


MEMORANDUM

TO: Town Council

FROM: David E. Cox, Town Manager 

DATE: June 3, 2021

SUBJECT: Agenda Information – 6/8/2021

The following is additional or summary information regarding matters on the upcoming Town Council Agenda. The numbering below follows the agenda and some routine or self-explanatory items are not discussed in this memo. As you review your packet materials, please do not hesitate to contact the appropriate staff member or me prior to the Council meeting with any questions or concerns. Often, these conversations can help staff and me be prepared for the Council meeting and be ready to facilitate a more productive and efficient meeting for everyone.

5 Presentations

5a Presentation Regarding Bill 6107 and Other Legislation – Planning and Zoning Official Jeremy DeCarli and I will present some follow up information of Raised Bill 6107 regarding zoning, which was raised as some concern at the last Council meeting and which has been passed by both houses of the legislature. Additionally, information regarding other important legislation adopted this year will be presented. As necessary, the Council may wish to discuss the information presented and provide any feedback it may have on the matters.

8 Continued Business

8a Consideration of the FY 2022 Water Utility Budget - Council is asked to give final review to the proposed budget for the Village Center, Royal Oaks and Hampton Woods water systems, which are owned and operated by the Town. Public Utilities Administrator Scott Clayton will present the proposed budget, which decreases by \$4,592 (1.93%) to \$233,712 and, again this year, there is no recommended increase in rates. Rates would remain \$11.50 per 1,000 gallons of use. The WPCA held a public hearing on the matter at its meeting on June 1 at which no members of the public were in attendance. The budget and rates are recommended. Of note, the budget this year includes an action to officially move \$146,000 from the Utility's fund balance to the Utility's capital improvement account.

Recommended Action: Approve the FY2022 Water Utility Budget.

9 New Business

9a Neighborhood Assistance Act Hearing – The Town Council is asked to set a public hearing in conjunction with its next meeting regarding an application that has been received under the Connecticut Neighborhood Assistance Act. As a reminder, the CT Neighborhood Assistance Act is a tax credit program designed to provide funding for municipal and tax-exempt organizations by providing a business tax credit to businesses who make cash contributions to these entities within certain categories. Epoch Arts has again submitted an application seeking support of energy efficiency improvements for HVAC at its facility on Skinner Street.

Recommended Action: Set the Hearing Date for June 22

10 Town Manager Report – as part of the usual Town Manager Report, information will be provided regarding the current status of funding under the American Rescue Plan and plans for Town Council consideration of potential uses of the funds.

The remainder of the items are of a routine nature, in the sole purview of the Council or are announcements. Please contact me or the appropriate staff member with questions or concerns.

Town of East Hampton
 Town Council Regular Meeting
 Tuesday, May 25, 2021
 Town Hall Council Chambers and Zoom

MINUTES

Present: Chairman Pete Brown, Vice Chairman Dean Markham, Council Members Tim Feegel, Derek Johnson, Barbara Moore, Mark Philhower and Kevin Reich and Town Manager David Cox

Call to Order

Chairman Brown called the meeting to order at 6:30 p.m. in the Town Hall Council Chambers and via Zoom.

Adoption of Agenda:

A motion was made by Mr. Philhower, seconded by Mr. Feegel, to add an item to New Business regarding HB6107 related to Zoning Regulations. Voted (7-0)

A motion was made by Ms. Moore, seconded by Mr. Markham, to adopt the agenda as amended. Voted (7-0)

Approval of Minutes

A motion was made by Mr. Reich, seconded by Ms. Moore, to approve the minutes of the Town Council Public Hearing and Regular Meeting of May 11, 2021 as written. Voted (7-0)

Public Remarks

None

Presentations

None

Bids & Contracts

Consideration & Possible Action on Northeast Aquatic Research (NEAR) Agreement

Parks & Recreation Director Jeremy Hall provided an overview of the NEAR agreement. Following a Request for Qualification process, only NEAR provided a response. The agreement will be for three years and the project scope is included with the agreement. It was noted that NEAR is paid monthly.

A motion was made by Mr. Reich, seconded by Mr. Johnson, to approve the 3-year agreement with NEAR including the project scope. Voted (7-0)

Resolution/ Ordinances/ Policies/ Proclamation

Proclamation for EMS Week

Town Council members signed a proclamation for Emergency Medical Services Week.

Fair Housing Resolution

The Fair Housing Resolution is a yearly resolution updating the Town’s commitment to upholding and enforcing fair housing for all within the community.

A motion was made by Mr. Reich, seconded by Mr. Johnson, to adopt the Fair Housing Resolution as presented. Voted (7-0)

Consideration & Possible Action on Senior Center Handbook/Policy

Senior Center Director Jo Ann Ewing provided an overview of the new Senior Center Handbook. The handbook will be included with the minutes filed in the Town Clerk's Office.

A motion was made by Mr. Reich, seconded by Ms. Moore, to approve the East Hampton Senior Center Handbook as presented. Voted (7-0)

Continued Business

Consideration & Possible Action on 2021-2022 Budget and Capital Plan

A motion was made by Mr. Markham, seconded by Mr. Johnson, to adopt and to send to Town Meeting in accordance with Charter Section 4.1. the Town of East Hampton fiscal 2021-2022 Town Government Budget in the amount of \$16,574,484 and the Board of Education Budget in the amount of \$33,085,395, for action at the Annual Budget Meeting to be held on June 1, 2021 at 6:00 PM at Town Hall. The Town Government Budget is comprised of Town Operations Budget in the amount of \$12,070,647, Debt Service in the amount of \$3,648,612 and Transfers and Capital Budget in the amount of \$855,225. Voted (7-0)

Mr. Markham provided the following comments in support of the Fiscal 2022 Budget

I support this budget and urge my Council Colleagues to join with me to send this to Town Meeting and Referendum on June 8th. This is a solid, fiscally sound, well thought out Budget prepared by our Town Manager David Cox and Superintendent of Schools Paul Smith and our Board of Education based on the course for East Hampton's future charted a year ago by this Town Council.

The Board of Finance carefully performed their review, and with minor modification, including use of anticipated current year surplus to further enhance technology needs within our schools, unanimously approved the Budget.

In the words of our Town Manager in his budget document presented on March 15th, "Bold steps were taken in preparation and adoption of the previous fiscal year budget at the onset of the COVID-19 pandemic to address expenses, minimize the tax levy and to freeze the Mill Rate for East Hampton taxpayers while still moving the community forward."

A few of those bold steps, at a point in time that seemed dismal at best, were to fund 4 teachers, fill a long vacant adult and youth Librarian position, bring our police department back to the number of officers 10 years ago and fully fund Chromebooks for our students. All of those moves paid dividends and moved our Town forward. Just this past week, as an example, our Library received State Recognition and an award for the creative and community inclusive "Candy Land" event enjoyed by 3,200 towns people – a quarter of our population. Circulation and use of Library Resources have increased during the pandemic. And most important, where would our students be had we not funded essential teaching staff and provided Chromebooks - the tools of virtual learning! East Hampton schools were among the State leaders, not missing a step implementing virtual learning

just days after classrooms were shut down a year ago.

The budget before you has no new staff or teaching positions. It maintains the progress and course laid out for our future in an East Hampton that is in transition as our citizens demand more and better services and yes are willing to pay for them. Even though we have a bifurcated budget referendum voting on the questions of Town General Government and Education, we are one town. East Hampton is a community with an exemplary educational system whose per-pupil costs are substantially below our peer communities, but the success of our students exceeds those same school systems. Our educational system provides tremendous value for the dollar spent. East Hampton has a fine public works department that maintains our roads and highways. Our Council, in concert with our Lake Commission, continues the Lake Pocotopaug aeration program that saw immediate success last summer, and we work diligently and creatively to fulfill many aspects of the 9-Elements lake restoration plan, including mitigating water flow and construction of rain gardens, and recently approving purchase of Christopher Pond. Our Fire Department has new and upgraded vehicles that enhance protection of our property and families. Our Police Officers, our first responders, are well trained and sensitive to our citizen's needs. Our procedures and officer training are leaders in the State and our officers relish the opportunity to wear body cameras, which are being funded in this budget. Our Parks and Rec Department are developing a Master Plan for the ever-expanding recreational needs of our community. The long-discussed development of a water system using the town owned Oakum Dock wells, may finally become a reality. These programs and so much more make East Hampton a wonderful place to live.

This Budget reflects a 4.47% increase. It maintains a fiscally sound fund balance near 11% and our AAA Bond Rating. The anticipated interest rate on our capital purchases is 1.87%.

As you know, the Council does not set the Mill Rate. That is the responsibility of the Board of Finance after Budget approval at referendum. The anticipated Mill Rate increase would be 1.48 mills, reduced from the 1.59 increase in the initial budget proposal. Through hard work and your Finance Board and Council, and. When the zero mill increase for fiscal 2021 is taken into account, this averages out to .74 mills over these two years. The previous four-year average increase was 1.34 mills, nearly double what we present today.

This budget proposal is fiscally responsible, always considering our taxpayers, yet meets the needs our citizens in this 21st Century in a dynamic, growing community – one that you can raising your children and me my grandchildren.

Mr. Reich commented that he appreciates all the work Vice Chairman Markham has done over the last 3 months on the budget. He also appreciates the cooperation shown between the members of the Board of Education, Board of Finance and Town Council. He encourages everyone to vote.

A motion was made by Mr. Markham, seconded by Ms. Moore, to adopt the 2021-2022 Capital Plan totaling \$2,080,725, of which \$660,000 is to be financed, \$50,000 is to be paid through a Police Camera Grant, \$83,000 to come from Residual Project Balances, \$75,000 from State LOCIP Grant, \$400,00 from fiscal year 2021 Surplus and \$812,725 from Tax Levy in the General Government Budget. Voted (7-0)

New Business

Discussion of House Bill 6107 Regarding Zoning Regulations

Mr. Philhower asked that the Council consider sending a letter to the legislators asking them not to vote in favor of this bill. It could affect the Town's zoning regulations. Mr. Cox will provide all Council members with the full text of the bill to review. Mr. Cox will also get information from the RiverCOG on this bill. This item will be put on the next meeting agenda.

Town Manager Report

Mr. Cox provided an overview of the Town Manager's Report, which will be included with the minutes filed in the Town Clerk's Office.

Appointments

A motion was made by Ms. Moore, seconded by Mr. Philhower to appoint the following:

- Mindy Maynard to Arts & Culture Commission
- Victor Rodriguez to Conservation-Lake Commission
- Russell Kaplan to Clean Energy Task Force

Voted (7-0)

Tax Refunds

A motion was made by Mr. Philhower, seconded by Mr. Markham, to approve tax refunds in the amount of \$2,822.36. Voted (7-0)

Public Remarks

None

Communications, Correspondence & Announcement

On Memorial Day the VFW will hold a ceremony at the monument on the High School lawn at 10:00am.

Council members are invited to attend the celebration for the Top 10 Scholars on Monday, June 7th at 5:00pm in the Town Council Chambers/Community Room.

The Middlesex Hospital Vocal Chords will be performing at the Bushnell on September 11th. Council members are invited to attend. More information will be sent to the members.

Executive Session

Attorney Client Privilege Communication – Pending Claims Against the Town

1. Assessment/Taxation Lawsuits
2. Housing Matter

A motion was made by Mr. Reich, seconded by Mr. Markham, to enter Executive Session at 7:28pm to discuss the items above, with Mr. Cox, Attorney Richard Carella and Finance Director Jeff Jylkka invited into the session. Voted (7-0)

Executive Session ended at 8:00pm

Possible Action on Executive Session Items

A motion was made by Mr. Markham, seconded by Mr. Reich, to authorize the Town Attorney to finalize the settlement with respect to the solar tax appeals. Voted (7-0)

A motion was made by Mr. Markham, seconded by Mr. Reich, to authority the Town Attorney to settle the VanCedarfield v. Town of East Hampton case. Voted (6-1) Mr. Johnson against.

Adjournment

A motion was made by Ms. Moore, seconded by Mr. Reich, to adjourn the meeting at 8:05pm. Voted (7-0)

Respectfully Submitted,

Cathy Sirois
Recording Clerk

MEMORANDUM

TO: Town Council

FROM: David E. Cox, Town Manager
Jeremy DeCarli, Planning and Zoning Official

DATE: June 3, 2021

SUBJECT: Raised Bill 6107

In anticipation of the Council's discussion regarding Bill 6107 regarding revisions to the State enabling statues for zoning, below is a Bill Analysis compiled by Ben Lovejoy, an intern at the RiverCOG, who has been tracking the legislative session. This information was previously sent to the Council. This memo provides commentary from Planning and Zoning Official DeCarli regarding the impact on East Hampton's zoning regulations. That information is in **bold blue** below. This bill was **adopted** by both house of the Legislature **and forwarded to the Governor**.

6107 AN ACT CONCERNING THE REORGANIZATION OF THE ZONING ENABLING ACT AND THE PROMOTION OF MUNICIPAL COMPLIANCE

Costs Associated with Application Review – Towns may charge for technical review of applications for developments. The additional charges must be used for consultants and other experts and will be returned if not completely used. Cannot adopt a fee structure that is greater for mixed use and middle housing developments. - **Town of East Hampton currently uses a reimbursement model. We inform the developer ahead of time that the application will be subject to third-party review, we obtain a quote from the third-party reviewer, and seek those funds from the developer to cover the cost. No change for East Hampton.**

Regulation Changes (CGS 8-2)

Zoning Regulation Requirement Changes – (Additions)

- Must protect cultural historic, tribal and environmental assets - **Current zoning regulations encourage such protection, a minor word change will bring the regulations into compliance.**
- No more requirements to prevent “overcrowding” in regulations - **The word *overcrowding* is only used in two places within the text of the regulation and can be removed without significant impact to development patterns. Other regulations, like the health code, will address these types of situations.**
- Zoning regs must consider impact on neighboring municipalities and region as a whole - **Current regulations and statute require reviews by neighboring municipalities and the COG for applications within 500 feet of the border. No changes are immediately needed.**
- Must promote Fair Housing Act - **This can easily be added to the purpose section of the Zoning Regulation. This simply codifies an existing law into zoning regulations.**
- Shall be made with consideration to the comprehensive plan of conservation and development (getting clarification on which plan of conservation and development, state/regional/local) - **No change needed.**

- Address the housing disparity and access to educational, occupational and other opportunities - **This needs further review. How the zoning regulations would address this is a bit of a mystery, but some of the requirements within the bill get at this. This may be a case of adding incentives into the HOD, MUDD or other parts of the regulation.**
- Removes requirement to consider “character” and replaces with **Physical Site Characteristics** also removes that regulations must “conserve the value of buildings” and changes to encouraging the appropriate land use of the municipality - **Some editing of the regulations will address this without much of a substantive change to the current regulations. The word needs to be replaced or better defined using specific metrics. Character is and has always been subjective and is very rarely used as a reason for approval or denial of a proposal. Health codes, and other zoning regulations are more often the reason for approval or denial. There will be some modifying needed, but very little substantive change.**
- Removes “encourages” and replaces with **Provides for** opportunities for the development of housing – based on state plan of conservation and development. - **My primary concern here is that the State POCD is currently outdated, written for 2013 – 2018. 2018 – 2023 Plan has been in draft form since 2019. Generally speaking, the State POCD and the East Hampton POCD are consistent with regard to suggested locations for housing and conservation. The State POCD includes “priority funding areas”, which are those areas serviced by existing infrastructure (sewer, water, and gas) and are areas where the East Hampton POCD encourages housing, and the regulations currently allow it (Village Center, HOD, and MUDD).**
- Must protect existing drinking water assets - **There are provisions in the current regulation to deal with these assets, ie. aquifer protection zones.**
- Must consider the Long Island Sound Blue Plan (if applicable) - **Regulations are written with protections for Salmon River and Connecticut River. We’ll need to explore the Blue Plan and determine whether adjustments need to be made in our regulations.**
- Allows for the promotion of distributed energy and energy efficiency as well as allows for providing incentives for developers to use Solar, water conservation efforts and building efficiency in both cluster and single family developments - **Commission would need to evaluate and determine what incentives could be offered and make changes to several sections of the regulation. This is not a requirement, rather the ability to add incentives.**
- Allows for Floating and Planned Development districts - **We already have floating and Planned Development Districts such as VHO, MUDD, HOD. This change simply codifies past case law.**
- Can use miles traveled and vehicle trips generated standard when doing traffic impact studies. Allows for mitigation strategies that encourage bike ped travel - **This is an optional provision, no impact.**

Regulations Shall NOT

- Prohibit family childcare or group childcare in residential districts - **Town regulations currently contain no such prohibition. No change to current regulation.**
- Have excessive regulation requirements on Mobile Homes or Mobile Home Parks that would not be required of Single family homes. **This is not a substantial change from existing law. Staff will review our regulations further with regard to this provision to determine whether changes may be required.**
- Prohibit the continuance of non-conforming use or require special permits for continuance - **No Change necessary as our regulations to not include this prohibition.**
- Prohibit cottage food in residential districts - **CHD and DPH handles this. We do not prohibit cottage food operations, in fact, we have several in town.**

- Cap multifamily, 4 units or more developments and middle housing - **The primary change needed in our current regulation would be to remove the density limitation of 5 units per acre within the HOD regulation. Typically the market will drive this anyway. Other minor changes may be needed in the Village Center Zone. Additional review is required but I don't see this as being a major concern.**
- Deny plans on "character" grounds, must now use "physical site characteristics" standard - **This will require a minor tweak in the language, but will not result in a substantial change to existing regulations.**

Parking Requirement Restrictions - *Explicitly allow municipality to opt-out of these minimum parking requirement changes. Requires that the municipality have a public hearing, 2/3rds vote to opt out and explicitly state reasons for requiring more than the 1 parking for studio and 2 parking for 2br and larger.*

- *New Language* - Municipalities shall not require more than one parking spot for studio and 1br apartments and require more than 2 parking spots for 2br and greater

The current regulation requires two spaces for one and two-family residences and 1 space per dwelling unit in a multi-family residence. This is not an unreasonable change and could be easily accommodated as our regulations seem more generous.

Accessory Apartments Language - *Explicitly allows for municipalities to opt-out of the requirements to allow ADUs. Must have a public hearing, must be by 2/3'ds majority vote and must explicitly state reasoning for denying these provisions.*

New ADU Requirements if Municipality chooses not to opt-out

- Must be as a right development on single family lots
- Can be attached or detached
- Set a max floor size of not less than 30% of principal residence or 1000sqft whichever is smaller. Municipality can set standards greater than this if desired
- Standard set backs apply
- Match design of primary residence
- Cannot require a Door unless fire code dictates
- No requirements for a passthrough from primary residence
- Cannot require more than 1 parking space for Accessory Dwelling
- Cannot require that occupant is familiar, blood, or marriage related to primary resident
- Cannot place minimum age requirement on occupant
- Cannot prohibit use for temporary housing (Airbnb) or vacation use
- As a right permit approval process applies
- Cannot require fire suppression (sprinklers) in accessory dwelling if this standard does not apply to primary residence
- Cannot treat ADU as a new residence for the purposes of charging for tap in to water and sewer

East Hampton Zoning Regulations currently allow ADU's in the R-1, R-3, and R-4 zones as either attached or detached with a Special permit. After having read through the proposed legislation, it is my feeling that the regulations as written could easily be modified to accommodate the new statutory language. Other requirements and prohibitions are mostly

accommodated in the existing regulation. Changes needed to the existing East Hampton regulation would include:

- Remove the minimum size requirement (200 square feet)
- Modify the maximum size requirement to the smaller of 30% of principal structure size or 1000 square feet (currently set at 900 s.f.),
- ADU would need to move from Special permit uses to As-of-Right Uses (Staff Approval)
- Needs to be added to the R-2 zone (It is currently not allowed in the R-2 zone).
- Removal of increased lot size requirements for ADUs
- Assess and potentially change some of the language regarding the design of the ADU

If the Commission feels as though this is not acceptable, there is an opt-out option after holding a Public Hearing and the existing regulation could continue to be used.

Zoning Enforcement Officer – Beginning 1/1/23 Official must be certified by the CT Association of Zoning Enforcement Officials - **I feel that this is a common sense requirement, I have been certified since 2018.**

Training Requirements – Starting 1/1/23 all MPC, Zoning Commission, and Zoning Board of Appeals members must all complete 4 hours of training provided by the state by 1/1/2024 or within one year of their appointment - **This is a common sense requirement and should not be difficult to accomplish for the members. The text states that after 2024, members will be required to receive 4 hours of training every other year. CT Bar Association offers a day long course every other year for members. Attending this session alone would fulfill the requirement.**

Water Control Plans – Must now identify and delineate areas where mixed use/middle housing development will impact water use

Affordable Housing Plans

- Now are required to be Adopted by June 1, 2022 and updated every 5 years after
- Need to be submitted to OPM once adopted and will posted on their website for download
- If a Plan of Conservation and Development (PCD) is also required by that date, municipalities may roll affordable housing plan into the PCD so that only one plan is adopted
- Draft of the Affordable Housing Plan MUST be posted online for viewing before adoption

Affordable Housing Plan is already a requirement and East Hampton will continue to work with the RiverCOG and likely roll the AHP into the POCD update in 2026. The current AHP is under development by the RiverCOG and will have an East Hampton specific chapter to meet the requirement.

Overall, staff does not see this bill as having a major impact on East Hampton. Many of the changes included in this bill are simply codifying existing case law. The Town's current regulations along with the proposed bill would continue to focus development on areas where sewers and other infrastructure is in place. The market will continue to be the dominant force when it comes to development.

One of the goals of this legislation is to persuade municipalities to allow for multi-family development in locations where it makes sense. The Town has been well served by the Planning and Zoning Commissions in years past and the regulations already include many of the provisions being mandated by this legislation.

Nothing in this bill would create a massive influx of large scale development nor force East Hampton to allow something it has not allowed in the past. In general, this allows a developer to construct a project which he/she believes will be marketable and financially feasible in a sensible location and removes some of the roadblocks commonly encountered. More often than not, the capacity of the land will dictate what is realistic (soil types, topography, wetlands, etc.). The two main changes (parking and ADU) allow for an opt-out provision if the Town does not agree with the requirements. After discussion at its meeting, the Planning and Zoning Commission is not raising any concerns.

If there are specific concerns of which Council is aware, please contact either of us and we will further investigate.

DC/JD



General Assembly

January Session, 2021

Raised Bill No. 6107

LCO No. 2650



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

**AN ACT CONCERNING THE REORGANIZATION OF THE ZONING
ENABLING ACT AND THE PROMOTION OF MUNICIPAL
COMPLIANCE.**

Be it enacted by the Senate and House of Representatives in General
Assembly convened:

1 Section 1. Section 8-2 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2021*):

3 (a) (1) The zoning commission of each city, town or borough is
4 authorized to regulate, within the limits of such municipality: [, the] (A)
5 The height, number of stories and size of buildings and other structures;
6 (B) the percentage of the area of the lot that may be occupied; (C) the
7 size of yards, courts and other open spaces; (D) the density of
8 population and the location and use of buildings, structures and land
9 for trade, industry, residence or other purposes, including water-
10 dependent uses, as defined in section 22a-93; [,] and (E) the height, size,
11 location, brightness and illumination of advertising signs and
12 billboards, [, Such bulk regulations may allow for cluster development,
13 as defined in section 8-18] except as provided in subsection (f) of this
14 section.

15 (2) Such zoning commission may divide the municipality into
16 districts of such number, shape and area as may be best suited to carry
17 out the purposes of this chapter; and, within such districts, it may
18 regulate the erection, construction, reconstruction, alteration or use of
19 buildings or structures and the use of land. All [such] zoning regulations
20 shall be uniform for each class or kind of buildings, structures or use of
21 land throughout each district, but the regulations in one district may
22 differ from those in another district. [, and]

23 (3) Such zoning regulations may provide that certain classes or kinds
24 of buildings, structures or uses of land are permitted only after
25 obtaining a special permit or special exception from a zoning
26 commission, planning commission, combined planning and zoning
27 commission or zoning board of appeals, whichever commission or
28 board the regulations may, notwithstanding any special act to the
29 contrary, designate, subject to standards set forth in the regulations and
30 to conditions necessary to protect the public health, safety, convenience
31 and property values. [Such]

32 (b) Zoning regulations adopted pursuant to subsection (a) of this
33 section shall: [be]

34 (1) Be made in accordance with a comprehensive plan and in
35 [adopting such regulations the commission shall consider]
36 consideration of the plan of conservation and development [prepared]
37 adopted under section 8-23; [. Such regulations shall be]

38 (2) Be designed to (A) lessen congestion in the streets; [to] (B) secure
39 safety from fire, panic, flood and other dangers; [to] (C) promote health
40 and the general welfare; [to] (D) provide adequate light and air; [to] (E)
41 prevent the overcrowding of land; [to] (F) avoid undue concentration of
42 population; [and to] (G) facilitate the adequate provision for
43 transportation, water, sewerage, schools, parks and other public
44 requirements; [. Such regulations shall be] and (H) affirmatively further
45 the purposes of the federal Fair Housing Act, 42 USC 3601 et seq., as
46 amended from time to time;

47 (3) Be made with reasonable consideration as to [the character of the
48 district and its peculiar] a district's suitability for particular uses and
49 with a view to conserving the value of buildings and encouraging the
50 most appropriate use of land throughout [such] a municipality; [Such
51 regulations may, to the extent consistent with soil types, terrain,
52 infrastructure capacity and the plan of conservation and development
53 for the community, provide for cluster development, as defined in
54 section 8-18, in residential zones. Such regulations shall also encourage]

55 (4) Provide for the development of housing opportunities, including
56 opportunities for multifamily dwellings, consistent with soil types,
57 terrain and infrastructure capacity, for all residents of the municipality
58 and the planning region in which the municipality is located, as
59 designated by the Secretary of the Office of Policy and Management
60 under section 16a-4a; [Such regulations shall also promote]

61 (5) Promote housing choice and economic diversity in housing,
62 including housing for both low and moderate income households; [and
63 shall encourage]

64 (6) Provide for the development of housing which will meet the
65 housing needs identified in the state's consolidated plan for housing and
66 community development prepared pursuant to section 8-37t and in the
67 housing component and the other components of the state plan of
68 conservation and development prepared pursuant to section 16a-26; [.
69 Zoning regulations shall be]

70 (7) Be made with reasonable consideration for their impact on
71 agriculture, as defined in subsection (q) of section 1-1; [.]

72 (8) Provide that proper provisions be made for soil erosion and
73 sediment control pursuant to section 22a-329;

74 (9) Be made with reasonable consideration for the protection of
75 existing and potential public surface and ground drinking water
76 supplies; and

77 (10) In any municipality that is contiguous to Long Island Sound, (A)
78 be made with reasonable consideration for the restoration and
79 protection of the ecosystem and habitat of Long Island Sound; (B) be
80 designed to reduce hypoxia, pathogens, toxic contaminants and
81 floatable debris on Long Island Sound; and (C) provide that such
82 municipality's zoning commission consider the environmental impact
83 on Long Island Sound of any proposal for development.

84 (c) Zoning regulations adopted pursuant to subsection (a) of this
85 section may: [be]

86 (1) To the extent consistent with soil types, terrain and infrastructure
87 capacity for the community, provide for cluster development, as defined
88 in section 8-18;

89 (2) Be made with reasonable consideration for the protection of
90 historic factors; [and shall be made with reasonable consideration for
91 the protection of existing and potential public surface and ground
92 drinking water supplies. On and after July 1, 1985, the regulations shall
93 provide that proper provision be made for soil erosion and sediment
94 control pursuant to section 22a-329. Such regulations may also
95 encourage]

96 (3) Encourage energy-efficient patterns of development, the use of
97 solar and other renewable forms of energy, and energy conservation; [. The
98 regulations may also provide]

99 (4) Provide for incentives for developers who use passive solar
100 energy techniques, as defined in subsection (b) of section 8-25, in
101 planning a residential subdivision development, [. The incentives may
102 include, but not be] including, but not limited to, cluster development,
103 higher density development and performance standards for roads,
104 sidewalks and underground facilities in the subdivision; [. Such
105 regulations may provide]

106 (5) Provide for a municipal system for the creation of development
107 rights and the permanent transfer of such development rights, which

108 may include a system for the variance of density limits in connection
109 with any such transfer; [. Such regulations may also provide]

110 (6) Provide for notice requirements in addition to those required by
111 this chapter; [. Such regulations may provide]

112 (7) Provide for conditions on operations to collect spring water or
113 well water, as defined in section 21a-150, including the time, place and
114 manner of such operations; [. No such regulations shall prohibit] and

115 (8) In any municipality where a traprock ridge or an amphibolite
116 ridge is located, (A) provide for development restrictions in ridgeline
117 setback areas; and (B) restrict quarrying and clear cutting, except that
118 the following operations and uses shall be permitted in ridgeline setback
119 areas, as of right: (i) Emergency work necessary to protect life and
120 property; (ii) any nonconforming uses that were in existence and that
121 were approved on or before the effective date of regulations adopted
122 pursuant to this section; and (iii) selective timbering, grazing of
123 domesticated animals and passive recreation.

124 (d) Zoning regulations adopted pursuant to subsection (a) of this
125 section shall not:

126 (1) Prohibit the operation of any family child care home or group
127 child care home in a residential zone; [. No such regulations shall
128 prohibit]

129 (2) (A) Prohibit the use of receptacles for the storage of items
130 designated for recycling in accordance with section 22a-241b or require
131 that such receptacles comply with provisions for bulk or lot area, or
132 similar provisions, except provisions for side yards, rear yards and front
133 yards; [. No such regulations shall] or (B) unreasonably restrict access to
134 or the size of such receptacles for businesses, given the nature of the
135 business and the volume of items designated for recycling in accordance
136 with section 22a-241b, that such business produces in its normal course
137 of business, provided nothing in this section shall be construed to
138 prohibit such regulations from requiring the screening or buffering of

139 such receptacles for aesthetic reasons; [. Such regulations shall not
140 impose]

141 (3) Impose conditions and requirements on manufactured homes,
142 including mobile manufactured homes, having as their narrowest
143 dimension twenty-two feet or more and built in accordance with federal
144 manufactured home construction and safety standards or on lots
145 containing such manufactured homes, [which] including mobile
146 manufactured home parks, if those conditions and requirements are
147 substantially different from conditions and requirements imposed on
148 (A) single-family dwellings; [and] (B) lots containing single-family
149 dwellings; [. Such regulations shall not impose conditions and
150 requirements on developments to be occupied by manufactured homes
151 having as their narrowest dimension twenty-two feet or more and built
152 in accordance with federal manufactured home construction and safety
153 standards which are substantially different from conditions and
154 requirements imposed on] or (C) multifamily dwellings, lots containing
155 multifamily dwellings, cluster developments or planned unit
156 developments; [. Such regulations shall not prohibit]

157 (4) (A) Prohibit the continuance of any nonconforming use, building
158 or structure existing at the time of the adoption of such regulations; [or]
159 (B) require a special permit or special exception for any such
160 continuance; [. Such regulations shall not] (C) provide for the
161 termination of any nonconforming use solely as a result of nonuse for a
162 specified period of time without regard to the intent of the property
163 owner to maintain that use; [. Such regulations shall not] or (D)
164 terminate or deem abandoned a nonconforming use, building or
165 structure unless the property owner of such use, building or structure
166 voluntarily discontinues such use, building or structure and such
167 discontinuance is accompanied by an intent to not reestablish such use,
168 building or structure. The demolition or deconstruction of a
169 nonconforming use, building or structure shall not by itself be evidence
170 of such property owner's intent to not reestablish such use, building or
171 structure; [. Unless such town opts out, in accordance with the
172 provisions of subsection (j) of section 8-1bb, such regulations shall not

173 prohibit]

174 (5) Prohibit the installation of temporary health care structures for
175 use by mentally or physically impaired persons [in accordance with the
176 provisions of section 8-1bb if such structures comply with the provisions
177 of said section] pursuant to section 8-1bb, as amended by this act, unless
178 the municipality opts out pursuant to subsection (j) of said section.

179 (e) Any city, town or borough which adopts the provisions of this
180 chapter may, by vote of its legislative body, exempt municipal property
181 from the regulations prescribed by the zoning commission of such city,
182 town or borough, ; but unless it is so voted, municipal property shall
183 be subject to such regulations.

184 [(b) In any municipality that is contiguous to Long Island Sound the
185 regulations adopted under this section shall be made with reasonable
186 consideration for restoration and protection of the ecosystem and
187 habitat of Long Island Sound and shall be designed to reduce hypoxia,
188 pathogens, toxic contaminants and floatable debris in Long Island
189 Sound. Such regulations shall provide that the commission consider the
190 environmental impact on Long Island Sound of any proposal for
191 development.

192 (c) In any municipality where a traprock ridge, as defined in section
193 8-1aa, or an amphibolite ridge, as defined in section 8-1aa, is located the
194 regulations may provide for development restrictions in ridgeline
195 setback areas, as defined in said section. The regulations may restrict
196 quarrying and clear cutting, except that the following operations and
197 uses shall be permitted in ridgeline setback areas, as of right: (1)
198 Emergency work necessary to protect life and property; (2) any
199 nonconforming uses that were in existence and that were approved on
200 or before the effective date of regulations adopted under this section;
201 and (3) selective timbering, grazing of domesticated animals and
202 passive recreation.]

203 [(d)] (f) Any advertising sign or billboard that is not equipped with
204 the ability to calibrate brightness or illumination shall be exempt from

205 any municipal ordinance or regulation regulating such brightness or
206 illumination that is adopted by a city, town or borough, pursuant to
207 subsection (a) of this section, after the date of installation of such
208 advertising sign or billboard. [pursuant to subsection (a) of this section.]

209 Sec. 2. Section 8-30j of the general statutes is repealed and the
210 following is substituted in lieu thereof (*Effective July 1, 2021*):

211 (a) [At] (1) Not later than June 1, 2023, and at least once every five
212 years thereafter, each municipality shall prepare or amend and adopt an
213 affordable housing plan for the municipality and shall submit a copy of
214 such plan to the Secretary of the Office of Policy and Management, who
215 shall post such plan on the Internet web site of said office. Such plan
216 shall specify how the municipality intends to increase the number of
217 affordable housing developments in the municipality.

218 (2) If, at the same time the municipality is required to submit to the
219 Secretary of the Office of Policy and Management an affordable housing
220 plan pursuant to subdivision (1) of this section, the municipality is also
221 required to submit to the secretary a plan of conservation and
222 development pursuant to section 8-23, such affordable housing plan
223 may be included as part of such plan of conservation and development.
224 The municipality may, to coincide with its submission to the secretary
225 of a plan of conservation and development, submit to the secretary an
226 affordable housing plan early, provided the municipality's next such
227 submission of an affordable housing plan shall be five years thereafter.

228 (b) The municipality may hold public informational meetings or
229 organize other activities to inform residents about the process of
230 preparing the plan and shall post a copy of any draft plan or amendment
231 to such plan on the Internet web site of the municipality. If the
232 municipality holds a public hearing, such posting shall occur at least
233 thirty-five days prior to the public hearing. [on the adoption, the
234 municipality shall file in the office of the town clerk of such municipality
235 a copy of such draft plan or any amendments to the plan, and if
236 applicable, post such draft plan on the Internet web site of the

237 municipality.] After adoption of the plan, the municipality shall file the
238 final plan in the office of the town clerk of such municipality and [, if
239 applicable,] post the plan on the Internet web site of the municipality.

240 (c) Following adoption, the municipality shall regularly review and
241 maintain such plan. The municipality may adopt such geographical,
242 functional or other amendments to the plan or parts of the plan, in
243 accordance with the provisions of this section, as it deems necessary. If
244 the municipality fails to amend and submit to the Secretary of the Office
245 of Policy and Management such plan every five years, the chief elected
246 official of the municipality shall submit a letter to the [Commissioner of
247 Housing] secretary that (1) explains why such plan was not amended,
248 and (2) designates a date by which an amended plan shall be submitted.

249 Sec. 3. (NEW) (*Effective July 1, 2021*) (a) (1) The Secretary of the Office
250 of Policy and Management, or the secretary's designee, shall convene
251 and chair a working group to develop and recommend to the secretary
252 guidelines and incentives for compliance with (A) the requirements for
253 affordable housing plans prepared pursuant to section 8-30j of the
254 general statutes, as amended by this act, and (B) subdivisions (4) to (6),
255 inclusive, of subsection (b) of section 8-2 of the general statutes, as
256 amended by this act. The working group shall also make
257 recommendations to the secretary as to how such compliance should be
258 determined, as well as the form and manner in which evidence of such
259 compliance should be demonstrated.

260 (2) The working group shall consist of the following members, who
261 shall be appointed by the Secretary of the Office of Policy and
262 Management, in consultation with the Commissioner of Housing, not
263 later than sixty days after the effective date of this section:

264 (A) The Secretary of the Office of Policy and Management, or the
265 secretary's designee;

266 (B) The Commissioner of Housing, or the commissioner's designee;

267 (C) Two representatives with expertise in fair housing issues;

268 (D) Two representatives with expertise in state or local planning;

269 (E) Two representatives of municipal advocacy organizations, one of
270 whom is from the Connecticut Conference of Municipalities and one of
271 whom is from the Connecticut Council of Small Towns;

272 (F) One representative of an organization that promotes
273 comprehensive zoning enforcement policies who is from the
274 Connecticut Association of Zoning Enforcement Officials;

275 (G) One representative with expertise in addressing homelessness in
276 the state;

277 (H) One representative with expertise in state affordable housing
278 policy;

279 (I) One representative with expertise in the residential housing
280 construction trade; and

281 (J) One attorney with expertise in zoning practices that promote the
282 creation of affordable housing opportunities.

283 (3) Not later than December 1, 2021, the working group convened
284 pursuant to this subsection shall provide its recommendations to the
285 Secretary of the Office of Policy and Management. Not later than March
286 1, 2022, the secretary shall submit a report regarding such
287 recommendations, including any recommended legislation, to the joint
288 standing committees of the General Assembly having cognizance of
289 matters relating to planning and development and housing, in
290 accordance with section 11-4a of the general statutes.

291 (b) (1) Not later than June 1, 2022, the Secretary of the Office of Policy
292 and Management, in consultation with the working group convened
293 pursuant to subsection (a) of this section, shall provide guidance to
294 municipalities regarding the demonstration of compliance with section
295 8-30j of the general statutes, as amended by this act, and subdivisions
296 (4) to (6), inclusive, of subsection (b) of section 8-2 of the general statutes,
297 as amended by this act.

298 (2) Not later than June 1, 2023, and at least once every five years
299 thereafter, each municipality that has a zoning commission or a
300 combined planning and zoning commission shall demonstrate, in a
301 form and manner prescribed by the Secretary of the Office of Policy and
302 Management, compliance with subdivisions (4) to (6), inclusive, of
303 subsection (b) of section 8-2 of the general statutes, as amended by this
304 act. The secretary shall post on the Internet web site of said office all
305 evidence submitted by a municipality to demonstrate compliance in
306 accordance with this subdivision.

307 (3) Not later than June 1, 2023, and at least once every five years
308 thereafter, each municipality shall demonstrate, in a form and manner
309 prescribed by the Secretary of the Office of Policy and Management,
310 compliance with section 8-30j of the general statutes, as amended by this
311 act, except that, if the provision of guidance by the secretary as to said
312 section under subdivision (1) of this subsection is delayed beyond June
313 1, 2022, the time for satisfying the requirement to demonstrate such
314 compliance shall be extended by the length of time of any such delay.
315 The secretary shall post on the Internet web site of said office all
316 evidence submitted by a municipality to demonstrate compliance in
317 accordance with this subdivision.

318 Sec. 4. Subsection (j) of section 8-1bb of the general statutes is repealed
319 and the following is substituted in lieu thereof (*Effective July 1, 2021*):

320 (j) A municipality, by vote of its legislative body or, in a municipality
321 where the legislative body is a town meeting, by vote of the board of
322 selectmen, may opt out of the provisions of this section and the
323 ~~[provision]~~ provisions of subdivision (5) of subsection [(a)] (d) of section
324 8-2, as amended by this act, regarding authorization for the installation
325 of temporary health care structures, provided the zoning commission or
326 combined planning and zoning commission of the municipality: (1) First
327 holds a public hearing in accordance with the provisions of section 8-7d
328 on such proposed opt-out, (2) affirmatively decides to opt out of the
329 provisions of said sections within the period of time permitted under
330 section 8-7d, (3) states upon its records the reasons for such decision,

331 and (4) publishes notice of such decision in a newspaper having a
332 substantial circulation in the municipality not later than fifteen days
333 after such decision has been rendered.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2021</i>	8-2
Sec. 2	<i>July 1, 2021</i>	8-30j
Sec. 3	<i>July 1, 2021</i>	New section
Sec. 4	<i>July 1, 2021</i>	8-1bb(j)

Statement of Purpose:

To (1) restructure the Zoning Enabling Act for clarity, (2) promote the purposes of the federal Fair Housing Act, (3) provide an administrative mechanism to promote compliance with municipal affordable housing plans, and (4) require the Secretary of the Office of Policy and Management to convene a working group to study municipal affordable housing plans and zoning regulations.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

**TOWN OF EAST HAMPTON
AGENDA REPORT**

Agenda Item: 8A

Item to be presented by: SC

DATE: June 8, 2021

SUBJECT: Second Reading- 2021/22 Public Water System Operating Budget & Water Use Rate

DEPARTMENT: WPCA

RECOMMENDED MOTION – to adopt the 2021/22 Operating Budget and approve water use rates effective July 15, 2021 for the two Community Water Systems owned by the Town and operated by the WPCA.

BACKGROUND – Pursuant to direction provided by TC at the meeting of May 11, 2021, a public hearing was held on June 1, 2021. At the Public Hearing, no one attended.

The recommended expense budget for both systems, \$233,712.00 represents a decrease of 1.93% or \$4592.00 under last year. Adjustments in line items account for the decrease. It is also recommended that a transfer of \$146,000.00 be made from the PWS fund balance to the PWS capital account.

WATER RATE RECOMMENDATION:

The 2021/22 budget of \$233,712.00, will not require an increase in water rates.

Recommended Resolution: The Town Council does hereby approve the 2021/22 Public Water System Operating Budget substantially in the form presented and furthermore adopts the following rate structure effective July 15, 2021.

Effective July 15, 2021 water billing rates are as follows:

- Equivalent Meter Units: \$40.00/EMU
- Commodity Charge: \$11.50/1000 gallons

ALTERNATIVE ACTIONS – at the discretion of the Town Council

FISCAL IMPACT – variable depending upon the ultimate action of the Town Council.



2021-22 Public Water Systems Operation Budget

63-59-0000-XXXX VCWS

63-59-0590-XXXX ROWS

63-59-0593-XXXX HWWS

Presented to WPCA: April 6, 2021

Recommended by WPCA: May 4, 2021

First Reading Date: May 11, 2021

Public Hearing Date: June 1, 2021

Town Council Adoption: June 8, 2021

Drop in Location:
20 Gildersleeve Drive
East Hampton, CT 06424

2021-22 Individual Water System Expense Breakdown

	25%				Total
	VCWS	ROWS	Mem Sch	HWWS	
5110 - Full Time Salaries	700	500	100	100	1,400
5120 - PIT Seasonal PIR	2,623	1,967	328	328	5,245
5220- Social Securily (.062)	163	122	20	20	325
5122 - Medicare (.0145)	38	29	5	5	77
5319 - Meetings/Conf.	500	453	85	85	1,123
Certification Training	125	125	38	38	
Conf./Seminars	375	328	47	47	
5330 - Prof/Tech Services	5,710	4,290	3,025	1,899	14,924
DOHS Water Quality Testing	5,500	4,000	3,000	1,874	
Misc. Engr. Bldg	n/a	n/a	n/a	n/a	
B102 Tank Insp/engr	n/a	n/a	n/a	n/a	
Annual Auditing Reports	210	290	25	25	
5430 - Bldg & Equip. M & Rep.	14,950	18,600	2,350	250	36,150
JF Labor	250	500		250	
well pump replacement	2,000	2,000	2,000	0	
Dist/WTP system maint.	2,500	1,000	150	0	
plumbing parts & repairs	400	800	200	0	
Greensand Valves		500		0	
Greensand media changeout	9,000	9,000		0	
Emrg. Gen. Maint. & An. Insp.	800	800		0	
VFD for R.O. pump	n/a	4,000	n/a	n/a	
Storage tank cleaning	n/a	n/a	n/a	n/a	
Well Driller	0	0		0	
5436 - UTT/Oper. Labor	18,000	18,000		4,506	40,506
5490 - Other Purch. Property Scrvs	150	300		150	600
Locate leaks/R & R meter & radio	150	300		150	
5520 - Prop/Lab Ins (Inc 10%)	1,317	2,124	300	2,124	5,865
5530 - Communications	650	1,100	150	650	2,550
5540 - Newspaper Advertising	100	100		100	300
5580 - Travel	1,500	1,500		1,500	4,500
5590 - Other Purch. Services	3,653	9,678	194	3,909	17,433
Billing Administration (112 cust.)	2,903	7,678	94	3,184	
Shut offs/Final bills	100	600		100	
Flushing water mains 2X/yr	450	1,300		450	
Annual Cross Connection Report	200	100	100	175	
5611 - Office Supplies	100	74	13	13	200
5615 - Uniform Allowance	75	75	75	75	300
5622 - Electricity	9,750	9,750		9,750	29,250
5627 - Motor Fuel (Veh & Gen)	600	600	50	50	1,300
Veh. \$200/200/50 - Gen. \$400/400					
5680 - Chemicals	1,750	7,500	2,250	1,750	13,250
5690 - Other Suppl/Materials	550	250	100	550	1,450
5744 - Computer Equip	25	25	25	25	100
5810 - Dues & Fees	1,155	1,144	195	570	3,064
AWWA	45	34	11	45	
CWWA	735	735	184	150	
DEEP Annual Diversion permit	250	250		250	
DEEP Generator Permit	125	125		125	
5923 - Oper. Transfer to S.F.	1,000	1,000	500	1,000	3,500
5980 - Res for Cap & NR	20,000	20,000	0	6,700	46,700
5990 - Contingency	1,200	900	300	1,200	3,600
TOTAL	86,258	100,080	10,065	37,309	233,712
Approved Operating Budget 20-21	89,031	102,187	10,032	37,054	238,304
"+/-	(2,773)	(2,107)	33	255	(4,592)
"+/-	-3.11%	-2.06%	0.33%	0.68%	-1.93%

Board recommendation

**East Hampton Water Pollution Control Authority
Community Water Systems Fiscal Year Budget - 2021-22**

REVENUES

Residential Consumption Estimated

	VCWS	ROWS	HWWS	
daily consumption (gals.)	6,000	12,000	4,080	
Est. daily cons./unit (gals.)	94	145	120	
Mthly. commodity cost (\$/1000gals.)	\$11.50	\$11.50	\$11.50	
Monthly commodity charge (\$)	\$32.43	\$49.88	\$41.40	
Monthly meter cost (1EMU = X.XX)	\$40.00	\$40.00	\$40.00	
Per unit monthly cost (\$)	\$72.43	\$89.88	\$81.40	
EMU's	94	83	34	
Estimated monthly revenue	\$6,808	\$7,460	\$2,768	
Est. Residential yearly revenue	\$81,701.04	\$89,520.00	\$33,211.20	\$204,432
Monthly meter cost (15 EMU = \$X.XX)	Ctr. Sch. \$600.00	Mem. Sch.		
daily consumption (gals/day)	900			
Monthly commodity charge (\$)	\$310.50			
Monthly meter cost (20 EMU = \$X.XX)		\$800.00		
daily consumption (gals/day)		1,800		
Monthly commodity charge (\$)		\$621.00		
Estimated monthly revenue	\$910.50	\$1,421.00		
Est. Institutional yearly revenue	\$10,926.00	\$17,052.00		\$27,978
Estimated total revenue 21/22	\$92,627.04	\$106,572.00	\$33,211.20	\$232,410
Transfer from capital fund balance				-\$1,301

Proposed fiscal year Operating Budget \$233,712

Annual Cost based upon 72,000 gals. \$1,308.00

Water system Fund balance 6/30/17 \$ 108,732.00

Water system Fund balance 6/30/18 \$ 151,967.00

Water system Fund balance 6/30/19 \$ 188,636.00

Water system Fund balance 6/30/20 \$ 196,273.00

Transfer from PWS Fund Balance to
PWS Capital 6/30/21 \$ 146,000.00

Acct 5980 funded reserve/Capital 6/30/21 \$ 40,000.00

Transfer /Water Ops budget / Capital 6/30/21 \$ 40,000.00 If need transfer for budget take from here

Unaudited Water system fund balance 6/30/21 \$ 50,273.00

PWS capital balance 6/30/20 \$ 54,725.00

Projected PWS capital balance 6/30/21 \$ 240,725.00

APPENDIX G
WPCA
Fiscal Year 2021/22
Capital Budget 2019-2024
Fund 82

<u>Est. Cost</u>	<u>Purchase Year</u>	<u>Projects</u>
\$25,000	2019/20	Carbon Filters (ROWS)
\$30,000	2020/21	9 ft3 greensand addition (ROWS)
\$30,000	2021/22	9 ft3 greensand addition (ROWS)
\$30,000	2023/24	9 ft3 greensand addition (ROWS)
\$30,000	2024/25	9 ft3 greensand addition (ROWS)
\$30,000	2024/25	Drill New well and outfit (ROWS)
\$30,000	2025/26	Carbon Filters (VCWS)
\$205,000		Current Projected Total Capital Budget
	\$ 205,000.00	Current Fiscal Year 100% Funding Level

Basic business practice as defined by Moody's & DEP requires a contingency of 5-10% of the annual operating budget be kept within the Capital Budget . \$ 19,013

Recommended F/Y 21/22 funding level for Capital Budget

\$40,000 see line item 5980 Oper. Transfer to Cap. Budget

	Year 1 18/19	Year 2 19/20	Year 3 20/21	Year 4 21/22	Year 5 22/23	Year 6 23/24
WPCA CAPITAL BUDGET						
Budget Line Item 5980 (Res for Capital)	\$ 30,420	\$ 38,025	\$ 39,926	\$ 40,326	\$ 42,342	\$ 44,459
WATER sytem fund transfer / Capital	\$ -	\$ -	\$ 146,000	\$ -	\$ -	\$ -
Cumulative Reserve for Capital	\$ 133,827	\$ 171,852	\$ 357,778	\$ 398,104	\$ 440,446	\$ 484,904
Anticipated Capital Fund Expenditures	\$ (25,000)	\$ (25,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)
Cumulative Capital Expenditures	\$ 157,000	\$ 132,000	\$ 102,000	\$ 72,000	\$ 42,000	\$ 12,000
Anticipated Capital Fund Balance	\$ 35,000	\$ 48,025	\$ 203,951	\$ 214,277	\$ 226,619	\$ 241,077
Budget Line Item 5980 Percent Increase over previous year		25%	5%	1%	5%	5%
Total Budget Percent Increase over 2016/2017 Budget		30%	33%	8%	2%	2%
Water sytem Fund balance 6/30/19	\$	\$ 188,636.00				
Water system Fund balance 6/30/20	\$	\$ 196,273.00				
Acct 5980 funded reserve/Capital 6/30/20	\$	\$ 40,000.00				
Transfer /Water Ops budget / Capital 6/30/21	\$	\$ 40,000.00				
Transfer from PWS Fund Balance to PWS Capital 6/30/21	\$	\$ 146,000.00				
Unaudited Water system fund balance 6/30/21	\$	\$ 50,273.00				
PWS capital balance 6/30/20	\$	\$ 54,725.00				
Projected PWS capital balance 6/30/21	\$	\$ 240,725.00				

ROWS F/Y 2021-22 Operating Budget - Expenditures only

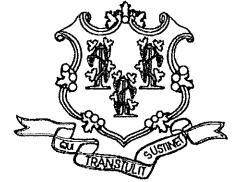
Adopted:

page 1 of 1

	Actual		APPROVED		Spent	% Available	PROPOSED		\$ +/-	% +/-
	2019-20	EXPENSES	2020-21	BUDGET			03/24/21	2021-22		
5110 Full Time P/R	0		600		0	100.00%	600		0	0.0%
5120 P/T P/R (19.5 hrs/wk)	0		2,295		0	100.00%	2,295		(0)	0.0%
5220 Social Security	0		142		0	100.00%	142		(0)	0.0%
5221 Medicare	0		34		0	100.00%	34		(0)	-1.4%
5319 Meetings/Conf.	0		538		332	38.29%	538		0	0.0%
5330 Prof/Tech Services	7,910		6,815		2,037	70.11%	7,315		500	7.3%
5430 Bldg. & Equip. M&R	27,444		20,900		18,850	9.81%	20,950		50	0.2%
5436 UTT/Oper. Labor	10,900		21,000		7,137	66.01%	18,000		(3,000)	-14.3%
5490 oth purchasedproprsr	383		300		287	4.33%	300		0	0.0%
5520 Prop/Liab Insurance	0		2,201		0	100.00%	2,424		223	10.1%
5530 Communications	623		1,250		624	50.08%	1,250		0	0.0%
5540 Newspaper Adv.	175		100		0	100.00%	100		0	0.0%
5580 Staff Travel	1,194		1,500		626	58.27%	1,500		0	0.0%
5590 Other Purch. Serv.	7,319		9,719		6,238	35.82%	9,872		153	1.6%
5611 Supplies/ materials	4		87		0	100.00%	87		0	0.0%
5615 UNIFORMS	0		150		0	100.00%	150		0	0.0%
5622 Electricity	7,351		9,750		4,445	54.41%	9,750		0	0.0%
5627 Motor Fuel	0		650		0	100.00%	650		0	0.0%
5680 Chemicals	4,008		9,750		1,995	79.54%	9,750		0	0.0%
5690 Other Supp./Material	910		350		0	100.00%	350		0	0.0%
5741 Machinery & Equipmer	22,771		0		0	0.00%	0		0	0.0%
5744 Computer Equip.	0		50		0	100.00%	50		0	0.0%
5810 Dues & Fees	821		1,339		1,205	10.01%	1,339		(0)	0.0%
5893 Claims & settlements	0		0		0	0.00%	0		0	0.0%
5923op TRANS TO wpca cap	0		1,500		0	100.00%	1,500		0	0.0%
5980 Res. For Cap & NR	0		20,000		0	100.00%	20,000		0	0.0%
5990 Contingency	0		1,200		0	100.00%	1,200		0	0.0%
	\$91,813		\$112,220		\$43,776		\$110,145		(\$2,075)	-2%

Print Form

Reset Form



Municipality: East Hampton CT

Form NAA-01

2021 Connecticut Neighborhood Assistance Act (NAA) Program Proposal

This form **must** be completed and submitted to your municipality for approval. All items **must** be completed with as much detail as possible. If additional space is needed, attach additional sheets. Please type or print clearly. See attached instructions before completing. **Do not submit this form directly to the Department of Revenue Services.**

Part I — General Information

Name of tax exempt organization/municipal agency: _____
Epoch Arts, Inc.

Address: 27 Skinner Street, East Hampton, CT 06424

Federal Employer Identification Number: 113760142

Program title: Epoch Arts Energy Efficiency Project

Name of contact person: Elizabeth Namen

Telephone number: (860) 267-2597

Email address: elizabeth@epocharts.org

Total NAA funding requested (\$250 minimum, \$150,000 maximum): \$ 30,000.00

Is your organization required to file federal Form 990 or 990EZ, Return of Organization Exempt from Income Tax?

Yes No

If **Yes**, attach a copy of the **first page** of your most recent return.

If **No**, attach a copy of your determination letter from the U.S. Treasury Department, Internal Revenue Service.

Part II — Program Information

Check the appropriate description of your program:

100% credit percentage

- Energy conservation; **or**
 Comprehensive college access loan forgiveness (see Conn. Gen. Stat. § 12-635(3)).

60% credit percentage

- Job training/education for unemployed persons aged 50 or over;
 Job training/education for persons with physical disabilities;
 Program serving low-income persons;
 Child care services;
 Establishment of a child day care facility;
 Open space acquisition fund; **or**
 Other (specify): _____

Description of program: _____

Epoch Arts runs community Arts and Education programs out of a redeveloped Brownsfield building. Our programs run year round and the building is used by many people in the community seven days per week. This project will update several spaces in our building with new, energy efficient heating and cooling solutions. The resulting upgrades will provide Epoch Arts with energy efficient mechanical systems in the newly weatherized spaces of our historic building.

Need for program: _____

We welcome over 2000 members of the local region each year into our historic brick building. While the building is a significant historic feature of the town, it lacks the energy standards of modern construction. This grant will allow us to renovate the building prioritizing energy efficiency, and setting Epoch Arts on track for a future with reduced energy costs and environmental impacts.

Neighborhood area to be served: _____

East Hampton, CT and Middlesex County

Plan to implement the program: _____

The Epoch Arts Energy Efficiency Project has been planned through consultation with local architects, engineers and contractors. The Neighborhood Assistance Act will allow us to secure funding through our business partnerships. Other build out costs will be covered by private donations, matching and private grants, and in kind donations. Community support and input will ensure we meet our project goals. We continue to form relationships with town agencies and civic organizations to offer positive, productive opportunities for our community. Volunteers, artists, and staff are in place to begin this project.

Timetable:

Program start date: October 15th 2021

Program completion date: September 15th 2023

The program completion date must not be more than two years from the program start date. A certified post-project review is due to the municipality overseeing implementation no later than three months after program completion date for all projects receiving \$25,000 or more in NAA funding.

Part III — Financial Information

Program Budget:

Complete in full. Expenditures must equal or exceed total funding.

Sources of Revenue:

NAA funds requested	<u>\$30,000.00</u>
Other funding sources - itemized sources:	
a) <u>Corporate Initiative Giving</u>	<u>\$5,000.00</u>
b) <u>Private Donations</u>	<u>\$5,000.00</u>
c) _____	_____
d) _____	_____

Total Funding:

Proposed Program Expenditures:

Direct operating expenses - itemized description:

a) <u>HVAC</u>	<u>\$30,000.00</u>
b) _____	_____
c) _____	_____
d) _____	_____

Administrative expenses - itemized description:

a) _____	<u>\$0.00</u>
b) _____	<u>\$0.00</u>
c) _____	<u>\$0.00</u>
d) _____	<u>\$0.00</u>

Total Proposed Expenditures:

\$40,000.00

Part IV — Municipal Information

To be completed by the municipal agency overseeing implementation of the program

Name of municipal agency overseeing implementation of the program:	_____
	Town of East Hampton
Mailing address:	_____
	1 Community Drive, East Hampton, CT 06424
Name of municipal liaison:	David E. Cox, Town Manager
Telephone number:	860-267-4468
Fax number:	860-267-1027
Email address:	dcox@easthamptonct.gov

<p style="text-align: center;">Post-Project Review</p> <p style="text-align: center;">Is a post-project review required for this proposal?</p> <p style="text-align: center;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: center;">If Yes, date post-project review due:</p> <p style="text-align: center;">12/15/2023</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Date</p>
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COPY

Form 990-EZ

Short Form

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

2020

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Open to Public Inspection

Do not enter social security numbers on this form, as it may be made public.

Go to www.irs.gov/Form990EZ for instructions and the latest information.

Department of the Treasury Internal Revenue Service

A For the 2020 calendar year, or tax year beginning , 2020, and ending , 20

B Check if applicable: Address change, Name change, Initial return, Final return/terminated, Amended return, Application pending. C Name of organization: Epoch Arts, Inc. Number and street: 27 Skinner Street. City: East Hampton, CT 06424. D Employer identification number: 11-3760142. E Telephone number: 8603650337. F Group Exemption Number.

G Accounting Method: [X] Cash [] Accrual [] Other. H Check [X] if the organization is not required to attach Schedule B.

I Website: www.epocharts.org

J Tax-exempt status (check only one): [X] 501(c)(3) [] 501(c) [] 4947(a)(1) or [] 527.

K Form of organization: [X] Corporation [] Trust [] Association [] Other.

L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B)) are \$500,000 or more, file Form 990 instead of Form 990-EZ. \$ 107,846.

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I) Check if the organization used Schedule O to respond to any question in this Part I [X]

Table with 3 columns: Line number, Description, Amount. Rows include Revenue (1-9), Expenses (10-17), and Net Assets (18-21). Total revenue is 107,846 and total expenses is 67,054.

BOARD AND COMMISSION SUMMARY MAY 2021

Arts & Culture Commission

The Arts & Culture Commission met on May 20 at the Joseph N. Goff House. The members had a lengthy discussion on the renewal of the poet laureate position.

Board of Finance

The Board of Finance met on May 17. Richard Brown was appointed as a liaison to the High School Athletic Fields Committee, with Alannah Coshow as an alternate.

Brownfields Redevelopment Agency

The Brownfields Redevelopment Agency met on May 24. The members received updates from the Town Manager about the progress of two of the properties that are being worked on. The members discussed the 3 Walnut item under Continued Business. The members discussed more about how and when to do outreach to the other planning agencies within the town. There was also discussion on what the 3 Walnut property could be used for in the future for the town. The members want to use the property for something more than just another parking lot.

Clean Energy Task Force

The Clean Energy Task Force met on May 4 via Zoom. The members looked through the different projects under the Renewable & Efficient Energy Infrastructure and Operations category on the Sustainable CT website. The members are interested in completing some or all of the projects to help the town and promote awareness of clean energy in the town. The members discussed holding an electric car show in town in September. The members want to invite John Greeno to next month's meeting for further discussion and guidance.

Commission on Aging

The Commission on Aging met on May 13 via Zoom. Ms. Ewing reported that the Senior Center will open on June 1 with a modified schedule. Masks will be required inside. The members discussed creating a new survey. A motion was made to appropriate \$400 to Senior Center technology.

Conservation-Lake Commission

The Conservation-Lake Commission met on May 13 in person and via Zoom. There are two new members on the commission. The Chairman and Vice Chairman both resigned from the commission. The members voted to appoint Chuck Yenkner as the new Chairman and Jack Solomon as the new Vice Chairman. The review of the commission ordinance was tabled to next month's meeting. The members then reviewed and discussed the plan review for 53 Long Hill Road for an 8-lot housing subdivision. Attorney Tim Furey and Wayne Rand both joined the Zoom call. The members made a motion to recommend approval to Planning and Zoning with some suggestions included. The members were updated on the watershed projects and federal funding, sub-committee report on education, the advisory panel, the lake smart program, and the lake level. The members discussed making a change so no Chairperson can be longer than a 1-year term. Once the year long term is up the Chairman will step down and the Vice Chairman will become the Chairman. The members will vote for a new Vice Chair after the switch.

Design Review Board

No meeting

Economic Development Commission

The Economic Development Commission met on May 18. The members discussed the bells on the bridge event, the local business pamphlet, the business mixer hosted at Berkshire Hathaway, business of the month, new business in town, and they reviewed and briefly discussed the minutes and approvals from the Planning and Zoning meeting. The members talked about putting together a welcome basket or bag for new residents to promote and support local businesses. The discussion was only preliminary, there needs to be more discussion and planning put into it. The members received the Town Manager's update.

Ethics Commission

No meeting

Fire Commission

The Fire Commission met on May 10. The Fire Marshal's report was presented to the members. The blue book reports for the awards programs will be presented at next month's meeting. The members briefly discussed the updates for the dry hydrants, the AC upgrades, the budget, and the 2020 awards programs. A few minor changes to the awards program was presented to the members by Mr. Swan. A proposal will be drafted and presented to the Town Council for approval.

Inland Wetland Watercourses Agency

The Inland Wetland Watercourses Agency met on May 26.

Continued Applications:

- A. IW-21-011: Marozzi Construction, 22 West Point Road, to repair a stone seawall, add a new stone wall at boat launch, repair stonework and sturdy the walls under the dock. Work within the Upland Review Area. Map 05A/Block 83/Lot 11 – Approved (6-0)

New Applications:

- A. IW-21-012: Maurice Gagnon, Clark Hill Road, to construct a new home in the Upland Review Area. Map 11/Block 40/Lot 11B. Continued (6-0)

Joint Facilities

The Colchester –East Hampton Joint Facilities Board met on May 18 via Zoom. Work began on the Plant (3 buildings) roofing project. The 1983 Vactor Truck and 2008 Ford F450 were sold on govdeals.com. Colchester reported that they are hoping to be going to bid on the Force Main repair on the Airline trail by mid-June and repair to be done in July-August. Colchester is also working on resolving the odor problem coming into the Village Center. Motion was made to transfer \$455,174 from the Undesignated Fund Balance to the Capital Fund Balance. Vote 6-0 Motion Passed

Library Advisory Board

The Library Advisory Board met on May 3 via Zoom. The members discussed the space planning project. 4D Design and Decorating has completed the CAD drawings and met with board members and staff to review building challenges. The Library received an unsolicited \$17,000 grant from the CT State Library. No decisions have been made for their use. The

Library has applied for an Everyone Learns Grant that offers a subsidized WiFi service for increased internet access. The Board reviewed proposed COVID procedures for summer reading.

Middle Haddam Historic District Commission

The Middle Haddam Historic District Commission met on May 27 via Zoom. The members discussed and reviewed five plan reviews. One to replace part of an existing driveway to widen and add to the driveway. The other four were for Mr. Rand's Long Hill Estates project on Long Hill Road. The members reviewed and discussed four different style house plans. The members made a motion to accept the replacement of the driveway for the first plan review and tabled the four applications for Mr. Rand for the next meeting so they can see more of the details and the materials that will go in to each house.

Parks & Recreation Advisory Board

The Parks & Recreation Advisory Board met on May 4. The committee members received updates on the Air Line Trail, the Athletics Fields project and the programs for the summer. Pickle ball court lines and nets will be added to the tennis courts at Sears park. The members also discussed the possibility of having a dock at Sears park at the boat launch.

Planning & Zoning Commission

The Planning & Zoning Commission met on May 5 via Zoom.

Public Hearings:

- A. Application PZC-20-024: Paula Free, 249 West High St., for a special permit per Sec. 8.4 Motor Fuel Filling Station with a proposed convenience store in the Commercial Zone, Section 5.2. Map 06/Block 12/Lot 1B. Continued to the next regularly scheduled meeting on June 2, 2021 per the request of the applicant.
- B. Application PZC-21-007: Atlantis Marketing, 157 Main Street, 1 Colchester Ave., and 5 Colchester Ave., for a zone change from R-2 to Commercial Map 07A/Block 56/ Lots 21,22,24. Continued to the next regularly scheduled meeting on June 2, 2021
- C. Application PZC-21-009: Long Hill Estates, LLC., for a eight (8) lot subdivision on Long Hill Road Map 06/Block 12/Lot 8. Continued to the next regularly scheduled meeting on June 2, 2021
- D. Update to Subdivision Regulations Sec. IV.10- Notification Requirements – Approved with an effective date of May 6, 2021.

New Business:

- A. Application PZC-21-011: Big Sky Dream, LLC., 101 Main St., Site Plan Modification for parking, landscaping and bay area Map 06A/Block 57/Lot 2. Approved

Old Business:

- A. Application PZC-21-008: Po's Rice and Spice, 97 Main St., Site Plan Modification for Phase II: a dumpster pad, fencing, gravel parking lot and greenery Map 06A/Block 57/Lot 1A. Approved
- B. Discussion: Pools and lot coverage – Continued to the next regularly scheduled meeting on June 2, 2021.
- C. Discussion: Update Sign Regulation to Include PO/R Zone Sign Standards. Continued to the next regularly scheduled meeting on June 2, 2021.
- D. Discussion: Home Based Occupations - Continued to the next regularly scheduled meeting on June 2, 2021.

- E. Updates to the Official East Hampton Zoning Map - Continued to the next regularly scheduled meeting on June 2, 2021.

Town Facility Building Committee

The Town Facility Building Committee met on May 13 in person and via Zoom. Members rejected a change order for door locks. They approved a final payment to Amenta Emma and approved a reduced amount for Newfield Construction.

Water Pollution Control Authority

The Water Pollution Control Authority Board met on May 4 via Zoom. The Board made the following recommendation for the Water Budget totaling \$233,712.00 which represents a decrease of 1.93% or \$4,592.00 over last year. The budget will not require an increase in water rates for F/Y 21-22. The recommended budget will be presented to the Town Council on Tuesday May 11, 2021 for review and will be set after the Public Hearing on June 1, 2021. Vote 6-0 Motion Passed. Water system flushing is scheduled for Village Center the week of May 10 and for Royal Oaks the week of May 17. The Royal Oaks Water System (ROWS) and Village Center Water System (VCWS) 2020 Annual Report on Drinking Water (CCR) was approved and will be submitted to the Department of Public Health and the ROWS and VCWS property owners. Motion was made to transfer \$71,403.00 from the Undesignated Fund Balance to the Capital Fund Balance. Vote 6-0 Motion Passed

Zoning Board of Appeals

The Zoning Board of Appeals met on May 10.

Public Hearing:

- A. Application ZBA-21-005, Philip Rea, 63 Blue Heron Drive, to reduce the side setback from 25' to 23' to construct a 12' x 16' deck Map 24/Block 64/Lot 20-11. Approved