduct its own appraisal of the land.

**TOWN OF EAST HAMPTON
AGENDA REPORT**

Town Manager Approval: _____



Item to be presented by:

DATE: October 13, 2009
SUBJECT: Brownfields Redevelopment Agency presentation
DEPARTMENT: Town Managers Office

RECOMMENDED ACTION

Presentation from the Brownfields Redevelopment agency on their proposed brochure and proposed re-development zone.

BACKGROUND

The Brownfields Redevelopment agency has been working on the production of a brochure which speaks to our Brownfields redevelopment work.

The Agency has prepared a draft redevelopment zone. This is the first step toward the preparation of a redevelopment plan. The zone will be the basis of that planning.

The Agency is attempting to identify sources of funding to facilitate the planning process. The planning process will include significant public participation and ultimately formal review by the Planning & Zoning Commission and the Town Council. It is the intent of the Agency to receive input from all interested parties. The pamphlet is intended to introduce the public to that process.

The Agency seeks Town Council input on both the pamphlet and the proposed Pocotopaug Creek Redevelopment Zone.

Scott Bristol, Chairman of the Brownfields Redevelopment Agency will be making this presentation.

ALTERNATIVE ACTIONS

None – This is a presentation only

FISCAL IMPACT

None at this time.

Frequently Asked Questions

What does it mean if I own property or do business in a redevelopment area?

You will have an opportunity to participate actively in the conception and planning process. The EHBRA will actively solicit input from all stakeholders as part of the planning process, which will include working with expert planning assistance to conduct public participation sessions. The redevelopment plan will be a culmination of the best ideas gathered from the public and the experts, and will be a "road map" for current property owners, groups of property owners, or other interested stakeholders.

If you are a property or business owner in the Village Center and would like to meet with a member of EHBRA, please contact Chairman Scott Bristol through the East Hampton Town Manager's office.

Who are the members of the EHBRA?

The Agency is composed of seven members who are all residents of East Hampton. All members currently serving on the Agency have specialized skills, professional experience and expertise that they apply to goals of redevelopment. Current members include:

- **Scott Bristol, Chairman**
Scott Bristol is a CT Licensed Environmental Professional (LEP) with over 20 years of experience conducting and managing environmental site assessments and remediation. He has been actively involved in the restoration of environmentally impaired properties throughout his professional career. Scott currently works as a Project Manager for a Cheshire, CT-based engineering, land use planning and landscape architecture firm.
- **Bill DeMore, Vice Chairman**
Bill DeMore is Vice President of Commercial Banking for Rockville Bank. He also is an attorney. Throughout his 25+ year career in banking, Bill has helped businesses and property owners understand and navigate complex financing opportunities, grant programs and subsidized loan processes. In addition to the EHBRA, he serves on the Finance Board of the American School for the Deaf and the Middlesex United Way Housing Committee.

Historical Crossroads



Meriden Hub

Creating a Path to the Future: Planning for the Village Center

- **Ron Buccilli**
Ron Buccilli, Psy.D., is president and CEO of CW Group, Inc., a holding group of non- and for-profit organizations that provide rehabilitation services and business incubator opportunities for small enterprises. He is Board Vice Chair of the New Britain Chamber of Commerce, a member of the New Britain Municipal Economic Development Board, and a member of the Connecticut Business Incubator Network. Ron also serves as the Connecticut Liaison to Congress for Ability One, a Federal program for persons with disabilities.
- **Mary Ann Dostaler**
Mary Ann Dostaler is a marketing consultant and writer with more than 20 years professional experience. She is the owner of MAD Communications, a boutique creative services agency. As agency principal, Mary Ann guides organizations through a strategic planning process to design marketing communications programs that achieve business objectives. She leads creative teams in developing award-winning communications campaigns including web sites, advertising, public relations and social media.
- **Carla Silvester**
Carla Silvester is a CT Licensed Environmental Professional (LEP) and is president of Blue River Engineering. She has over 15 years of professional experience in performing site assessments and investigations, remediation, hazardous and solid waste management, storm water management and environmental compliance for clients in CT and throughout the US. Carla is active in several professional associations.
- **Kay Willson**
Kay Willson, MLS, is the manager of Knowledge Services at Futures Group International, a firm specializing in the design and implementation of public health and social programs for developing countries. In her position, Kay is responsible for the identification, capture, organization, preservation, retrieval, analysis, interpretation, packaging and dissemination of information. She joined the Brownfields Steering Committee in the fall 2003 to further her interest in environmental safety, conservation, reuse and preservation.
- **Dan Wolfram**
Dan Wolfram is Vice President/Project Manager with Woodward & Curran, an environmental consulting firm based in Cheshire, CT. He is a CT Licensed Environmental Professional (LEP) and Certified Hazardous Materials Manager with a technical focus on managing and conducting field investigations and implementing remedial actions at contaminated sites. Dan is a skilled business development resource and is extensively familiar with State DEP and Federal EPA processes and grant programs.

The EHBRA holds regular meetings on the 4th Monday of each month at 7:30pm. Please check the Town web site, www.easthamptct.org, for more information.

Frequently Asked Questions

A Vision for Revitalization

The East Hampton Village Center has been described by many as a diamond in the rough. For many years, the area has struggled to survive. Many of the buildings are vacant or underused. Yet the Village Center is a focal point for the community serving as both a historical link to East Hampton's industrial heritage and a hub for future growth and development. There is tremendous potential to recreate the Village Center as a vibrant mixed-used downtown area providing economic and social benefits to the community while preserving the unique charm and rural character of our Town.

Over the past several years, the East Hampton Brownfields Revitalization Steering Committee achieved significant and measurable success in assessing and cleaning up contaminated properties. In 2007, the East Hampton Redevelopment Agency was created to further the efforts begun by the Brownfields Committee and take planning to the next level. Today, the Brownfields Committee has been combined with the East Hampton Redevelopment Agency to create the "East Hampton Brownfield Redevelopment Agency."

There will be a time, hopefully in the near future, that the Village Center sees a dramatic improvement in the water system infrastructure and supply. This has the potential to instantly result in significant increases in property value. The Town has an opportunity to embrace this change and take steps to essentially pre-endorse potential future land uses through a planning process.

What is the purpose of the Brownfields Redevelopment Agency?

The EHRBA is at its core a planning agency. Its purpose is to support and complement the efforts of East Hampton's Economic Development Commission, Planning & Zoning Commission and other land use boards to provide residents and business owners with a comprehensive vision for redevelopment. Additionally, the EHRBA will provide the leadership and expertise to implement specific initiatives to assess and remediate contaminated properties.

What is a "brownfield"?

Brownfields occur in older communities where former industrial or commercial operations pose environmental issues that have stymied attempts to reuse the land. Brownfields cleanup projects can play a central role in urban and rural revitalization and offer alternatives to new, greenfields developments. The new mission means leveling the playing field, making brownfields projects competitive with greenfields projects that contribute to scattered, suburban sprawl. By emphasizing urban redevelopment, brownfields projects help preserve farmland, rural communities, and open spaces. Viewing brownfields redevelopment from an area-wide perspective rather than on a project-by-project basis and integrating brownfields cleanup and redevelopment objectives into state growth planning.¹

What are the benefits of redevelopment?

The redevelopment process has been proven successful in many other communities throughout Connecticut and the country. It requires long-term vision and a process that can, and should, take many years to come to fruition.

Positive effects of redevelopment reach far beyond the boundaries of the focus area. Redevelopment efforts have the potential to improve the community's image and economic and social climates. Repair and upgrade of the physical infrastructure improves the appearance and circulation of the area. These improvements benefit the community and encourage others to invest in future development. By providing the framework for progress, there are several benefits that occur as a result of redevelopment activity.

- New investment
- A wider range of available jobs
- Increased opportunities for shopping and recreation
- Improved infrastructure, public facilities and open space
- Availability of funds to improve residential and commercial property; and
- Increased property values

What is a redevelopment plan?

The revitalization of any area requires a vision. Sometimes these visions are simply to recreate what had once been. Other times, they are to create something of higher value in an area that wasn't well planned to begin with. Still other times, they are to create something entirely new out of something that is no longer relevant. The conversion of old mill properties into residential or mixed use dwelling is an example of the latter situation. A property that is fully utilized will always be of higher value than a property that is underutilized. The goal of the EHRBA is to assist the current property owner to participate in the planning and redevelopment process in order to benefit from the growth in that value.

Redevelopment plans are intended to become assets to current property owners as well as the municipality, and one that hopefully will lead to increased equity and property values. This equity can then be used to secure funding for potential property improvements, if desired by the owners, or can be realized by the owners in the form of increased value of the property should they choose to sell the property.

What are the first steps?

The first step is to define the boundaries of the redevelopment area. While the focus is on the Village Center, the existing Belltown Historic District is too large of an area to undertake.

In order to narrow and focus the scope of redevelopment, one of the most important, near-term goals is to obtain a suitable scale base map of the entire Village Center area including the area along Pocotopaug Creek between Summit Street and Route 66. The goal is to have 40-scale, 1-foot contour maps available for property owners to assist them with any site improvements that they may consider. The EHRBA will use this mapping to guide us in delineating the redevelopment area.

Once the redevelopment area is defined, the next step is to articulate the vision through a comprehensive redevelopment plan.

¹ National Governor's Association, *Where Do We Grow From Here? New Mission for Brownfields*, 2000. www.nga.org/cda/files/REPORT200010BROWNFIELDS.pdf

**TOWN OF EAST HAMPTON
AGENDA REPORT**

Town Manager Approval: _____



Item to be presented by:

DATE: October 13, 2009
SUBJECT: Economic Engines
DEPARTMENT: Town Managers Office

RECOMMENDED ACTION

Review and discuss economic engines and financial “leakage” and “retail gaps” existing in the Town. Refer item to the Economic Development Commission for further discussion and for the development of an economic development plan.

BACKGROUND

Recently the Town Manger has obtained a report (see attached) which highlights some of the major economic drivers for the Town. The interesting part of this report is that it shows how much economic development potential exists for the Town. It also provides a framework as to where our Economic Development Commission should focus its energy on attracting and/or expanding business.

As you can see from the report there is a total retail gap of **\$88,638,889** between what is offered in Town and where folks need to go to get these services.

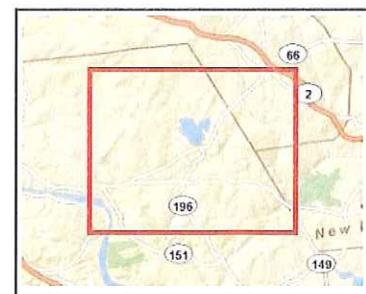
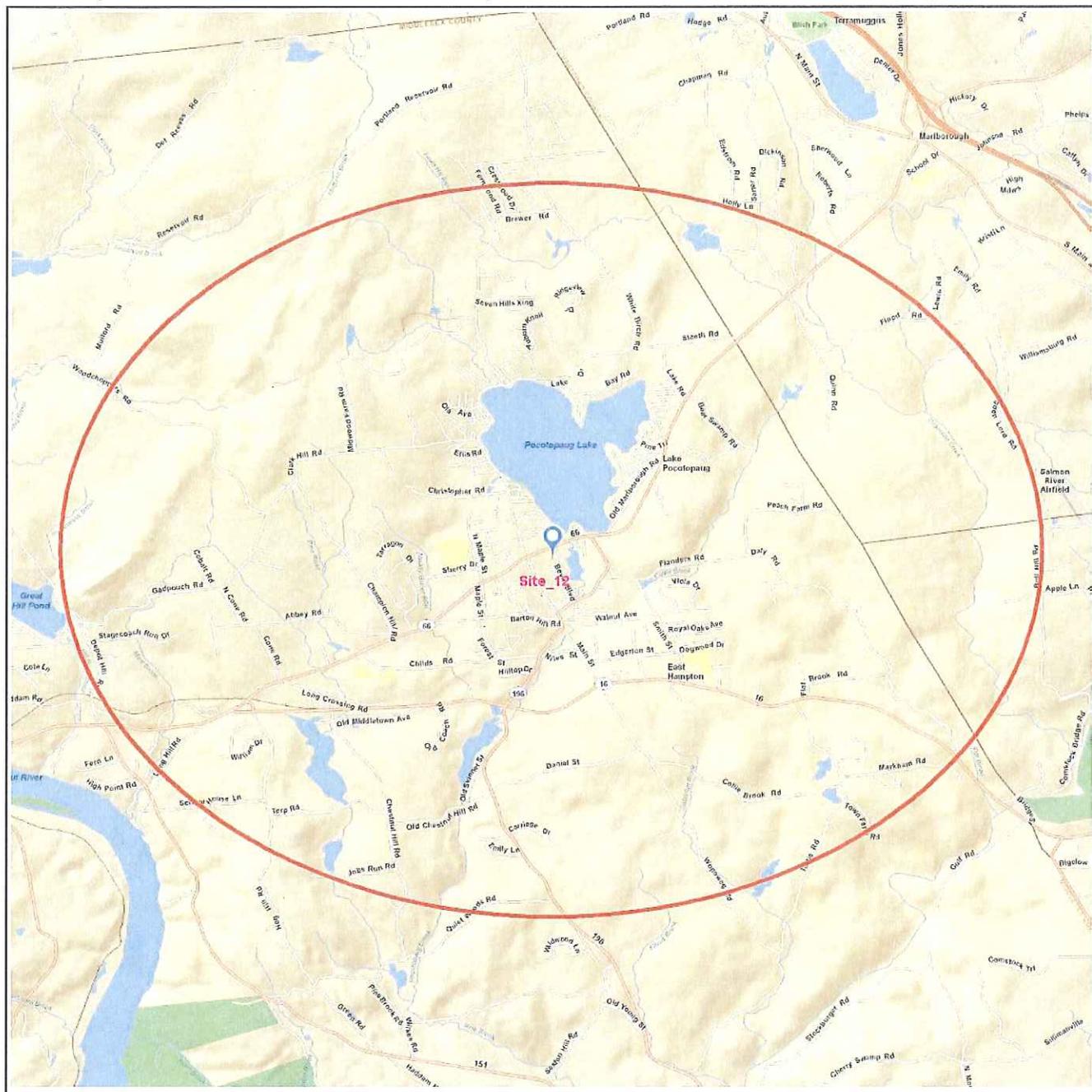
The report is very interesting and highlights specific industries where the “gaps” occur. This information can be used by the Economic Development Commission to focus its energies on developing an economic plan to attract and/or expand existing businesses within Town.

ALTERNATIVE ACTIONS

As determined by the Town Council

FISCAL IMPACT

None at this time.





Site_12
20 E High St
East Hampton, CT 06424-1002

Site Type: Ring

Latitude: 41.58313
Longitude: -72.50317
Radius: 3 miles

Summary Demographics

2009 Population	10,884
2009 Households	4,187
2009 Median Disposable Income	\$60,400
2009 Per Capita Income	\$37,006

Industry Summary

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$147,515,969	\$58,877,080	\$88,638,889	42.9	76
Total Retail Trade (NAICS 44-45)	\$126,746,470	\$51,874,939	\$74,871,531	41.9	57
Total Food & Drink (NAICS 722)	\$20,769,499	\$7,002,141	\$13,767,358	49.6	19

Industry Group

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$31,787,534	\$4,386,639	\$27,400,895	75.7	7
Automobile Dealers (NAICS 4411)	\$26,534,249	\$1,217,776	\$25,316,473	91.2	2
Other Motor Vehicle Dealers (NAICS 4412)	\$2,640,227	\$2,711,607	\$-71,380	-1.3	3
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$2,613,058	\$457,256	\$2,155,802	70.2	2
Furniture & Home Furnishings Stores (NAICS 442)	\$5,534,794	\$2,203,465	\$3,331,329	43.1	5
Furniture Stores (NAICS 4421)	\$3,412,683	\$175,793	\$3,236,890	90.2	0
Home Furnishings Stores (NAICS 4422)	\$2,122,111	\$2,027,672	\$94,439	2.3	5
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$3,481,087	\$453,580	\$3,027,507	76.9	2
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$6,011,268	\$3,845,072	\$2,166,196	22.0	10
Building Material and Supplies Dealers (NAICS 4441)	\$5,590,179	\$3,397,016	\$2,193,163	24.4	8
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$421,089	\$448,056	\$-26,967	-3.1	2
Food & Beverage Stores (NAICS 445)	\$27,355,194	\$31,221,904	\$-3,866,710	-6.6	8
Grocery Stores (NAICS 4451)	\$23,334,196	\$29,467,637	\$-6,133,441	-11.6	3
Specialty Food Stores (NAICS 4452)	\$1,745,017	\$0	\$1,745,017	100.0	0
Beer, Wine, and Liquor Stores (NAICS 4453)	\$2,275,981	\$1,754,267	\$521,714	12.9	5
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$6,381,799	\$4,804,096	\$1,577,703	14.1	4
Gasoline Stations (NAICS 447/4471)	\$18,348,142	\$2,245,929	\$16,102,213	78.2	1
Clothing and Clothing Accessories Stores (NAICS 448)	\$7,431,473	\$662,807	\$6,768,666	83.6	4
Clothing Stores (NAICS 4481)	\$5,704,454	\$125,938	\$5,578,516	95.7	2
Shoe Stores (NAICS 4482)	\$791,063	\$0	\$791,063	100.0	0
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$935,956	\$536,869	\$399,087	27.1	2
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$1,778,090	\$256,882	\$1,521,208	74.8	4
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$1,096,067	\$256,882	\$839,185	62.0	4
Book, Periodical, and Music Stores (NAICS 4512)	\$682,023	\$0	\$682,023	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and infoUSA®

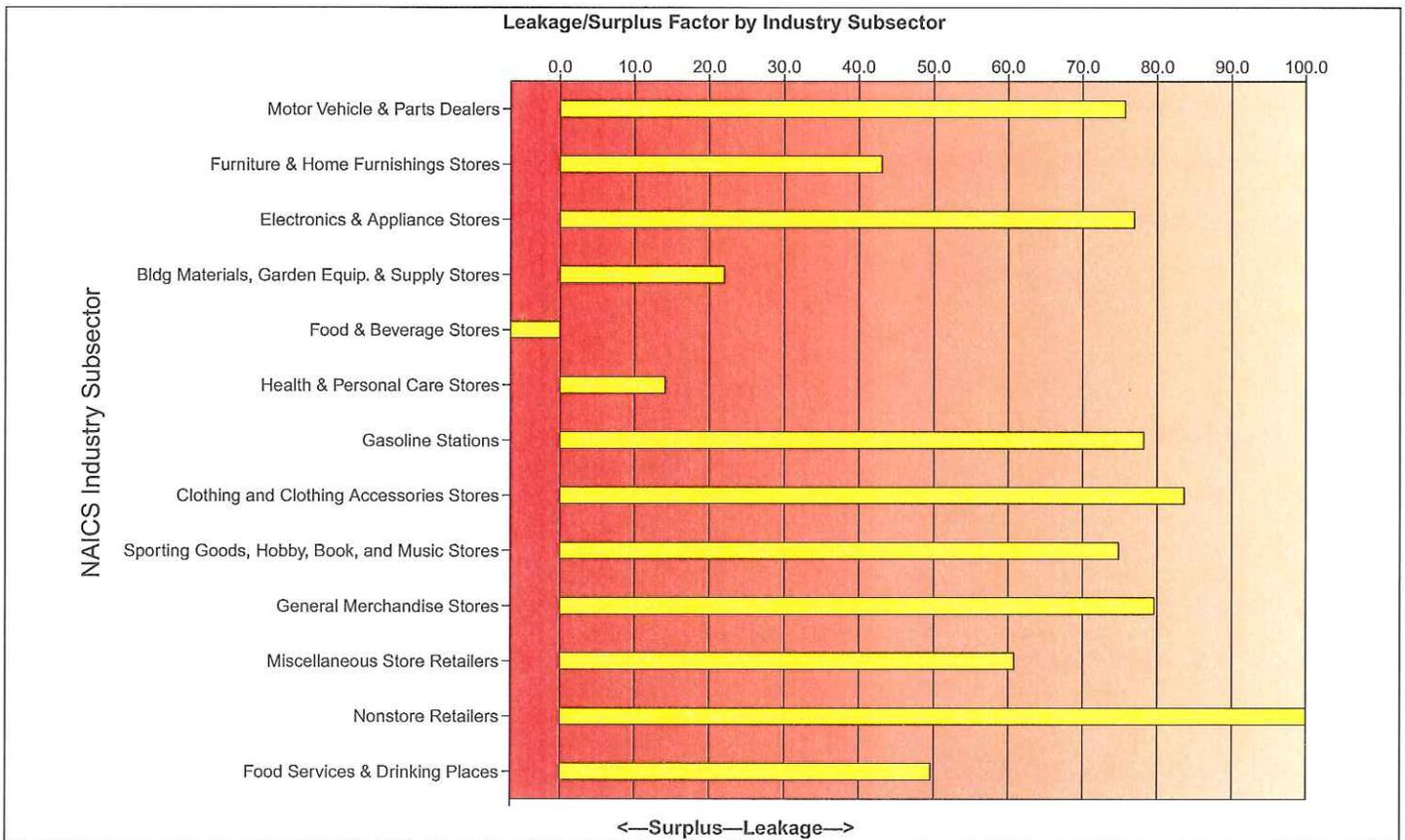


Site_12
 20 E High St
 East Hampton, CT 06424-1002

Site Type: Ring

Latitude: 41.58313
 Longitude: -72.50317
 Radius: 3 miles

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$10,148,339	\$1,154,687	\$8,993,652	79.6	1
Department Stores Excluding Leased Depts.(NAICS 4521)	\$4,810,661	\$0	\$4,810,661	100.0	0
Other General Merchandise Stores (NAICS 4529)	\$5,337,678	\$1,154,687	\$4,182,991	64.4	1
Miscellaneous Store Retailers (NAICS 453)	\$2,624,899	\$639,878	\$1,985,021	60.8	11
Florists (NAICS 4531)	\$315,250	\$58,070	\$257,180	68.9	1
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$925,128	\$195,127	\$730,001	65.2	2
Used Merchandise Stores (NAICS 4533)	\$234,310	\$106,145	\$128,165	37.6	3
Other Miscellaneous Store Retailers (NAICS 4539)	\$1,150,211	\$280,536	\$869,675	60.8	5
Nonstore Retailers (NAICS 454)	\$5,863,851	\$0	\$5,863,851	100.0	0
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$2,827,929	\$0	\$2,827,929	100.0	0
Vending Machine Operators (NAICS 4542)	\$2,102,402	\$0	\$2,102,402	100.0	0
Direct Selling Establishments (NAICS 4543)	\$933,520	\$0	\$933,520	100.0	0
Food Services & Drinking Places (NAICS 722)	\$20,769,499	\$7,002,141	\$13,767,358	49.6	19
Full-Service Restaurants (NAICS 7221)	\$11,103,765	\$3,462,396	\$7,641,369	52.5	10
Limited-Service Eating Places (NAICS 7222)	\$8,143,761	\$3,429,846	\$4,713,915	40.7	7
Special Food Services (NAICS 7223)	\$1,496,797	\$109,899	\$1,386,898	86.3	2
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$25,176	\$0	\$25,176	100.0	0



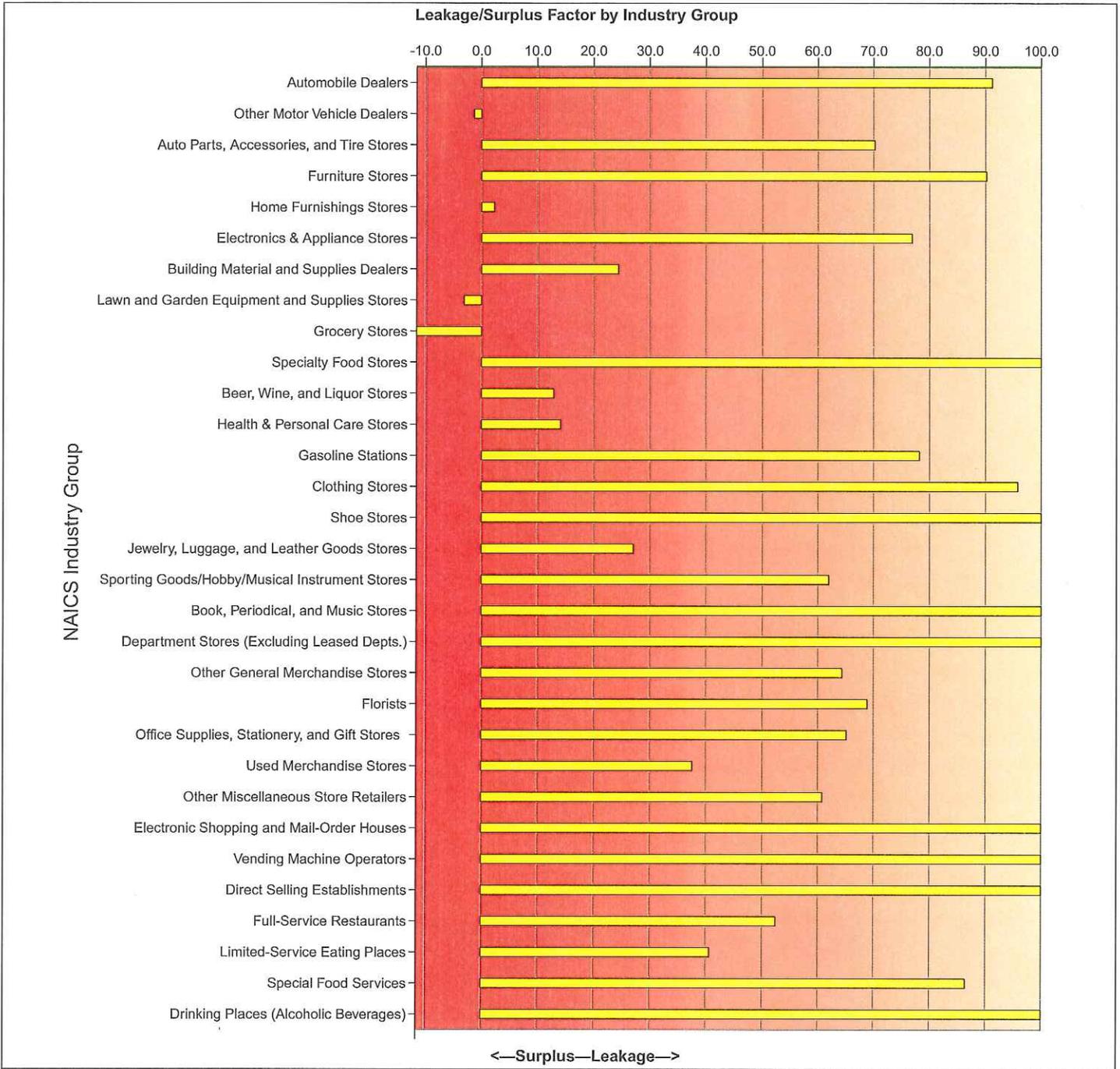
Source: ESRI and infoUSA®



Site_12
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East Hampton, CT 06424-1002

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Source: ESRI and infoUSA®

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TOWN OF EAST HAMPTON AGENDA REPORT

Town Manager Approval: 
Item to be presented by: Jeffery J. O'Keefe

DATE: October 13, 2009
SUBJECT: Middle Haddam Historic District Revised Ordinance
DEPARTMENT: Town Managers Office

RECOMMENDED ACTION

Review, discuss and schedule public hearing for October 27, 2009 for the adoption of the revised ordinance (see attached) for the Middle Haddam Historic District.

BACKGROUND

On several occasions discrepancies have arisen as to what are the exact boundary lines of the historic district and as to what properties are actually in the district. To better define the boundaries of the Middle Haddam Historic District, the Town taking advantage of the new GIS system, the Town directed Applied Geographic's to develop a map with references to Assessor's map/block/lot designations and designate all of the properties and boundary lines that form the District.

The proposed revisions to the ordinance accomplish the following:

- It substitutes the new map for the Midstate Regional Planning Agency Map (attachment 1);
- It amends the two sections of the ordinance (211-1 and 211-14) that refer to the map;
- It amends 211-14 further to provide, with reference to Assessor's map/block/lot designations, all of the properties that form the boundaries of the District;
- It deletes Attachments 2 and 3 in the existing Ordinance. Both of these attachments reference lots as designated on the original map and use outdated owner information.

Upon adoption the new map will be sent to the State for their files.

The Middle Haddam Historic District Commission endorsed the revised ordinance at their regularly scheduled meeting on Thursday September 24, 2009.

ALTERNATIVE ACTIONS

Other direction as determined by the Town Council.

FISCAL IMPACT

None at this time

EH: Clerks Office

AGENDA ITEM: 

Ordinance to Amend Historic Districts Ordinance

WHEREAS, the Ordinance entitled “Historic Districts” was first adopted by the legislative body of the Town of East Hampton on May 11, 1977; and

WHEREAS, said Ordinance established the boundaries of an historic district known as “Middle Haddam Historic District”; and

WHEREAS, said Ordinance established the boundaries of Middle Haddam Historic District by reference to and incorporation of a map prepared by Midstate Regional Planning Agency dated May 1976; and

WHEREAS, said map did not identify the properties within the boundaries of Middle Haddam Historic District by reference to Assessor’s Map, Block and Lot numbers; and

WHEREAS, a new map has been prepared by Applied Geographics, Inc. which does identify said properties within the boundaries of Middle Haddam Historic District by reference to Assessor’s Map, Block and Lot numbers; and

WHEREAS, the Town Council wishes to substitute the Applied Geographics, Inc. map for the Midstate Regional Planning Agency map in order to more definitively describe the properties within the boundaries of Middle Haddam Historic District; and

WHEREAS, nothing within this *Ordinance to Amend Historic Districts Ordinance* involves changing the boundaries of Middle Haddam Historic District; and

WHEREAS, certain additional revisions to the existing Ordinance are necessary in order to comply with current statutory requirements.

BE IT THEREFORE RESOLVED that the Town Council of the Town of East Hampton hereby amends the Historic Districts Ordinance, Chapter 211 of the East Hampton Code, by **deleting** the map prepared by Midstate Regional Planning Agency dated May 1976 and attached to the Ordinance as “211 Attachment 1”, and **substituting** therefore the map prepared by Applied Geographics, Inc. dated August 2009.

BE IT FURTHER RESOLVED that the Town Council of the Town of East Hampton further amends said Ordinance by **deleting** the following language at the very end of § 211-1: “which map is incorporated herein by reference, and entitled 'Middle Haddam Historic District’” and **substituting** therefore the following language: “which map is incorporated herein by reference and entitled 'Middle Haddam Historic District Town of East Hampton Connecticut' dated August 2009 and prepared by Applied Geographics, Inc.”

BE IT FURTHER RESOLVED that the Town Council of the Town of East Hampton further amends said Ordinance by **deleting** entirely the existing § 211-14 and **substituting** therefore the following new § 211-14:

“§ 211-14. Boundaries.

The boundaries of the Middle Haddam Historic District are shown on a map entitled 'Middle Haddam Historic District Town of East Hampton Connecticut' dated August 2009 and prepared by Applied Geographics, Inc. The following properties, identified by Assessor’s Map Block and Lot Numbers, form the boundaries of Middle Haddam Historic District and are included within the District, as are all of the properties within said boundaries:

Northerly 01C/9/8A
 01C/9/6
 01C/10/3
 01C/10/11
 01C/10/13
 01C/11/1
 06/11/2A
 06/11/1
 06/12/8

Easterly 06/12/8A
 06/12/7B
 06/12/7A
 02C/12/7
 02C/12/5
 02C/12/2C
 02C/12/4
 02C/12/2
 02C/12/17
 02C/12/18
 02C/21/34-2
 02C/21/34-3
 02C/21/4A

07/21/7
07/21/7B
02/18/20A
02/18/20-2A

Southerly 02/18/21-1C
02/18/20-2B

Westerly 02/18/20-2A
02/18/19B
02C/18/16
02C/18/1
02C/19A/2A
02C/19A/7A
02C/19A/6
02C/19A/4
02C/19A/1
02C/9/19
02C/9/18
02C/9/17
02C/9/12-5
02C/9/12-6
02C/9/12A
02C/9/12-7
02C/9/12-8
02C/9/12-9
02C/9/12-10”

BE IT FURTHER RESOLVED that the Town Council of the Town of East Hampton further amends said Ordinance by **deleting** entirely the attachments labeled “211 Attachment 2 Town of East Hampton Historical Classifications of District” and “211 Attachment 3 Town of East Hampton Land Records as Registered in 1976 (prior to October 1) in East Hampton Tax Assessor’s Files”.

BE IT FURTHER RESOLVED that the Town Council of the Town of East Hampton further amends said Ordinance by incorporating the **following revisions** in order to comply with current statutory requirements:

Amend § 211-3 by deleting the second sentence and substituting the following sentence:

The Commission shall fix the time and place of its regular meetings and provide a method for calling special meetings, in accordance with the Freedom of Information Act, § 1-210 et seq. of the General Statutes of Connecticut.

Amend § 211-3 by deleting the third sentence and substituting the following sentence:

It shall adopt rules of procedure not inconsistent with the provisions of § 7-147a et seq. of the General Statutes of Connecticut.

Amend § 211-3 by deleting the last sentence and substituting the following sentence:

The Commission may adopt regulations not inconsistent with the provisions of § 7-147a et seq. of the General Statutes of Connecticut to provide guidance to property owners as to factors to be considered in preparing an application for a certificate of appropriateness.

Amend § 211-4 by adding a definition between “ALTERED” and “BUILDING:”

APPROPRIATE — Not incongruous with those aspects of the historic district which the historic district commission determines to be historically or architecturally significant.

Amend § 211-6 by deleting the last sentence and substituting the following sentence:

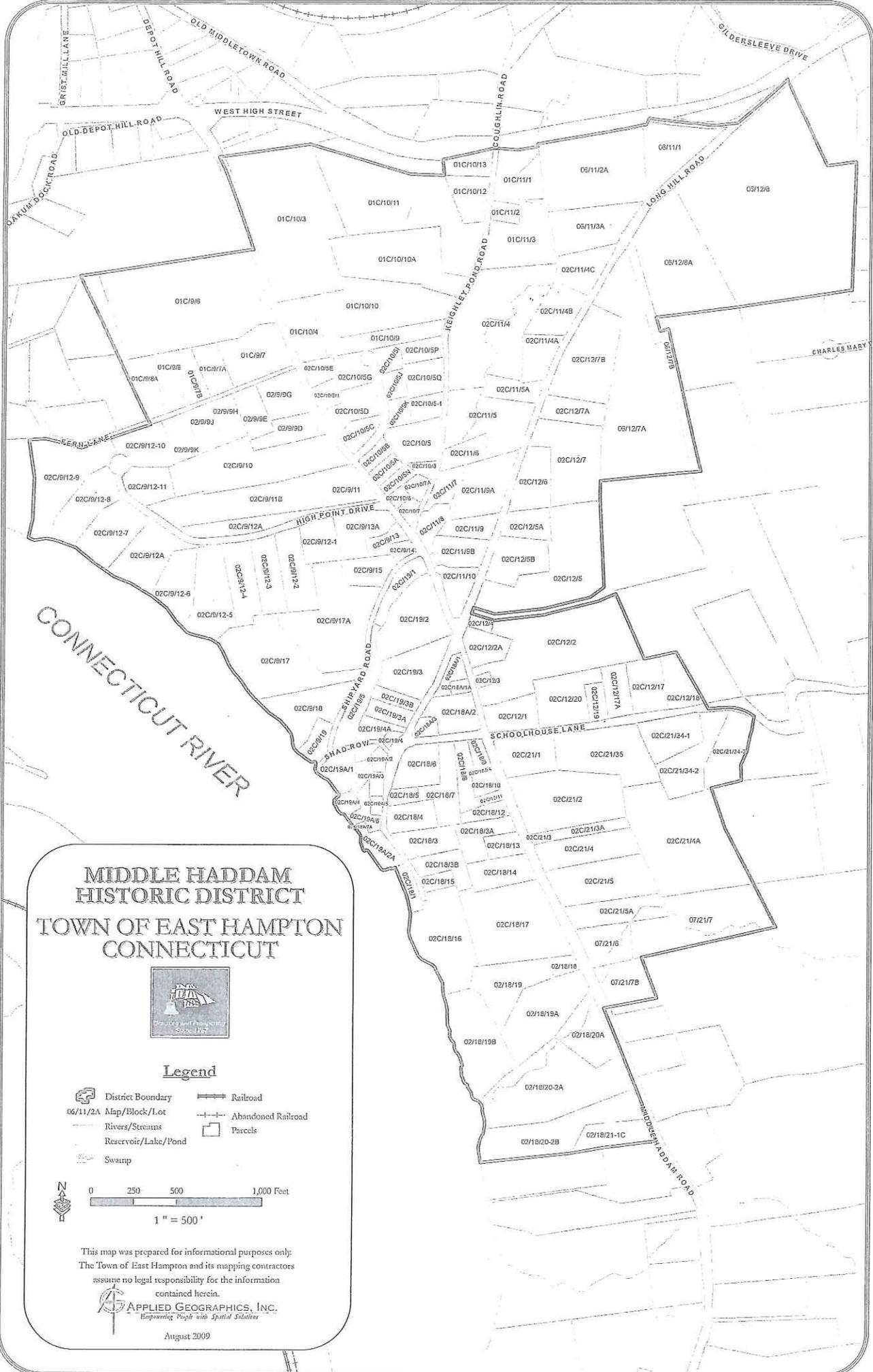
Notice of the time and place of such hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the Town of East Hampton not more than fifteen days nor less than five days before such hearing.

Amend § 211-8 by adding the following sentences at the end of A:

No application for a certificate of appropriateness for an exterior architectural feature, such as a solar energy system, designed for the utilization of renewable resources shall be denied unless the commission finds that the feature cannot be installed without substantially impairing the historic character and appearance of the district. A certificate of appropriateness for such a feature may include stipulations requiring design modifications and limitations on the location of the feature which do not significantly impair its effectiveness.

Amend § 211-8B by deleting the date of “May 11, 1977” and substituting the date of “October 1, 1973.”

Delete § 211-15.

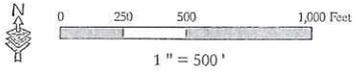


**MIDDLE HADDAM
HISTORIC DISTRICT**
TOWN OF EAST HAMPTON
CONNECTICUT



Legend

- District Boundary
- Map/Block/Lot
- Rivers/Streams
- Reservoir/Lake/Pond
- Swamp
- Railroad
- Abandoned Railroad
- Parcels



This map was prepared for informational purposes only. The Town of East Hampton and its mapping contractors assume no legal responsibility for the information contained herein.



August 2009

O'Keefe, Jeff

From: James Royster [jnroyster@sbcglobal.net]
Sent: Tuesday, September 29, 2009 10:40 AM
To: O'Keefe, Jeff
Cc: Sirois, Cathy; Engel, Melissa
Subject: Proposed Historic District Ordinance changes

Dear Mr. O'Keefe:

With reference to the Town Council's proposed changes to the Middle Haddam Historic District ordinance, as transmitted to me by your office via email on September 8, 2009, this is to inform you that the Middle Haddam Historic District Commission reviewed those proposals at its regular meeting on September 24, 2009, and voted to inform the Town Council that the commission has no additional comments or suggestions in connection with those proposed revisions.

Very truly yours,

James Royster
Chair, MHHDC

9/29/2009

**TOWN OF EAST HAMPTON
AGENDA REPORT**

Town Manager Approval: _____



Item to be presented by:

DATE: October 13, 2009

SUBJECT: Memorial School Roof Project

DEPARTMENT: Town Managers Office

RECOMMENDED ACTION

Receive updated information on the estimated costs for the memorial school roofing project.

BACKGROUND

At the last council meeting questions arose as to the variances that existed in the costs from the 2007 and 2009 Friar proposals for the Memorial School Roofing project. Specific variance questions related to legal and architectural fees related to each proposal.

It is important to note that the fees proposed in the 2009 plan were for more than just the Memorial roofing project which explains much of the variance between the numbers.

In meeting with the engineer he explained the variances were tied to the additional work being proposed at memorial school. He reaffirmed that the 2007 engineering proposal for the stand alone roof project are good starting numbers for this project.

These are attached here.

ALTERNATIVE ACTIONS

As determined by Town Council

FISCAL IMPACT



**Memorial Elementary School
East Hampton, CT
Roof Study**

Friar Associates inc

Opinion of Probable Construction Cost:

Steep Sloped Roof:

Remove and replace approximately 62,000 square-feet of existing roofing and replace with PVC roofing system.	\$1,365,000
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Remove and replace approximately 24,000 square-feet of existing metal fascia and replace with new.	\$ 336,000
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Unit Skylight	\$ 125,000
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Miscellaneous Work (snow and ice management)	\$ 75,000
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Sub Total	<hr/> \$1,901,000
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Low Sloped Roof:

Remove and replace approximately 27,000 square-feet of existing roofing and replace with PVC roofing system.	\$ 540,000
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Modifications to existing drainage system and structural system as required for State mandated roof pitch.	\$ 145,000
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Miscellaneous Work (ladders, roof hatches, painting)	\$ 20,000
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Sub Total	<hr/> \$ 705,000
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<i>Total Construction Cost</i>	<hr/> \$2,606,000
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10 % Contingency	\$ 260,000
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Architectural / Engineering Fees	\$ 225,000
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Legal Fees, Printing, Advertising, etc.	\$ 109,000
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Sub Total	<hr/> \$ 594,000
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<i>Total Project Cost</i>	<hr/> \$3,200,000
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Notes:

1. This estimate is based on 2007 construction costs. Each year delay will add 5% escalation to the above estimate.
2. Financing costs are not included in this estimate.

**TOWN OF EAST HAMPTON
AGENDA REPORT**

Town Manager Approval: JK

Item to be presented by: Jeffery O'Keefe

DATE: October 13, 2009
SUBJECT: MTBE Resolution
DEPARTMENT: Town Manager's Office

RECOMMENDED ACTION

That Council approve the resolution authorizing the Town Manager to execute all MTBE settlement documents on behalf of the Town of East Hampton.

BACKGROUND

This resolution will cover the final payments in the MTBE settlement.

ALTERNATIVE ACTIONS

Other direction as determined by Town Council.

FISCAL IMPACT

EH: Clerks Office

AGENDA ITEM: 8A

**Nancy Hasselman, CCMC
Collector of Revenue
Town of East Hampton**

October 0, 2009

To: The East Hampton Town Council

Please find copies of tax refunds for your review. The total refunds equal \$3,638.69.

Thank you for your assistance.

Nancy Hasselman, CCMC

Nancy Hasselman, CCMC
Collector of Revenue

33.67 +
141.64 +
27.76 +
70.72 +
255.85 +
246.15 +
6.55 +
9.15 +
105.21 +
75.92 +
169.20 +
155.48 +
118.61 +
744.31 +
105.41 +
21.44 +
135.68 +
14.65 +
73.24 +
63.27 +
36.50 +
48.81 +
72.03 +
4.78 +
21.42 +
30.12 +
12.71 +
60.27 +
7.04 +
22.09 +
66.19 +
14.19 +
16.21 +
16.69 +
9.00 +
37.84 +
28.83 +
80.70 +
162.71 +
168.93 +
29.82 +
117.90 +
3,638.69 *