MEMORANDUM

TO: Town Council

FROM: David E. Cox, Town Manager

DATE: June 23, 2022

SUBJECT: Agenda Information – 6/28/2022

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.

8 Continued Business

8c Adoption of the Affordable Housing Plan – The Council is asked to review the updated Affordable Housing Plan and to adopt it for inclusion in the Regional Housing Plan and as a planning document for East Hampton. As a reminder, the Town's Land Use staff and Planning and Zoning Commission worked with a regional group of municipalities through the RiverCOG to undertake development of an Affordable Housing Plan in compliance with State law. Public Act 17-170 established CGS 8-30j, which requires all municipalities within the State to create and adopt an affordable housing plan with the intention of identifying ways in which the municipality intends to appropriately increase the number of affordable housing units in the community. The resultant plan must be updated every five years thereafter. The current draft of the proposed plan has been updated based on the Council's discussion at the last meeting to include improved explanation of the number of naturally occurring affordable housing units in East Hampton and ways that those housing units can be accessed by low and moderate income households.

Recommendation: Approve the Affordable Housing Plan as amended.

8d Actions related to continued Water System evaluation and design – The Council is asked to consider the next phase of professional services related to water system evaluation and design. Work has been completed on the Preliminary Engineering Report, which evaluated previous Town work and identified the best targeted locations for access to improved water supply. Based on the Preliminary Engineering Report, the Water Subcommittee is recommending that the Town Council approve the next phases of the project, which involves testing of one or two potential new well sites and confirmation testing of the existing site at Oakum Dock. Based on the results of the well site tests, the engineer will model the hydraulics of a water system based on the current systems and the expansion of those systems and lay out the capital improvements necessary to implement the new water sources and intended expansions. As shown in the material, the plan calls for well site testing at two locations in

Town (Oakum Dock and Pine Brook) and provides for testing of an alternative site in the Town of Marlborough adjacent to the East Hampton border if the Pine Brook site does not yield enough water as a supplement to the Oakum Dock site to meet the Town's potential needs. The Council is asked to authorize the full amount of the work, including the alternative site testing, and to authorize the Water Subcommittee to determine whether the additional testing will be performed.

The anticipated cost for these activities is $267,000, including the alternate site testing. As a reminder, the Town is operating with a grant of $250,000 for water system engineering. The work that is just wrapping up utilized $47,600 of that amount leaving $202,400 for the next phases. The Water Subcommittee has recommended that American Rescue Plan Act (ARPA) funds be used to fund the deficit of about $65,000. The ARPA Subcommittee is meeting on Tuesday prior to the Council meeting to consider that request and other matters. In the event that the Council is willing to use the funds to support water system work, a resolution has been included in the packet.

Recommendation: Approve the next professional services steps and the resolution allocating ARPA funds to this work.

9 New Business

9a Consideration of a revised Police Department General Order – As noted in Chief Woessner's memo, the Council is asked to consider an update to the General Order related to equipment to cover the use of infant car seats and booster seats for the occasions when the Department is in a position to transport a child.

Recommendation: Approve the updated General Order.

9b Review of a proposed Village Center Streetscape plan and funding – The Council is asked to review the proposed plan for streetscape improvements in the Village Center and to endorse the plan. If the Council is comfortable with the proposed concept, staff would plan to meet with the Village Center businesses to show them the plan and to get any formal feedback they may have. Further, staff would propose to seek a Small Town Economic Assistance Program (STEAP) grant to fund the first phases of the project. If the Town were to seek a STEAP grant, the application would likely call for a 20% local match. The Council will be asked to consider use of the TIF funds for the Village Center TIF District and/or the Town's Capital Reserve funds for sidewalks as the local match. Based on the application timelines for STEAP grants it is anticipated that the Council will be asked to consider specific actions related to an application at the second meeting in July or the first meeting in August; after the meeting has been held with the businesses. The consideration at the future meeting will include a detailed review of expected costs and the proposed funding plan. The maximum amount for this year's STEAP grant cycle is $500,000 in State funding or a $625,000 project maximum.

Recommendation: Determine whether the plan is acceptable to move ahead.

9c Consideration of a contract for Stone Wall replacement and potential waiver of competitive bidding – The Town Council is asked to consider a proposed contract to rebuild the existing stone wall along Lakeview Street (RT 196) in front of the residential property south of the Lakeview Cemetery. Further, as described in Public Works Director Walsh's memo, the Council is asked to consider waiving the competitive bidding process in favor of the three quotes that were received for the work. If the Council is willing to consider waiver of bidding, the matter will be set for final consideration at the July 12 meeting after the required public notice of the Council's intent is made. Further, Council will be asked to consider whether it wishes to use ARPA Funds or the Town's Capital Reserve funds for sidewalks for this project, which is expected to cost $33,500.

Recommendation: Determine that a waiver will be granted and contract awarded at the July 12 meeting.

9d Discussion of the future of the 13 Summit Street Property – In follow up to the announcement at the last meeting that the Town had taken ownership (notwithstanding the redemption period) of the property at 13 Summit through the tax sale, the Council will review the anticipated future of the property. The agenda packet material includes the Request for Proposals document that was issued last year, which outlines the intended plan for not only 13 Summit but the Town-owned properties at 1 and 13 Watrous in the same area. As noted at the last meeting and in the RFP, the intent is for the Town to leverage its grant resources and the resources of a potential developer to get the site cleaned, both in terms of physical appearance and environmental contamination, and redeveloped into an acceptable private use.

Recommendation: Review the plan.

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 Public Hearing & Regular Meeting
Tuesday, June 14, 2022
Town Hall Council Chambers and Zoom

MINUTES

Present: Chairman Mark Philhower, Vice Chairman Tim Feegel, Council Members Pete Brown, Brandon Goff, Eric Peterson, Kevin Reich, and Alison Walck and Town Manager David Cox.

Call to Order & Pledge of Allegiance

Chairman Philhower 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 Ms. Walck, seconded by Mr. Goff, to adopt the agenda as submitted. Voted (7-0).

Approval of Minutes

A motion was made by Ms. Walck, seconded by Mr. Peterson, to approve the minutes of the Town Council Regular Meeting of May 24, 2022 as written. Voted (7-0)

Public Hearings:

2022 CT Neighborhood Assistance Act Application Received from Epoch Arts

The CT Neighborhood Assistance Act is a tax credit program designed to provide funding for municipal and tax-exempt organizations by providing a corporation business tax credit for businesses who make cash contributions to these entities.

Bryce Annino, 153 Wopowog Road, spoke in favor of the projects and the funding requested for Epoch Arts from the Neighborhood Assistance Act.

A motion was made by Mr. Goff, seconded by Mr. Feegel, to close the Public Hearing. Voted (7-0)

Whether the Town Should Allow the Sale & Manufacturing of Cannabis Products and the Related Regulations

Mr. Cox provided an overview of the State laws on cannabis noting a change that the municipalities can now decide how many dispensaries are in their towns. It is not limited to 1 per 25,000 residents any longer.

Adele Cyr, 27 Mathieu Lane, commented against the town allowing the sale of cannabis in town. She commented on the difficulties for youth receiving mixed messages if there is retail sale of cannabis products for adults in East Hampton. There are studies in other states that youth cannabis usage increased after retail sales for adults began. Edibles and potency are also concerns.

Leonard Johnson, 21 Long Crossing Road, commented against the town allowing the sale of cannabis. He feels the cost to the town for public services will outweigh the tax dollars coming in. He feels the town should say no to cannabis.

A motion was made by Mr. Goff, seconded by Mr. Feegel, to close the Public Hearing. Voted (7-0)

An Ordinance Amending the Code of the Town of East Hampton Regarding Solid Waste and Transfer Station
No comments

A motion was made by Ms. Walck, seconded by Mr. Peterson, to close the Public Hearing. Voted (7-0)

Public Remarks
Bob Yenkner, Spellman Point Road, asked how the town is handling VRBO and AirBNB in town. He noted some recent events in his neighborhood have caused concern. He asked if there are any regulations.

Chuck Yenkner, Spellman Point Road, commented that the town could use some regulations on short term rental properties.

Presentations
Lake Status Report
Chuck Yenkner, Chairman of the Conservation-Lake Commission, provided an overview of the May 2022 Report from Northeast Aquatic Research LLC. The aeration is working. The water clarity is the same as this time last year. The Health Department started their monitoring at the end of May and are testing clarity and algae by observation. The goal of the Conservation-Lake Commission is to keep the lake open all summer. There are five new retrofit projects for this year. They are working to increase education through the Lake Smart Awards. The Friends of the Lake are also giving grants up to $150 for residents to make their lawns more lake friendly. The Conservation-Lake commission discussed a fertilizer ban but it is very difficult to enforce. They are looking at remediating the phosphorus already in the lake with the aeration system and the BioBlast treatments. He reviewed copper sulfate treatments noting that if applied properly locks up the phosphorus in the bottom of the lake, but this is just a temporary fix. There is a new project called Lake Guard Oxy that will be discussed later in the meeting.

Affordable Housing Plan Presentation
John Guszkowski of Tyche Planning & Policy provided an overview of the Affordable Housing Plan. The full presentation document will be included with the minutes filed in the Town Clerk's Office.

Bids & Contracts
None

Resolution/ Ordinances/ Policies/ Proclamation
Consideration of an Ordinance Amending the Code of the Town of East Hampton Regarding Solid Waste & Transfer Station

A motion was made by Mr. Reich, seconded by Ms. Walck, to approve the Ordinance Amending the Code of the Town of East Hampton Regarding Solid Waste and Transfer Station. Voted (7-0)

Continued Business

Sub-Committee Reports & Updates

Mr. Reich reported that the High School Athletic Fields Building Committee met. The track is complete. Work will begin on the tennis court in the next couple weeks.

Mr. Cox reported that the Water Sub-Committee will meet in the next couple weeks. The draft Preliminary Engineering Report has been received.

Consideration of the FY 2022-2023 Public Water System Operating Budget & Water Rate Recommendation

Scott Clayton, Public Utilities Administrator, provided an overview of the Water System Operating Budget & Water Rates. The budget will be $237,924.00 and the water billing rates will be $40/EMU and the Commodity Charge will be $11.50/1000 gallons, if approved. There is no increase in water rates.

A motion was made by Mr. Reich, seconded by Mr. Feegel, to approve the water budget and rates as presented. Voted (7-0)

Discussion of Adult Use Cannabis Regulations

The Town Council members were not ready to vote on the adult use cannabis sale and manufacturing at this meeting. They will direct any questions they have to the Town Manager to obtain more information and the item will be put on a future agenda for action.

New Business

Consideration of the 2022 CT Neighborhood Assistance Act Application from Epoch Arts

A motion was made by Ms. Walck, seconded by Mr. Peterson, to approve the submission of the 2022 CT Neighborhood Assistance Act Application from Epoch Arts. Voted (7-0)

Review & Possible Approval of Police Department General Orders:

a. **General Order 1.7 – Strip and Body Cavity Searches**
b. **General Order 5.24 – Roadway Hazards & Motorist Assistance**

Police Chief Dennis Woessner provided an overview of the Police Department General Orders. General Order 1.7 – Strip and Body Cavity Searches reflects changes in language specific to LGBTQ populations. General Order 5.24 Roadway Hazards and Motorist Assistance is a new General Order.

A motion was made by Ms. Walck, seconded by Mr. Goff, to approve Police Department General Order 1.7 Strip and Body Cavity Searches and General Order 5.24 Roadway Hazards & Motorist Assistance as presented. Voted (7-0)

Consideration of Algaecide Treatment in Lake Pocotopaug

Chuck Yenkner, Chairman of the Conservation-Lake Commission requested that the Council approve an algaecide treatment for Lake Pocotopaug. Their recommendation is to make the Lake Guard Oxy the first option to deploy if needed to treat a significant blue green algae bloom. If the permit cannot be obtained in time, then the copper sulfate should be the backup choice.

A motion was made by Mr. Brown, seconded by Mr. Goff to approve the use of Lake Guard Oxy with the copper sulfate treatment as a backup if the Lake Guard Oxy permit is not received in time. Voted (7-0)

Town Manager Report

Mr. Cox provided his written report for the Council members which will be included with the minutes filed in the Town Clerk's Office. Mr. Cox also reported that the Tax Sale took place earlier in the day. Seven properties were sold to private entities and two properties were taken by the Town.

Appointments

A motion was made by Mr. Goff, seconded by Mr. Reich to appoint the following:

- David Price – Clean Energy Task Force
- Jack Solomon – Clean Energy Task Force
- Casey Donnelly – Alternate – Middle Haddam Historic District Commission
- Peter Pach – Alternate – Middle Haddam Historic District Commission
- Matthew Walton -Alternate – Planning & Zoning Commission

Voted (7-0)

Tax Refunds

None

Public Remarks

Bob Yenkner, Spellman Point Road, commented that the Save the Lake Coalition supports the Conservation-Lake Commission. In 2020 the sale was not closed. In 2021 the town saw substantial rainfall with a lake closure. The goal is to keep the lake open. The lake is still better than it was 10 years ago.

Leonard Johnson, 21 Long Crossing Road, commented that if the Council rejects the sale of cannabis in town, making the product not as convenient to obtain, it would send a message to young people and adults.

Communications, Correspondence & Announcement

May 2022 Board & Commission Summary

The Council received the May 2022 Board & Commission Summary.

Adjournment

A motion was made by Mr. Goff, seconded by Mr. Feegel, to adjourn the meeting at 8:33pm. Voted (7-0)

Respectfully Submitted,

Cathy Sirois
Recording Clerk

Town of East Hampton

Affordable Housing Plan

DRAFT

East Hampton Town Council

Adopted June 28, 2022

Completed in Partnership with

Town of East Hampton Planning and Zoning Commission

Lower Connecticut River Valley Council of Governments (RiverCOG)

Consultants

Tyche Planning & Policy Group

SLR International Corporation

Table of Contents

Community Values Statement....3
Introduction....4
What is Affordable Housing?....4
Why is Affordable Housing Important?....5
Plan Development Process....5
East Hampton's Place in the Region....6
Affordable Housing in East Hampton....7
Protected Affordable Housing....7
Connecticut Housing Finance Authority Programs....7
Naturally Occurring Affordable Housing....7
Housing Needs Assessment....8
Land Use & Zoning Assessment....11
Infrastructure and Natural Constraints Assessment....12
Objectives and Strategies....14

Appendices

Appendix A: Data Analysis and Housing Needs Assessment

Community Values Statement

Preservation of East Hampton's small-town character with abundant open spaces and natural resources is essential for maintaining a vibrant community that fulfills the core societal needs of its citizenry, while providing a strong and multi-tiered economic base that is vital to ensuring the quality of life we have come to expect and enjoy in our proud community.

The predominance of single-family homes in East Hampton coupled with a changing population is likely to increase the need for alternative forms of housing over the next ten to twenty years. If residents are to be able to remain in East Hampton and the Town is able to be welcoming to young families, in-town workers, and new residents, the Town will need to create fiscal programs to allow aging residents to stay in their homes as well as make regulatory changes and provide appropriate infrastructure to facilitate alternatives to high-end, single- family homes to meet existing and new residents' needs in the years to come.

Introduction

The Town of East Hampton has developed this Affordable Housing Plan, which identifies strategies to grow the number of affordable housing units over the next five years in a manner that aligns with community values. This plan is intended to satisfy the statutory requirements under CGS Section 8-30j. Affordable Housing Plans must be updated every five years per state statute.

What is Affordable Housing?

The State defines Affordable Housing as housing that costs 30% or less of household income for households making less than 80% of state or Area Median Income (AMI), whichever is lower. (Affordable Housing Land Use Appeals Act, General Statues §§ 8-30G [Public Act 17-170]). As of 2021, a family of four making less than $70,900 per year or an individual making less than $59,950 per year could qualify for affordable housing in East Hampton. Income limits are updated on an annual basis by the U.S. Department of Housing and Urban Development (HUD). According to data from HUD, about 1,305 East Hampton households, 26% overall, make less than 80% of area median income and may be eligible for affordable housing programs.

Affordable housing, as the State defines it, typically only includes protected units that are reserved for low-income households through deed restrictions or through governmental assistance programs such as housing vouchers or subsidized mortgages. According to 2021 data published by the Connecticut Department of Economic and Community Development (DECD), 179 units, or 3.26% of East Hampton's total housing units were protected affordable units. East Hampton also has many naturally occurring affordable housing (NOAH) units. While these units may be affordable to low-income households today, they may not be affordable in the future if rents or home sale prices increase.

2021 data published by the Connecticut Department of Economic and Community Development (DECD), 394 or 6.6% of East Hampton's total housing units were protected affordable units. East Hampton also has many naturally occurring affordable housing (NOAH) units. While these units

A common myth around affordable housing is that it consists only of higher density apartments. This is not true. Affordable housing can be like any other type of housing and comes in many forms, shapes and sizes ranging from single-family homes to duplexes and from townhomes to apartments. It can be privately owned or rented. It can house seniors, families with children, single individuals, or persons with disabilities. It can also come in a range of architectural styles making it virtually indistinguishable from other housing types. While some affordable housing units are owned and managed by public entities, most are privately owned and managed.

may be affordable to low-income households today, they may not be affordable in the future if rents or home sale prices increase. These units have provided an opportunity for homeownership in East Hampton that may not have been otherwise possible. The Town should consider options to retain and preserve these units as they serve an important function in homeownership options.

Why is Affordable Housing Important?

Affordable housing provides many benefits to the community. Growing the number of affordable housing units would allow those with roots in the community to continue living here, regardless of their economic status. Affordable and diverse housing choices would allow young adults to move back to the community, in which they grew up. Seniors would be able to remain in the community after they retire and have opportunities to downsize, should they choose. Households that experience a loss of income due to economic circumstances, disability, divorce, or loss of a spouse, would not be displaced from the community, due to the inability to pay for housing. Workers in essential jobs such as teachers, grocery store workers, home health aides, childcare workers, restaurant workers, and first responders would have an opportunity to live where they work. Affordable housing can also support businesses by providing housing choices for entry level workers, medical residents, and lower wage workers at major employers such as Stop & Shop Supermarket, Eversource, and East Hampton Public Schools.

Plan Development Process

Regional Housing Plan

This Affordable Housing Plan for East Hampton was developed in conjunction with the Lower Connecticut River Valley Council of Government's Regional Housing Plan. The Regional Housing Plan was created as a high-level view and analysis of the affordable housing landscape for the communities that make up the Lower Connecticut River Valley Region to capture common regional themes, housing data, objectives, and strategies. The Regional Plan was developed in collaboration from Lower Connecticut River Valley Council of Government (RiverCOG) staff over a 12-month period and provided opportunities for community participation. A project website was launched to engage and educate residents of the Region on different types of affordable housing, share project updates, and solicit feedback through online surveys. A community survey ran from October through December 2021 and gathered input from residents of East Hampton on community values and housing needs. The survey only received 13 responses, rendering the results statistically insignificant.

Regional public workshops were held on October 5, 2021, and January 24, 2022, which presented the housing needs assessment, community survey results, case studies and potential strategies. Participants were asked to provide input on potential strategies for the region.

Municipal Affordable Housing Plan Annexes

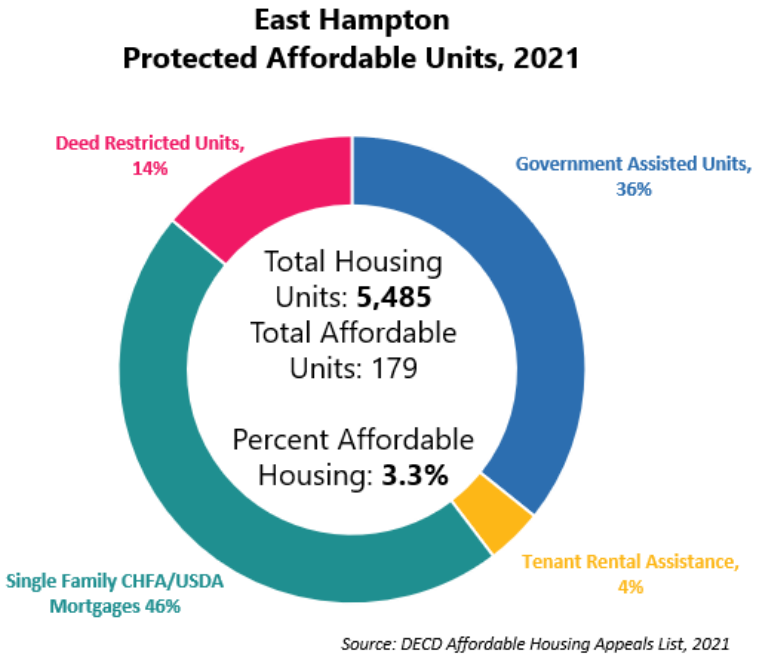
An Affordable Housing Plan "Annex" was then created for each of the member municipalities of RiverCOG to provide supplemental data and information as well as objectives and strategies that are unique to each community. A virtual public workshop was held separately for each community between February and March 2022 to gather feedback that was specific to each town. East Hampton's municipal workshop took place on February 10, 2022. The outcomes of these public workshops helped shape the content of each Affordable Housing Plan Annex. We encourage readers of this Annex plan to also read the Regional Housing Plan for more information on the context of housing background and context for the Lower Connecticut River Valley Region.

East Hampton's Place in the Region

East Hampton is a riverfront town of 12,717 residents located in northeastern Middlesex County. According to the 2019 American Community Survey, East Hampton has 4,879 households and a median household income of $95,663.

East Hampton is known for Lake Pocotopaug, Comstock's Bridge and its historic town center.

Affordable Housing in East Hampton



Source: DECD Affordable Housing Appeals List, 2021

Protected Affordable Housing

As of 2021, there were 179 protected affordable housing units in East Hampton, comprising 3.26% of the Town's total housing stock. These units are reserved for low-income occupants and are not on the open market. There were 64 government assisted units, 83 USDA or CHFA mortgages, 7 tenant rental assisted units, and 25 deed restricted units.

The different types of affordable housing in East Hampton today are described in the sections below.

Connecticut Housing Finance Authority Programs

The Connecticut Housing Financing Authority (CHFA) is a self-funded, quasi-public organization. Its mission is to alleviate the shortage of housing for low- to moderate-income families and persons in the state and, when appropriate, to promote or maintain the economic development of the state through employer-assisted housing efforts. Mortgages through CHFA are available for first time homebuyers purchasing homes that are within the CHFA Sales Price Limits who have a gross income that is within the Income Limits.

Naturally Occurring Affordable Housing

Private housing on the open market may be affordable to low-income households. It is sometimes referred to as Naturally Occurring Affordable Housing (NOAH). This housing has no deed restriction or subsidy, but still costs a low-income household no more than 30% of their income. However, low-income households must compete with other more affluent households to occupy these units. As prices rise, the affordability of these units may disappear. East Hampton is an historic community with many lakeside cottages and small homes throughout that have been modernized and reconstructed over time. Many of these units tend to be more affordable to individuals and families with lower income limits and have given people purchasing power in town where they may not have otherwise had it.

These units make up an important part of the housing market within East Hampton, but due to the statutory definition of affordable housing, are not considered true affordable housing.

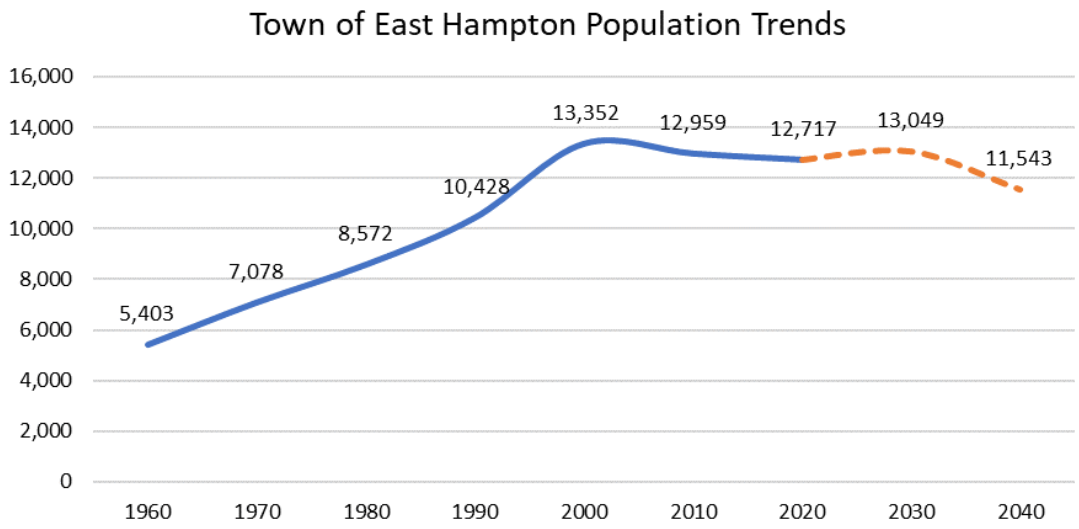
Using the Department of Housing and Urban Development (HUD) income limits for a family of four with a good credit score, and calculating for an average utility expense of $400 per month, the estimated maximum purchase price of a single family home in East Hampton is approximately $190,000 with a 3.5% down payment (minimum required for CHFA loan). Using data from the Assessor's Office, it is estimated that there are approximately 850 homes, or about 15% of the housing stock, that could be marketed for this amount or less. If one makes a 20% down payment, the purchasing price rises to $240,000, of which there are approximately 1,988 homes which could be available if sales prices matched Town appraisal, or about 36% of the housing stock.

Housing Needs Assessment

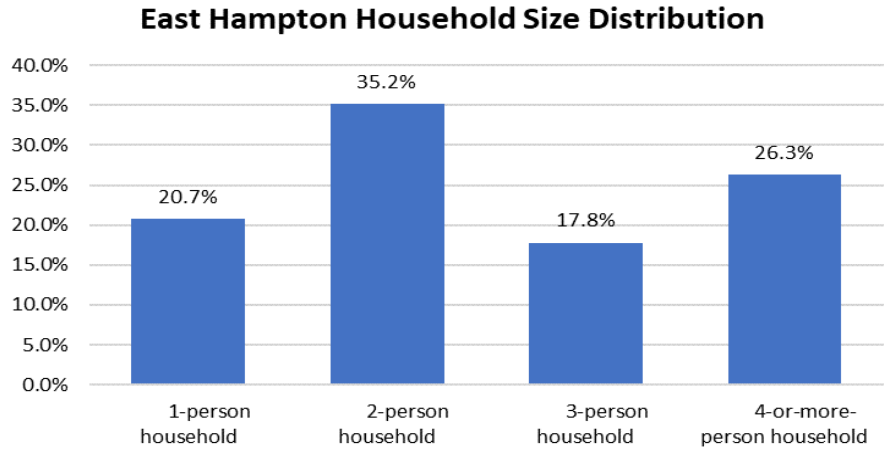
This section presents a summary of the key findings from the Housing Needs Assessment. For the complete Housing Needs Assessment, please see *Appendix A*.

Demographics

- East Hampton's population was on a steady rise until 2000. Following this peak, the population began a very slow decline, witnessing a 4.7% decrease between 2000 and 2020.
- While the CT State Data Center projects a somewhat stagnant population between 2020 and 2030, 2040 may resume the decline.
- The middle-aged groups and under-25 population have grown the most in the last ten years, indicating a presence of families and young adults in Town.
- The share of the population comprised of 65+ residents has consistently grown since 2000, reaching 17% of East Hampton's population in 2019.
- Some of the largest decreases in age cohorts over the last ten years occurred in the elderly age groups, despite making up a large and growing share of the population.
- Like many other towns in the Region, East Hampton's average household size is getting smaller; as of 2019, 55% of East Hampton's households were comprised of one or two people. Despite the small household sizes, most houses (73%) in East Hampton have three or more bedrooms, which suggests that the town's supply of smaller housing units has not kept up with this growing demand.



Source: Decennial Census 1960-2020, CT Data Center Projections



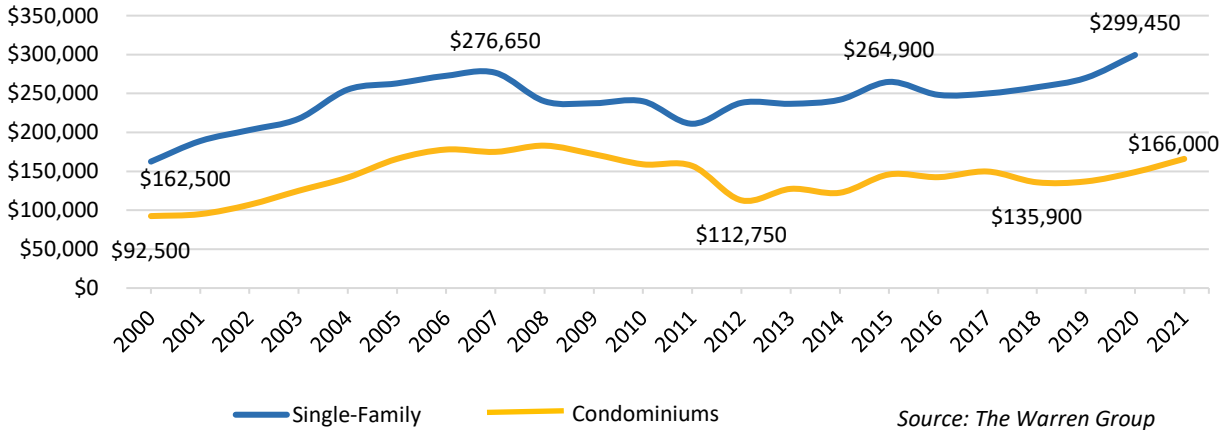
Source: 2019 ACS 5-Year Estimates, Tables B01001, B11016

Housing Stock

- East Hampton's housing stock is nearly exclusively single family, owner-occupied units. The Town has a higher share of single-family homes than the state and county overall, at 83% of total units. 88% of the Town's units are owner-occupied.
- Over 73% of housing units in East Hampton have three or more bedrooms, making the housing stock largely suited to families with children. In 2019, 55% of East Hampton households were made up of 1 or 2 people, which suggests that the demand for units with fewer bedrooms has outpaced the supply in town.
- The median home sales price in town reached a historic high in 2020, at $299,450. Between 2020 and 2021, home sales prices increased by 10.9% for single family homes.

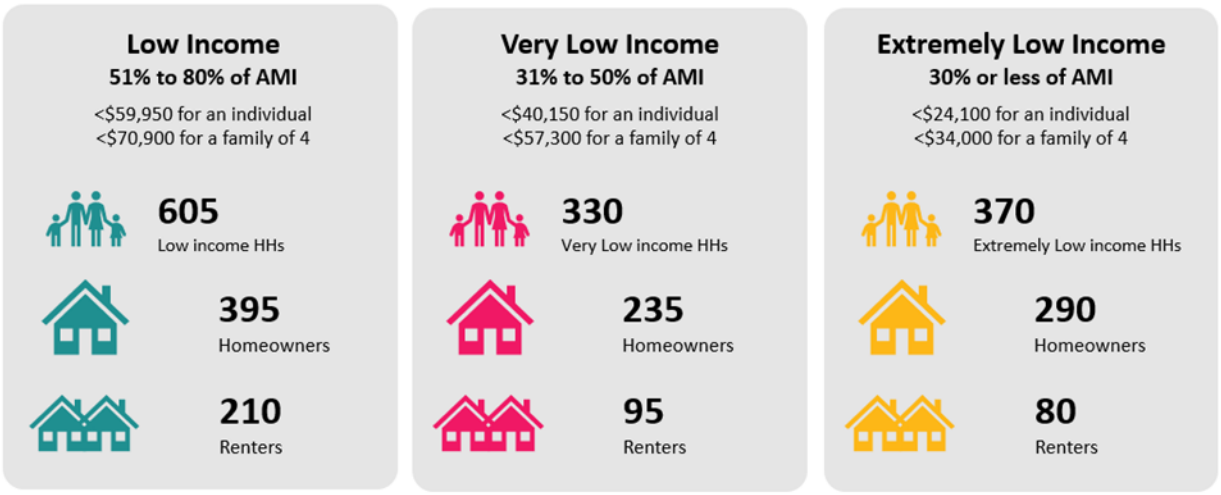
- Housing permit activity has been slow since the mid-2000s, indicating a lack of available land and economic conditions. Since 2015, East Hampton has averaged about 18 building permits per year. In the first eight months of 2021, the Town issued about 39 new building permits for single-family residences, plus one two-family and 24 new multifamily units.

Town of East Hampton Median Home Sale Price: 2000 to 2021



Source: The Warren Group

Housing Need



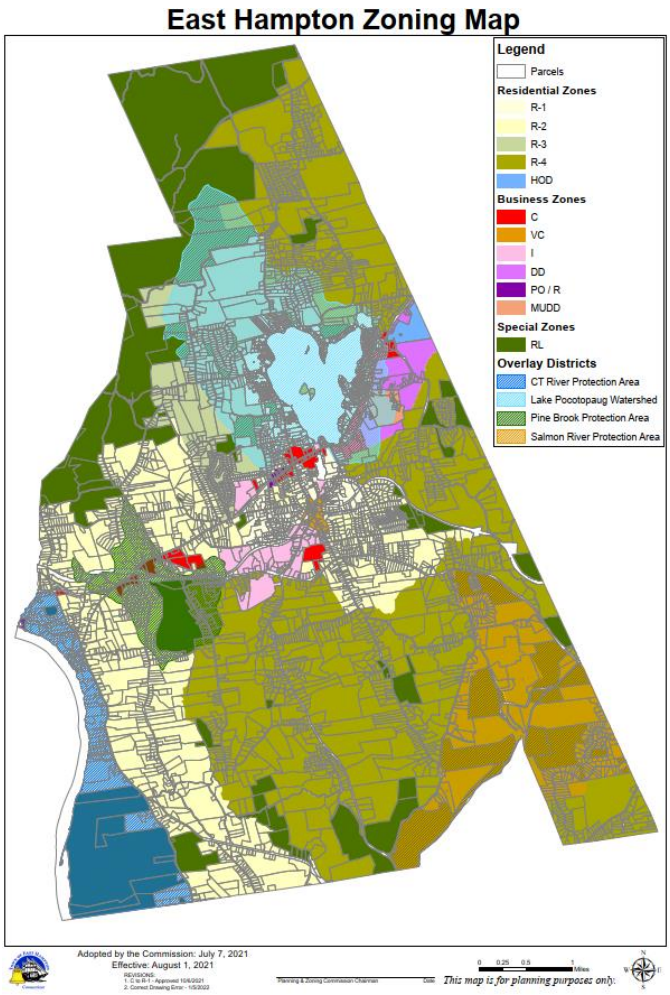
- There are **1,305 households** in East Hampton (26% of total) who meet the definition of low income (household income <80% of AMI)
- Cost burdened households spend greater than 30% of their income on housing and may have difficulty affording other necessities such as food, clothing, transportation, and medical care. 28% of East Hampton households are cost burdened. About 44% of East Hamptons' low-income households are cost-burdened, compared to 0% of households who are not considered low-income.

- Renters are slightly more likely to be cost-burdened in East Hampton compared to owners.
- Seniors and young adults are more likely to be cost burdened than middle aged householders.
- A housing gap analysis was performed comparing the supply of "naturally occurring" affordable housing to local demand (see Appendix A – Housing Needs Assessment). There is an existing need among residents for affordable housing units for households of various sizes. The greatest need is for units affordable for low-income families (both owners and renters), low-income owner and renter individuals, and very low-income owner individuals.

Land Use & Zoning Assessment

This section presents a summary of the key findings from the Planning and Zoning Review. For more details, please see *Appendix A*.

- East Hampton has four zones that allow residential development on various lot sizes: The R-1 Zone: Lakeside and Village Residential, the R-2 Zone: Single Family Residential Zone, the R-3 Zone: Resource Residential, and the R-4 Zone: Rural Residential.Single family dwellings are permitted in all residential zones, while two-family dwellings are permitted in R-1, R-3, and R-4 zones, and prohibited in the R-2 Zone. The Mixed-Use Development District (MUDD) is a floating zone that allows residential uses permitted by right or by special permit in the R-1, R-2 or R-3 districts, or commercial uses allowed in the C, DD, or VC zones.
- The "Housing Opportunity Development" regulation allows for the development of diverse and affordable housing types, utilizing existing infrastructure and



encouraging energy-efficient development. A HOD development restricts 15% of units to remaining affordable for a period of at least forty years for households making less than 80% of the Area Median Income (or Statewide Median Income if it is less) per year in household income. 15% are also set-aside for those households making 60% of less of AMI.

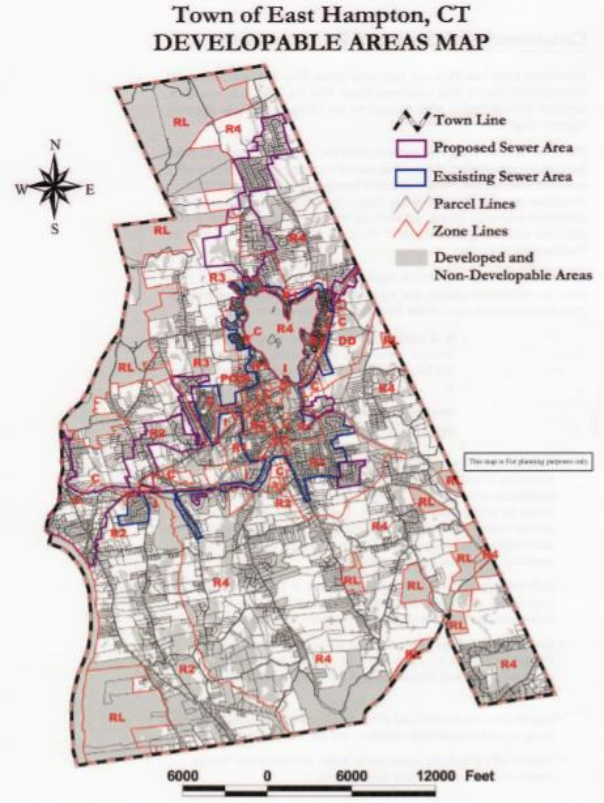
- Village Housing District Overlay allows a range of sub-districts, including a Multi-Family, Townhouse, and Duplex subdistrict. At least 20% of all dwelling units constructed are required to be deed-restricted affordable units to be affordable for those earning 80% or less of the area median income.
- Accessory Dwelling Units (ADUs) are allowed in R-1, R-3 and R-4 zones by Special Permit only.
- Adopted in 2016, East Hampton's Plan of Conservation and Development outlines the following goals for residential development:
    - Consider adopting Density Based Zoning
    - Consider open space development patterns
    - Consider Residential growth management strategies, including:
        - Creating a program that encourages developers to create open space subdivisions instead of conventional subdivisions
        - Considering special use permits for conventional subdivisions that maximize lot size (based on applicable density) while allowing conservation subdivisions by right
        - Promoting housing in Village Center

Infrastructure and Natural Constraints Assessment

This section presents a summary of the key findings from the Infrastructure and Natural Environment Review. For more details, please see *Appendix A*.

- East Hampton's residents rely on some public water and public sewer, but neither system is town-wide.
- Not all land in town can be used for development. Restrictions on development include:
    - Lake Pocotopaug Protection Zone
    - Upper Connecticut Conservation Zone
    - Aquifer Protection Overlay Zone
    - Salmon River Protection Zone
    - Floodplain Overlay Zone

- Preservation and Conservation are extremely important to the town. The 2016 POCD states that "[preserving] undeveloped land for as long as possible" is one of its key goals to protect scenic resources in town.



Objectives and Strategies

In order to increase the availability of affordable housing and broader housing opportunities in East Hampton, the Town will undertake the following:

1) **Undertake Administrative Actions**

Action 1.1 Establish a standing Housing Committee to oversee and implement recommendations to promote Affordable Housing (*Lead entity: Town Council*)

Action 1.2- Designate a municipal housing official as a point-person. (*Lead entity: Town Council / Town Staff*)

Action 1.3- Devote a municipal web-page highlighting municipal policies regarding housing development, funding opportunities, and informational resources (*Lead Entity: Town Staff*)

Action 1.5- Promote USDA and CHFA financing support programs within Real Estate community (*Lead entity: Town Staff*)

Action 1.6- Actively solicit and participate with developer efforts to seek Low Income Tax Credits for development projects (*Lead Entity: Town Council/Town Staff)*

Action 1.7- Review current tax incentive/relief programs for seniors and disabled to determine if they are adequate for current and projected needs (*Lead Entity: Town Staff/Town Council*)

Action 1.8- Investigate new tax or funding support programs could be put in place for teachers, town employees, EMS, police, and other key groups. (*Lead Entity: Town Council/Town Staff*)

Action 1.9 - Monitor the number of Naturally Occurring Affordable Units on the market and encourage those who qualify to seek CHFA/USDA financing to obtain those units. (*Lead Entity: Town Staff*)

2) **Make Regulatory Adjustments**

Action 2.1- Implement 8-2i "Inclusionary Zoning" on developments over a certain size (*Lead entity: Planning & Zoning Commission*)

Action 2.2- Consider changes which would streamline the process to construct new middle-density housing in targeted areas and allow for the conversion of larger/historic home to allow for higher-densities. (*Lead entity: Planning & Zoning Commission*)

Action 2.3- Streamline Zoning Regulations to better promote Planned Residential Developments in targeted areas (*Lead entity: Planning & Zoning Commission*)

Action 2.4- Consider innovative zoning approaches, including Incentive Housing Zones, Neighborhood Revitalization Zones, and Transfer of Development Rights. (*Lead Entity: Planning & Zoning Commission*)

Action 2.5- Reduce or eliminate minimum lot sizes in favor of soil-based zoning. (*Lead Entity: Planning & Zoning Commission*)

Action 2.6- Create zoning regulations for cottage clusters, incentivizing starter houses, and pocket neighborhoods. (*Lead Entity: Planning & Zoning Commission*)

Action 2.7- Consider changes to the existing HOD Zone to make the zone applicable to more areas closer to the Village Center and commercial corridor and in areas with existing infrastructure. Changes could include smaller minimum lot size or higher allowed density. (*Lead Entity: Planning & Zoning Commission*)

Action 2.8- Consider changes to the existing accessory dwelling unit regulations to allow it in all zones and streamline the process of approval. (*Lead Entity: Planning & Zoning Commission*)

3) Make Town Policy Changes / Investments

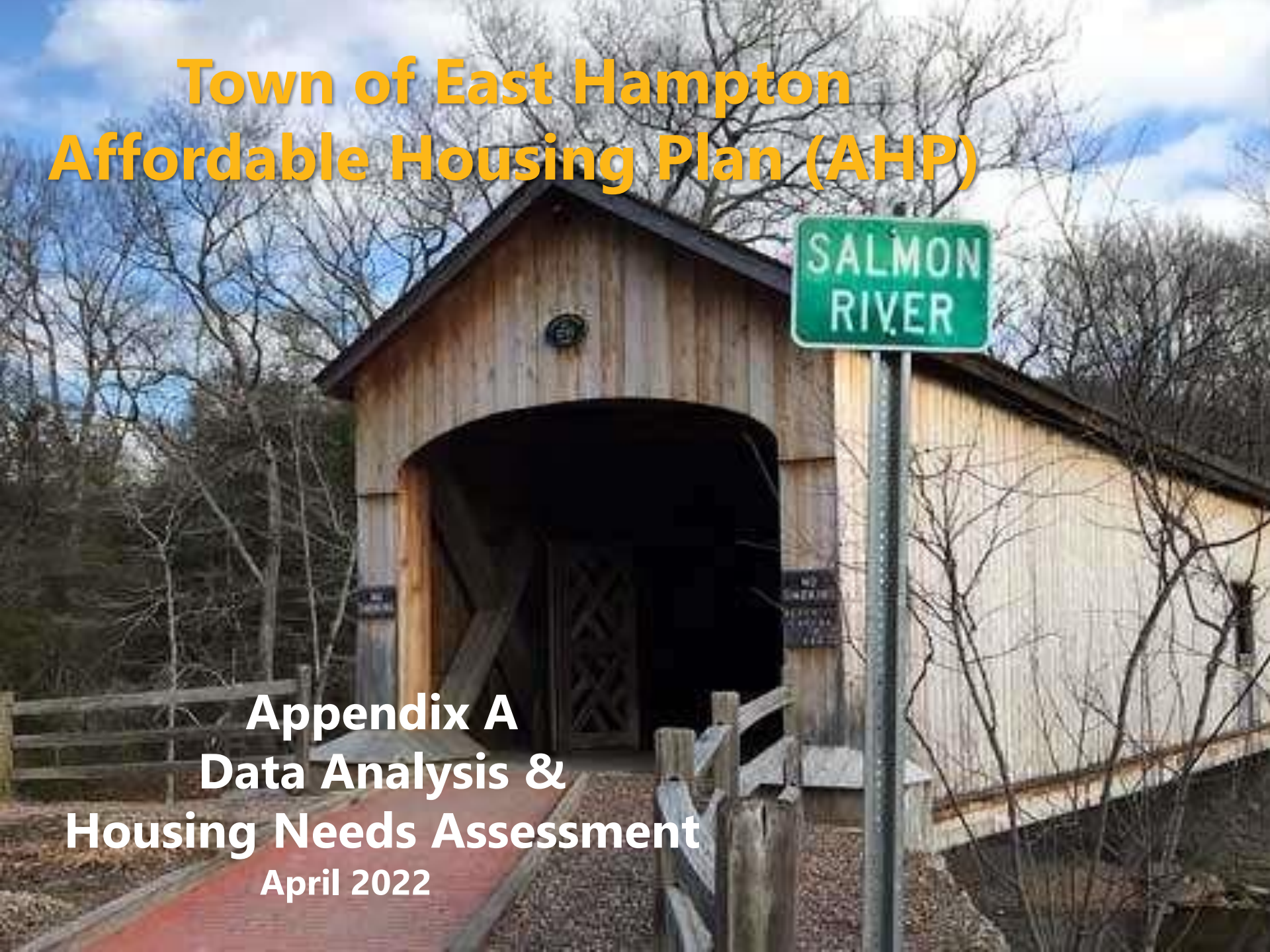
Action 3.1- Pursue partnerships with nonprofit organizations and senior community developers (*Lead Entity: Town Council/Planning & Zoning Commission*)

Action 3.2- Provide greater administrative and financial support to local or area Housing Authorities and encourage their higher level of development activity (*Lead entity: Town Council/Town Staff*)

Action 3.3- Homeowner grants or housing trust fund to help with housing repairs and to allow cost-burdened owners to stay in their homes. (*Lead Entity: Town Staff*)

Action 3.4- Work with regional and State leaders to develop ways to preserve existing Naturally Occurring Affordable Units and acknowledge their presence within the housing market. (*Lead Entity: Town Council*)

Town of East Hampton
Affordable Housing Plan (AHP)



Appendix A
Data Analysis &
Housing Needs Assessment

April 2022

ACRONYMS AND DEFINITIONS

Definitions

American Community Survey (ACS) – The ACS is a data collection program overseen by the U.S. Census Bureau that collects demographic and housing data for individuals and households. The ACS surveys approximately 3 million households across the nation per year (roughly 2.5% of households) and aggregates the data on multi-year intervals. Because it is based on a multi-year sample, it is not directly comparable to the Decennial Census, which is based on a 100% population count every ten years.

Affordable Housing - Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

> **Protected Affordable Housing –** housing which, due to deed restriction or subsidy, costs a low-income household no more than 30% of their income, and is reserved for occupancy by a low-income household.
>
> **Naturally Occurring Affordable Housing (NOAH) –** housing *without* deed restriction or subsidy and costs a low-income household no more than 30% of their income, but is not reserved for only low-income households.

Market Rate Rent - The prevailing monthly cost for rental housing. It is set by the landlord without restrictions.

Acronyms:

ACS – American Community Survey

AMI – Area Median Income

CTSDC – Connecticut State Data Center

DECD – Department of Economic Community Development

HUD – US Department of Housing and Urban Development

NOAH – Naturally Occurring Affordable Housing

POCD – Plan of Conservation and Development

PSC – Partnership for Strong Communities

RPA – Regional Plan Association

EXISTING CONDITIONS: PLANNING & ZONING REVIEW

Lower Connecticut River Valley
Council of Governments

Zoning

- Four zones that allow residential development on various lot sizes
  - R-1 Zone-Lakeside and Village Residential
    - 1-2 family dwellings
    - Minimum lot area with sewer: 20,000 sq ft
    - Minimum lot area without sewer: 60,000
    - ADUs by special permit
- R-2 Zone- Single Family Residential
  - Minimum lot area with sewer: 40,000 sq ft
  - Minimum lot area without sewer: 60,000 sq ft
- R-3 Zone: Resource Residential
  - 1-2 family dwellings
  - Minimum lot size with sewer: 45,000
  - Minimum lot size without sewer: 65,000
  - ADUs by special permit
- R-4 Zone- Rural Residential
  - 1-2 family dwellings
  - ADUs by special permit
  - Minimum lot area: 85,000

Lower Connecticut River Valley Council of Governments

Source: East Hampton Zoning Regulations

Zoning

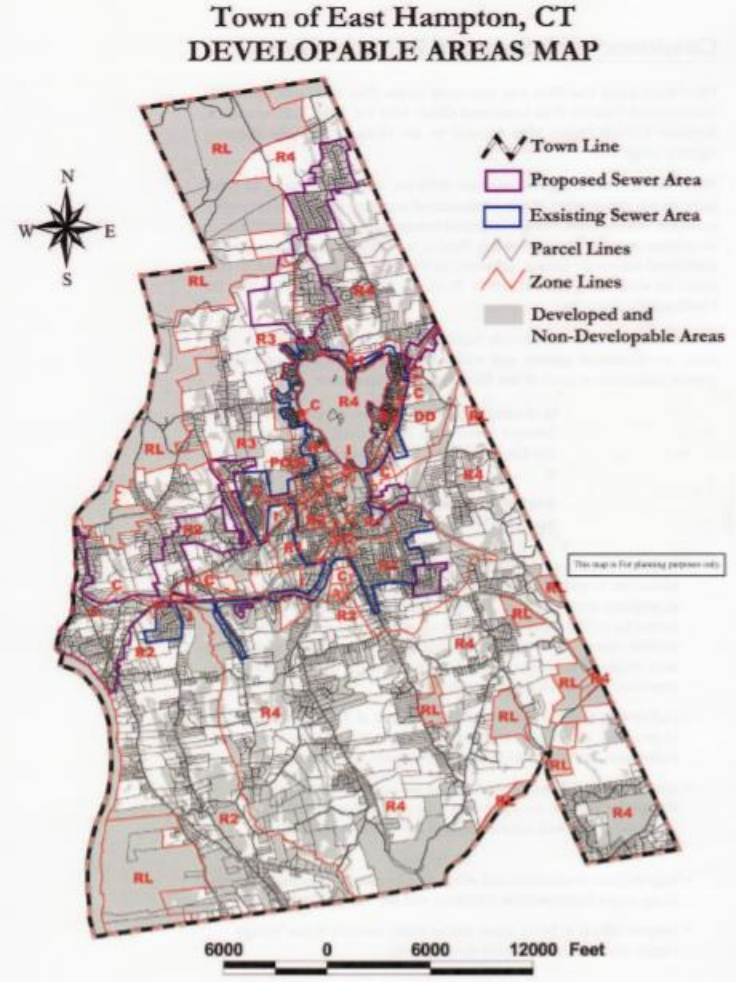
- Village Housing Overlay (Village District)
  - Sub-districts:
    - Multi-family → allows multifamily residential development up to 20 units/acre of developable land, and townhouse residential development up to 10 units/acre of developable land by special permit
    - Townhouse→ allows townhouse residential development up to 10 units/acre by special permit
    - Duplex→ allows duplex residential development up to 6 units and single-family residential units up to 3 units/acre by special permit
  - Housing affordability requirements
    - At least 20% of units constructed in a development will be deed restricted for households earning 80% or less of the AMI
- Housing Opportunity Development Zone- (HOD Zone)
  - Allow detached single-family dwellings and attached single family dwellings consisting of 2-4 units on common interest ownership property or subdivided lots
  - "housing opportunity unit": Affordable Housing unit. 15% or more of HOD developments shall be affordable
- Mixed Use Development District (Floating Zone)
  - Allows any use permitted by right or by special permit in the R1, R2, R3 districts (specifically includes the two family and multifamily (3-20 unit) residential uses)

Source: East Hampton Zoning Regulations

Lower Connecticut River Valley Council of Governments

Infrastructure & Buildable Land

- East Hampton's residents rely on some public sewer and public water, but the system is not town-wide
- Not all the land in Town can be used for development. Restrictions on development include:
  - Lake Pocotopaug Protection Zone
  - Upper Connecticut Conservation Zone
  - Aquifer Protection Overlay Zone
  - Salmon River Protection Zone
  - Floodplain overlay zone
- The 2015 POCD makes "[preserving] undeveloped land for as long as possible" one of its key goals to protect scenic resources in town



Lower Connecticut River Valley
Council of Governments

Housing Opportunities from POCD

- Adopted in 2016
- Residential Goals from the POCD:
  - Consider adopting Density Based Zoning
  - Consider open space development patterns
  - Residential growth management strategies:
    - Create a program that encourages developers to create open space subdivisions instead of conventional subdivisions
    - Consider special use permits for conventional subdivisions that maximize lot size (based on applicable density) while allowing conservation subdivisions by right
    - Promotion of housing in Village Center

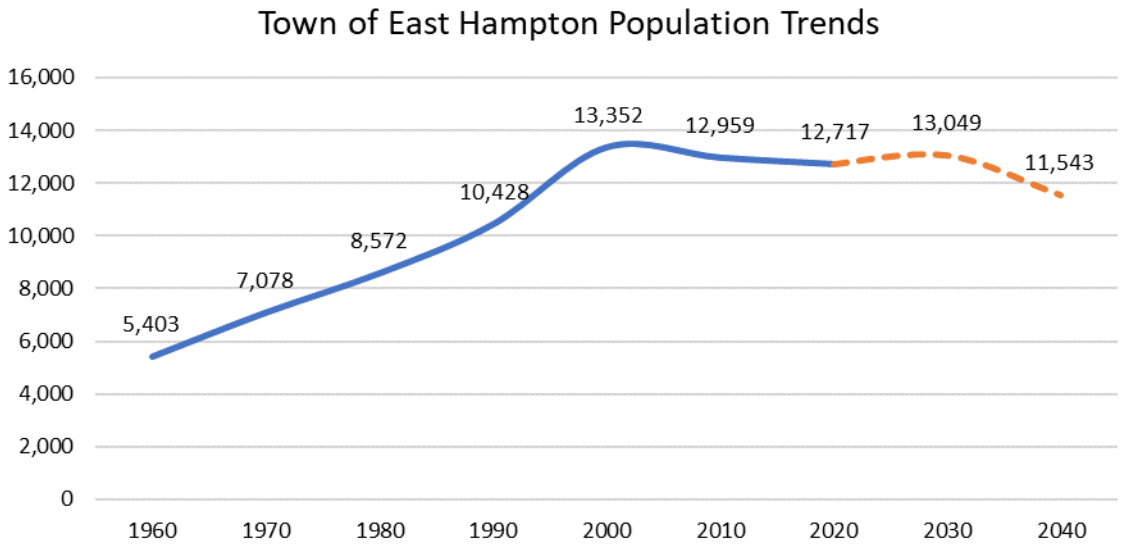
EXISTING CONDITIONS: DEMOGRAPHIC TRENDS

Lower Connecticut River Valley
Council of Governments

DATA NOTE

- **Not all Census Data for 2020 is available at this time**
- The most current published sources of data are being utilized, of which many sources provide estimates
- All data sources and analysis on demographics and housing market trends is in accordance with DOH Guidance for AHP's

POPULATION TRENDS

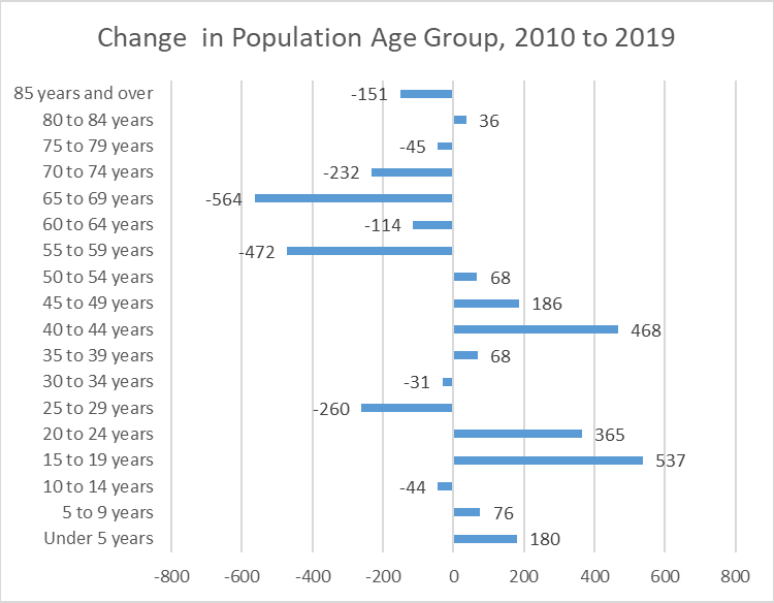


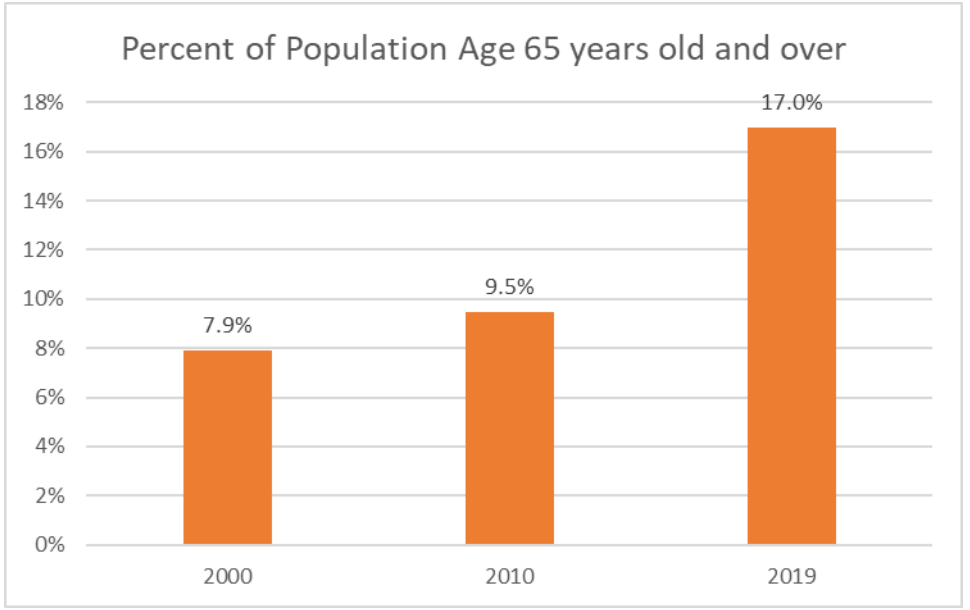
Source: Decennial Census 1960-2020, CT Data Center Projections

- After a peak in 2000, the population has been on a slow decline, with a 4.7% decrease between 2000 and 2020
- Population is projected to continue declining in the next two decades
- **Future population drivers will likely include housing turnover,** followed by housing construction, including new dwelling units, additions, and expansions

Lower Connecticut River Valley Council of Governments

AGE DISTRIBUTION

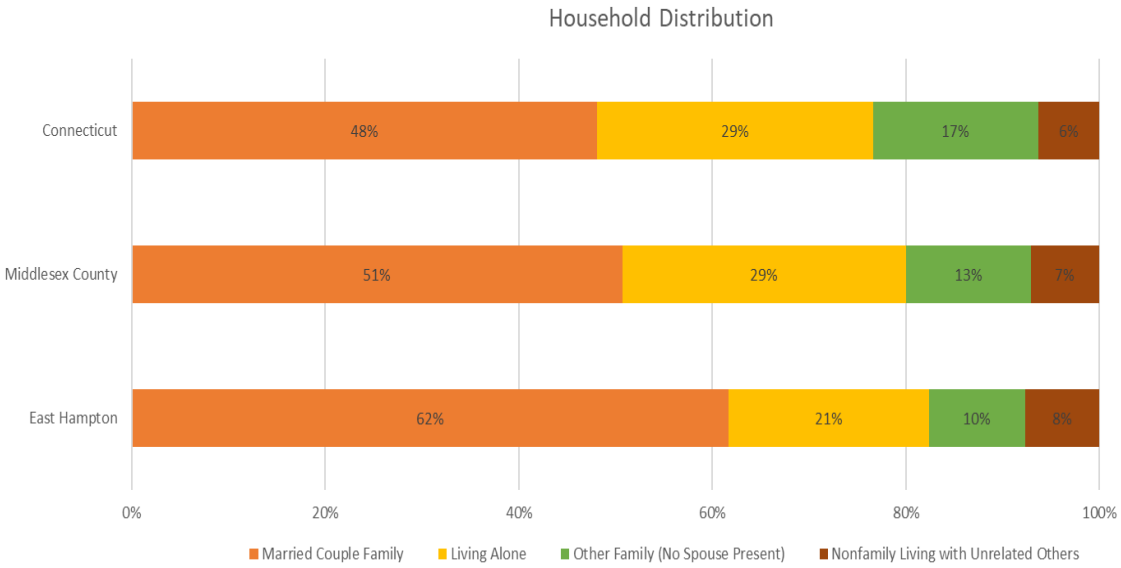


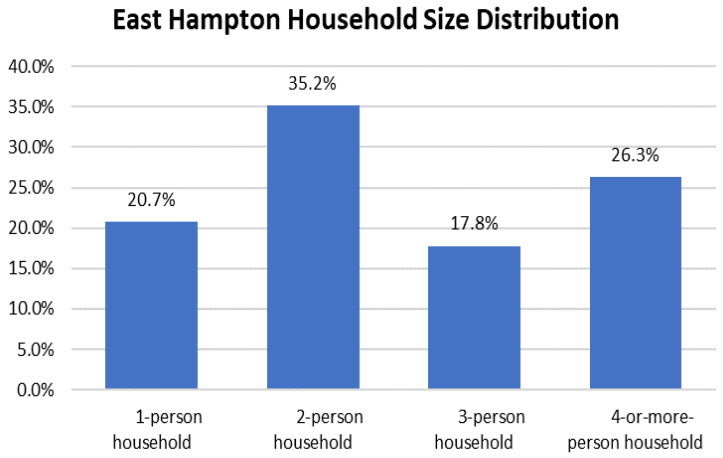


Source: 2000 and 2010 decennial census; 2019 ACS 5-Year Estimates, Table B01001

- Growth of middle aged groups and under 25 population, indicating presence of families in town
- Share of population 65 years old and over has consistently grown since 2000, reaching 17% of the total population in 2019
- Some large decreases in the elderly age groups in last ten years, despite 17% of population being 65+ currently

HOUSEHOLD COMPOSITION





Source: 2019 ACS 5-Year Estimates, Tables B01001, B11016

- **In 2019, 55% of East Hampton households are made up of one or two people**
  - Indicates trend to empty nester households
- 43% of households are made up of 3 or 4 people
  - Most households are married couple families

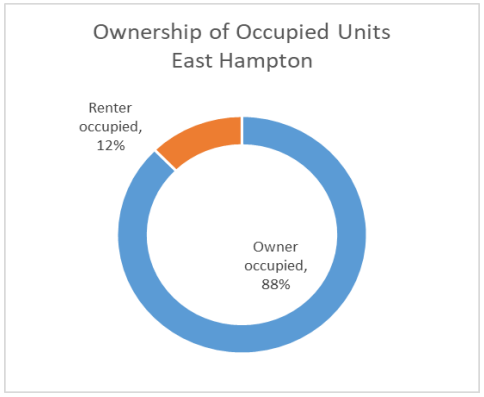
DEMOGRAPHIC TRENDS: TAKEAWAYS

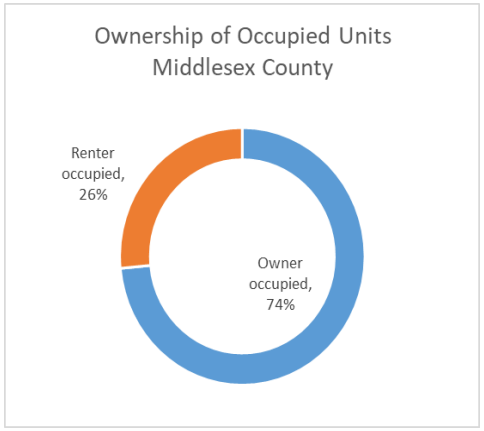
- Population has stabilized but is slightly declining
- Aging community – growing share of population age 65 years old and over
- East Hampton has a diverse range of household types, with a healthy spread of family households, married couples, and households without children
- Most households in East Hampton are married couple families

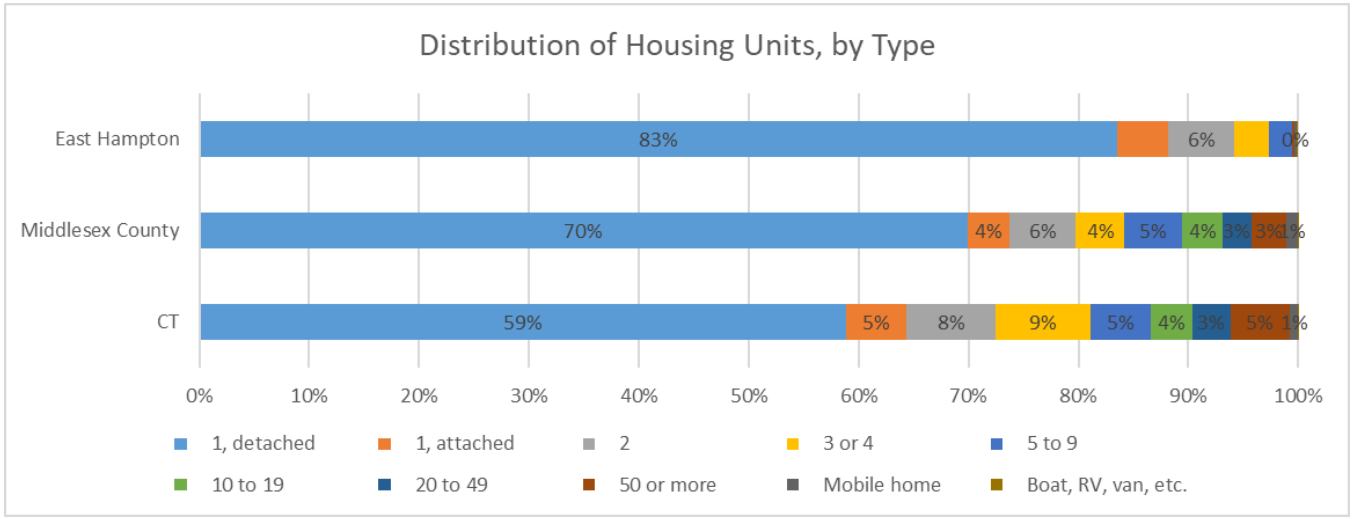
EXISTING CONDITIONS: HOUSING MARKET TRENDS

Lower Connecticut River Valley
Council of Governments

HOUSING TYPOLOGY







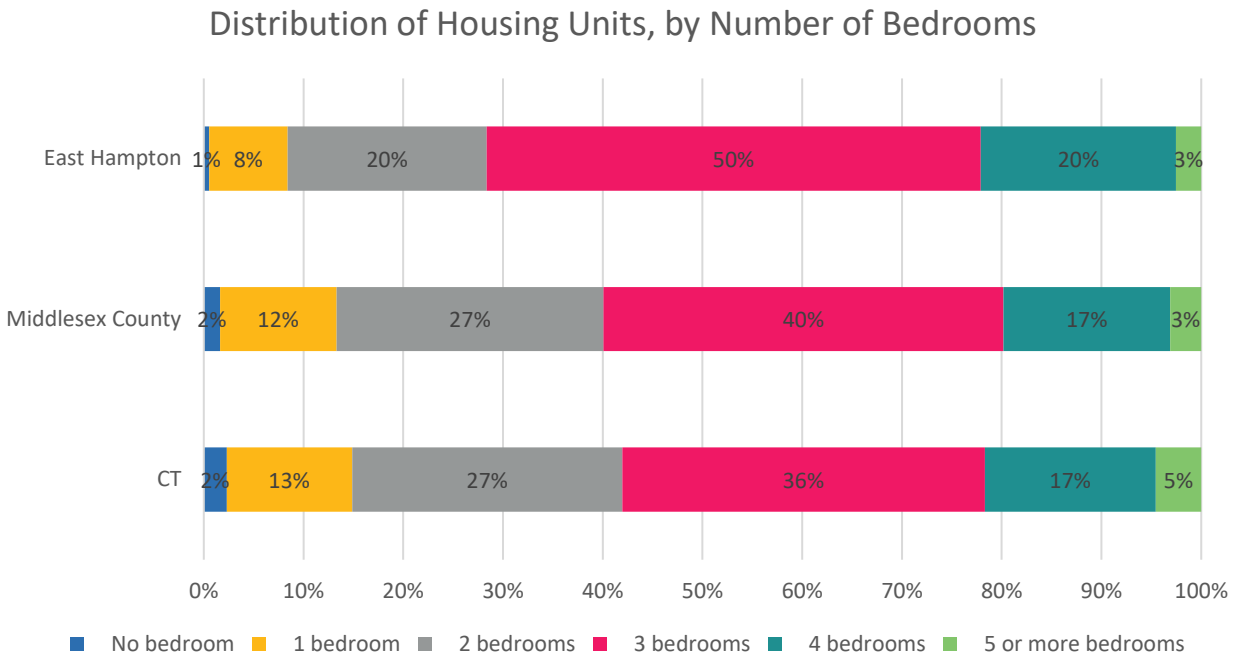
Source: ACS 5-Year Estimates, Table B25008, B25041

- 88% of units in East Hampton are owner-occupied, compared to only 74% in Middlesex County overall
- East Hampton has a higher share of single-family homes than the county and state overall at 83%
  - Over two thirds of housing units in Middlesex County are single-family homes

Lower Connecticut River Valley Council of Governments

HOUSING TYPOLOGY

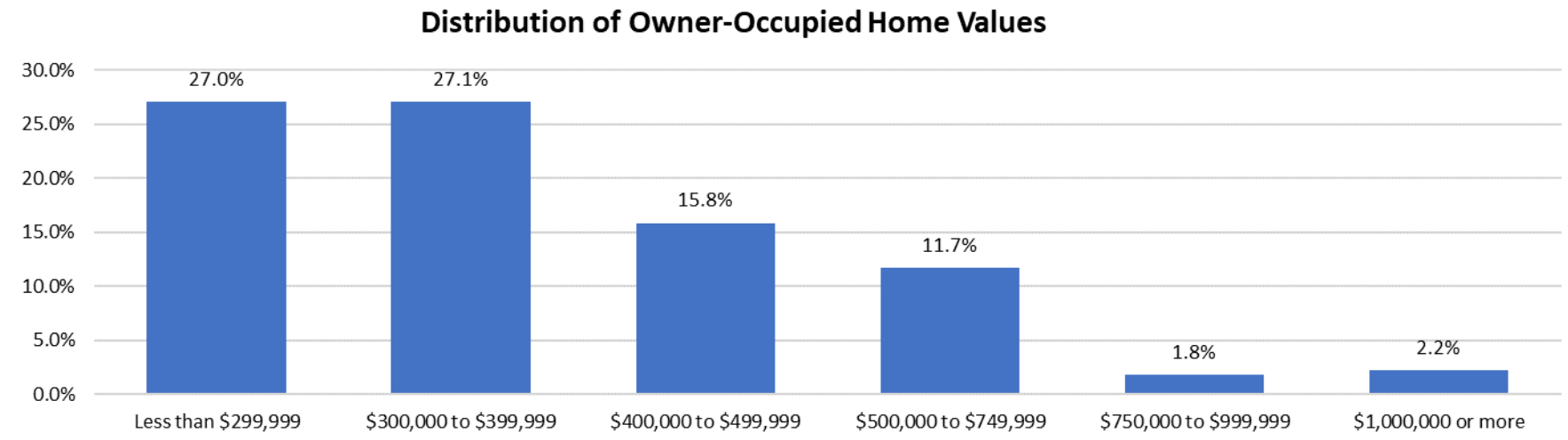
Distribution of Housing Units, by Number of Bedrooms



- Over 73% of housing units in East Hampton are 3, 4, or more bedrooms
  - In 2019, 55% of households had two people or fewer
- Size of units largely suited to families with children, 90% of housing units have 2, 3, or 4 bedrooms

Lower Connecticut River Valley Council of Governments

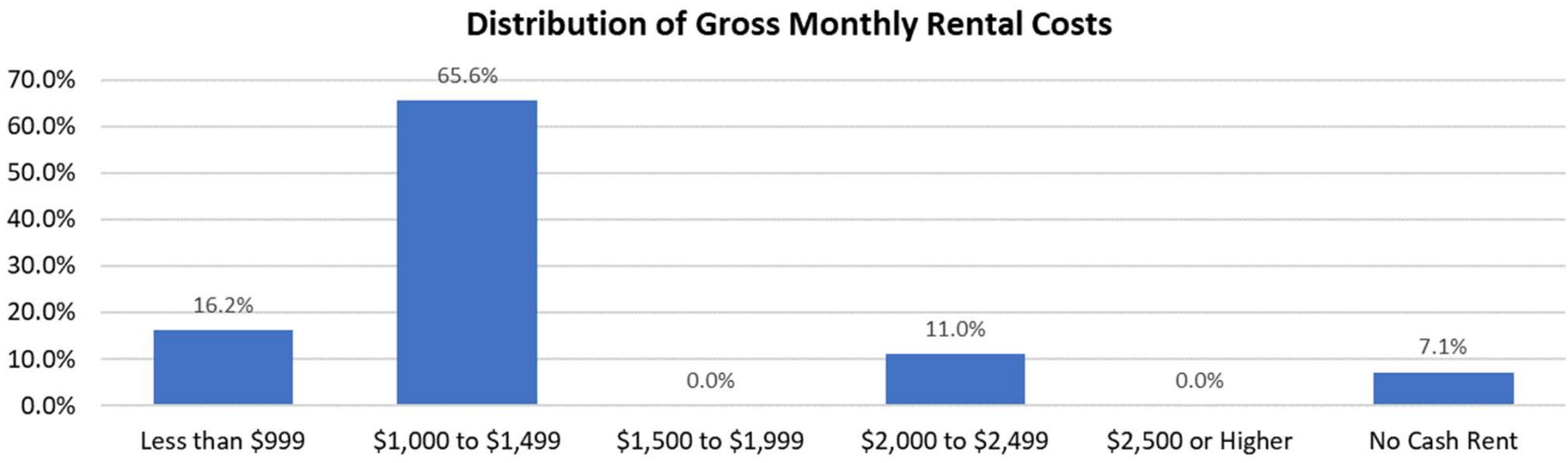
HOME VALUE DISTRIBUTION (OWNER-OCCUPIED UNITS)



Source: 2019 Amerian Community Survey, 5-Year Estimates, table B25075

- Home values trend in lower price ranges, with nearly 50% of homes valued under $400,000

GROSS RENT DISTRIBUTION

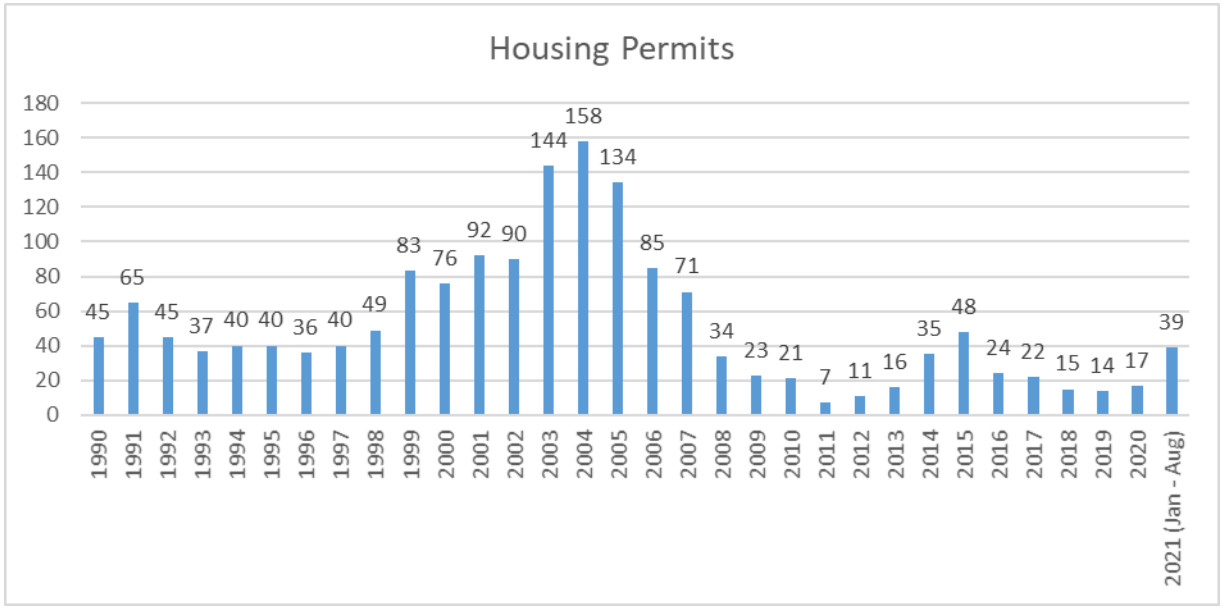


2019 American Community Survey 5-Year Estimates, Table B25063

- Median gross monthly rent in East Hampton is $1,258, which is higher than both Middlesex County ($1,162) and Connecticut ($1,180)
- Most rental units (65.6%) are between $1,000 to $1,499 a month
- 16.2% of rental units are less than $1,000 a month

Lower Connecticut River Valley Council of Governments

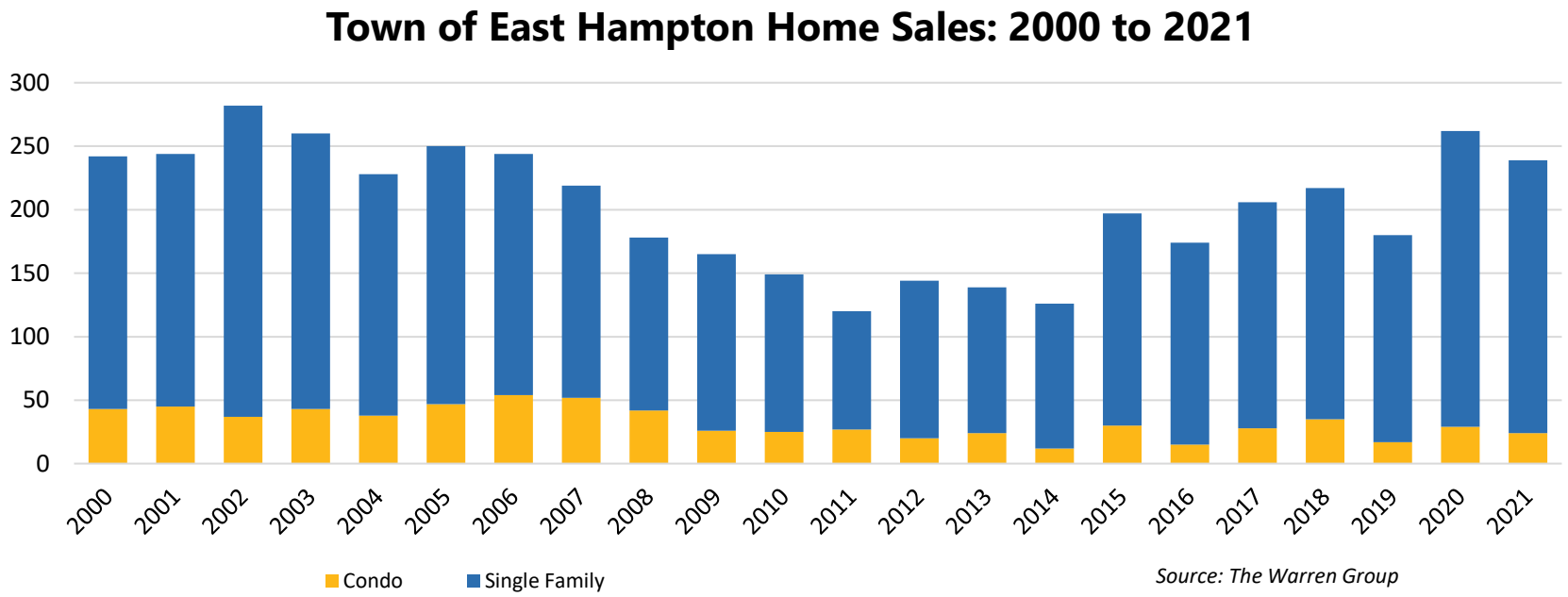
HOUSING PERMITS



Source: CT DECD

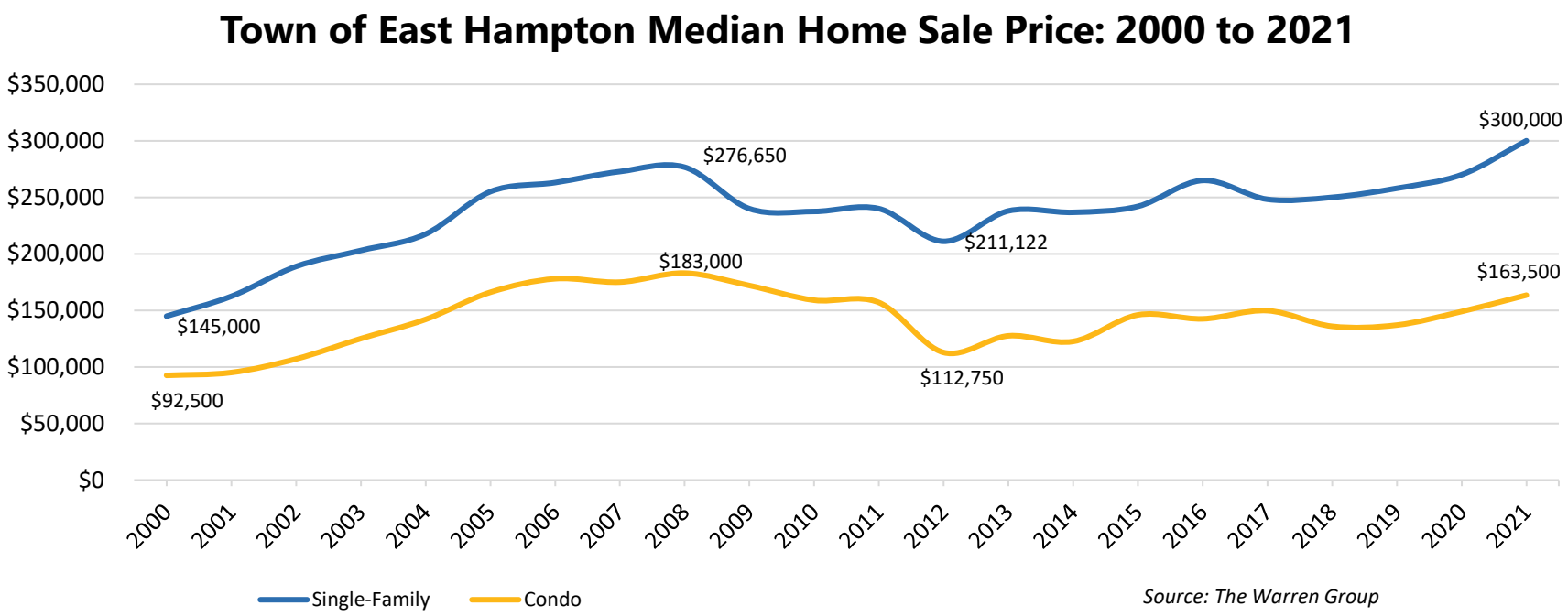
- Housing permit activity dropped off since a large peak in the mid-2000s, indicating lack of available land and economic conditions
- Since 2015, East Hampton has averaged about 18 building permits annually
  - In the first eight months of 2021, East Hampton has issued 39 new permits – possibly a short-term bump
- Housing permits do not include additions, renovations, nor reinvestment

HOME SALES



- Nearly exclusive single-family market
- From 2016 to 2019, home sales were generally stable, averaging about 216 per year

HOME SALE PRICES



- Median sales price for a single-family home hit a historic high of $299,450 in 2020
- Between 2020 and 2021, the median home sales price for a single-family home increased by 10.9%
  - In that same time, the median sales price for condos increased by 11.4%

Lower Connecticut River Valley Council of Governments

HOUSING MARKET TRENDS: TAKEAWAYS

- Homogenous housing stock
  - Primarily single-family, owner-occupied units
- Most housing has 2 or more bedrooms, family-oriented
  - More than half of East Hampton households comprised of two people or fewer
- Home sales prices seem to be on an upward trend
  - Drop in home sales in 2020-2021 likely owed to the higher prices

Housing Needs Assessment

Lower Connecticut River Valley
Council of Governments

Affordable Housing Needs

How many East Hampton Families Need Affordable Housing?

Low Income
51% to 80% of AMI

<$59,950 for an individual
<$70,900 for a family of 4

605
Low income HHs

395
Homeowners

210
Renters

Very Low Income
31% to 50% of AMI

<$40,150 for an individual
<$57,300 for a family of 4

330
Very Low income HHs

235
Homeowners

95
Renters

Extremely Low Income
30% of less of AMI

<$24,100 for an individual
<$34,000 for a family of 4

370
Extremely Low income HHs

290
Homeowners

80
Renters

Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Survey (CHAS): 2014-2018

- There are 1,305 households in East Hampton (26% of total) who meet the definition of low income (household income <80% of AMI)
- Primarily homeowners

Lower Connecticut River Valley Council of Governments

Affordable Housing: Renter Needs

<u>Maximum</u> Monthly Costs for Low Income Renters

Low Income
51% to 80% of AMI

<$59,950 for an individual
<$70,900 for a family of 4

$1,398/month
for an individual

$1,863/month
for a family of 4

Very Low Income
31% to 50% of AMI

<$40,150 for an individual
<$57,300 for a family of 4

$936/month
for an individual

$1,136/month
for a family of 4

Extremely Low Income
30% of less of AMI

<$24,100 for an individual
<$34,000 for a family of 4

$562/month
for an individual

$753/month
for a family of 4

Source: U.S. Department of Housing and Urban Development (HUD) Income Limits. Based on income limits for the Southern Middlesex County, CT HUD Metro FMR Area

<u>30% Rule:</u> HUD recommends that households spend no more than 30% of their income on housing costs including rent or mortgage payments, property taxes, utilities, HOA fees, and maintenance costs

Lower Connecticut River Valley Council of Governments

Affordable Housing: Homeowner Needs

Maximum Home Value Affordable to Low Income Homeowners

Low Income
51% to 80% of AMI

<$59,950 for an individual
<$70,900 for a family of 4

$214,000
for an individual

$285,000
for a family of 4

Very Low Income
31% to 50% of AMI

<$40,150 for an individual
<$57,300 for a family of 4

$143,000
for an individual

$205,000
for a family of 4

Extremely Low Income
30% of less of AMI

<$24,100 for an individual
<$34,000 for a family of 4

$86,000
for an individual

$121,000
for a family of 4

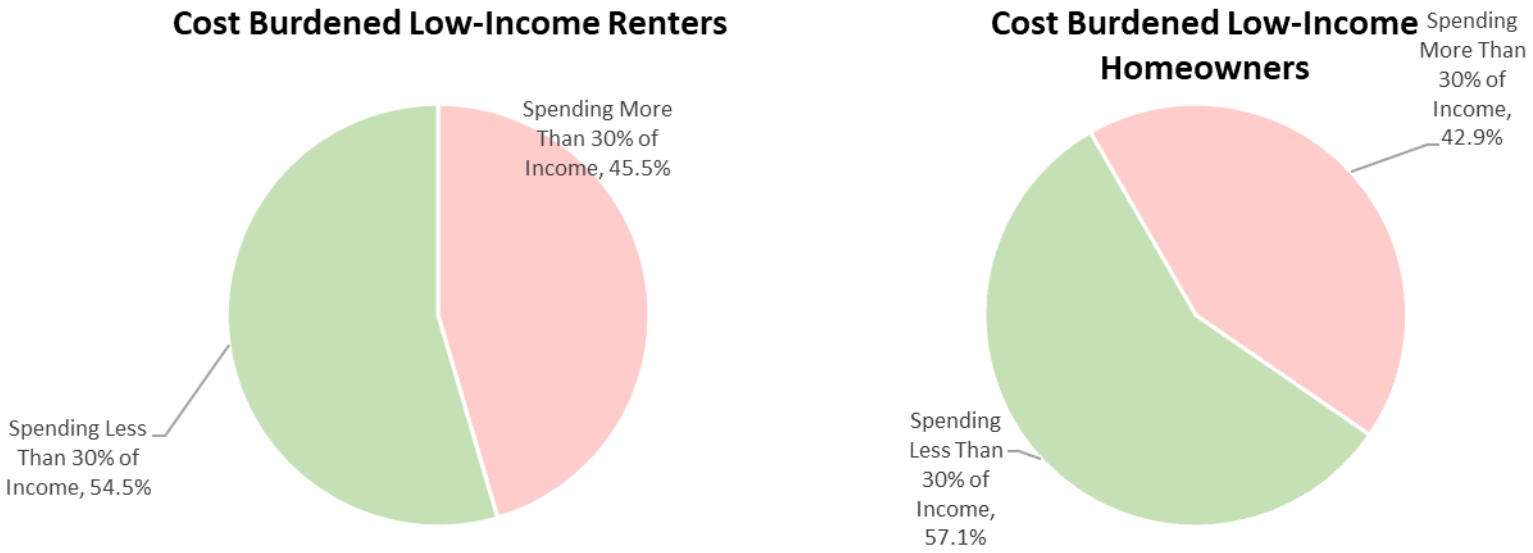
Source: U.S. Department of Housing and Urban Development (HUD) Income Limits. Based on income limits for the Southern Middlesex County, CT HUD Metro FMR Area Calculation assumes 20% down payment, 30-year mortgage at 5% interest, annual property tax payments, and 1.5% carrying costs for insurance and utilities

30% Rule: HUD recommends that households spend no more than 30% of their income on housing costs including rent or mortgage payments, property taxes, utilities, HOA fees, and maintenance costs

Lower Connecticut River Valley Council of Governments

Cost Burdens: Existing Conditions

Cost Burden for Low Income Households in East Hampton



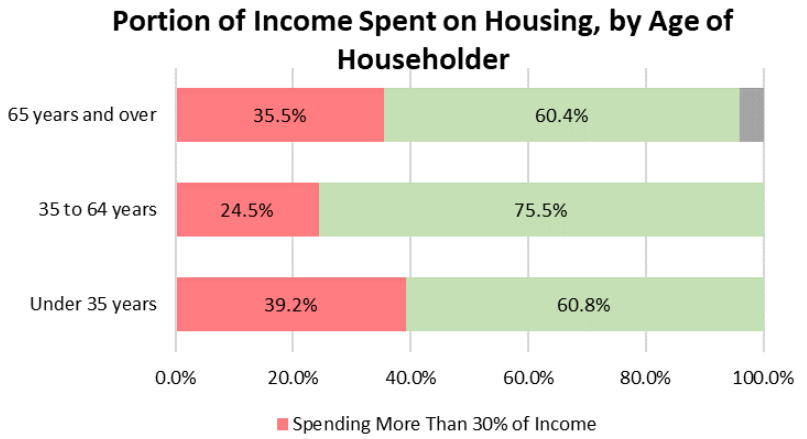
Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Survey (CHAS): 2014-2018

- **Cost Burden** is defined as households that spend greater than 30% of their income on housing. These households may have difficulty affording necessities such as food, clothing, transportation, and medical care
- **In 2018, about 44% of East Hampton's low-income households are cost-burdened**
  - **Compares to 0% for households who are not considered low-income**

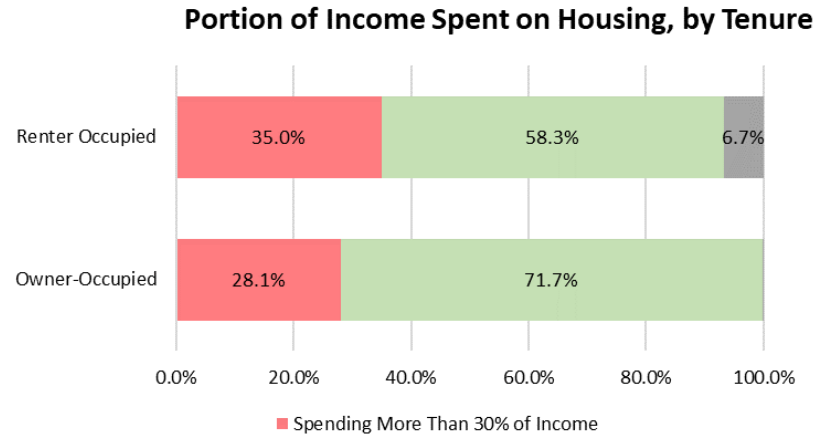
Cost Burdens: Existing Conditions

Cost Burden for Other Populations in East Hampton

- Renter are slightly more likely to be cost-burdened compared to owners
- Seniors and young professionals are more likely to be cost burdened than middle aged householders



Source: ACS 5-Year Estimates, Table B25072, 25093



Source: ACS 5-Year Estimates, Table B25072, 25093

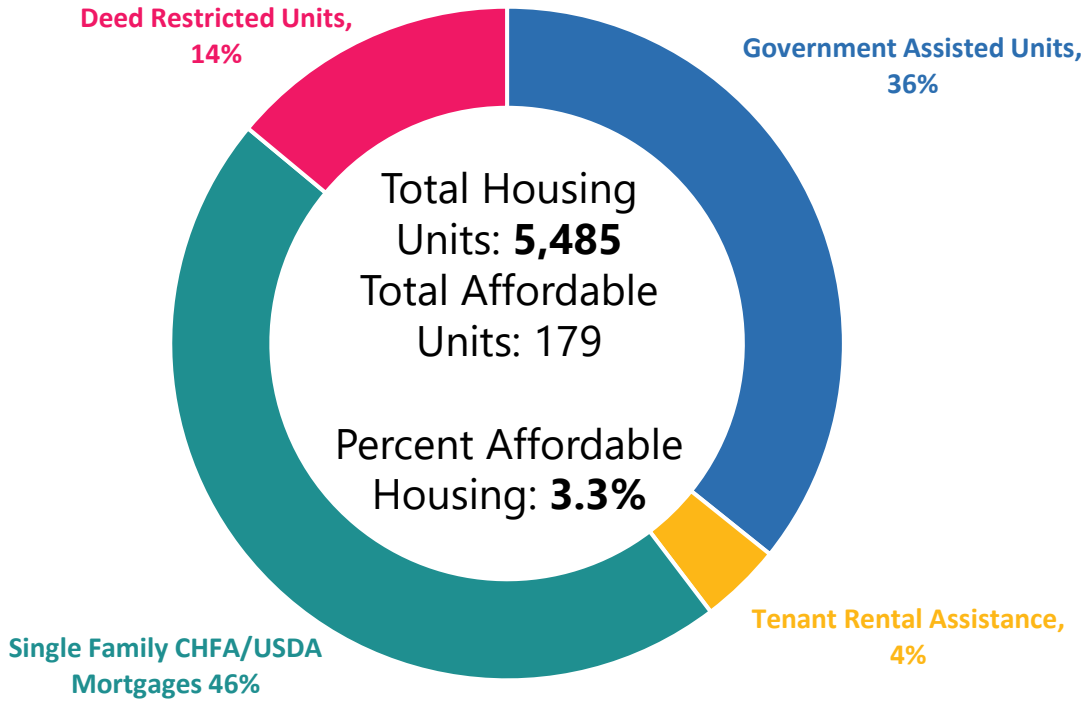
Lower Connecticut River Valley Council of Governments

Protected Affordable Housing

- **Protected Affordable Housing Units** meet the statutory definition of affordable housing and are restricted to households that make less than 80% of AMI, so that they spend less than 30% of their income on housing

- **As of 2021, East Hampton 179 protected affordable housing units.**

East Hampton
Protected Affordable Units, 2021



Source: DECD Affordable Housing Appeals List, 2021

Lower Connecticut River Valley Council of Governments

Housing Gap Analysis: Methodology

- **Affordable Housing Demand:**
- Low-income household estimates provided by U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Survey (CHAS)
- Income limits provided by U.S. Department of Housing and Urban Development (HUD)
- **Affordable Housing Supply:**
- Naturally occurring affordable housing calculated using 2019 American Community Survey 5-Year Estimates.
  - Home Value Distribution
  - Distribution of Gross Rent
- SLR calculation of units affordable to low-income households based on HUD income limits
- **Housing Gap:**
- Compares housing demand to housing supply
- Two representative case studies for a family of four and a single-person household. These households have different income limits according to HUD

Housing Gap Analysis: Family Of 4

Owner-Occupied Units

Income Group	Max Home Value (Family of 4)	Cumulative Owner Households in Income Range	Cumulative Owner-Occupied Units in Price Range	Owner Gap
Extremely Low Income (<30% of AMI)	$121,000	290	141	**(149)**
Very Low Income (<50% of AMI)	205,000	525	327	**(198)**
Low Income (<80% of AMI)	285,000	920	553	**(367)**

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2014-2018; ACS Five-Year Estimates B25075

Renter-Occupied Units

Income Group	Max Monthly Rent (Family of 4)	Cumulative Renter Households in Income Range	Cumulative Renter-Occupied Units in Price Range	Renter Gap
Extremely Low Income (<30% of AMI)	$753	80	0	**(80)**
Very Low Income (<50% of AMI)	$1,136	175	38	**(137)**
Low Income (<80% of AMI)	$1,863	385	126	**(259)**

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2014-2018; ACS Five-Year Estimates B25063

Housing Gap Analysis: Individuals

Owner-Occupied Units

Income Group	Max Home Value (Individual)	Cumulative Owner Households in Income Range	Cumulative Owner-Occupied Units in Price Range	Owner Gap
Extremely Low Income (<30% of AMI)	$86,000	290	102	**(188)**
Very Low Income (<50% of AMI)	$143,000	525	150	**(375)**
Low Income (<80% of AMI)	$214,000	920	346	**(574)**

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2014-2018; ACS Five-Year Estimates B25075

Renter-Occupied Units

Income Group	Max Monthly Rent (Individual)	Cumulative Renter Households in Income Range	Cumulative Renter-Occupied Units in Price Range	Renter Gap
Extremely Low Income (<30% of AMI)	$562	80	0	**(80)**
Very Low Income (30% to 50% of AMI)	$936	175	16	**(159)**
Low Income (50% to 80% of AMI)	$1,398	385	60	**(325)**

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2014-2018; ACS Five-Year Estimates B25063

Housing Needs Assessment: Takeaways

- Significant affordable housing needs within East Hampton
  - 1,305 households (26% of total) are classified as low income and could be eligible for affordable housing
- 7% of households are spending more than 30% of their income on housing costs (cost burdened)
- Town has 3.3% protected affordable units
- Populations with disproportionate cost burdens and housing needs include:
  - Low-income households making less than 80% AMI
  - Senior households
  - Renters

ENVIRONMENTAL PARTNERS
— An Apex Company —

June 17, 2022

Mr. David E. Cox
Town Manager
Town of East Hampton
1 Community Drive
East Hampton, CT 06424

RE: East Hampton, CT-Preliminary Engineering Report (PER) Phase 2 Letter Proposal

Dear Dave,

We would like to thank you for giving Environmental Partners CT, Inc. (EP) the opportunity to provide you with our recommended engineering services for the next phase of the Town of East Hampton's (Town) water system expansion project. As documented in the recently completed Preliminary Engineering Report (PER), EP recommends the Town perform a groundwater exploration and testing program to confirm the viability of the proposed Pine Brook Wellfield site as a future water supply alternative. As discussed in the PER and the desktop groundwater evaluation, our initial findings suggest the Town can potentially site a new groundwater supply facility at this location, but the Town must first confirm the quantity and quality of the groundwater is acceptable for a municipal water supply source. If water production appears feasible, the Town will also have to confirm the required infrastructure improvements needed to convey water from the existing and proposed sources to supply the Town.

In this letter proposal, EP provided our recommendations for the next phase of this project, which will include the following two phases:

- Perform a groundwater exploration and testing program.
- Develop a water system hydraulic model to document future water system facilities needed.

The Town was recently approached by property owners in the Town of Marlborough about a potential public water supply site near the Marlborough - East Hampton town line. The property owner indicated that they may be willing to work with the Town to develop a water supply site for East Hampton at this location, if the site proves feasible. As such, this scope of services also includes evaluating this parcel in Marlborough.

EP summarized our understanding of the project and provided the anticipated scope of services, project schedule and estimated engineering budget in the text below.

SCOPE OF SERVICES, SCHEDULE, AND BUDGET

Groundwater Exploration Program

Based on the findings of the Pine Brook aquifer desktop evaluation, EP provided our proposed scope of services, schedule, and estimated budget below for the Groundwater Exploration program. As discussed above, we have also included a desktop evaluation of the potential site in Marlborough, which borders East Hampton.

EP recommends the following scope of services to evaluate the water supply potential for the Pine Brook aquifer on the Town-owned property east of Hog Hill Road and the water supply potential of a property in Marlborough, CT on the East Hampton town line. We have listed our recommended tasks for this groundwater exploration below.

- Task 1: Conduct Desktop Evaluation of Potential Marlborough, CT Water Supply Site
- Task 2: Pine Brook Site Exploration
- Task 3: Prepare Letter Report
- Task 4 (Optional): Marlborough Site Exploration

Task 1: Conduct Desktop Evaluation of Potential Marlborough, CT Water Supply Site

Similar to the Pine Brook aquifer evaluation, EP will complete a site screening analysis of the Town of Marlborough, CT property, which is 109.30 acres in area, for potential water supply development and to identify potential areas for groundwater exploration.

For the initial screening of the Marlborough property, EP will perform the following:

1. Collect and review existing available information regarding the Marlborough property and nearby water supply well sites, including potential deed restrictions or conservation areas, engineering reports, test well boring logs, and pumping records, as available and/or collected and provided by the Town.
2. Prepare a map of the property that identifies potential water supply development areas:
    - Area of sufficient size to locate a circular 400-foot diameter area of land (200-foot sanitary radius for wellfield).
    - Groundwater favorability layers from Connecticut GIS, including
        - Aquifer Zones, Materials and Thickness
        - Groundwater Classifications
        - Surficial Geology and Overburden Thickness
        - Potential Environmental Impacts
        - Surrounding Land Use

The site screening will include the identification and location of the following potential environmental impacts on the development of a new public water supply well:

- Areas of Critical Environmental Concern
- Priority habitats for rare and endangered species
- Lakes and ponds
- Vernal pools
- Public and private water supplies
- National Pollution Discharge Elimination System (NPDES) permit sites
- Hazardous waste sites
- Stocked trout streams and cold-water fisheries
- Federal Emergency Management Agency (FEMA) flood zones
- Automobile graveyards and junkyards
- Petroleum and oil bulk stations and terminals
- Agricultural uses
- Industrial Parks
- CSOs and SSOs
- Landfills
- Wastewater treatment facilities
- Wellhead protection areas
- Parcel Conservation restrictions

EP will use CTDEEP GIS and USGS databases to identify these critical components. Upon completion of the desktop evaluation, EP will conduct a field reconnaissance site walkover to identify potential site conditions that could impact development of a public water supply well, both favorable and unfavorable, and to determine exploratory drill locations.

In this task, EP included the following:

- Attend up to one meeting with the Town to review the results of the desktop study
  - Discuss the groundwater exploration maps
  - Review tables and figures
  - Present EP's recommendations for future development of the Marlborough property
- Conduct a site reconnaissance walkover

At this meeting, EP will review the proposed locations for exploratory drilling on the Marlborough site to get concurrence from the Town and discuss coordination with the property owner and the Town of Marlborough before initiating Task 2. EP assumes that the Town will coordinate with the property owner to gain access to the property for the site reconnaissance and drilling and testing under Task 4.

Task 2: Pine Brook Site Exploration

Based on the results of the Pine Brook desktop study, EP recommends performing subsurface exploration and testing in the Pine Brook aquifer. While the Town still needs to assess the Marlborough property as described in Task 1, we have produced this scope of work to include exploration at the Pine Brook site and provided an optional task (Task 4) for exploration of the Marlborough site, if the results of Task 1 above are favorable for a viable groundwater supply source. Based on the results of the Marlborough site desktop study and the exploration results from the Pine Brook site, EP may recommend additional exploration at the Marlborough site. We have described the recommended field exploration and testing activities in detail below.

Exploratory Drilling

This task includes installation of two test wells and one offset well at the proposed exploration site(s) to provide lithologic and specific capacity data. EP will use this information and data to locate and evaluate a potential water supply well site.

EP will contract a driller to advance the borings and install the two, 2-inch test wells and one 2-inch observation well. The two test wells and one offset well will be installed using a Geoprobe direct push drilling rig. In each of the test well borings, the well driller will collect continuous 5-foot cores from the ground surface to a depth of up to 50 feet below ground surface (bgs) or refusal, whichever is encountered first. By collecting these soil samples, EP can obtain and document detailed lithologic data to support the design of a production well. If favorable aquifer material is identified in the boring, the driller will install a 2-inch diameter well consisting of a 10-foot section of stainless-steel screen and PVC riser within the borehole.

The driller will allow the annular spacing around the well screen to collapse with native material. The spacing around the PVC riser will be backfilled with natural material to within three feet of the ground surface. The driller will install a protective steel casing and fill the top three feet of the annular spacing with a cement grout seal to complete the well installation.

The driller will install an offset well adjacent to the test well with the most favorable aquifer material, based on field observations and lithology. This well will be completed in the same stratigraphic interval as the test well but will be constructed with schedule 40 PVC screen and riser material. The offset observation well will be used to monitor water levels during the pump test. In the offset well, the well driller will not collect core samples until the objective screen zone is reached. Core samples will be collected from the screen zone and classified in the field for lithology.

Well Development and Testing

Under EP's supervision, the driller will develop the two test wells and one observation well by surging and/or pumping with a diaphragm pump. After development, EP will manage and coordinate with the driller to perform a two-hour constant-rate pumping test. Drawdown will be measured in the two-foot offset observation well and the other test well using an electronic water level probe. This data will be used to evaluate the specific capacity of the formation and potential well yield.

EP has estimated that up to four days will be required per site to complete the drilling, well installation, development, and pump test; however, adverse weather and/or subsurface conditions could result in an increased budget and schedule. EP included a separate line item for each additional day of drilling. EP will not perform additional drilling beyond 50 feet per well or three days per site without prior approval from the Town.

Water quality samples will be collected immediately prior to shut down of the pump test. EP will measure specific conductivity, pH, and temperature in the field. EP will also collect water samples for laboratory analysis of VOCs by Method 524.2, iron, manganese, nitrate, nitrite, and per- and polyfluoroalkyl substances (PFAS) by Method 537.1.

EP also recommend that similar water quality sampling be performed at the Cobalt Wellfield to confirm that the raw water quality at this permitted water supply source meets or exceeds current

water quality requirements and standards. EP has included in this task one day of well pumping at Cobalt Wellfield and collection of groundwater samples for VOCs by Method 524.2, iron, manganese, nitrate, nitrite, and emerging contaminants PFAS by Method 537.1 and 1,4-dioxane by Method 522. This scope and budget assumes that pumping and testing of the Cobalt Wellfield is performed immediately after completion of the Pine Brook and/or Marlborough site so that a second mobilization is not required.

This scope of work does not include any permitting if required for the drilling and assumes that the Town will arrange for access to the drilling locations with the property owner, and the Town will perform any clearing necessary to access the drill locations. EP assumed that the subsurface geology (lithology and overburden thickness) is suitable for drilling with a Geoprobe direct push drilling rig and that depth to groundwater is suitable for pumping with a diaphragm pump. Geoprobe drilling is suitable for unconsolidated gravel, sand, silt, and clay to a total depth of 70 to 75 feet bgs. If overburden aquifer material is deeper than the limits of the Geoprobe or abundant cobbles or boulders are present, then an alternative drilling method and a modified schedule and budget will be required.

Task 3 – Prepare Letter Report

EP will compile data from the desktop study and subsurface exploration and testing, and EP will prepare a letter reporting which includes summary maps, boring and well construction logs, and a discussion of the results. A well specific capacity will be calculated from the pumping rate and drawdown during the pump tests and water quality sample results will be summarized.

In the report, EP will discuss the viability of developing potential future new source(s) water supply and recommended location for the Pine Brook and Marlborough sites.

EP has included in this task one meeting (either virtual or in person) to review the results of desktop study, exploration, and testing.

Task 4 (Optional) – Marlborough Site Exploration

EP has included as an optional task in this scope and budget exploration at the Marlborough, CT site, assuming favorable results from Task 1. Exploration at the Marlborough site would be conducted as described in Task 2. This scope and budget assume that the work is performed immediately after completion of the Pine Brook site so that a second mobilization is not required.

Schedule

EP anticipates approximately three months to complete the desktop study, water supply exploration at the proposed Pine Brook site and preparation of a summary letter report. If exploration at the Marlborough site is performed, then the schedule would be extended by approximately two weeks. We may require additional time based on access to the sites, discussions with the Town and coordination with the Marlborough site property owner. Following is a summary of the estimated schedule by task.

Task Description	Duration
Task 1: Conduct Desktop Evaluation of Potential Marlborough, CT Water Supply Site	2 weeks
Task 2: Pine Brook Site Exploration	6 weeks
Task 3: Prepare Letter Report	4 weeks
Total Project Duration	**12 weeks**
Task 4 (Optional): Marlborough Site Exploration	2 weeks

Water System Facility Siting and Hydraulic Evaluation

After completing the groundwater exploration program, EP and the Town will better understand the locations and available capacities of potential water supply sources. As discussed during recent meetings, the Town must confirm the location and capacity of future raw water supplies along with water quality before siting and sizing of the needed water treatment, storage, transmission, and distribution.

Additionally, if the field investigations do not produce a viable second well source, EP recommends that the Town evaluate potential interconnection capacities as a source of water through hydraulic field investigations and modeling potential flow volumes.

Due to the significant fluctuations in elevations across the Town, EP anticipates that several service areas will be required to serve existing and future water customers with adequate water pressure, flow, and fire protection. The Town must develop a water system hydraulic model using current modeling software to size future water system facilities while also defining the extent of the proposed hydraulic pressure zones. The tasks listed below will provide information on needed flows and pressures throughout the proposed expanded water supply system to properly locate and size future water system facilities, including interconnection facilities, if applicable.

EP provided our anticipated scope of services, schedule, and budget for this evaluation below.

Task 1 – Perform Field Program

- Gather and evaluate historical flow test data, if available. Sources of flow test data shall include the Fire Department, Insurance Services Office (ISO), previous reports, and any other available Town records. After review of the existing flow test data, develop and submit a hydrant flow testing plan to the Town for review.
- Determine whether finished water pump curves are available and, if not, plan pump tests to accurately confirm current pump operating conditions and curves.
- Attend a hydrant flow test planning meeting to review the field program and make required revisions based on historical system knowledge, and locations of recent water main improvements where previous hydrant flow tests were performed.
- Perform finished water pump tests during field program, if pump curve data is not available.

- Develop and perform up to five hydrant fire flow tests throughout the Town's existing distribution system to verify hydraulic grade line (HGL) conditions and pressures within the existing systems. During field-testing, the Town's personnel will assist in operating hydrants, gate valves, and setting up equipment. To the extent possible, flow testing will be coordinated with the Town to minimize dirty water complaints. EP assumes all field testing will be completed in a single day.

Task 2 – Develop Hydraulic Model of the Current System and Potential Expanded Water System

- Develop hydraulic model using current software using the 2006 Preliminary Engineering Report (PER) as a guide for the expansion of the Town's water system.
- Revise pump characteristics with pump hydraulics information confirmed during the field program.
- Update 2010 Water Supply Plan projected water consumption data to calculate and systematically allocate water demands into the model. Distribute unaccounted for water evenly throughout the distribution system.
- Review recent available pump test and SCADA data from each of the Town's wells and Water Treatment Facilities to check existing pump data and controls to be used in the model.
- Calibrate model using data obtained from investigations and field-testing. Steady state calibration will be performed by adjusting Hazen-Williams "C" values. Calibrate model to within AWWA water system modeling standards for the difference between field-measured and predicted residual pressures during hydrant flow tests.
- Document all required simulations and hydraulic conditions with tables, figures and/or maps.
- Attend a meeting to discuss model updates and recalibration.

Task 3 – Recommend Capital Improvement Program

- Develop a prioritized program of recommended alternatives and improvements to address deficiencies identified in the previous tasks under existing and future demand conditions.
- Confirm needed water system improvements to expand and develop the Town's future water system to utilize available source water supply from the Cobalt wellfield along with the Pine Brook and Marlborough groundwater sources, if they prove viable following the groundwater exploration program (defined earlier).
- Investigate potential interconnections with adjacent water systems. Viability of interconnections can be determined by determining the availability of excess water and performing preliminary hydraulic investigations for pumping facility sizing.
- Prepare a plan (map) showing recommended improvements for inclusion in the report. The recommended improvement plan shall be submitted on flash drive via a portable document format (pdf).
- Estimate total project conceptual, planning-level costs for each recommended system improvement. Prioritize all recommended water system improvements based on priority of need and schedule compatibility with other planned improvement programs (i.e., replacement of other utilities, ongoing street pavement improvements, etc.).
- Categorize the recommended improvements in order of importance (public health and safety, water quality, expansion of the water system, etc.).

- Prepare an implementation plan for the recommended improvements. The implementation plan will categorize the improvements into various groups (i.e., those recommended to be completed immediately, within the next 3-5 years, 6-10 years, and 11-20 years).

Task 4 – Prepare Water System Facility Siting and Hydraulic Evaluation Report

- Prepare and submit five copies of a draft report for the Town's review and comments. The report shall include an executive summary, descriptions on each of the tasks outlined above, tables of any data used to support the conclusions and recommendations made in the report, and printed map of the water distribution system showing the recommended improvements highlighted in color. We will also append the results of the groundwater exploration program.
- Meet with the Town to review the draft report. Work closely with the Town on the accuracy of the report and validity of recommendations and conclusions before producing the final report.
- Deliver to the Town five copies of the final printed report, including all printed maps generated as part of the report.
- Attend up to two public meetings to present the findings and recommendations of the report to the residents of East Hampton and other special interest groups.

Schedule

EP anticipates approximately five months to complete the Water System Facilities Siting and Hydraulic Evaluation after the proposed Groundwater Exploration program is finalized.

Budget

Groundwater Exploration Program Budget

Based on findings and information collected during the PER, EP proposes a lump sum fee of Eighty-Three Thousand, Three Hundred Dollars ($83,300) for Tasks 1 through 3 of the groundwater exploration program. For Tasks 1 through 4, EP proposes a lump sum fee of One Hundred and Forty Thousand, Seven Hundred Dollars ($140,700). Additional drilling/testing costs per day will be billed on a time and material basis at Seven Thousand, Five Hundred Dollars ($7,500). We have presented a breakdown of the project cost estimate by project task in the table below.

Groundwater Exploration Task Description	Budget
Task 1: Conduct Desktop Study for Potential Marlborough Water Supply Site	$5,000
Task 2: Pine Brook Site Exploration	$60,500
Task 3: Prepare Letter Report	$17,800
Total	**$83,300**
Task 4 (Optional): Marlborough Site Exploration	$57,400
Total (with Optional Task 4):	**$140,700**
Additional Drilling/Testing Cost per Day	*$7,500*

As indicated above, this scope of work includes groundwater supply exploration at the Pine Brook site. EP has included exploration at the Marlborough site as an optional task (Task 4), which will only be performed if specifically approved by the Town. EP included a separate line item for each additional day of drilling or testing, if required. Additional drilling or testing will not be performed without prior approval from the Town.

Water System Facility Siting and Hydraulic Evaluation Budget

For the scope of services listed above, EP estimates a lump sum fee to be One Hundred Twenty Six Thousand, Three Hundred Dollars ($126,300). We have presented a breakdown of the project cost estimate by project task in the table below.

Water System Facility Siting and Hydraulic Evaluation Task Description	Budget
Task 1: Perform Field Program	$25,360
Task 2: Develop Hydraulic Model of the Current System and Potential Expanded Water System	$28,870
Task 3: Recommend Capital Improvement Program	$36,970
Task 4: Prepare Water System Facility Siting and Hydraulic Evaluation Report	$35,100
Total:	**$126,300**

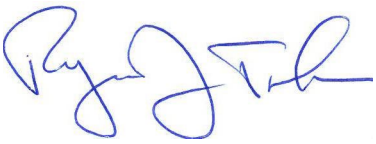
The total project budget proposed for the complete scope of services is below:

Program	Budget
Groundwater Exploration	$140,700
Water System Facility Siting and Hydraulic Evaluation	$126,300
Total:	**$267,000**

We appreciate the opportunity to present our approach and scope of services for this important project. EP would be happy to meet with you to discuss our proposal and answer any questions.

Please contact us if you have any questions regarding this scope of work. We appreciate the opportunity to assist the Town of East Hampton with this important project.

Sincerely,



Environmental Partners CT, Inc.
Ryan J. Trahan, PE
President | Chief Operating Officer
P: 617.657.0253
E: rjt@envpartners.com

Environmental Partners CT, Inc.
Chuck Adelsberger, PE, BCEE
Senior Project Manager
P: 617.657.0255
E: ca@envpartners.com

PUBLIC WATER SUPPLY EVALUATION PRELIMINARY ENGINEERING REPORT

Town of East Hampton, Connecticut

June 2022

ENVIRONMENTAL PARTNERS
An Apex Company

TABLE OF CONTENTS

LIST OF TABLES ..... **III**

LIST OF FIGURES ..... **IV**

LIST OF APPENDICIES ..... **V**

SECTION 1 PROJECT OVERVIEW **1-1**

SECTION 1.1 PROJECT DESCRIPTION 1-1

SECTION 1.2 HISTORY OF THE PROJECT 1-2

Section 1.2.1 Water System Expansion *1-2*

Section 1.2.2 Past Water Supply Planning *1-2*

SECTION 1.3 PROJECT GOALS 1-3

SECTION 1.4 REPORT ORGANIZATION 1-4

SECTION 2 PROJECT PLANNING **2-1**

SECTION 2.1 PROJECT LOCATION 2-1

SECTION 2.2 ENVIRONMENTAL RESOURCES PRESENT 2-1

SECTION 2.3 POPULATION AND DEMAND PROJECTIONS 2-2

Section 2.3.1 Population Trends *2-2*

Section 2.3.2 Water Demand Trends *2-3*

SECTION 2.4 COMMUNITY ENGAGEMENT 2-4

SECTION 3 EXISTING FACILITIES **3-1**

SECTION 3.1 COMMUNITY WATER SYSTEM FACILITIES 3-1

Section 3.1.1 Water Supply *3-3*

Section 3.1.2 Water Treatment Facilities *3-4*

Section 3.1.3 Storage Facilities *3-6*

Section 3.1.4 Water Distribution System *3-6*

SECTION 3.2 NON-COMMUNITY WATER SYSTEMS 3-7

SECTION 4 NEED FOR THE PROJECT **4-1**

SECTION 4.1 BENEFITS TO PUBLIC HEALTH 4-1

SECTION 4.2 COMMUNITY GROWTH 4-2

SECTION 5 ALTERNATIVES CONSIDERED **5-1**

SECTION 5.1 ALTERNATIVE 1: NO ACTION 5-4
Section 5.1.1 Description 5-4
Section 5.1.2 Advantages 5-4
Section 5.1.3 Disadvantages 5-4
SECTION 5.2 ALTERNATIVE 2 – COMBINE EXISTING WATER SYSTEMS 5-4
Section 5.2.1 Description 5-4
Section 5.2.2 Advantages 5-10
Section 5.2.3 Disadvantages 5-10
SECTION 5.3 ALTERNATIVE 3 – COBALT LANDING WELLFIELD 5-10
Section 5.3.1 Description 5-10
Section 5.3.2 Advantages 5-19
Section 5.3.3 Disadvantages 5-19
SECTION 5.4 ALTERNATIVE 4 – PINE BROOK WELLFIELD 5-19
Section 5.4.1 Description 5-19
Section 5.4.2 Advantages 5-27
Section 5.4.3 Disadvantages 5-27
SECTION 5.6 ALTERNATIVE 5 – INTERCONNECTIONS WITH ADJACENT WATER SUPPLIERS 5-28
Section 5.6.1 Description 5-28
Section 5.6.2 Advantages 5-28
Section 5.6.3 Disadvantages 5-28
SECTION 6 RECOMMENDATION 6-1
SECTION 6.1 INTRODUCTION 6-1
SECTION 6.2 PINE BROOK GROUNDWATER EXPLORATION PROGRAM 6-1
Section 6.2.1 Potential Available Water Supply 6-1
Section 6.2.2 Groundwater Exploration Program 6-2
Section 6.2.3 Water System Facility Siting and Hydraulic Evaluation 6-7
Water System Facility Siting and Hydraulic Evaluation Budget 6-9
SECTION 7 CONCLUSIONS AND RECOMMENDATIONS 7-1

LIST OF TABLES

Table 2-1: Projected Demands by User Category 2-3
Table 2-2: Demand Projections through the Fifty-Year Planning Horizon 2-4
Table 3-1: WPCA Service Connections by User Category 3-1
Table 3-2: WPCA-Owned Well Characteristics 3-3
Table 3-3: WPCA-Owned Distribution System Characteristics 3-7
Table 6-1: Available Water Supply at Potential Groundwater Supply Sources 6-2

LIST OF FIGURES

Figure 2-1: East Hampton Population Projection 2-2
Figure 3-1: Existing Water Systems Map 3-2
Figure 5-1: Water Supply Alternatives 5-3
Figure 5-2: Alternative 2 USGS Map 5-5
Figure 5-3: Alternative 2 Aerial Map 5-6
Figure 5-4: Alternative 2 Environmental Resources Map 5-8
Figure 5-5: Alternative 2 Groundwater and Aquifer Characteristics Map 5-9
Figure 5-6: Alternative 3 USGS Map 5-13
Figure 5-7: Alternative 3 Aerial Site Map 5-14
Figure 5-8: Alternative 3 Environmental Resources Map 5-16
Figure 5-9: Alternative 3 Groundwater and Aquifer Characteristics Map 5-17
Figure 5-10: Alternative 3 FEMA NFHL Flood Zone Map 5-18
Figure 5-11: Alternative 4 USGS Map 5-21
Figure 5-12: Alternative 4 Aerial Site Map 5-22
Figure 5-13: Alternative 4 Environmental Resources Map 5-24
Figure 5-14: Alternative 4 Groundwater and Aquifer Characteristics Map 5-25
Figure 5-15: Alternative 4 FEMA NFHL Flood Zone Map 5-26

LIST OF APPENDICIES

APPENDIX A: Groundwater Desktop Exploration Technical Memo

SECTION 1 PROJECT OVERVIEW

On behalf of the Town of East Hampton (the Town), Environmental Partners CT, LLC (EP) has prepared this Preliminary Engineering Report (PER) for the proposed water supply exploration for the Town's proposed water system expansion project. The Town is seeking funding for developing and expanding its existing water supply system through the Drinking Water State Revolving Fund (DWSRF) Program as administered by the Connecticut Department of Public Health (CTDPH).

The DWSRF Program requires that the Town prepare this PER as the initial stage of the funding process. As part of this program, the CTDPH has developed an Engineering Report Application Checklist and we have structured this report to address all items documented in the checklist. EP prepared this report using information obtained during discussions with the Town, during site visits, and from the following Town reports:

- Proposed Municipal Water System Preliminary Engineering Report – Dated January 2006
- Town of East Hampton Water Supply Plan – Dated September 2010
- East Hampton Municipal Water System Environmental Site Assessment – Dated July 2005
- The Need for and Feasibility of a Centralized Water System – Dated July 2006

SECTION 1.1 PROJECT DESCRIPTION

The Town is seeking to design and construct a municipal water system to serve the residents of the Town of East Hampton. The Town of East Hampton, in Middlesex County, is located in the geographic center of the state of Connecticut and has a population of about 12,700. Currently, most East Hampton residents rely on private groundwater wells for their potable water supply. Over the past several decades, there have been several groundwater contamination events, rendering private groundwater wells within the Town unsafe for public use.

Additionally, there are several small, isolated water systems in East Hampton. These private water systems were built to serve housing developments or businesses. Additionally, two Town-operated water systems, the Village Center System and the Royal Oaks System, serve a portion of the Town's residents. The Town's Water Pollution Control Authority (WPCA) operates the existing water systems and is also responsible for operation and maintenance of the Town's sanitary collection and treatment system.

The Town is looking to establish a centralized water system to serve more residents along with current and future businesses in East Hampton. During discussions with CTDPH and other State officials, the Town has explained that the extension of the existing water system and development of existing and future water supply sources is essential for public health and future development. The Town has initiated this project with the understanding that the selection and location of future water sources will inform and impact the configuration, cost, and available quantity of water for the proposed system. EP has encouraged the completion of this initial phase of the project before beginning final system design.

SECTION 1.2 HISTORY OF THE PROJECT

The Town has been studying the need for and feasibility of a public water system for over half of a century. For decades, East Hampton's Water Sub-Committee has supported the development of a centralized, municipally-owned and operated water system. With this goal, the Town has conducted various water supply studies which yielded no potential surface water sources but several possible groundwater sources.

Section 1.2.1 Water System Expansion

The Town attempted to introduce a municipal water system in a 1962 referendum for the first time, but this effort failed. In 1963, a water district was established for East Hampton by Special Act No. 216 of the Connecticut Legislature. Then, in 1983, the Village Center area experienced a groundwater contamination issue, which triggered CTDPH to order the Town to provide the affected residents with potable drinking water. Shortly thereafter, in 1988, the Village Center area experienced another contamination event with high levels of trichloroethylene (TCE) in the groundwater, further highlighting the need for the Town to establish a potable water system. In 1992, the Town brought the Village Center Water System online to serve customers and businesses in the Village Center area of East Hampton following groundwater water quality issues which plagued the private wells operating in the area.

In 2005, the Town constructed the Royal Oaks System, which currently supplies water to 113 service connections, including the Memorial School and Center School. The Royal Oaks System has two groundwater supplies with treatment systems: one located at the Memorial School and the second located east and north of the Royal Oaks subdivision.

The WPCA supply and distribution system currently includes six wells, three atmospheric and three hydropneumatic storage tanks, various water treatment systems, and approximately 2 miles of water mains. The Town currently holds an Exclusive Service Area that encompasses the majority of the Town. Aquarion Water Company and Connecticut Water Company also have small Exclusive Service Areas coincident with their water systems within the Town of East Hampton. EP has provided a complete description of the existing water facilities in East Hampton in Section 3.

Section 1.2.2 Past Water Supply Planning

In 2000, the Town funded an Engineering Study to determine the feasibility of establishing a municipal water system from a hydraulic and environmental permitting standpoint. This study evaluated three potential water supply aquifers including the Salmon River, Pine Brook, and Connecticut River as potential water supply sources for the Town. Ultimately, the report confirmed that the most viable option was the Connecticut River aquifer due to CTDPH Diversion Permit restrictions and the potential yield of the three aquifers.

In 2004, the State of Connecticut directed the Town to produce an Initial Water Supply Plan (IWSP), which was a significant step towards establishing a comprehensive water system. The IWSP explored

possible siting options and retained the Town as the Exclusive Service Area provider for the Town of East Hampton. The Town updated its Water Supply Plan (WSP) most recently in September 2010 to discuss changes since the IWSP and its goals to expand its system to serve more of the Town's population.

Also in 2004, the Town developed and permitted the Cobalt Landing Wellfield. The well permitting process included performing a 5-day long pump test at the Cobalt Landing Wellfield, which established a pumping rate of 264 and 252 gallons per minute (gpm) for the two individual wells and an estimated safe yield of 743,000 gallons per day for the wellfield.

In 2006, the Town produced a Preliminary Engineering Report (PER) with Maguire Group, Inc., and this report documents the most recent attempt to establish a Town-wide water system. The PER recommended the most viable approach for constructing a Town-wide water system, which included a water supply source at the Cobalt Landing adjacent to the Connecticut River and Edgemere Wellfields. The report states that this supply option would provide ample water supply to a populous area of about six square miles of residences and businesses in the Town.

Additionally, the PER proposed one centralized water treatment plant, one wastewater pumping station, one water booster pump station, and two tanks. The 2006 PER divided the capital expenditures and facility construction into three phases. Phase I involved construction of water supply and treatment facilities as well as all associated distribution assets to serve an average daily demand of up to 0.75 million gallons per day (mgd). Phases II and III established the groundwork for constructing a water treatment and distribution system which could satisfy demands through the fifty year planning period.

Since the original PER, the planning period of fifty years has been shifted into the future. EP reviewed the original population and water demand projections and we believe that the 2006 projections are still valid due to limited population and business growth. Following discussions with the Town, EP believes that the limited growth is due to a lack of an expanded water supply and distribution system. With this project, the Town plans to build on the findings of the original PER to complete the current phase of its efforts to establish a municipal water system, which will be to establish safe and reliable water supply sources.

SECTION 1.3 PROJECT GOALS

The main goal of this project is for the Town to establish a centralized municipal water system and most importantly to provide the residents of East Hampton with reliable, safe drinking water. To do so, the Town has prepared this PER to present the alternatives considered and factors prioritized to select the most feasible and cost effective options for further exploration of supply sources for the proposed water system.

In order to establish a municipally-operated water system to serve the residents of East Hampton, the Town must first establish basic water system infrastructure to connect the Cobalt Landing

Wellfield to the Town center while also locating and constructing an additional water supply source to allow for and maintain consistent residential and commercial growth. After establishing viable water supply sources, the Town can better define, site, design and construct other water system components, including water supply, treatment, distribution, storage, pumping, and piping improvements. EP believes that the next crucial step for the Town is to establish its future viable water sources that are needed to supply growth through the 2070 planning year in advance of full system design. Therefore, we recommend that the Town establish future potential drinking water sources to better determine the general configuration of the water system, as well as establishing associated costs.

SECTION 1.4 REPORT ORGANIZATION

Section 1 provides a project description and project goals.

Section 2 describes existing environmental resources present in the project boundaries as well as population trends and community engagement approaches.

Section 3 details the Town's existing water system facilities.

Section 4 describes the need for constructing a centralized water system to serve the residents of East Hampton.

Section 5 discusses alternatives considered for establishing a water supply source.

Section 6 presents the preliminary project setup for the chosen water supply sources and associated permitting requirements, schedule, and cost estimates.

Section 7 presents a final conclusion and recommendations for the Town of East Hampton to pursue establishing a groundwater supply source.

SECTION 2 PROJECT PLANNING

SECTION 2.1 PROJECT LOCATION

The Town of East Hampton is 36.8 square miles in area. East Hampton is bordered by the Towns of Glastonbury, Marlborough, Colchester, East Haddam, Haddam, and Portland and the City of Middletown. East Hampton is bordered to the south west by the Connecticut River and contains multiple surface water bodies, the largest of which, Lake Pocotopaug, is located near the geographic center of town and in close proximity to East Hampton's Village Center area. Elevation within the Town of East Hampton ranges greatly from 10-feet to greater than 900-feet (NAVD) with lower elevations generally located in the southern portion of East Hampton, which progressively increase toward the north of town.

As of the 2020 US Census, the Town of East Hampton has 12,700 residents where the East Hampton Water Pollution Control Authority (WPCA) operates and maintains its public utilities. Currently, the WPCA provides the residents of East Hampton with sewer utility service. The WPCA maintains 113 water service connections through its Royal Oaks and Village Center water systems, while the remaining customers are served by private wells.

SECTION 2.2 ENVIRONMENTAL RESOURCES PRESENT

As previously mentioned, there are several surface water bodies within the borders of East Hampton. The WPCA's sole wastewater treatment plant discharges into the Connecticut River. The Town is planning to study the feasibility of establishing new water sources and intends to consider the environmental resources and potential impacts of establishing a groundwater water supply source at each potential site. The Town is also proposing to construct new water main and water system facilities within previously disturbed roadways and in undeveloped areas as a result of the future groundwater exploration and pumping studies.

The Town will take precautions to protect environmental resources in project areas during all construction activities. To mitigate potential disruption to the chosen project sites and surrounding areas, EP will include specifications for all necessary environmental protection and sedimentation/erosion control measures in the construction plans and documents. The Town also plans to provide construction observations to provide a greater degree of confidence that the contractor follows these requirements and provides protection for surface and groundwater systems in East Hampton. Finally, the Town will submit all required environmental permitting documents during the final design phase.

SECTION 2.3 POPULATION AND DEMAND PROJECTIONS

Section 2.3.1 Population Trends

EP utilized US Census data and the Town's 2010 Water Supply Plan (WSP) to project future population and water consumption for the Town of East Hampton. As previously mentioned and documented in the 2010 WSP, the WPCA currently serves 113 service connections, which equates to about 1,377 people being served in some capacity by the WPCA. As documented in the Town's 2010 WSP, the existing water system also supplies the Center and Memorial Schools. According to US Census data, as of 2020, the Town of East Hampton has a population of 12,709, which represents a decrease of approximately 300 people since 2010. As discussed previously, EP believes that the lack of an expanded public water supply has likely limited or stalled commercial and residential development.

The 2010 WSP projected the population of East Hampton through the year 2060 using data from the Connecticut State Data Center (CT SDC). US Census data reveals that the population recorded in 2020 was actually 12,709, as opposed to the 2010 WSP projection of 12,500. The 2010 projection was 1.6 percent lower than the actual population. While the population of East Hampton has trended downward over the past decade, EP believes that the establishment of a centralized water system will likely promote community growth, and therefore we have conservatively realigned population projections with the growth rate originally calculated in the 2004 and 2010 WSPs. In the 2010 WSP, a population trend line was approximated based on the number and zone classification of undeveloped parcels within the Town. EP used the growth rate calculated in the 2010 WSP to project the population of East Hampton over the fifty-year planning horizon. **Figure 2-1** shows historical population documented by CTDPH alongside the projected population of the Town of East Hampton based on the previously mentioned methodology.

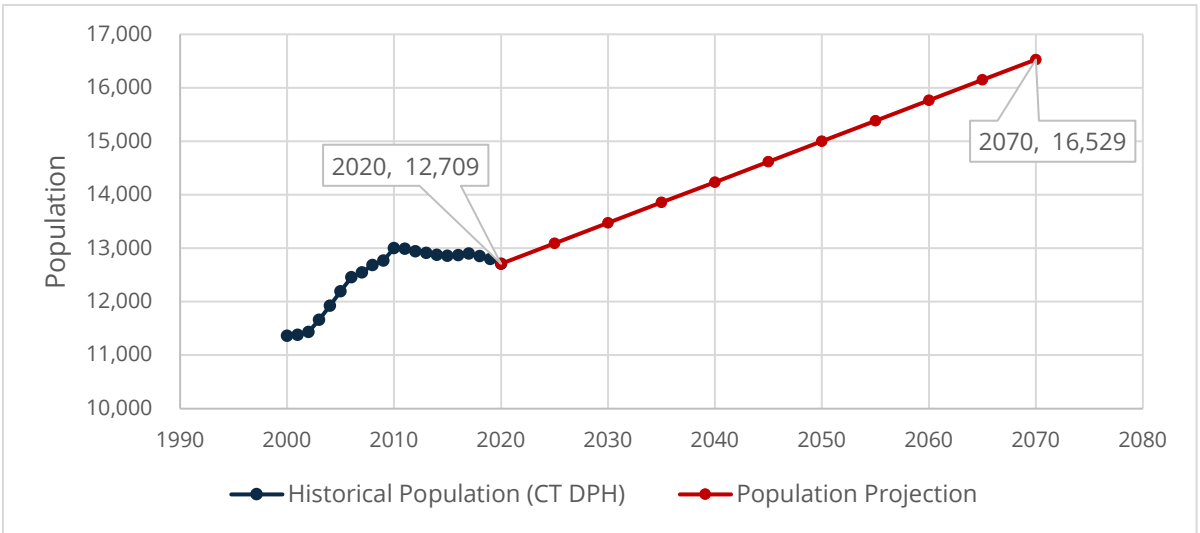


Figure 2-1: East Hampton Population Projection

EP projected the population of East Hampton to be approximately 16,529 in 2070, the end of the fifty-year planning horizon. Based on the data in **Figure 2-1**, the Town of East Hampton would

benefit from establishing a centralized water system to promote community and economic growth. EP recommends that the Town establish a centralized water system that can meet the anticipated 2070 average daily demand (ADD) at a minimum. Under this scenario, the proposed water supply sources should provide supply in excess of all future anticipated demands through the 2070 planning period, which may depend on the service area boundaries to be established by the Town during the design process. **Section 2.3.2** documents detailed projected water demands.

Section 2.3.2 Water Demand Trends

EP utilized historical water consumption and population trends to analyze present and future water demands. According to the Town's 2010 WSP, the Town of East Hampton is primarily zoned as Residential Land with Town-wide, residential demands estimated at 75 gallons per capita per day (gpcd).

The WPCA currently serves about 2.2 percent of the Town's total population. Due to underutilized connections within the existing water systems, the Town estimates that the WPCA's existing systems are fully developed on the basis of water demand. According to WPCA production records, the WPCA produced a total of approximately 8.19 million gallons of water in 2021 between the Royal Oaks and Village Center Systems, amounting to an average daily demand of 22,425 gallons per day. The present water demand per capita of these systems is approximately 16.29 gallons per capita per day. This value is low when compared to standard residential demand per capita per day because some system users are encompassed in the institutional user category .

When the water system expands, EP projects that the system's ADD will be about 1.18 MGD at full buildout in 2070. The ADD projection is based on the increase in residential population, institutional and commercial growth, and the introduction of industrial demand to the system. With the limited water system expansion, EP believes that the 2010 WSP projected demands by service category were postponed and will begin to increase as shown in Table 2-1.

Table 2-1: Projected Demands by User Category

User Category	2021 (in gpd)	2025 (in gpd)	2040 (in gpd)	2070 (in gpd)
Residential	13,958	100,825	747,750	910,650
Institutional	2,000	2,200	35,000	43,300
Commercial	4,000	4,500	20,250	36,000
Industrial	-	-	24,750	45,000
Design Development	-	-	22,500	28,152
Public Authority	-	-	2,450	3,030
Total Revenue Water	19,958	107,525	852,700	1,066,105
Non-Revenue Water (%)	11%	10%	10%	10%
Non-Revenue Water	2,467	11,947	94,744	118,456
Total Consumption	**22,425**	**119,472**	**947,444**	**1,184,561**

To meet best industry practice and standards, the Town should size its water supply sources to meet peak demands. Typically, water systems experience maximum demands in the summer months, and without adequately sized supply and treatment facilities, the Town's authorities will need to exercise water curtailment restrictions. As established in the 2010 WSP, projected demands for the proposed municipal water system were calculated using a peaking factor of 1.21 for the maximum month demand and a peaking factor of 1.75 for the peak day demand. Based on this methodology, **Table 2-2** summarizes the projected water demands for East Hampton.

Table 2-2: Demand Projections through the Fifty-Year Planning Horizon

Year	Average Day Demand (gpd)	Maximum Month Demand (gpd)	Peak Day Demand (gpd)
2021	22,425	27,134	39,243
2025	119,472	144,561	209,076
2040	947,444	1,146,407	1,658,027
2070	1,184,561	1,433,319	2,072,982

Total water demand for the Town's proposed system will be dependent on the established service area boundaries; however, based on the Town's goal of providing water to the greatest number of residents, according to the 2010 WSP, the maximum month and peak day demands for the Town are projected to be 1.43 and 2.07 MGD, respectively.

SECTION 2.4 COMMUNITY ENGAGEMENT

The Town and Water Sub-Committee plan to hold several Town Meetings about the project to inform their residents about the scope and intent of the project. To date, the Town Council and Water Sub-Committee have hosted several public meetings to discuss the Town's intentions to expand the WPCA's water system. The Town plans to schedule additional public meetings to present the project to the community and provide progress updates when appropriate and with assistance from EP.

SECTION 3 EXISTING FACILITIES

The Town issued Water Supply Plan documents in 2004 and 2010, which detailed the existing water system facilities within the Town of East Hampton. The East Hampton WPCA operates two separate water systems: the Royal Oaks System and the Village Center System. Additionally, there are multiple non-community water system facilities within the Town of East Hampton, mainly owned by private developments and water companies.

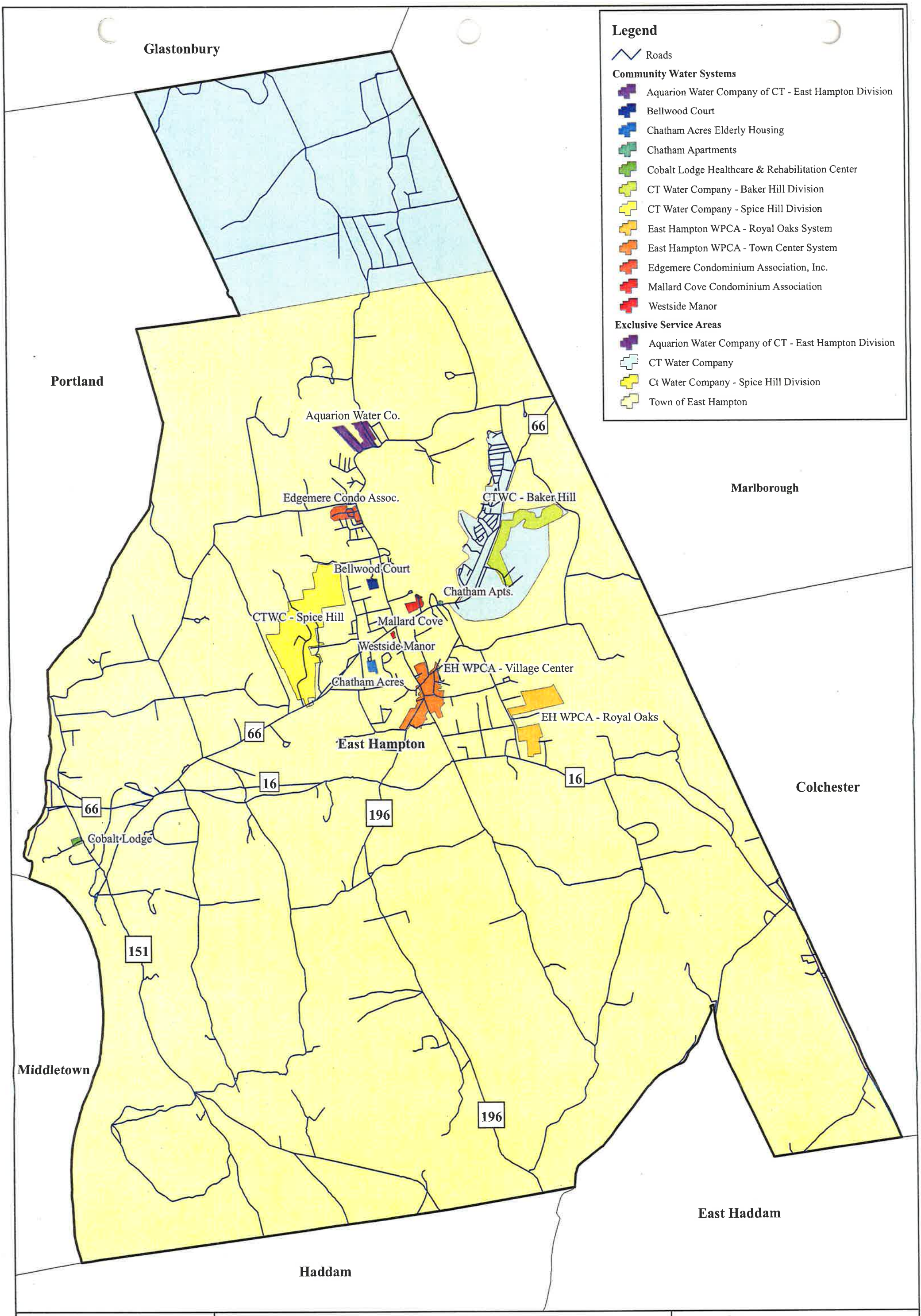
SECTION 3.1 COMMUNITY WATER SYSTEM FACILITIES

As previously mentioned, the East Hampton WPCA operates and maintains two water systems, the Village Center System and the Royal Oaks System. These systems serve 92 residential water service connections and 22 commercial and institutional water service connections. **Table 3-1** presents a breakdown of the customers served by the WPCA by category.

Table 3-1: WPCA Service Connections by User Category

Category	Village Center System	Royal Oaks System	Total
Residential	10	82	92
Commercial/Public	20	0	20
Institutional	1	1	2
Total	31	83	114

In addition to the two water systems owned by the WPCA, there are eleven public water systems within the Town of East Hampton, according to the CTDPH Community Water System list. **Figure 3-1** shows the existing community water system extents within the Town of East Hampton.



Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax: (203) 272-9733
www.miloneandmacbroom.com

Community Water Systems & Exclusive Service Areas

LOCATION: East Hampton, CT

MMI#: 3083-06
MXD: H:\AppFig1.mxd
SOURCE: CT DEP, CT DPH

N

Town of East Hampton
Water Supply Plan

Map By: SJB
Date: 9/17/2010
Scale: 1:42,000

SHEET: Appended Figure 1

Section 3.1.1 Water Supply

WPCA-Owned Existing Water Supply

The Royal Oaks and Village Center Systems, owned and operated by the WPCA, utilizes groundwater wells to supply their respective systems. According to the 2010 WSP, the Royal Oaks System currently contains four groundwater wells: Well #1, Well #3, Well #4, and the Memorial School Well. Combined, these wells have a total safe yield of 39,852 gallons per day.

Photo 1: Royal Oaks Wellfield

The Village Center System currently contains two groundwater wells: Well #1 and Well #2, with a total safe yield of 55,080 gallons per day according to the 2010 WSP.

As previously mentioned, the Village Center and Royal Oaks Systems have ample present and future water supply capacities. **Table 3-2** details the specific physical characteristics for each well.

Table 3-2: WPCA-Owned Well Characteristics

	Royal Oaks System				Village Center System	
	Well 1	Well 3	Well 4	Memorial School	Well 1	Well 2
Location	Royal Oaks	Royal Oaks	Royal Oaks	Memorial School	Basement of Center School	Behind Baseball Backstop at Center School
Type	Bedrock – drilled	Bedrock – drilled	Bedrock – drilled	Bedrock – drilled	Bedrock – drilled	Bedrock – drilled
Diameter	6-inch	6-inch	6-inch	8-inch	6-inch	8-inch
Depth	405 feet	405 feet	405 feet	N/A	160 feet	300 feet
Pumping Capacity	9.9 gpm	9.9 gpm	9.9 gpm	9.9 gpm	9.9 gpm	9.9 gpm
Safe Yield	9.0 gpm	9.0 gpm	9.0 gpm	N/A	23 gpm	28 gpm

Pump capacity for each community water system not owned by the WPCA is variable by system. Section 5 presents information on available water supply for existing community systems

Cobalt Landing Wellfield

In addition to the six wells utilized by the WPCA for water supply, the WPCA owns two wells at the Cobalt Landing Wellfield, in close proximity to the Connecticut River. The WPCA drilled these two wells in 2004 to determine the available water supply at this location in case of future water system expansion. The wells at the Cobalt Landing Wellfield are permitted to supply up to 0.90 MGD, but are not currently operational or connected to any customers. EP discusses the Cobalt Landing Wellfield further in **Section 5**. **Figure 3-2** shows the existing conditions at the Cobalt Wellfield Site.

Photo 2: Cobalt Wellfield Existing Conditions

Section 3.1.2 Water Treatment Facilities

The WPCA operates three treatment facilities: one for the Village Center System and two for the Royal Oaks System. The unit processes at the Village Center System treatment facility include initial sodium hypochlorite addition for oxidation of metals, potassium carbonate addition for pH adjustment, alkalinity adjustment, and softening, Greensand filtration for removal of metals, granular activated carbon (GAC) adsorption for PFAS removal, and final sodium hypochlorite addition for residual disinfection. The treatment facility for the Village Center System is located in the Center School. Following treatment, water enters the distribution system.

Photo 3: Treatment Facility for the Village Center System

Similar treatment chemicals are used for treating the raw water supplied by Wells No. 1, 3, and 4 in the Royal Oaks System. The unit processes at the Village Center System treatment facility include initial sodium hypochlorite addition for oxidation of metals, potassium carbonate addition for pH adjustment, alkalinity adjustment, and softening, Greensand filtration for removal of metals, granular activated carbon (GAC) adsorption for PFAS removal, and final sodium hypochlorite addition for residual disinfection. The Memorial School Well pumps water into its own treatment facility within the Memorial School; the treatment process for this water is a dosage of soda ash and treatment via GAC for PFAS removal before being discharged to the school and distribution facility.

Photo 4: Treatment Facility for the Royal Oaks System

Photo 5: Treatment Facility at the Memorial School

Section 3.1.3 Storage Facilities

The WPCA operates three tanks between their two systems. The Village Center System utilizes one 40,000-gallon concrete atmospheric tank. The Royal Oaks System utilizes two steel atmospheric storage tanks, with a storage capacity of 15,000-gallons each. The Town cannot provide adequate fire protection with its current available storage facilities.

Section 3.1.4 Water Distribution System

The WPCA currently owns and maintains 10,575 feet, or 2.00 miles of water main. All water mains, with the exception of transmission main, are installed within the roadway right-of-ways and beneath roads. The WPCA finances, designs, and constructs all water main within their systems. System developers pay for water main installed for other community water systems, which are approved by the WPCA. **Table 3-3** details the existing water main characteristics within the WPCA's water systems.

Table 3-3: WPCA-Owned Distribution System Characteristics

	Street	Diameter (inches)	Material	Length (feet)
Royal Oaks System	Joseph Court	8	DI	180
	Julia Terrace	8	DI	540
	Mathieu Lane	8	DI	1860
	Nicholas Court	8	DI	180
	Rachael Drive	8	DI	250
	Ray Lane	8	DI	230
	Royal Oaks Avenue	8	DI	1700
	Smith Street	12	DI	840
Village Center System	Bevin Boulevard	12	DI	130
	Main Street	12	DI	1025
	Skinner Street	12	DI	1070
	Summit Street	12	DI	890
	Walnut Avenue	12	DI	720
	Waltrous Street	12	DI	960

Due to the location and higher elevations of the Royal Oaks and Village Center Systems, the hydraulic grade line is relatively high compared to the elevation range within the Town of East Hampton. The Village Center System serves customers at ground level elevations ranging from 360 feet to 420 feet. The Royal Oaks System serves customers at ground level elevations ranging from 505 feet to 600 feet.

The WPCA's distribution system cannot provide fire protection. In the event of a fire, the Town utilizes hydrants connected to surface waters and other methods of fire protection. **Section 4** describes fire protection within the system.

SECTION 3.2 NON-COMMUNITY WATER SYSTEMS

In addition to the thirteen community water systems in the Town of East Hampton, there are 42 non-community water systems within the Town. By definition, these water systems are considered to be non-transient systems, which regularly serve at least 25 people over six months of the year, or transient systems, which serve customers who do not remain for long periods of time.

SECTION 4 NEED FOR THE PROJECT

The need for this project is well documented in past reports and studies of the system. Establishing a centralized water system for the residents of East Hampton would be mutually beneficial for its potential customers and for the WPCA. Both the community and non-community systems within the Town have experienced a history of deficiencies, which could be remedied by a centralized water system. By developing a centralized water system, the Town will enhance supply reliability, maintain public safety, promote community growth, and support the Town's overall health and well-being.

SECTION 4.1 BENEFITS TO PUBLIC HEALTH

Many areas within the Town of East Hampton have experienced a history of groundwater quality issues. As most of the Town is served by private wells on each resident's property, groundwater pollution is of great concern for East Hampton.

The Town has suffered from a history of widespread groundwater contamination originating near the Village Center and later in the WPCA's wells. As documented by the CTDPH, the Chatham Health District has also reported contamination in private wells regularly. When first establishing the Village Center System, the Town's primary goal was treating groundwater that was contaminated with volatile organic compounds, including hydrocarbons, PFAS, and methyl-tert-butyl-ether (MTBE), a gasoline additive. Even with the few satellite treatment systems online, the WPCA still faces water quality and quantity issues, including naturally occurring factors such as bacteria and iron and manganese presence in the raw water supply, as well as unreliable water supply during droughts.

As of 2006, most community water systems not operated by the WPCA are in violation of drinking water codes and regulations, as presented in the *Need and Feasibility of a Centralized Water System for East Hampton* report. These non-compliance events are magnified by the administrative burden placed on the CTDPH to monitor water quality data and issue violations. This issue is ongoing, as private well owners are rarely required to test their drinking water for regulated contaminants, if at all. By establishing a centralized water system, the WPCA can relieve residents of requirements to monitor and treat their water by delegating this task to trained operators.

Unreliability of potable water is a health concern. By expanding its existing water system, the WPCA will establish redundant water supply sources and improve fire protection for the residents of East Hampton. Additionally, by consolidating water system ownership to the WPCA, the Town can reduce cost per gallon of operation by optimizing system operations, instead of relying on the owners and operators of each private water system.

Finally, the WPCA currently faces fire flow deficiencies throughout the Town. The Town's firefighting ability is restricted to tanker-truck and some surface water sources. By developing and extending the existing water system, the WPCA will extend the distribution system with more hydrants and construct storage tanks with sufficient fire flow storage to enhance fire protection capabilities for the residents of East Hampton.

SECTION 4.2 COMMUNITY GROWTH

As discussed previously, the WPCA cannot expand its water customer base with the current water supply and treatment capabilities in the Village Center and Royal Oaks Systems. Therefore, EP does not anticipate increasing development and corresponding water demands over the next few decades within these existing systems. By establishing a centralized and expanded water system, East Hampton can prepare for and promote overall residential and commercial growth.

As mentioned in **Section 2**, the Town of East Hampton experienced a decline in population over the past decade. While population has declined, the Town anticipates future residential and commercial sector growth, if the water system is expanded. Without increasing its drinking water supply and extending the distribution system, the Town cannot rely on the existing water supply facilities and private wells with water quality issues while also encouraging future economic development within East Hampton. As discussed, the Town cannot develop future residential and commercial areas due to the lack of adequate water sources within the Town.

As the community continues to grow, the Town has expressed interest in retaining its Exclusive Service Area rights to the Town of East Hampton. To avoid forfeiting these rights, the Town must take action to provide its residents safe and reliable drinking water via its own system by developing existing and new water supply sources and expanding the distribution system.

SECTION 5 ALTERNATIVES CONSIDERED

In this section, EP describes the potential alternatives for water supply sources, which is the foundational step in developing a centralized municipal water system. The Town initially explored proposed water sources and assessed future growth and development while preparing the following planning evaluations:

- 2004 Initial Water Supply Plan,
- 2006 Preliminary Engineering Report, and
- 2010 Water Supply Plan.

EP has further described and modified these potential alternatives for future water supply sources in this report. EP is proposing the exploration of two additional sources of water to serve as many people as possible in the Town of East Hampton while remaining financially and geographically feasible.

EP evaluated several sources of water supply within the Town of East Hampton. Following discussions with the Town of East Hampton's Water Sub-Committee, EP examined the following considerations for establishing water supply sources:

- Land Ownership
- Redundancy of Supply
- Presence of Existing and Potential Contamination
- "Permitability" with Connecticut State Departments
- Adequacy of Water Supply Volume Available

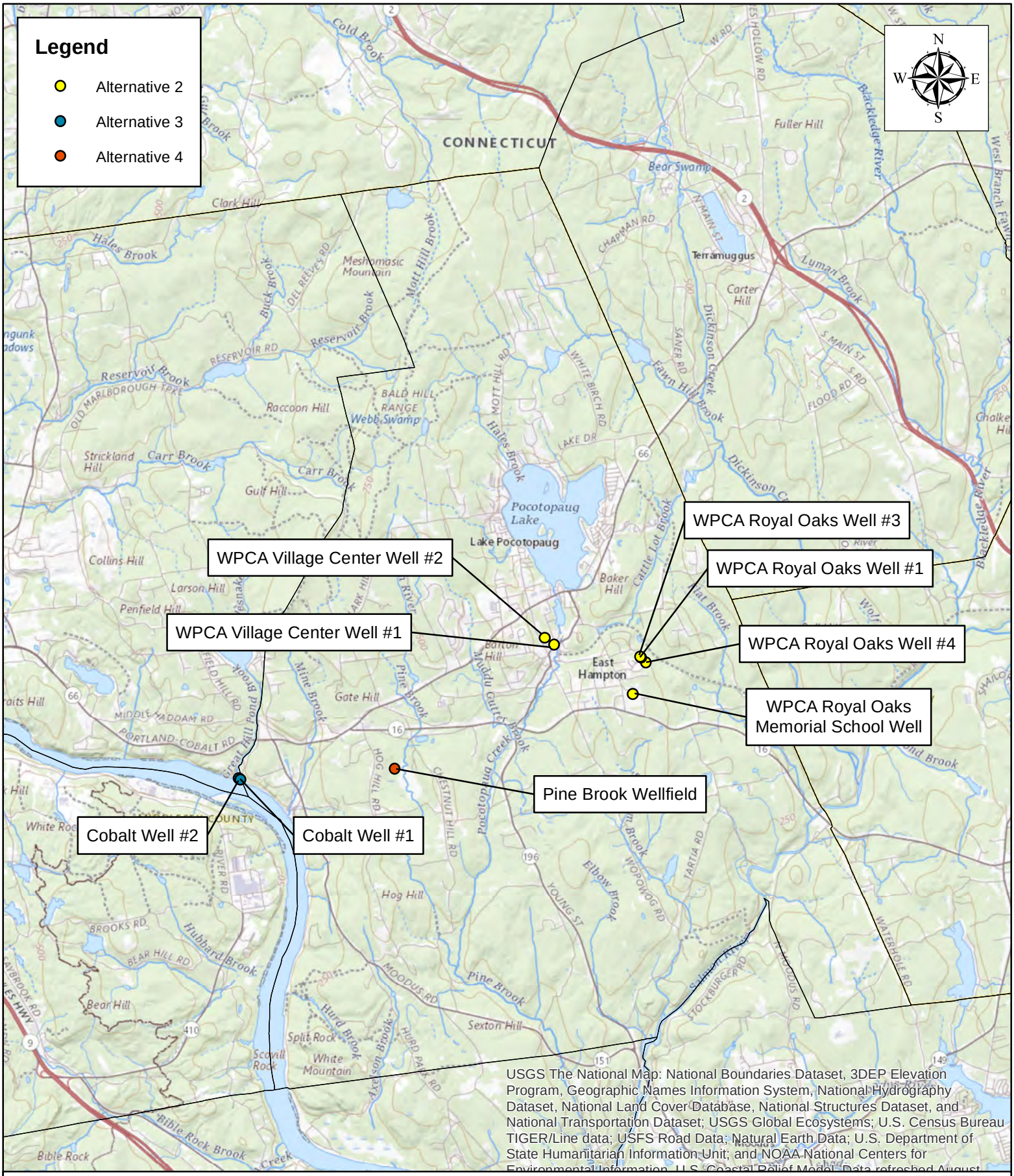
EP completed a desktop groundwater evaluation of potential water sources within the Town of East Hampton using the aforementioned considerations. EP first limited potential sites to land owned by the Town or the State of Connecticut, including parcels which may be purchased by the Town for water supply. Next, EP evaluated the surficial geology and aquifer potential of the Town- and State-owned parcels within the Town of East Hampton. EP also sifted through the remaining viable sites to further analyze sites only with non-regulated groundwater and without contamination. Finally, EP chose sites for further exploration that were classified as open space and had little to no environmental impacts. The full methodology for the desktop groundwater evaluation is presented in Appendix A.

Following extensive research and discussions with the Town, EP presented the following water supply alternatives for further exploration:

1. Alternative 1 – No Action
2. Alternative 2 – Combine Existing Water Systems
3. Alternative 3 – Connect Cobalt Landing Wellfield
4. Alternative 4 – Develop Pine Brook Wellfield

5. Alternative 5 – Evaluate Water Supply Interconnections with Adjacent Water Suppliers

Figure 5-1 shows the location of each water supply alternative explored within the Town of East Hampton.



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed August

0 5,000 10,000 Feet

FIGURE 5-1
WATER SUPPLY ALTERNATIVES
Town of East Hampton, Connecticut
Water System Evaluation
May 2022

Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Locus Map - East Hampton.mxd

SECTION 5.1 ALTERNATIVE 1: NO ACTION

Section 5.1.1 Description

EP evaluated the "No Action" alternative, in which the WPCA would continue to operate its Royal Oaks and Village Center Systems, community systems would remain operationally separate, and customers without municipal water service would continue to utilize private wells.

Section 5.1.2 Advantages

For the "No Action" alternative, the Town would not incur any new capital costs or disrupt residents or traffic patterns in any of the proposed areas because there would be no construction. This approach eliminates any potential short-term construction-related and work force problems. Additionally, this alternative would not have any adverse side effects to ecological and natural factors because no construction would occur.

Section 5.1.3 Disadvantages

Without further developing the municipal water system, the residents and businesses of East Hampton continue to be susceptible to water quality and available fire flow concerns. This approach would perpetuate public safety concerns related to limited or no available potable drinking water supply within the Town for consumption if water quality issues arise as they have historically. The Town has been concerned with a resurgence of issues as contaminated groundwater plumes migrate towards established private and community groundwater supply sources.

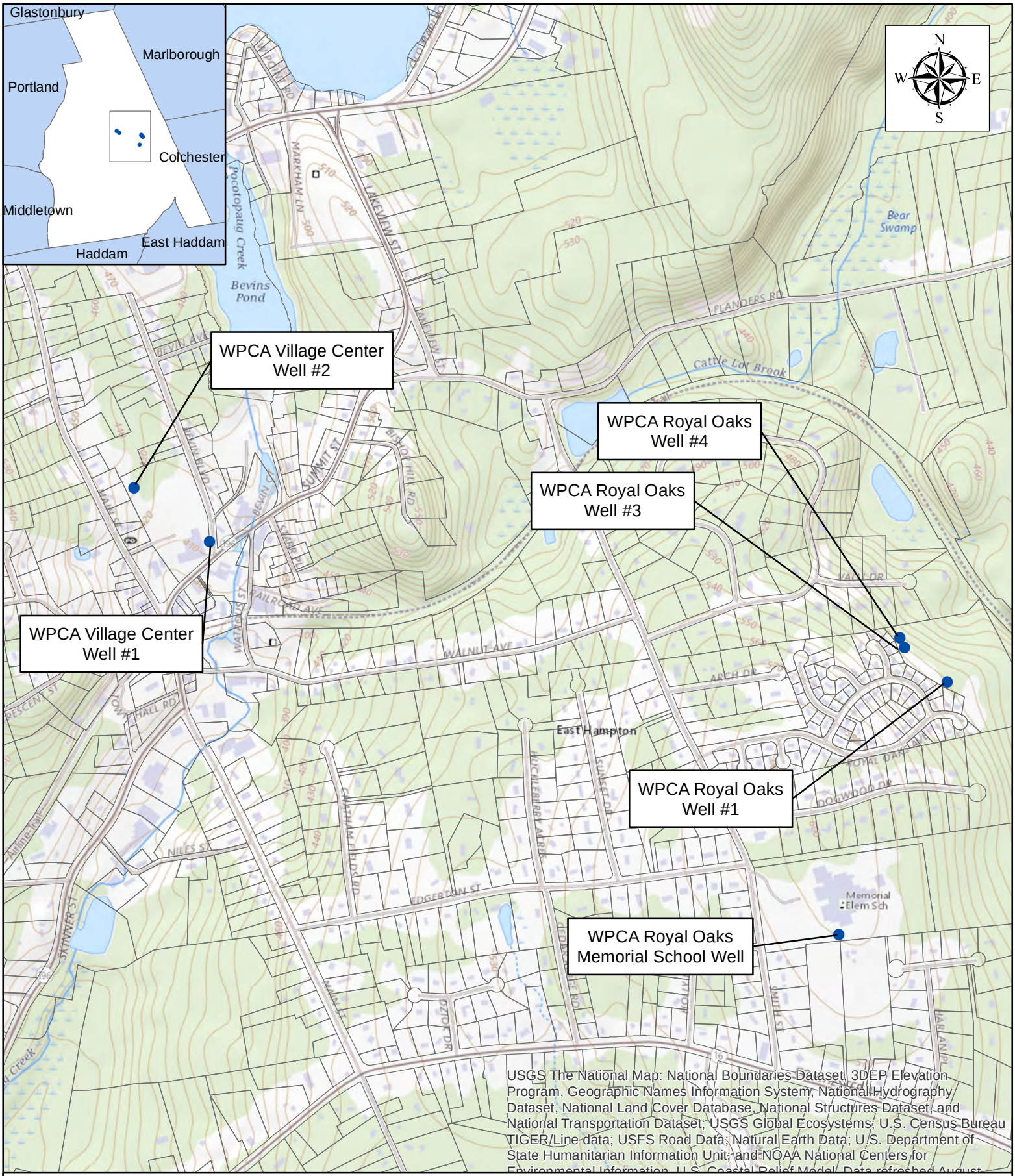
SECTION 5.2 ALTERNATIVE 2 – COMBINE EXISTING WATER SYSTEMS

Section 5.2.1 Description

EP evaluated combing existing community water systems to centralize the Town's water system and consolidate current water supply sources. As described in Section 3, the Town's WPCA currently owns and operates six groundwater wells which currently serve the Village Center and Royal Oaks Systems. The combined safe yield available from the existing wells in the Royal Oaks System is 27.0 gpm, equivalent to 39,852 gallons per day. The combined safe yield available from the existing wells in the Village Center System is 51.0 gpm, equivalent to 55,080 gallons per day. Currently, the safe yield of the Village Center System wells is almost double that of the Royal Oaks System wells.

Location

The existing WPCA wells are located near the geographic center of East Hampton, near the village center area of Town. The existing Village Center Wells are located at 7 Summit Street on a Town-owned parcel. The existing Royal Oaks Wells 1, 3, and 4 are located in the parcel behind the residential properties on Matheiu Lane. The Royal Oaks Memorial School Well is located on the property of the Memorial School building. **Figure 5-2** provides the USGS map of the WPCA well locations and **Figure 5-3** presents the aerial map of the WPCA wells.



0 500 1,000 Feet

FIGURE 5-X
EXISTING WPCA WATER SOURCES
Town of East Hampton, Connecticut
Water System Evaluation
May 2022

Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Existing WPCA Wells - USGS.mxd

FIGURE 5-X
EXISTING WPCA WATER SOURCES AERIAL MAP
Town of East Hampton, Connecticut
Water System Evaluation
April 2022

0 500 1,000 Feet

Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Existing WPCA Wells - Aerial.mxd

Environmental Factors and Groundwater Evaluation

EP anticipates very minimal impact to environmental resources during the construction of this alternative, which will primarily include the installation of water mains to connect the existing water systems. All construction activities will occur within the roadway right-of-way and in previously disturbed areas. **Figure 5-4** shows the environmental resources located in the proposed project area based on the Connecticut Department of Energy and Environmental Protection (CTDEEP) GIS Open Data Layers. If the Town decides to carry out this alternative through construction, EP will assist the Town with filing all required environmental permitting as needed during the final design phase. The Town will also include detailed erosion and sediment control measures in the Contract Documents while observing all construction work with a Resident Project Representative (RPR).

Additionally, EP evaluated groundwater quality and aquifer material at the sites. While the existing WPCA wells have been functional for several years, evaluating proximity to contamination points and other groundwater quality concerns is important in determining the longevity of combining the existing WPCA systems as a solution for establishing a centralized water system. As shown in the following figure, the Village Center Wells are located in an impaired area. **Figure 5-5** shows the existing Royal Oaks and Village Center well site groundwater characteristics.

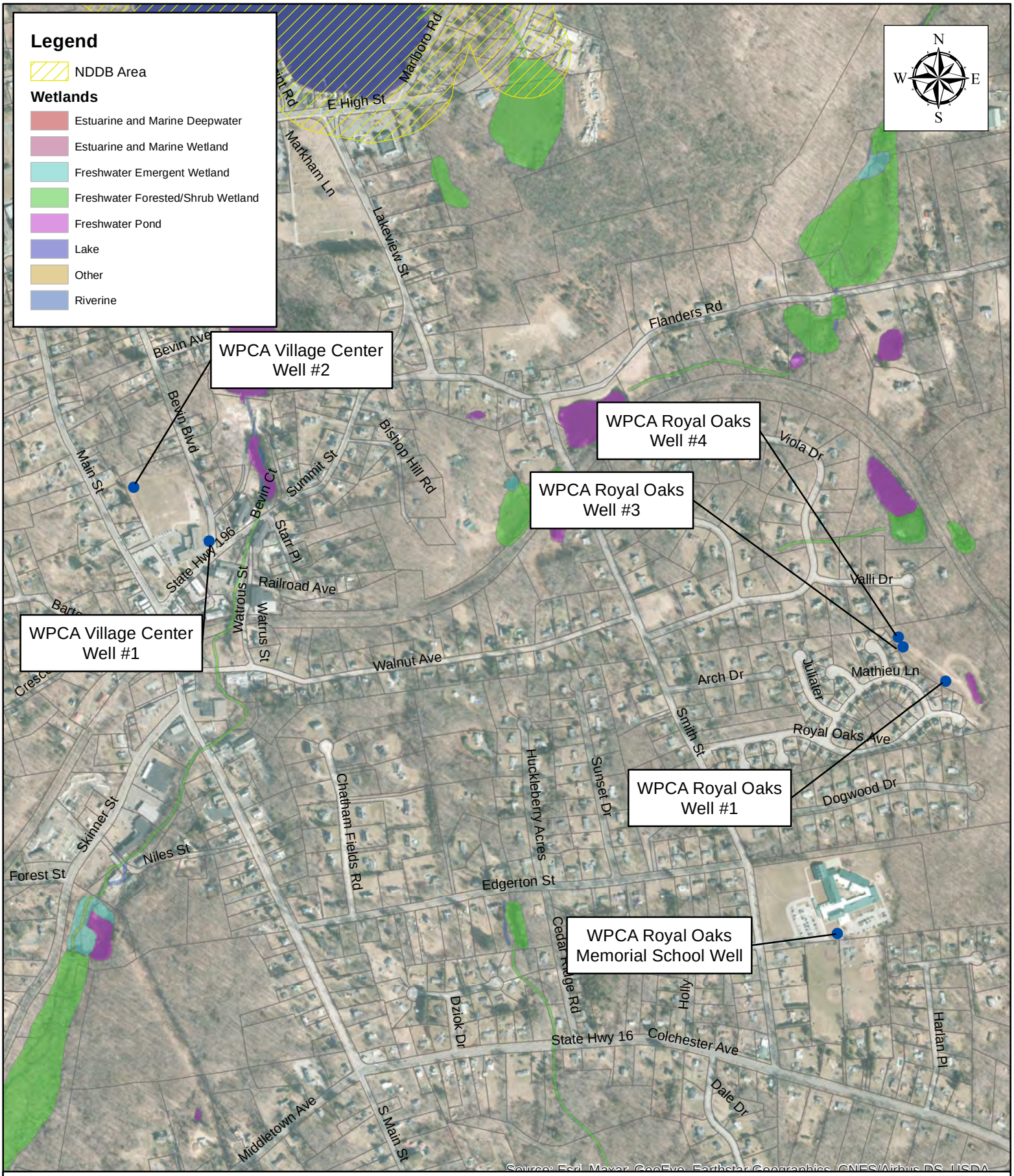


FIGURE 5-4
EXISTING WPCA WATER SOURCES ENVIRONMENTAL FEATURES
Town of East Hampton, Connecticut
Water System Evaluation
May 2022

0 240 480 Feet

Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Existing WPCA Wells - Environmental.mxd

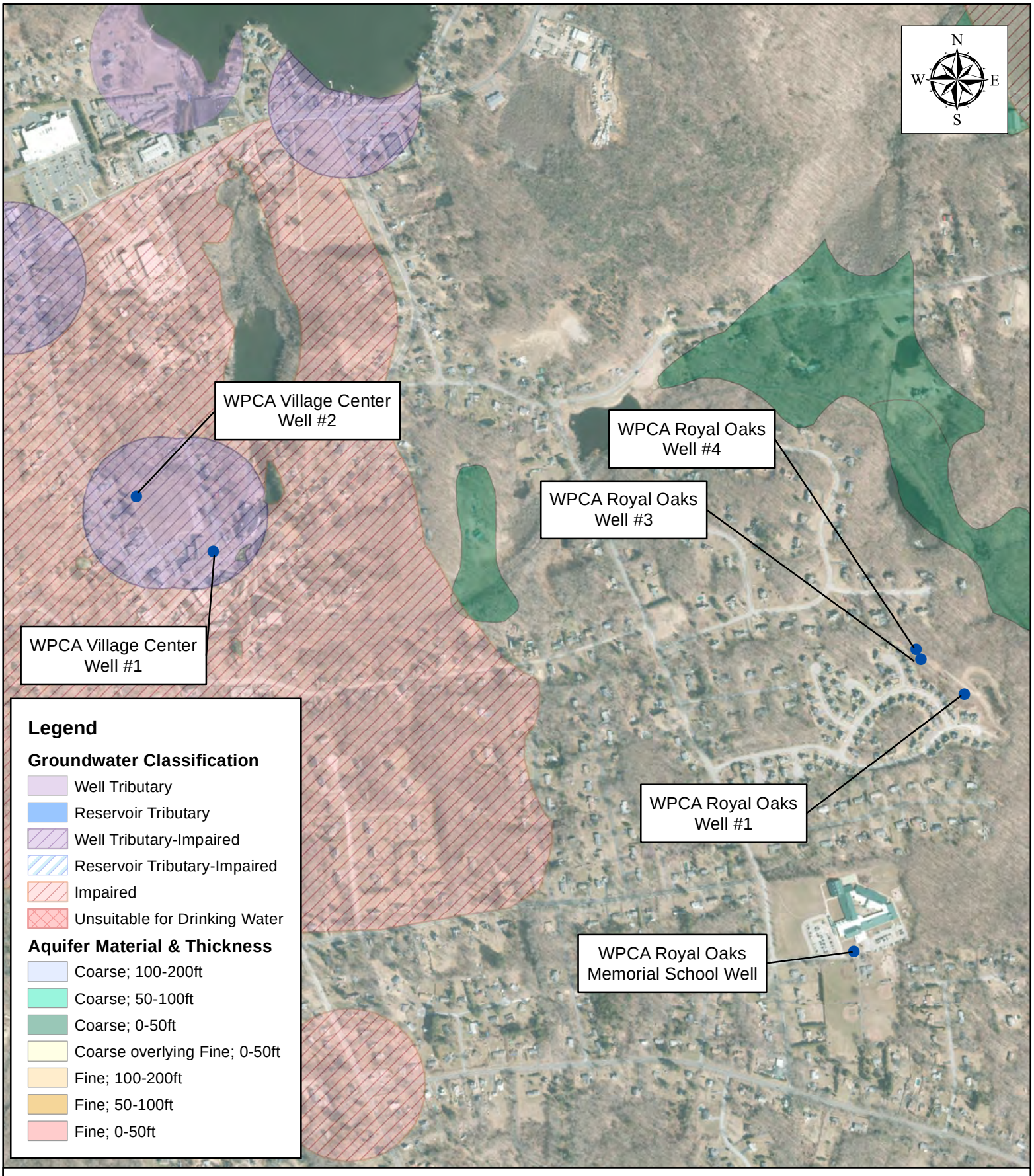


FIGURE 5-X
EXISTING WPCA WATER SOURCES
GROUNDWATER AND AQUIFER CHARACTERISTICS
Town of East Hampton, Connecticut
Water System Evaluation
May 2022

0 500 1,000 Feet

Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Existing WPCA Wells - Groundwater and Aq Char.mxd

Section 5.2.2 Advantages

If the existing water supply sources are maintained and the distribution system is expanded to connect these sources, the Town would avoid additional capital expenditures on the labor and material involved in completing pump tests, groundwater quality analysis, and well construction. Additionally, the Town would avoid the potential environmental impacts and permitting associated with establishing a new groundwater water supply source.

This alternative also allows the Town to establish redundant sources of supply for its centralized system. By utilizing the existing well sources, the Town would have six separate sources for use and could maintain service to its customers in the event of a point failure at one of the wells or within the system. Additionally, the existing wells for the Village Center and Royal Oaks Systems are already located near the most populous area of Town, minimizing the need for lengthy and large diameter transmission mains. The Town would also increase revenue with additional water customers connecting to the new water mains installed between the existing satellite systems.

Section 5.2.3 Disadvantages

To connect the WPCA's existing systems into one centralized system, the Town would need to construct several miles of water main, posing challenges with traffic control and environmental resource disruption. Additionally, this alternative would require a water quality evaluation to analyze potential outcomes of mixing potable treated water from separate supply sources. The hydraulic grade varies for each system, which complicates the sharing water between the systems, if connected.

Additionally, the existing well supplies have a combined safe yield of 0.112 MGD. While this supply volume is adequate for serving the current customers in the Royal Oaks and Village Center areas, this supply volume is not great enough to serve a centralized municipal water system with additional customers and anticipated community growth. Additionally, the well facilities at these locations are built out to house the current pumps and storage tanks used for these systems, so altering the physical configuration of the current well sources would pose logistical difficulties and capital expenditures associated with renovating the existing facilities. Finally, as shown in **Figure 5-4**, the Village Center wells are located in an area with impaired groundwater quality, which may impact the longevity of these wells as a water source.

SECTION 5.3 ALTERNATIVE 3 – COBALT LANDING WELLFIELD

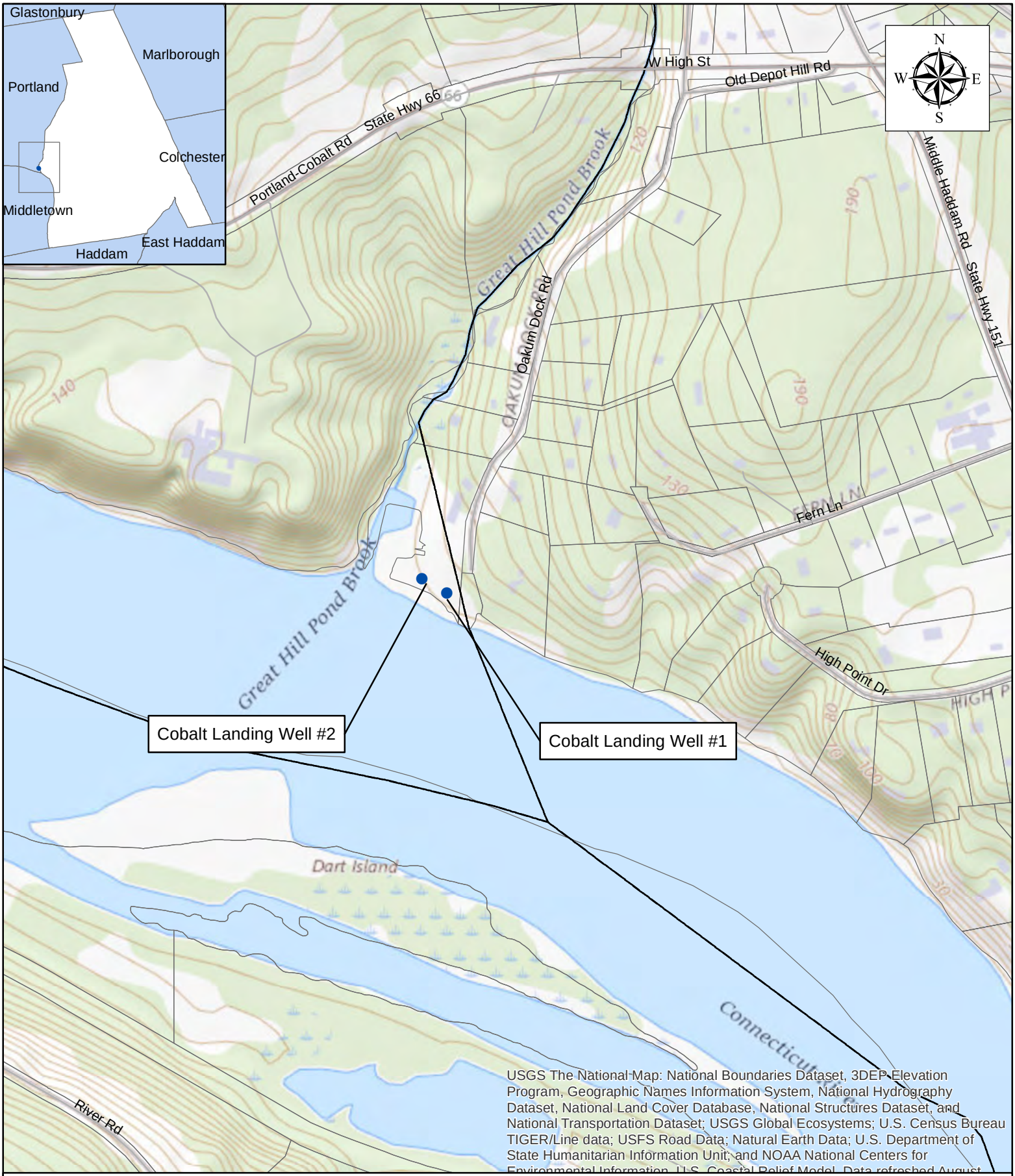
Section 5.3.1 Description

The Cobalt Landing Wellfield is located adjacent to the Connecticut River at the end of Oakum Dock Road on a Town-owned easement near the East Hampton/Portland Town Line. In 2004, the Town installed two production wells at the site for potential source water production. A 5-day pump test was performed in accordance with the Connecticut Department of Environmental Protection (CTDEP, now recognized as CTDEEP) Level A Standards, established pumping rates of 264 and 252

gpm for the two wells. Following the diversion permitting process, the CTDEP established a safe yield for the wellfield of about 743,000 gallons per day following the pump test.

Location

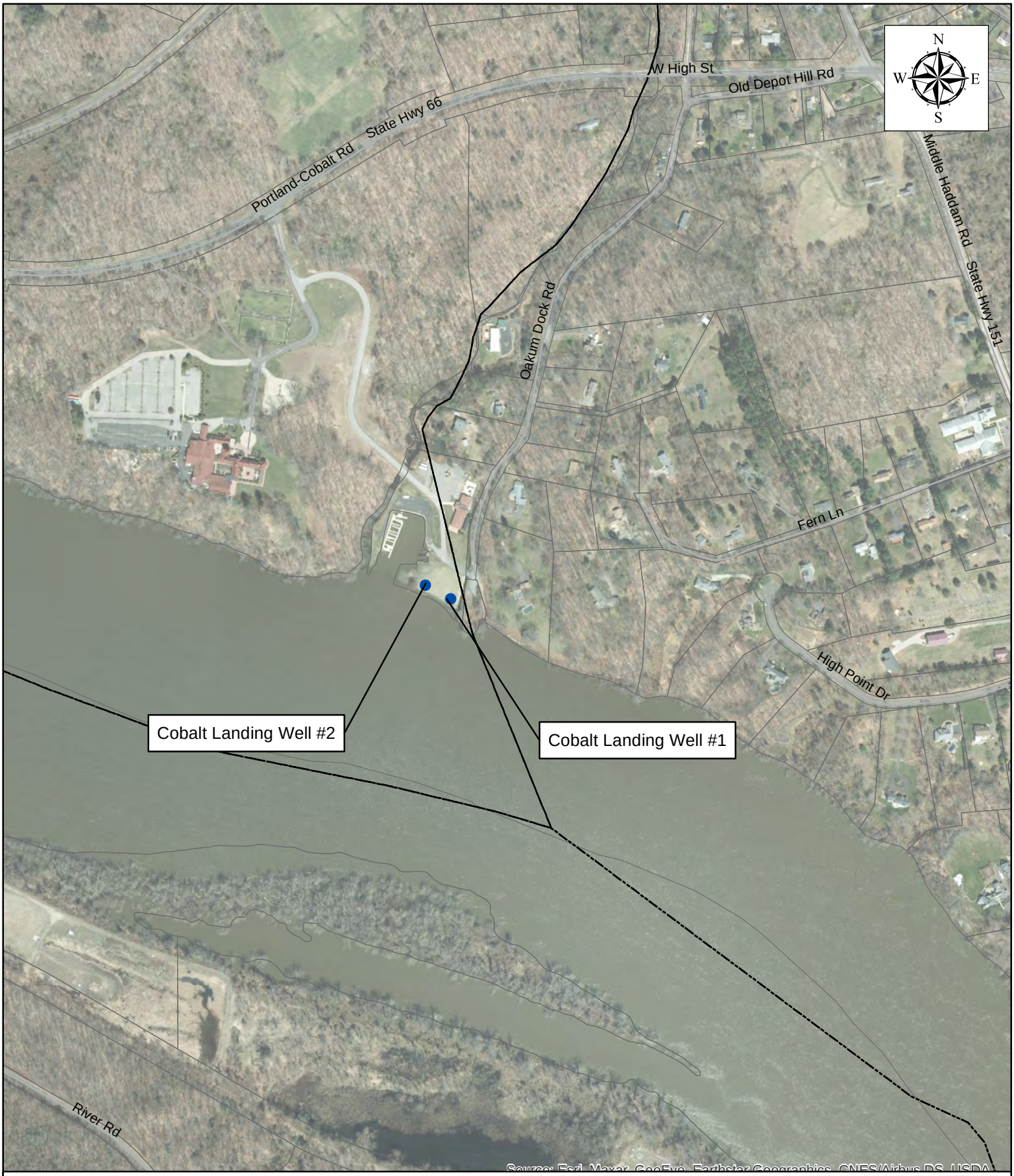
The Cobalt Landing Wellfield is located at the end of Oakum Dock Road along the Connecticut River. The wellsite is located to the west of the Village Center area of Town and the well station improvements will occur within a Town-owned easement for this alternative. **Figure 5-6** provides the USGS map of the project area and **Figure 5-7** presents the aerial map of the proposed wellsite.



0 390 780 Feet

FIGURE 5-X
COBALT LANDING WELLFIELD
Town of East Hampton, Connecticut
Water System Evaluation
May 2022

Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Cobalt Landing Site - USGS.mxd



0 250 500 Feet

FIGURE 5-X
COBALT LANDING WELLFIELD AERIAL MAP
Town of East Hampton, Connecticut
Water System Evaluation
May 2022

Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Cobalt Landing Site - Aerial.mxd

Environmental Factors and Groundwater Evaluation

EP anticipates minimal impact to environmental resources during the additional construction of this wellfield, which will primarily include the installation of submersible pumps, pitless adapters, and connection water mains along with associated instrumentation/SCADA and electrical connections for the proposed wells. Water main construction will mainly occur in previously disturbed areas. Additional drilling will not be required, as the two wells at the site can be used for water supply.

There are some wetlands areas in the vicinity of the existing wells, including Freshwater Forester/Shrub Wetlands. CTDEEP delineated the wetland areas and produced GIS Open Data Layers as shown on **Figure 5-8.** The Cobalt Landing wells are not located within the area or buffer zone of any existing wetlands as shown by CT DEEP GIS Open Data layers. However, the Cobalt Landing Wellfield falls within a critical habitat, delineated as a Natural Diversity Database (NDDB) area. Also, the Cobalt Landing Wellfield is located within the 200-foot stream buffer of the Connecticut River.

EP's desktop groundwater evaluation revealed that the Cobalt Landing wellsite is rich with course aquifer material. Additionally, there are no areas of known contamination in close proximity to the proposed wellsite. The results of the groundwater evaluation are indicative that the wellsite has favorable conditions as a groundwater supply source. **Figure 5-9** shows the results of the groundwater study, including the existing easement and aquifer materials and thicknesses.

According to an analysis of the FEMA National Flood Hazard Layer (NFHL), the existing Cobalt Landing wellsite is located in FEMA Flood Zone A. Because the site is located in the 100-year flood plain, if the Town decides to construct wells at this site, the wells will need to be water-tight and flood proofing measures will need to be implemented. **Figure 5-10** shows the FEMA NFHL Flood Zones at the Cobalt Landing site.

During the final design phase, the Town will complete all necessary environmental permitting to minimize adverse impacts to wetlands and wildlife in the area, including an NDDB Request to CTDEEP and Notice of Intent for the abutment of the stream buffer zone. EP will also detail all erosion and sediment control measures in the Contract Documents while observing all construction work with an RPR.

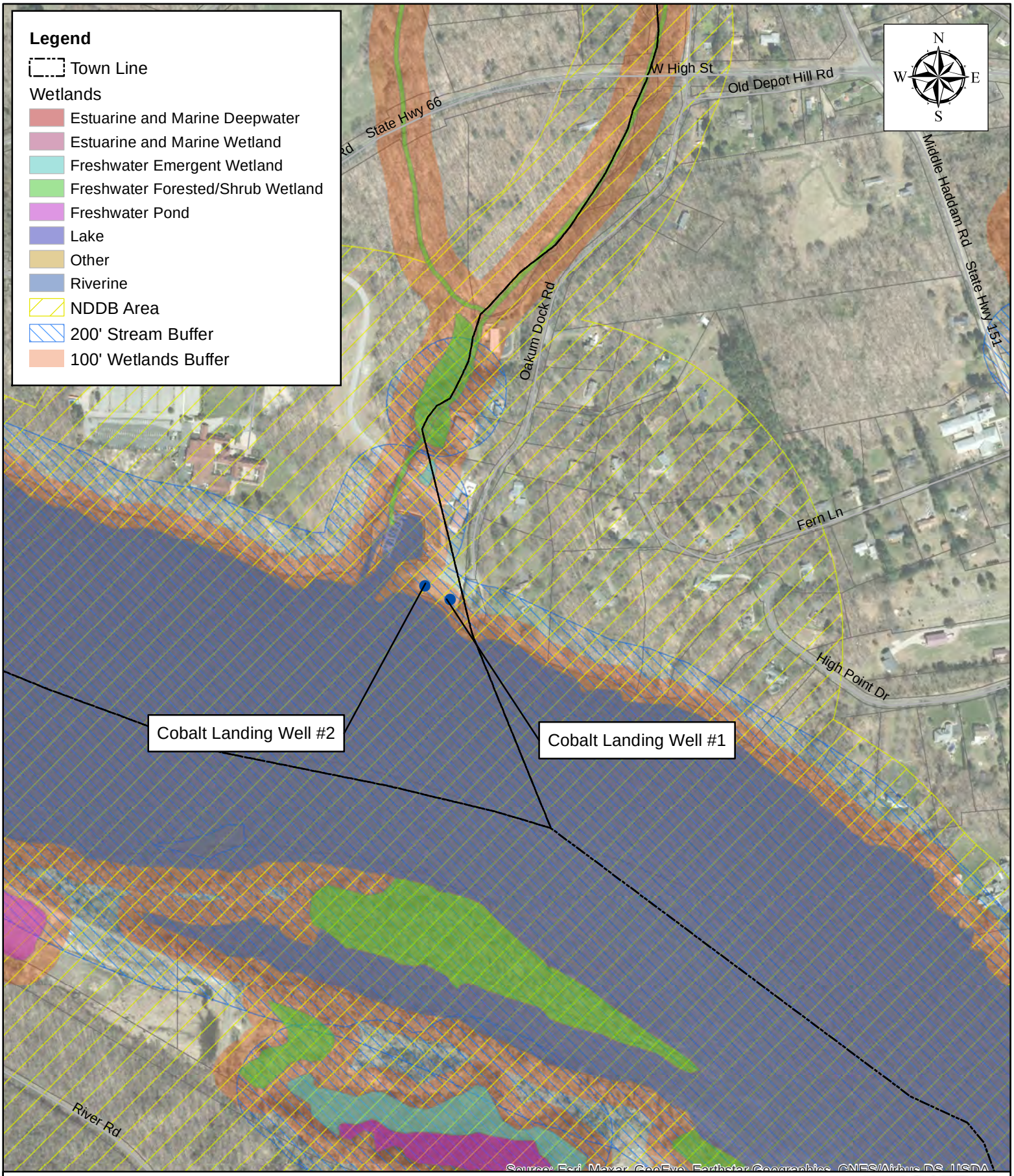
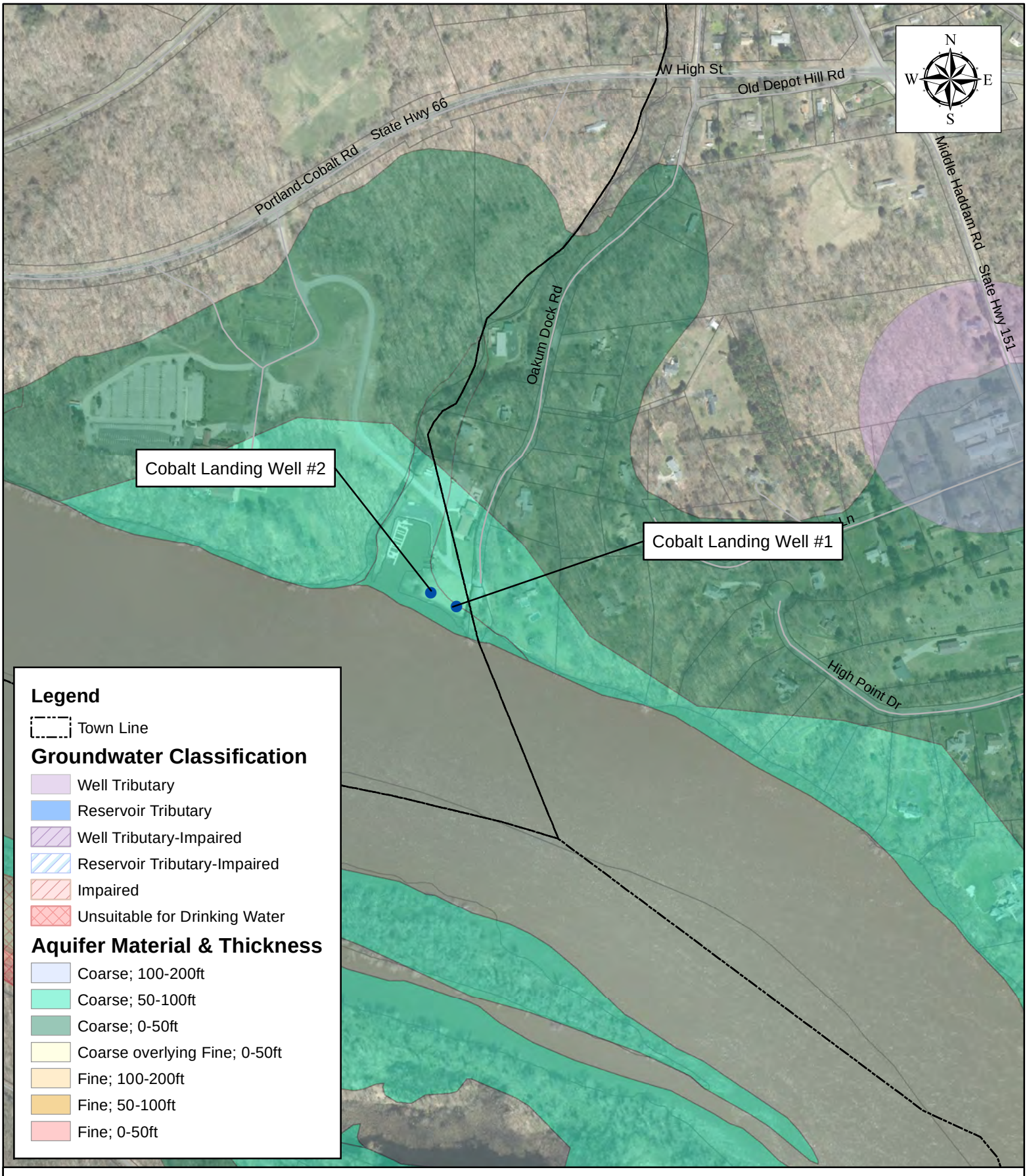


FIGURE 5-X
COBALT LANDING WELLFIELD ENVIRONMENTAL FEATURES
Town of East Hampton, Connecticut
Water System Evaluation
May 2022

0 250 500 Feet

Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Cobalt Landing Site - Environmental.mxd



0 250 500 Feet

FIGURE 5-X
COBALT LANDING
GROUNDWATER AND AQUIFER CHARACTERISTICS
Town of East Hampton, Connecticut
Water System Evaluation
May 2022

Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Cobalt Landing Site - Groundwater and Aq.mxd

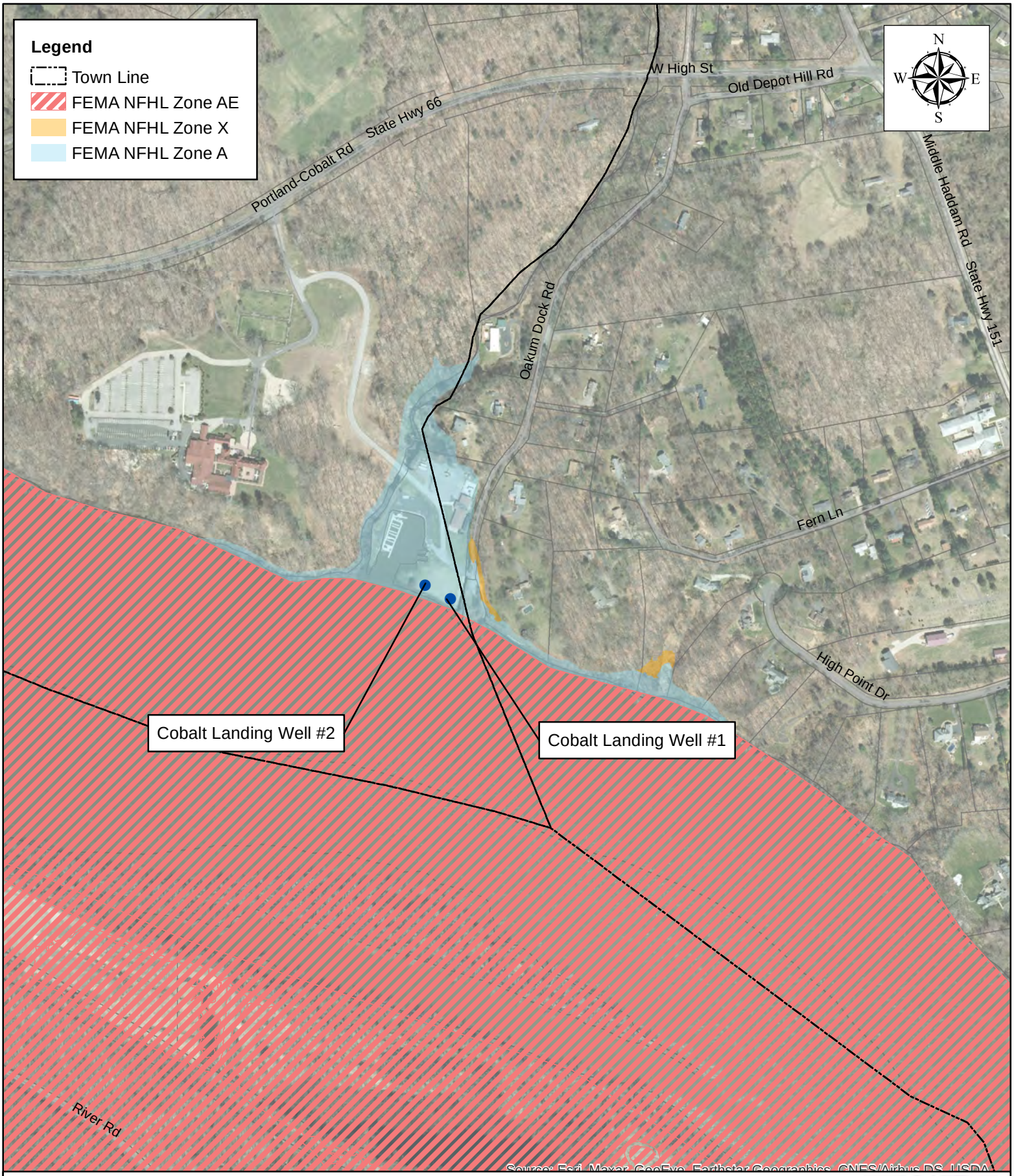


FIGURE 5-X
FEMA NATIONAL FLOOD HAZARD LAYER MAP
Town of East Hampton, Connecticut
Water System Evaluation
May 2022

0 250 500 Feet

Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Cobalt Landing Site - Flood Zones.mxd

Section 5.3.2 Advantages

The Cobalt Landing Wellfield has the potential to be able serve the Town with potable water at a rate of almost 0.75 MGD, making this source feasible for satisfying a portion of predicted current and future demand conditions. Additionally, this site is both town-owned and consists of course aquifer material, which is ideal for groundwater production as documented EP's desktop groundwater evaluation.

Also, the Town already owns the wellsite, which avoids the difficulties associated with procuring easements. The Town has also permitted this wellsite for use through the CTDEEP Diversion Permit Authorization process, which authorizes the Town to withdraw up to 0.90 MGD from Cobalt Wells 1 and 2. This permit will expire on September 21, 2031.

Section 5.3.3 Disadvantages

The most populous area of Town is the Village Center area of Town, located in the geographic center of East Hampton. While the Cobalt Landing Wellfield boasts high groundwater quality and volume, it is located on the western edge of East Hampton and would require the installation of several miles of water mains to carry water from the west side of town to the targeted service area.

Additionally, the Cobalt Landing Wellfield is located in close proximity to a newly construction reception hall and marina at the end of Oakum Dock Road. By developing a wellfield at this location, the Town may experience resistance from the reception hall property owner due to concerns regarding aesthetics at this location. However, the Town is responsible for providing safe drinking water to the residents and businesses of East Hampton in an effort to maintain and enhance public health. Therefore, visual aesthetics of the wellfield may be placed at a lower importance than establishing a drinking water source. Also, the Town will need to provide flood proofing measures at Cobalt Landing because the wellsite is located in FEMA Flood Zone A as discussed above.

Finally, the Cobalt Landing groundwater supply cannot supply sufficient drinking water volumes to satisfy East Hampton's needs through the recommended fifty years planning period. At a pumping rate of 0.75 MGD, and an assumed residential demand of 75 gallons per capita per day, this well source would be able to serve 10,000 residents, not including the water needed to supply businesses and maintain adequate fire protection.

SECTION 5.4 ALTERNATIVE 4 – PINE BROOK WELLFIELD

Section 5.4.1 Description

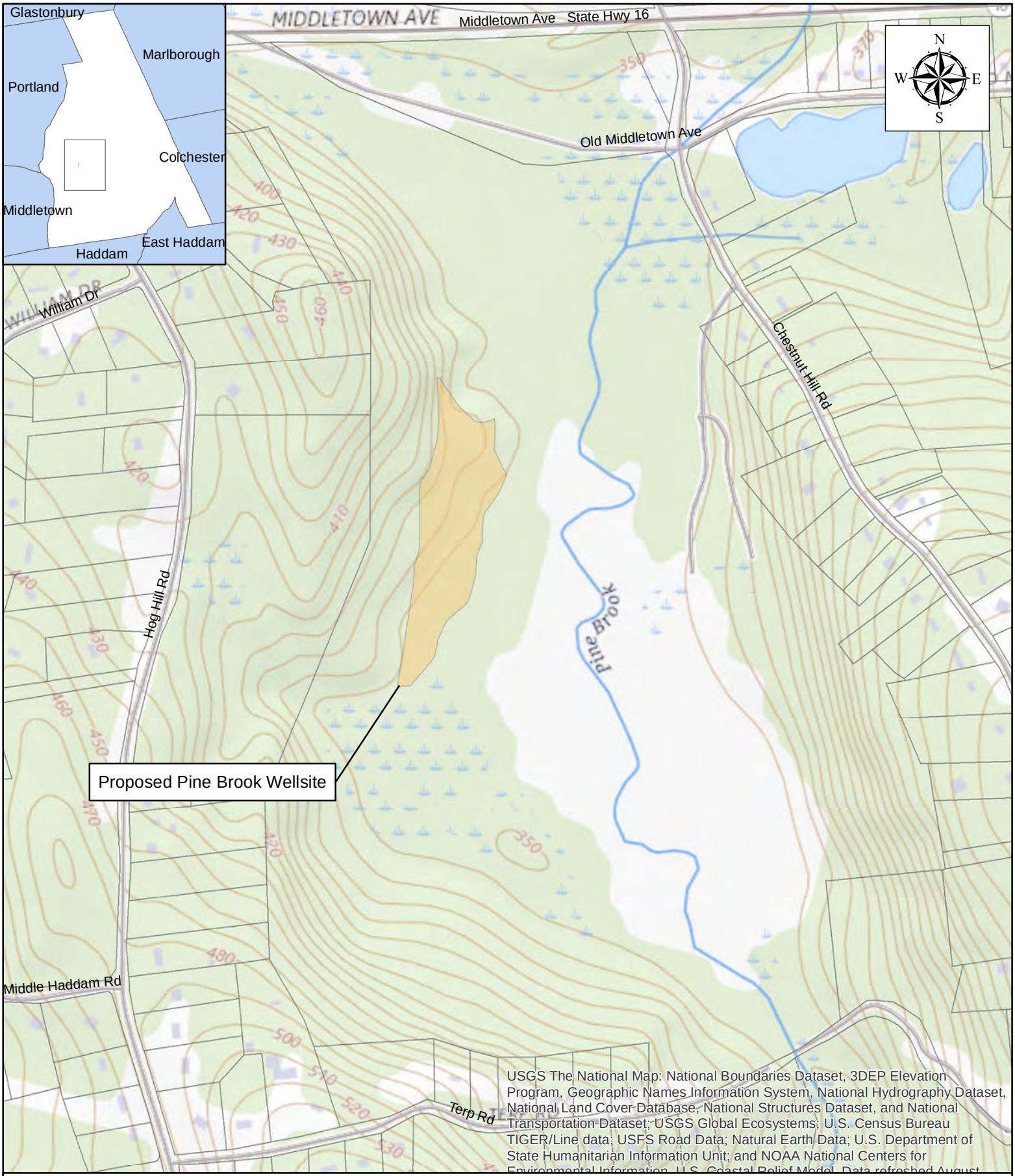
EP evaluated the possibility of establishing a wellfield at Pine Brook as Alternative 4. Alternative 4 includes constructing groundwater supply sources within a Town-owned parcel to the west of Pine Brook, which has a large area of course aquifer material. For this alternative, the Town would install groundwater supply wells at the Pine Brook site and construct water main to serve the system.

Location

The wellsite is located in the geographic west of East Hampton within Parcel No. 06-14A, west of Pine Brook. EP determined that this site may be promising as a future groundwater supply after performing our desktop groundwater exploration, which is attached in Appendix A.

Photo 6: Existing Conditions at Pine Brook Wellsite

This potential wellsite is relatively close to the populated Village Center area of East Hampton; **Figure 5-11** provides the USGS map of the project area and **Figure 5-12** presents the aerial map of the proposed wellsite.



0 400 800 Feet

FIGURE 5-X
PINE BROOK WELLSITE
Town of East Hampton, Connecticut
Water System Evaluation
April 2022

Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Pine Brook Site - USGS.mxd

0 250 500 Feet

FIGURE 5-X
PINE BROOK WELLSITE AERIAL MAP
Town of East Hampton, Connecticut
Water System Evaluation
April 2022

Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Pine Brook Site - Aerial.mxd

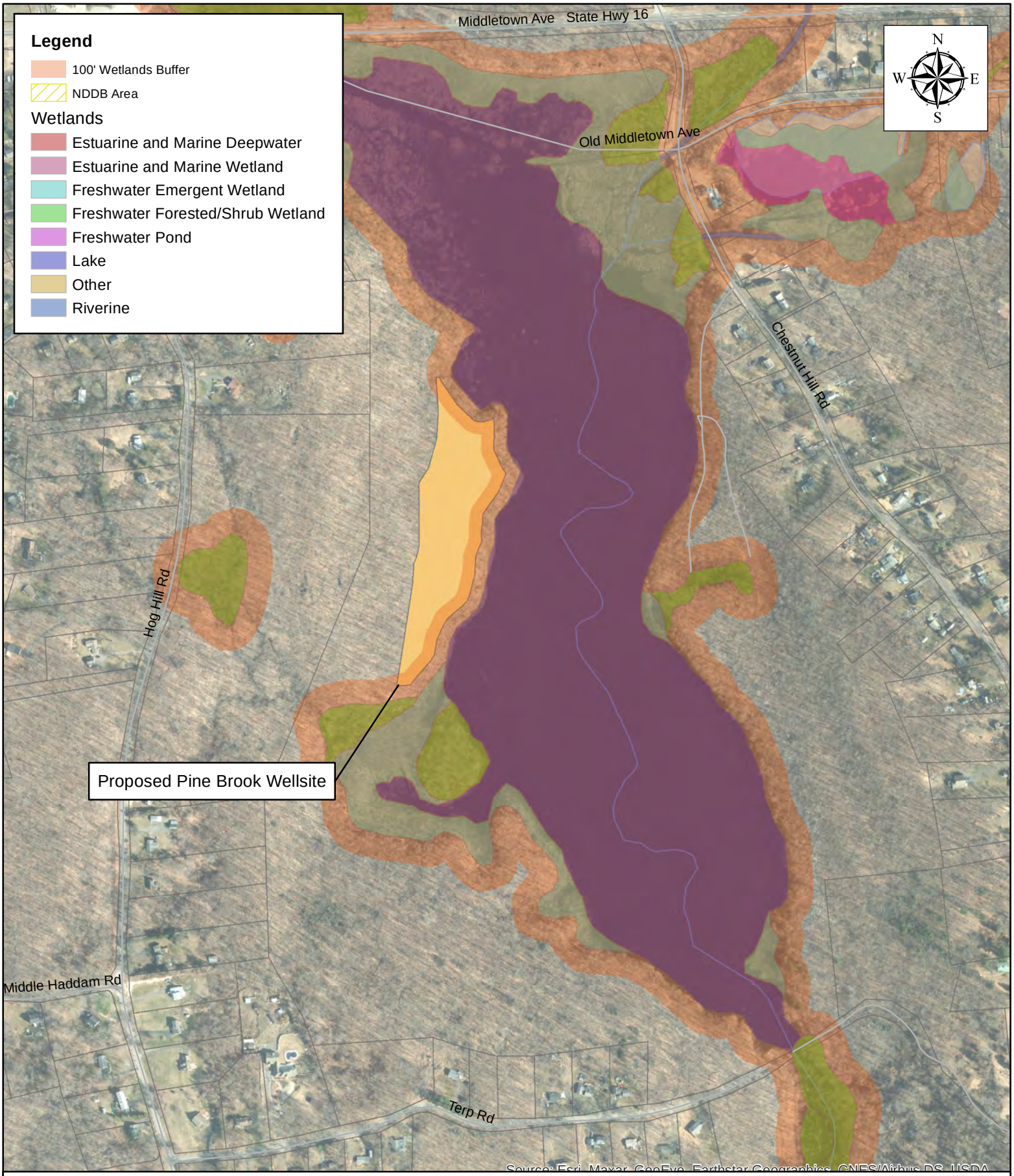
Environmental Factors and Groundwater Evaluation

The Pine Brook Wellfield would involve disruption to previously undisturbed areas near the brook. However, EP carefully located the potential wellsite outside of environmental resource areas. In the surrounding area of the potential Pine Brook Wellfield, there are several wetland areas classified as Freshwater Forested/Shrub Wetlands, Freshwater Emergent Wetlands, and Lake Wetlands, according to CTDEEP GIS Open Data layers. There are no critical habitat areas in the vicinity of the wellfield. While the well would be situated in an undisturbed area, the associated water main piping would mostly be constructed within upland areas and previously disturbed and paved roadway. **Figure 5-13** shows the environmental resources present at the Pine Brook site based on CTDEEP GIS Open Data layers.

EP also evaluated the Pine Brook site for aquifer permeability during the desktop groundwater study and determined that the proposed Pine Brook site west of Pine Brook is rich in course aquifer material. The groundwater evaluation results indicate that the proposed wellsite has favorable conditions as a groundwater supply source. **Figure 5-14** presents the findings of the groundwater evaluation.

The Pine Brook site has areas which are within the FEMA 100-year flood plain according to FEMA NFHL analysis. If the final well locations are situated within the 100-year flood plain (Zone A), the Town will ensure that the immediate area surrounding the wells is above the flood plain and flood proofing measures are taken to reduce the risk of inundation. **Figure 5-15** shows the FEMA NHFL flood zones within the area of the Pine Brook wellsite.

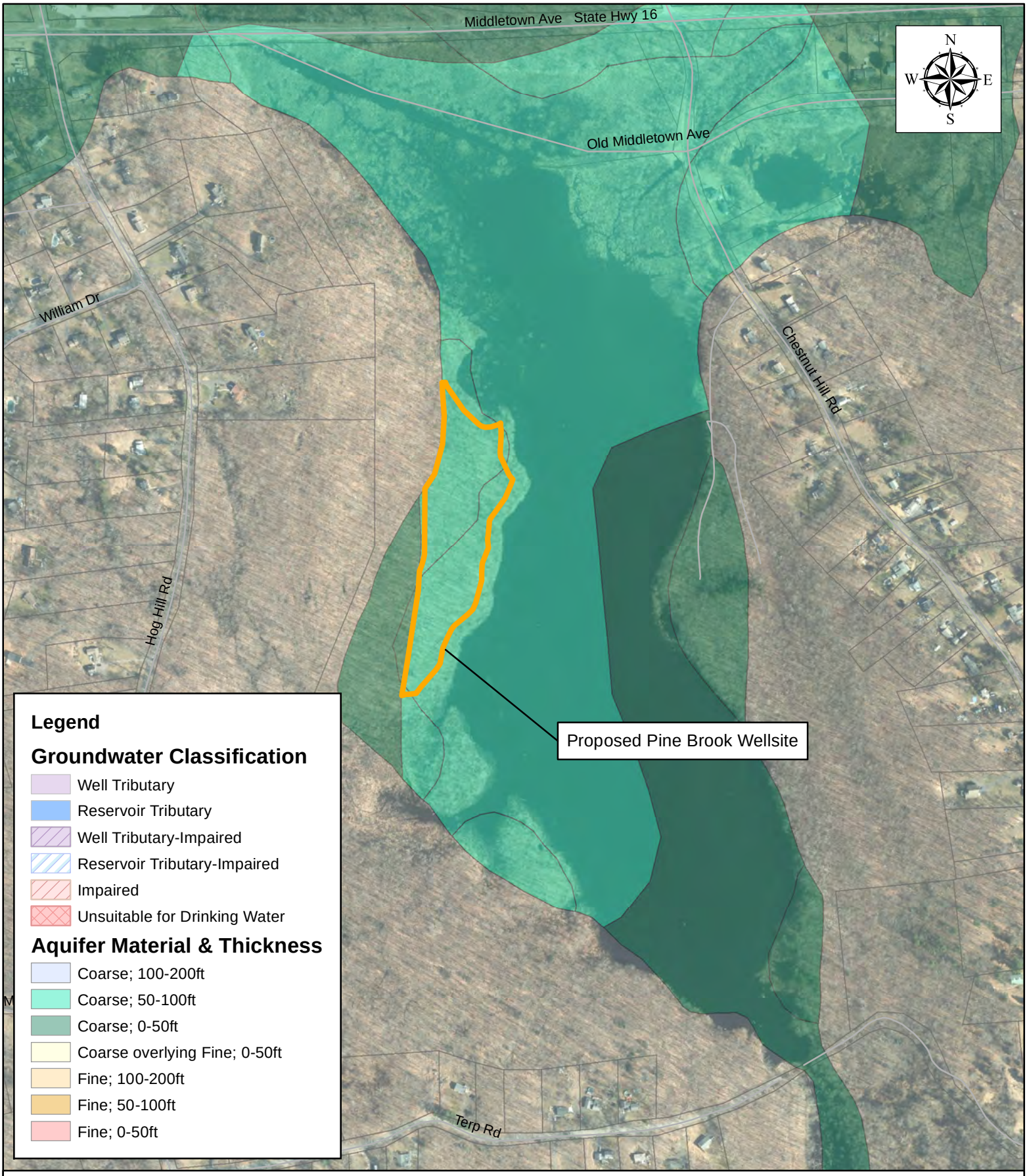
According to CTDEEP GIS Open Data Layers, this proposed site falls within a CTDEEP Protected Open Space Area. The Pine Brook parcel is classified as Land Use Code 923. The Estate of Carl Terp deeded parcel to the Town in 1971 as protected open space. The Town researched the deed and land records and did not find any restrictions on developing a water supply source on the property. EP and the Town plan to meet with CTDEEP prior to any groundwater explorations to discuss the viability of this site as a public drinking water source with this land designation.



0 250 500 Feet

FIGURE 5-X
PINE BROOK WELLSITE ENVIRONMENTAL FEATURES
Town of East Hampton, Connecticut
Water System Evaluation
May 2022

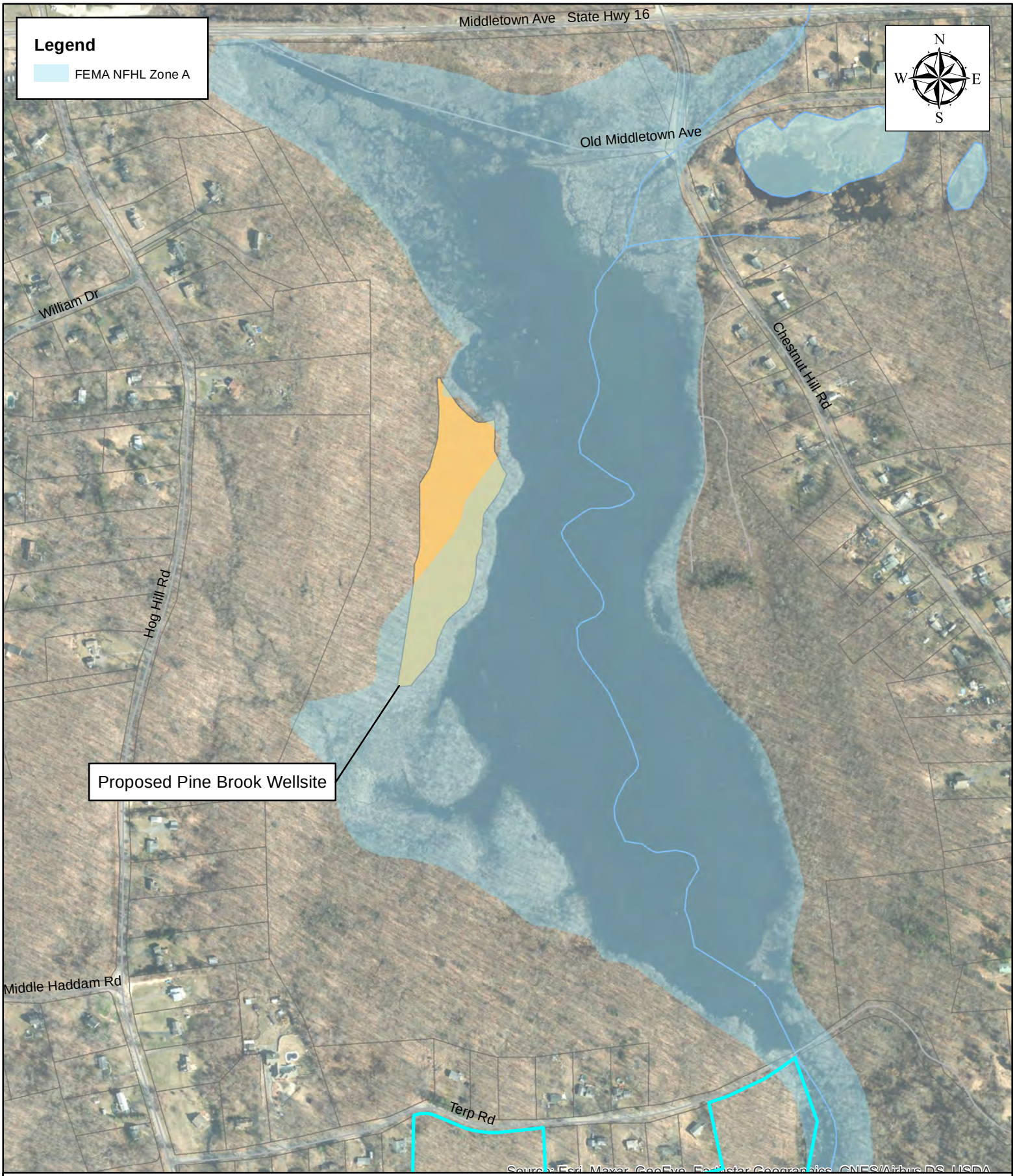
Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Pine Brook Site - Environmental.mxd



0 240 480 Feet

FIGURE 5-13
PINE BROOK WELLSITE
GROUNDWATER AND AQUIFER CHARACTERISTICS
Town of East Hampton, Connecticut
Water System Evaluation
May 2022

Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Pine Brook Site - Groundwater and Aq.mxd



0 250 500 Feet

FIGURE 5-X
FEMA NATIONAL FLOOD HAZARD LAYER MAP
Town of East Hampton, Connecticut
Water System Evaluation
May 2022

Document Path: \\A100AFSVPD1.apexcos.local\ma-qcy\Projects\East Hampton, CT.343\343-2101 Water System Evaluation\04 PER\01 Report\02 Figures\Figures - MXD\Pine Brook Site - Flood Zones.mxd

Section 5.4.2 Advantages

By establishing a water supply source at this location, the Town would achieve its goal of developing a more centralized water system. If the well site can provide adequate water volume and quality, the Town may utilize it to serve a greater portion of the Town through the 2070 planning period. Additionally, the Town benefits by locating the future groundwater sources at this site because the site is located in a Town-owned easement, thereby avoiding the potentially costly and long-term easement procurement process. The proposed Pine Brook site is also geographically located relatively close to the most populated areas of Town, which may minimize the amount of transmission piping needed.

As documented in desktop groundwater evaluation (attached), EP determined that this site consists of course aquifer material, which is ideal for groundwater production. Finally, this site is located in a relatively undeveloped area, minimizing the likelihood of spills and polluted soils and groundwater which can impair water quality.

Section 5.4.3 Disadvantages

While this site is promising due to its aquifer material characterization, the Town still needs to drill test wells to confirm the availability of groundwater in sufficient quantity and acceptable quality for a viable drinking water supply for East Hampton's current and future needs. Therefore, the Town will need to expend some of its capital budget on performing pumping tests prior to determining that the Pine Brook site is feasibility. Additionally, establishing a groundwater supply source at this site would require permitting through CTDEEP and CTDPH. This site may also require procurement of an easement for access to the site from Hog Hill Road due to the area's topographic conditions and environmental resources present. EP will confirm site access constraints and document any constructability concerns during the next phase of this project.

SECTION 5.6 ALTERNATIVE 5 – INTERCONNECTIONS WITH ADJACENT WATER SUPPLIERS

Section 5.6.1 Description

EP explored the viability of establishing interconnections with adjacent water suppliers as a source of water for the Town. The Town would construct interconnection stations and associated transmission main piping in order to purchase wholesale water from neighboring water suppliers under this alternative. Ultimately, this alternative would involve conversations between the Town and neighboring water systems to determine the viability of an interconnection based on water usage and availability of excess water. To determine the capacity of neighboring systems to serve East Hampton, site interconnections and confirm potential pumping requirements, the Town would need to conduct a hydraulic investigations.

Following discussions with the Town, EP understands that the Portland Water Department, Aquarion Water Company, and the Connecticut Water Company may be potential wholesale water suppliers.

Section 5.6.2 Advantages

Under this alternative, the Town would avoid the capital expenditures associated with groundwater exploration and well and water treatment facility construction. Also, because the water supplier's water supply is already active, the Town would avoid some difficulties with permitting a new water supply source.

Section 5.6.3 Disadvantages

While this alternative would allow the Town to forgo exploring a new water supply source for now, there are several disadvantages associated with relying on an adjacent water supplier for the majority of the Town's water. The Town would need to construct interconnection components and transmission main to deliver water from the neighboring water supplier to the areas of Town that they are interested in providing service to, which would be a large capital expenditure and potentially an inconvenient task due to hydraulic conditions. Additionally, this alternative would require permitting through the CTDEEP Diversion Permit program. Each water supplier would need to evaluate its capacity to provide the Town with water. The Town would likely need to pursue additional investigations in order to do so.

Ultimately, this alternative leaves the Town at the mercy of its outside water supplier. The potential water supplier may have the ability to suspend the transfer of water to the Town under emergency or drought conditions.

In order to determine the viability of this solution, the Town will need to analyze excess water capacities and pumping requirements for each potential interconnection. These investigations are discussed in more detail in Section 6.2.3: Water System Facility Siting and Hydraulic Evaluation.

SECTION 6 RECOMMENDATION

SECTION 6.1 INTRODUCTION

Although the Pine Brook wellfield site appears to be a very promising water supply option, EP recommends that the Town perform a groundwater exploration and testing program to confirm this assumption. As discussed in the desktop groundwater evaluation, the results suggest that the Town can site a new groundwater supply facility at this location, but the Town must first confirm the quantity and quality of the groundwater is acceptable for a municipal water supply source. If water production appears feasible, the Town will also have to confirm the required infrastructure improvements needed to convey water from the existing and proposed sources to supply the Town for at least the next 50 years.

EP also understands that the Town was recently approached by property owners in the Town of Marlborough about a potential public water supply site near the Marlborough - East Hampton town line. The property owner indicated that they may be willing to work with the Town to develop a water supply site for East Hampton at this location, if the site proves feasible. As such, this scope of services also includes evaluating this parcel in Marlborough.

In this section, EP has provided our recommendations for the next phase of this project, which will include the following two phases:

- Perform a groundwater exploration and testing program
- Develop a water system hydraulic model to document future needed water system facilities

EP has provided our anticipated scope of services and estimated project costs in the text below.

SECTION 6.2 PINE BROOK GROUNDWATER EXPLORATION PROGRAM

Section 6.2.1 Potential Available Water Supply

As described above, the Town will need to find other reliable and viable water supply options to satisfy potential drinking water needs through the 2070 planning period. EP is recommending that East Hampton investigate the Pine Brook aquifer to the east of Hog Hill Road between Middletown Avenue and Terp Road. As the Town expands its public water supply system, East Hampton will need an additional water supply source to combine with its existing water supply sources and the Cobalt Landing wellfield to provide adequate water supply volume for the service area during current average and maximum day demands, as well as maximum day demands in the fifty-year planning period. These demand projections are presented in Section 2.3 of this report.

To determine the volume of water supply available, the Town must assess the maximum pumping capacities of all existing permitted groundwater sources. For Alternative 4 (potential Pine Brook Wellfield), EP recommends that the Town perform a groundwater exploration program as the first task in the next phase of this water system expansion project. By performing this groundwater

exploration program, the Town will confirm whether the Pine Brook aquifer is a viable and sufficiently productive source.

Table 6-1 shows the safe yield of each alternative explored. For Alternative 5 (Potential Water Supply Interconnections), EP recommends that the available water supply volumes be determined during the next phase of the project as discussed in Section 5 and later in this section.

Table 6-1: Available Water Supply at Potential Groundwater Supply Sources

Alternative	Source	Safe Yield (GPD)
2	WPCA Royal Oaks Wells	38,880
2	WPCA Village Center Wells	73,440
3	Cobalt Landing Wellfield	743,000
4	Pine Brook Wellfield	Unknown
5	Potential Water Supply Interconnections	Unknown

As documented earlier, EP has performed a desktop evaluation of potential future groundwater sources and determined that the area west of Pine Brook was the most promising site within the Town boundaries for a future groundwater supply source. Therefore, we have provided below our recommended scope of services for this proposed groundwater exploration program.

EP also learned that the Town was approached by a property owner in Marlborough, CT offering to sell land on the East Hampton border to serve as a potential site for a groundwater supply. EP became aware of the Marlborough site as a possibility at the end of this project and after completing the Alternatives Analysis. Our initial investigations indicate that this property may be a viable option for water supply to East Hampton; however, EP will need to perform a more extensive desktop analysis to determine whether further exploration is warranted for this site. Therefore, we have included this desktop evaluation as the first task in the Pine Brook groundwater exploration scope of services provided below.

Section 6.2.2 Groundwater Exploration Program

Based on the findings of the Pine Brook aquifer desktop evaluation, EP has provided our proposed scope of services, schedule, and estimated project costs below for the Groundwater Exploration program. As document above, we have also included a desktop evaluation of the potential site in Marlborough, which borders East Hampton.

Scope of Services

EP recommends the following scope of services to evaluate the water supply potential for the Pine Brook aquifer on the Town-owned property east of Hog Hill Road and the water supply potential of a property in Marlborough, CT on the East Hampton town line. We have listed our recommended tasks for this groundwater exploration below.

- Task 1: Conduct Desktop Evaluation of Potential Marlborough, CT Water Supply Site

- Task 2: Pine Brook Site Exploration
- Task 3: Prepare Letter Report
- Task 4 (Optional): Marlborough Site Exploration

Task 1: Conduct Desktop Evaluation of Potential Marlborough, CT Water Supply Site

Similar to the Pine Brook aquifer evaluation, EP will complete a site screening analysis of the Town of Marlborough, CT property, which is 109.30 acres in area, for potential water supply development and to identify potential areas for groundwater exploration.

For the initial screening of the Marlborough property, EP will perform the following:

1. Collect and review existing available information regarding the Marlborough property and nearby water supply well sites, including potential deed restrictions or conservation areas, engineering reports, test well boring logs, and pumping records, as available and/or collected and provided by the Town.
2. Prepare a map of the property that identifies potential water supply development areas:
    - Area of sufficient size to locate a circular 400-foot diameter area of land (200-foot sanitary radius for wellfield).
    - Groundwater favorability layers from Connecticut GIS, including
        - Aquifer Zones, Materials and Thickness
        - Groundwater Classifications
        - Surficial Geology and Overburden Thickness
        - Potential Environmental Impacts
        - Surrounding Land Use

The site screening will include the identification and location of the following potential environmental impacts on the development of a new public water supply well:

- Areas of Critical Environmental Concern
- Priority habitats for rare and endangered species
- Lakes and ponds
- Vernal pools
- Public and private water supplies
- National Pollution Discharge Elimination System (NPDES) permit sites
- Hazardous waste sites
- Stocked trout streams and cold-water fisheries
- Federal Emergency Management Agency (FEMA) flood zones
- Automobile graveyards and junkyards
- Petroleum and oil bulk stations and terminals
- Agricultural uses
- Industrial Parks
- CSOs and SSOs
- Landfills
- Wastewater treatment facilities
- Wellhead protection areas
- Parcel Conservation restrictions

EP will use CTDEEP GIS and USGS databases to identify these critical components. Upon completion of the desktop evaluation, EP will conduct a field reconnaissance site walkover to identify potential site conditions that could impact development of a public water supply well, both favorable and unfavorable, and to determine exploratory drill locations.
In this task, EP included the following:

- Attend up to one meeting with the Town to review the results of the desktop study
  - Discuss the groundwater exploration maps
  - Review tables and figures
  - Present EP's recommendations for future development of the Marlborough property
- Conduct a site reconnaissance walkover

At this meeting, EP will review the proposed locations for exploratory drilling on the Marlborough site to get concurrence from the Town and discuss coordination with the property owner and the Town of Marlborough before initiating Task 2. EP assumes that the Town will coordinate with the property owner to gain access to the property for the site reconnaissance and drilling and testing under Task 4.

Task 2: Pine Brook Site Exploration

Based on the results of the Pine Brook desktop study, EP recommends performing subsurface exploration and testing in the Pine Brook aquifer. While the Town still needs to assess the Marlborough property as described in Task 1, we have produced this scope of work to include exploration at the Pine Brook site and provided an optional task (Task 4) for exploration of the Marlborough site, if the results of Task 1 above are favorable for a viable groundwater supply source. Based on the results of the Marlborough site desktop study and the exploration results from the Pine Brook site, EP may recommend additional exploration at the Marlborough site. We have described the recommended field exploration and testing activities in detail below.

Exploratory Drilling

This task includes installation of two test wells and one offset well at the proposed exploration site(s) to provide lithologic and specific capacity data. EP will use this information and data to locate and evaluate a potential water supply well site.

EP will contract a driller to advance the borings and install the two, 2-inch test wells and one, 2-inch observation well. The two test wells and one offset well will be installed using a Geoprobe direct push drilling rig. In each of the test well borings, the well driller will collect continuous 5-foot cores from the ground surface to a depth of up to 50 feet below ground surface (bgs) or refusal, whichever is encountered first. By collecting these soil samples, EP can obtain and document detailed lithologic data to support the design of a production well. If favorable aquifer material is identified in the boring, the driller will install a 2-inch diameter well consisting of a 10-foot section of stainless-steel screen and PVC riser within the borehole.

The driller will allow the annular spacing around the well screen to collapse with native material. The spacing around the PVC riser will be backfilled with natural material to within three feet of the

ground surface. The driller will install a protective steel casing and fill the top three feet of the annular spacing with a cement grout seal to complete the well installation.

The driller will install an offset well adjacent to the test well with the most favorable aquifer material, based on field observations and lithology. This well will be completed in the same stratigraphic interval as the test well but will be constructed with schedule 40 PVC screen and riser material. The offset observation well will be used to monitor water levels during the pump test. In the offset well, the well driller will not collect core samples until the objective screen zone is reached. Core samples will be collected from the screen zone and classified in the field for lithology.

Well Development and Testing

Under EP's supervision, the driller will develop the two test wells and one observation well by surging and/or pumping with a diaphragm pump. After development, EP will manage and coordinate with the driller to perform a two-hour constant-rate pumping test. Drawdown will be measured in the two-foot offset observation well and the other test well using an electronic water level probe. This data will be used to evaluate the specific capacity of the formation and potential well yield.

EP has estimated that up to four days will be required per site to complete the drilling, well installation, development, and pump test; however, adverse weather and/or subsurface conditions could result in an increased budget and schedule. EP included a separate line item for each additional day of drilling. EP will not perform additional drilling beyond 50 feet per well or three days per site without prior approval from the Town.

Water quality samples will be collected immediately prior to shut down of the pump test. EP will measure specific conductivity, pH, and temperature in the field. EP will also collect water samples for laboratory analysis of VOCs by Method 524.2, iron, manganese, nitrate, nitrite, and per- and polyfluoroalkyl substances (PFAS) by Method 537.1.

EP also recommend that similar water quality sampling be performed at the Cobalt Wellfield to confirm that the raw water quality at this permitted water supply source meets or exceeds current water quality requirements and standards. EP has included in this task one day of well pumping at Cobalt Wellfield and collection of groundwater samples for VOCs by Method 524.2, iron, manganese, nitrate, nitrite, and emerging contaminants PFAS by Method 537.1 and 1,4-dioxane by Method 522. This scope and budget assumes that pumping and testing of the Cobalt Wellfield is performed immediately after completion of the Pine Brook and/or Marlborough site so that a second mobilization is not required.

This scope of work does not include any permitting if required for the drilling and assumes that the Town will arrange for access to the drilling locations with the property owner, and the Town will perform any clearing necessary to access the drill locations. EP assumed that the subsurface geology (lithology and overburden thickness) is suitable for drilling with a Geoprobe direct push drilling rig and that depth to groundwater is suitable for pumping with a diaphragm pump. Geoprobe drilling is

suitable for unconsolidated gravel, sand, silt, and clay to a total depth of 70 to 75 feet bgs. If overburden aquifer material is deeper than the limits of the Geoprobe or abundant cobbles or boulders are present, then an alternative drilling method and a modified schedule and budget will be required.

Task 3 – Prepare Letter Report

EP will compile data from the desktop study and subsurface exploration and testing, and EP will prepare a letter reporting which includes summary maps, boring and well construction logs, and a discussion of the results. A well specific capacity will be calculated from the pumping rate and drawdown during the pump tests and water quality sample results will be summarized.
In the report, EP will discuss the viability of developing potential future new source(s) water supply and recommended location for the Pine Brook and Marlborough sites.
EP has included in this task one meeting (either virtual or in person) to review the results of desktop study, exploration, and testing.

Task 4 (Optional) – Marlborough Site Exploration

EP has included as an optional task in this scope and budget exploration at the Marlborough, CT site, assuming favorable results from Task 1. Exploration at the Marlborough site would be conducted as described in Task 2. This scope and budget assume that the work is performed immediately after completion of the Pine Brook site so that a second mobilization is not required.

Schedule

EP anticipates approximately three months to complete the desktop study, water supply exploration at the proposed Pine Brook site, and preparation of a summary letter report. If the Marlborough site is tested, then the schedule would be extended by approximately two weeks. We may require additional time based on access to the sites, discussions with the Town and coordination with the Marlborough site property owner. Following is a summary of the estimated schedule by task.

Task Description	**Duration**
Task 1: Conduct Desktop Evaluation of Potential Marlborough, CT Water Supply Site	2 weeks
Task 2: Pine Brook Site Exploration	6 weeks
Task 3: Prepare Letter Report	4 weeks
Total Project Duration	**12 weeks**
Task 4 (Optional): Marlborough Site Exploration	2 weeks

Project Cost Estimate

Based on findings and information collected during the PER, EP proposes a lump sum fee of Eighty-Three Thousand, Three Hundred Dollars ($83,300) for Tasks 1 through 3 of the groundwater exploration program. For Tasks 1 through 4, EP proposes a lump sum fee of One Hundred and Forty

Thousand, Seven Hundred Dollars ($140,700). If needed, additional drilling/testing costs per day will be billed on a time and material basis at Seven Thousand, Five Hundred Dollars ($7,500). We have presented a breakdown of the project cost estimate by project task in the table below.

Groundwater Exploration Task Description	Budget
Task 1: Conduct Desktop Study for Potential Marlborough Water Supply Site	$5,000
Task 2: Pine Brook Site Exploration	$60,500
Task 3: Prepare Letter Report	$17,800
Total	**$83,300**
Task 4 (Optional): Marlborough Site Exploration	$57,400
Total (with Optional Task 4):	**$140,700**
Additional Drilling/Testing Cost per Day	*$7,500*

As indicated above, this scope of work includes groundwater supply exploration at the Pine Brook site. EP has included exploration at the Marlborough site as an optional task (Task 4), which will only be performed if specifically approved by the Town. EP included a separate line item for each additional day of drilling or testing, if required. Additional drilling or testing will not be performed without prior approval from the Town.

Section 6.2.3 Water System Facility Siting and Hydraulic Evaluation

After completing the groundwater exploration program, EP and the Town will better understand the locations and available capacities of potential water supply sources. As discussed during recent meetings, the Town must confirm the location and capacity of future raw water supplies along with water quality before siting and sizing of the needed water treatment, storage, transmission, and distribution, including interconnection facilities if needed.

Additionally, as discussed in Section 5, if the additional field investigations do not produce a viable second well source, EP recommends that the Town evaluate potential interconnection capacities as a source of water through hydraulic field investigations and modeling potential flow volumes.

We have provided our anticipated scope of services, schedule, and fee for this evaluation below.

Scope of Services

After determining the potential viability of the proposed Pine Brook and Marlborough groundwater sources, EP recommends the following scope of services to evaluate the siting and sizing of future water system components. The tasks listed below will provide information on needed flows and pressures throughout the proposed expanded water supply system in East Hampton. Due to the significant fluctuations in elevations across the Town, EP anticipates that several service areas will be required to serve existing and future water customers with adequate water pressure, flow, and fire protection. The Town must develop a water system hydraulic model using current modeling software to size future water system facilities while also defining the extent of the proposed hydraulic pressure zones.

EP recommends the following list of tasks for the proposed water system facility siting and hydraulic evaluation.

Task 1 – Perform Field Program

- Gather and evaluate historical flow test data, if available. Sources of flow test data shall include the Fire Department, Insurance Services Office (ISO), previous reports, and any other available Town records. After review of the existing flow test data, develop and submit a hydrant flow testing plan to the Town for review.
- Determine whether finished water pump curves are available and, if not, plan pump tests to accurately confirm current pump operating conditions and curves.
- Attend a hydrant flow test planning meeting to review the field program and make required revisions based on historical system knowledge, and locations of recent water main improvements where previous hydrant flow test were performed.
- Develop and perform up to five hydrant fire flow tests throughout the Town's existing distribution system to verify hydraulic grade line (HGL) conditions and pressures within the existing systems. During field-testing, the Town's personnel will assist in operating hydrants, gate valves, and setting up equipment. To the extent possible, flow testing will be coordinated with the Town to minimize dirty water complaints. EP assumes all field testing will be completed in a single day.

Task 2 – Develop Hydraulic Model of the Current System and Potential Expanded Water System

- Develop hydraulic model using current software using the 2006 Preliminary Engineering Report (PER) as a guide for the expansion of the Town's water system.
- Revise pump characteristics with pump hydraulics information confirmed during the field program.
- Use 2010 Water Supply Plan projected water consumption data to calculate and systematically allocate water demands into the model. Distribute unaccounted for water evenly throughout the distribution system.
- Review recent available pump test and SCADA data from each of the Town's wells and Water Treatment Facilities to check existing pump data and controls to be used in the model.
- Calibrate model using data obtained from investigations and field-testing. Steady state calibration will be performed by adjusting Hazen-Williams "C" values. Calibrate model to within AWWA water system modeling standards for the difference between field-measured and predicted residual pressures during hydrant flow tests.
- Document all required simulations and hydraulic conditions with tables, figures and/or maps.
- Attend a meeting to discuss model updates and recalibration.

Task 3 – Recommend Capital Improvement Program

- Develop a prioritized program of recommended alternatives and improvements to address deficiencies identified in the previous tasks under existing and future demand conditions.
- Confirm needed water system improvements to expand and develop the Town's future water system to utilize available source water supply from the Cobalt wellfield along with the

Pine Brook and Marlborough groundwater sources, if they prove viable following the groundwater exploration program (defined earlier).

- Investigate potential interconnections with adjacent water systems. Viability of interconnections can be determined by determining the availability of excess water and performing preliminary hydraulic investigations for pumping facility sizing.
- Prepare a plan (map) showing recommended improvements for inclusion in the report. The recommended improvement plan shall be submitted on flash drive via a portable document format (pdf).
- Estimate total project conceptual, planning-level costs for each recommended system improvement. Prioritize all recommended water system improvements based on priority of need and schedule compatibility with other planned improvement programs (i.e., replacement of other utilities, ongoing street pavement improvements, etc.).
- Categorize the recommended improvements in order of importance (public health and safety, water quality, expansion of the water system, etc.).
- Prepare an implementation plan for the recommended improvements. The implementation plan will categorize the improvements into various groups (i.e. those recommended to be completed immediately, within the next 3-5 years, 6-10 years, and 11-20 years).

Task 4 – Prepare Water System Facility Site and Hydraulic Evaluation Report

- Prepare and submit five copies of a draft report for the Town's review and comments. The report shall include an executive summary, descriptions on each of the tasks outlined above, tables of any data used to support the conclusions and recommendations made in the report, and printed map of the water distribution system showing the recommended improvements highlighted in color. We will also append the results of the groundwater exploration program.
- Meet with the Town to review the draft report. Work closely with the Town on the accuracy of the report and validity of recommendations and conclusions before producing the final report.
- Deliver to the Town five copies of the final printed report, including all printed maps generated as part of the report.
- Attend up to two public meetings to present the findings and recommendations of the report to the residents of East Hampton and other special interest groups.

Schedule

EP anticipates approximately five months to complete the Water System Facilities Siting and Hydraulic Evaluation after the proposed Groundwater Exploration program is finalized.

Water System Facility Siting and Hydraulic Evaluation Budget

For the scope of services listed above, EP estimates a lump sum fee to be One Hundred Twenty Six Thousand, Three Hundred Dollars ($126,300). We have presented a breakdown of the project cost estimate by project task in the table below.

Water System Task Description	Budget
Task 1: Perform Field Program	$25,360
Task 2: Develop Hydraulic Model of the Current System and Potential Expanded Water System	$28,870
Task 3: Recommend Capital Improvement Program	$36,970
Task 4: Prepare Water System Facility Siting and Hydraulic Evaluation Report	$35,100
Total:	**$126,300**

SECTION 7 CONCLUSIONS AND RECOMMENDATIONS

In conclusion, the Town has demonstrated a long-standing need for establishing an expanded and centralized municipal water system. The first step in achieving this goal is the establishment of water supply sources. The Town has explored several alternatives for potential groundwater supply sources and has selected the most advantageous combination of these alternatives based on land ownership, availability of water, and aquifer and groundwater quality.

With our finding in this PER, EP recommends that the Town perform additional water quantity and quality investigations at the Cobalt Landing Wellfield along with performing a groundwater exploration program at Pine Brook Wellfield and potentially the available Marlborough parcel at the East Hampton town line.

After confirming the quantity and water quality at these potential raw water sources, we recommend that the Town evaluate the siting of future water supply facilities and assess hydraulic conditions needed to expand the water system throughout East Hampton. EP will document water treatment needs after confirming the raw water quality at the Cobalt Landing Wellfield and other potential future groundwater sources.

APPENDIX A

Groundwater Desktop Evaluation Technical Memorandum

ENVIRONMENTAL PARTNERS
— An Apex Company —

MEMORANDUM

Date: May 18, 2022

To Mr. David E. Cox, Town Manager, Town of East Hampton

From Charles Adelsberger, P.E., BCEE, Environmental Partners

CC Ann Marie Turbeville, Director of Geosciences, Environmental Partners

Kevin Rathbun, Senior Project Engineer, Environmental Partners

Hanna Schenkel, Engineer, Environmental Partners

Subject Town of East Hampton Water Supply Source Groundwater Desktop Evaluation

Summary

The Town of East Hampton (the Town) is seeking to establish a centralized municipal water system. Currently, the residents of East Hampton obtain water from either private wells, smaller community water systems, or the East Hampton Water Pollution Control Authority (WCPA). However, in recent decades, the Town has experienced numerous instances of water quality issues at private wells and within community water systems. Additionally, the WPCA and community water systems are only able to serve a portion of the Town, leaving the unserved residents and businesses within the Town to use private wells, which may be located in contaminated areas. To promote public health, provide fire flow protection, and spark the community's economic growth, the Town is proposing to establish a municipal water system.

In order to determine the most effective and cost efficient course of action for designing and constructing the centralized municipal water system, the Town must explore potential water supply sources. To advance the Town towards this goal, Environmental Partners (EP) has performed a Groundwater Desktop Exploration, in which potential well sites were identified for further investigation. For the most part, this desktop study focused on Town- and State-owned parcels, but could be expanded to include potential private parcels of land for future acquisition. This desktop study included:

- Reviewing the 2010 East Hampton Water Supply Plan (Milone & Macbroom, Inc.)

- Reviewing the 2006 Preliminary Engineering Report (Maguire)
- Compiling Town- and State-owned parcels that can support a required sanitary radius
- Evaluating sites with respect to aquifer potential
- Evaluating sites with respect to receptors and potential sources of contamination
- Evaluate sites with respect to other criteria (i.e., geologic conditions, land use restrictions, etc.)

Figure 1 is a preliminary site screening map showing potential public water supply sites. The following is a summary of the desktop study results:

1. A total of 72 potential sites satisfied the land ownership requirement for potential public water supply sites. The 72 sites, of which 51 were State-owned and 21 were Town-owned, are shown on **Figure 1**.
2. The majority of potential water supply parcels were eliminated from further consideration because of no potential aquifer material. **Figure 2** shows the Town-owned sites where potential aquifer material may be present.
3. The following Town-owned sites were identified as potential water supply sites for further consideration and field evaluation:
    a. Site #1: Cobalt Landing Wellfield, shown on **Figure 7**
    b. Site #2: Pine Brook Site, shown on **Figure 8**

Based on the results of the Desktop Study, the next steps in the new water source process are to further evaluate the most favorable sites with a subsurface groundwater exploration test well drilling program and to explore groundwater quality.

In 2004, the Town conducted a subsurface exploration at the Cobalt Landing Wellfield that included the installation of a test well and observation well. The Town conducted a 5-day pump test in accordance with the Connecticut Department of Environmental Protection's Level A Standards at the time. Based on this investigation, the Cobalt Landing Wellfield safe yield was established at 743,000 gallons per day, based on pumping 24 hours a day. The Cobalt Landing Wellfield is already permitted through the CT Department of Energy and Environmental Protection (DEEP) Diversion Permit.

A Phase I Environmental Site Assessment (ESA) was conducted by Maguire Group Inc. in 2005 to evaluate the relative environmental risk associated with the current and former land uses of the Cobalt Landing Wellfield property and to determine the likelihood that a "release" of oil or hazardous materials has occurred. The Phase I ESA identified five (5) Potential Release Areas at the site, including 1- Existing Above Ground Storage Tanks (ASTs); 2- Former Underground Storage Tank; 3- Existing Drywell; 4- Exterior Vehicle Loading/Unloading and Boat Docking Area; and 5- Building 1 Septic System Area. Should the Town decide to proceed with development of the Cobalt Landing Wellfield, EP recommends that the existing wells be tested to determine groundwater quality. In particularly, the Cobalt Landing Wellfield groundwater should be tested for emerging contaminants, including 1,4-dioxane and Per- and Polyfluoroalkyl Substances (PFAS)

Following the Groundwater Desktop Evaluation, EP recommends that the Town further explores the groundwater characteristics at the Pine Brook Site as well, which shows promising results for groundwater quality and quantity.

The scope, methodology and results of the new source water supply desktop study and exploration results are discussed in more detail below.

Background

The Town's most recent Water Supply Plan update in 2010 recommended that the Town establish several new water supply wells. While the Town had explored establishing new water sources in their 2006 Preliminary Engineering Report, the Town has not connected any of the new sources that were explored to a centralized municipal water system.

Some areas within the Town of East Hampton have been plagued by poor groundwater quality. In recent decades, the Town has experienced several e. coli outbreaks among private well users, as well as in some of the WPCA's existing well supplies. Establishing a centralized municipal water system would benefit the Town greatly as the residents of East Hampton would be able to rely on a safer and less expensive source of potable water. In order to establish a municipal water system, the Town must find a safe and reliable source of water with ample water supply availability. While the previously permitted Cobalt Wellfield is a promising candidate for a future groundwater supply source, EP recommends that the Town explores establishing additional groundwater supply sites for supply redundancy and to meet the projected water demands outlined in the 2010 Water Supply.

Desktop Site Screening Methodology

Initial Screening

EP conducted a new source water supply screening desktop study for the Town. As an initial screening, Town and State owned parcels were compiled to determine if the Town or State owned and controlled the sanitary radius of the potential groundwater source, which is the CT DEEP required protective radius required around a public water supply well. In Connecticut, the sanitary radius of any well pumping greater than fifty gallons per minute is 200 feet. Full control of the sanitary radius is required for all new wells per Connecticut General Statutes Section 25-33(b), and current and/or future land uses within the sanitary radius must be limited to those directly related to the provision of public drinking water or will have no significant adverse impact on water quality. Town and State owned parcels were compiled on a map and a 200-foot buffer mapped on each parcel.

In addition, Connecticut State Regulations 19-13-B51d. requires that wells with a withdrawal rate of more than fifty gallons per minute must be located at least 200 feet from a system for disposal of sewage or other source of pollution and must be located at least 50 feet of the high water mark of any surface water body.

The open space area inside this 200-foot buffer and at least 50 feet from any surface water body is the area owned by the Town that could support a public water supply well. Town owned parcels with the 200-foot sanitary radius are shown on **Figure 1**. As shown on **Figure 1**, a total of 72 parcels were

identified as potential water supply parcels and were evaluated further based on the following criteria:

- Potential Aquifer Material
- Proximity to Environmental Receptors
- Potential Sources of Contamination
- Other Additional Criteria (i.e., geologic conditions, land use restrictions, etc.)

Proximity to Environmental Receptors

The Town of East Hampton is located in the geographic center of the State of Connecticut and borders the Connecticut River. There are numerous surface water bodies, wetlands, and streams within the Town, as well as abundant shallow bedrock and thin till material (non-aquifer material). Potential presence of aquifer material was used as an initial screening criteria. Proximity to environmental receptors was then used to screen the parcels in which the Town or State owns and the Town controls a 200-foot sanitary radius to identify potential new source water supply sites. The CT DEEP GIS Open Data database was used to identify the following sensitive environmental receptors:

- Areas of Critical Environmental Concern (ACEC)
- Natural Heritage and Endangered Species Program (NHESP) Priority Habitats of Rare Species
- NHESP Estimated Habitats of Rare Wildlife
- Vernal Pools (Certified and Potential)
- Wetlands

Finally, potential water supply sites were limited to areas on streams and rivers which were not determined to be DEEP cold-water fisheries.

Geologic Conditions

Generally, courser aquifer materials are favorable for groundwater supply sources as they are less penetrable than finer materials. Aquifer material is considered one of the most accurate indicators for potentially favorable groundwater supply sites. EP utilized the Surficial Aquifer Potential Map of Connecticut to analyze the potential presence and thickness of surficial aquifer deposits. **Figure 2** displays aquifer material classifications within the Town of East Hampton.

CT DEEP aquifer maps and surficial geology maps were used to evaluate the potential presence or absence of aquifer material. The Surficial Aquifer Potential Map of Connecticut was prepared by the Connecticut Geological Survey for statewide resource protection, water management, non-point source pollution prevention, and land use planning. **Figure 3** displays the surficial geology throughout the Town of East Hampton. Analyzing surficial geology may inform the Town of landforms and unconsolidated sediments (potential aquifer material) throughout the Town, as well as areas of shallow bedrock and thin till (non-aquifer material). Generally, melt-out till and melt-out till - moderate to bedrock are considered potentially favorable for groundwater supply sites.

Potential Sources of Contamination

Land use maps were examined for potential water supply sites that passed initial screening to determine if any potential sources of contamination to groundwater are located nearby or within a 200-foot radius. In accordance with DPH Sec. 19-13-B51d,

> "No such well shall be located within two hundred feet of a system for disposal of sewage or other source of pollution. If conditions warrant, greater distance shall be required Sanitary conditions in the area within the radial distance required shall be under control of the well owner by ownership, easement, or other arrangement approved by the commissioner of health. If a sewer is constructed of extra heavy cast iron pipe with leaded joints or equal approved type of tight joint, a minimum separating distance of one hundred feet shall be maintained."

Potentially sources of pollution include active or abandoned sanitary landfills, major fuel storage and/or transmission facilities, automobile graveyards and junkyards, road salt stockpile areas lacking adequate containment structures, agricultural uses, hazardous substances storage areas, etc. Special groundwater classification within the Town of East Hampton can be divided into several categories, including Well Tributary, Reservoir Tributary, Well Tributary-Impaired, Impaired, and Unsuitable for Drinking Water. When choosing potential groundwater supply sites, EP omitted sites within the previously discussed categories from the potential list of sites. Additionally, EP omitted sites within EPA and Resource Conservation and Recovery Act (RCRA) regulated hazardous waste sites, as well as PCB contamination sites. **Figure 4** shows potential sites and groundwater classifications within the Town of East Hampton. **Figure 5** shows potential sites and environmental impacts within the Town.

Additional Site Screening

In additional to environmental receptors and sources of contamination, potential water supply sites were screened based on the following criteria:

1. *Land Use* – For potential water supply sites that passed the initial site screening, the CT DEEP GIS Open Data database land use maps were reviewed to identify land use classifications for potential sites. **Figure 6** displays current land uses within the Town of East Hampton.

2. *Hydraulic Benefit to the Water System* – The location of the existing water sources and the topology and geometry of the water system create a varied pressure profile. As a result, certain regions are more water-stressed than others, and the introduction of a water source offers varied benefits depending on location.

3. *Previous Investigations* – The Town of East Hampton has explored water supply sources in the past. EP reviewed the *Proposed Municipal Water System Preliminary Engineering Report* by Maguire Group Inc. dated January 3, 2006 to evaluate subsurface geology and potential aquifer conditions, as well as previous pump testing results.

4. *Proximity to Populated Areas* – The Town's most populated area is the village center area of Town, located south of Lake Pocotopaug. A large percentage of the Town's businesses, residences, and schools reside in this general area. The Town hopes to provide this area with water service following the construction of the water system. EP favored sites near this area of Town in order to conserve future costs and simplify water system design.

It should be noted that this basic level of screening is based on readily available online databases. In addition, this study included a preliminary evaluation of potential conservation or deed restrictions

that may exist on these Town-owned properties that could exclude the use of this land for public water supply development. EP utilized CT DEEP GIS Protected Open Space data layers to evaluate potential restrictions to well development at each potential site. Additional research may be required for this purpose. Data from this desktop study may need to be updated if more than six months old.

Desktop Site Screening Results

As shown on the **Figure 1** through **Figure 6**, EP identified 71 potential parcels in which the Town or State owns and controls the sanitary radius. These 72 sites were evaluated based on potential presence of aquifer material, proximity to potential receptors, and potential sources of contamination.

In summary, many sites are considered unfavorable for obvious reasons and are not evaluated further, including:

- Located within an area with unfavorable aquifer conditions;
- Proximity to potential sources of contamination; and
- Proximity to the center of Town, where most of the Town's population resides.

The existing Royal Oaks and Village Center well sites are considered potential public water supply sites, but because these sites are already utilized in existing WPCA infrastructure, an additional desktop screening was not performed for these parcels, but could be performed at a later date. While the current wells at these sites cannot satisfy potential current and future demands for the Town, these parcels should be preserved for potential future water supply development.

Based on the criteria evaluated, EP found two potential groundwater supply sites of the 72 possible sites. The following sites are considered potentially favorable and are evaluated further:

1. Cobalt Landing Wellfield (Site #1)
2. Pine Brook Wellfield (Site #2)

As part of the desktop study, the two sites that were considered potentially favorable public water supply sites were evaluated in more detail and the results of this analysis are discussed in the following sections. It is important to note that while the Groundwater Desktop Evaluation presents these sites as potentially favorable, additional field investigations will be required to determine the viability of these sites as groundwater supply sources.

Site #1 – Cobalt Landing Wellfield

As previously discussed, the Town currently owns an easement at the Cobalt Landing Wellfield, located at the end of Oakum Dock Road on the Connecticut River. A 5-day pump test was performed on two wellheads on the potential site in 2004, yielding a total safe yield of 743,000 gallons per day. EP evaluated this site further through the Groundwater Desktop Evaluation to analyze current characteristics of the site, which led to the conclusion that Site #1: Cobalt Landing Wellfield:

- Is located within a Town-owned easement;
- Is located within an area mapped as a potentially high yield aquifer;
- Is located within an area with favorable surficial geology;

- Is currently permitted for the diversion of water for consumptive purposes through the CT DEEP Diversion Permit through 2031.

The Cobalt Landing Wellfield Site was used as a Marina Facility consisting of three buildings, a loading platform, a boat basin, and grounds. Building 2 was used as a boat fabrication and repair shop. A Phase I Environmental Site Assessment (ESA) was conducted by Maguire Group Inc. to evaluate the relative environmental risk associated with the current and former land uses of the Site and to determine the likelihood that a "release" of oil or hazardous materials has occurred. The Phase I ESA identified five (5) Potential Release Areas at the site, including: 1- Existing Above Ground Storage Tanks (ASTs); 2- Former Underground Storage Tank; 3- Existing Drywell; 4- Exterior Vehicle Loading/Unloading and Boat Docking Area; and 5- Building 1 Septic System Area. Based on the results of the Phase I ESA, a Phase II ESA was performed to determine the absence or presence of release conditions at the site.

The results of the Phase II ESA indicated that:

1. Soil and groundwater sample test results from the ASTs, Drywell and Septic System Area did not indicate "releases" of hazardous or contaminated materials within these areas.
2. Low concentrations of VOCs and metals were detected in limited soil samples collected from the Exterior Vehicle Loading/Unloading and Boat Docking Area, which may be due to fill material.
3. A groundwater sample collected from within the Exterior Vehicle Loading/Unloading and Boat Docking Area contained elevated concentrations of metals which may indicate an upgradient off site source or be possibly a sampling anomaly.
4. A soil sample collected from a boring the end of Oakum Dock Road contained TPH at a concentration exceeding DEP standards, possibly due to a surficial release.
5. Soil and groundwater sample test results from the Former Underground Storage Tank area indicate that a "release" of gasoline from the historic UST has occurred within this area.

Figure 7 shows the Cobalt Wellfield Site, easement, Sanitary Radius and Potential Aquifer Material and Thickness. As shown, coarse aquifer material 50 to 100 feet thick is identified.

This site should be considered for further evaluation as a potential public water supply site. While the site is not near the village center area of Town and will require several miles of transmission piping as well as water booster pumps due to the low elevation of the site, the results of the Desktop Evaluation show this site is favorable as a public water supply source. Next steps for evaluation are expanded upon later in this analysis, and include additional groundwater quality tests.

Site #2 – Pine Brook Site

The Pine Brook site is located on the west side of Pine Brook. EP evaluated the current conditions at this site and found that Site #2, Pine Brook site:

- Is located on a parcel owned by the Town of East Hampton;
- Is located within an area mapped as a potentially high yield aquifer;
- Is located within an area with favorable surficial geology;

- Is close to the populated village center area of Town; and
- Is not located in proximity to any known EPA/RCRA hazardous waste areas, PCB-contaminated sites, or impaired groundwater areas.

The potential wellsite boundaries were chosen based on location of aquifer material, the 200-foot Sanitary Radius buffer, and 50-foot wetland buffer. The current conditions at the Pine Brook site and potential wellsite are highlighted in **Figure 8**.

It is important to note that this site is located within land listed as CT DEEP Protected Open Space. The property record card for this parcel indicates that the site is classified as Land Use Code 923. The Town and EP plan to meet with CT DEEP to confirm the viability of this site as a groundwater supply source before carrying out additional explorations.

In summary, the results of the Groundwater Desktop Evaluation show that the Pine Brook site may be favorable for establishing a groundwater supply source. EP highlights further recommendations for determining the viability of the site in the following section.

Conclusions and Recommendations

EP has worked with the Town to develop recommendations for potential groundwater supply sources. The Groundwater Desktop Evaluation is a systematic evaluation of site characteristics to identify potentially viable groundwater supply sites. A total of 72 sites were reviewed, and 70 sites were eliminated from further consideration due to proximity to lack of aquifer material, environmental receptors, and/or site location. EP believes that the Town will be better informed on the water system requirements for its proposed municipal water system after performing additional investigations at the Cobalt Landing Wellfield and the Pine Brook site.

As previously discussed, the Cobalt Landing and Pine Brook sites, shown respectively on **Figures 7** and **8**, are identified as the most viable potential groundwater supply sites. However, the Groundwater Desktop Evaluation does not analyze water quality and quantity available at each site, as field conditions may differ from the results of this study.

Cobalt Landing Site

As indicated from the Phase I and Phase II ESAs conducted at the Cobalt Landing Site, potential sources of contamination were identified based on site uses and impacts to soil and groundwater were identified. Soil and groundwater sampling and analyses were conducted in 2005 and analyzed for a limited suite of parameters (petroleum hydrocarbons, volatile organic compounds and copper, lead and zinc). EP recommends that the Town evaluate the water quality at the Cobalt Landing site for a wider suite of analyses, including emerging contaminants 1,4-dioxand and PFAS compounds. Based on the results of these additional analyses, EP recommends that the Town works with CT DPH to discuss the groundwater quality findings.

Pine Brook Site

Following a discussion with CT DEEP to confirm the viability of the Pine Brook site as a water supply site under the CT DEEP Open Space Program, EP recommends that the Town conduct exploration and testing at the Pine Brook Site to determine water quantity and quality. In order to better evaluate the site, EP recommends installation of at least two test wells to identify the best location

for evaluating water quantity and quality. A minimum two-hour Pump Test should be performed at the best test well site to determine specific capacity (pumping capacity in gallons per minute per foot of drawdown) and potential wellfield yield. At the end of the two-hour Pump Test water quality samples should be collected and analyzed for preliminary screening parameters (most commonly associated with water quality issues), including VOCs, nitrate, nitrate, metals and PFAS compounds. The Pine Brook Site is large enough that, if the initial exploration results indicate a potentially viable water supply site, additional test wells may be installed at a later date to identify the best location for development of a public water supply well.

ATTACHMENT A

Groundwater Desktop Evaluation Figures

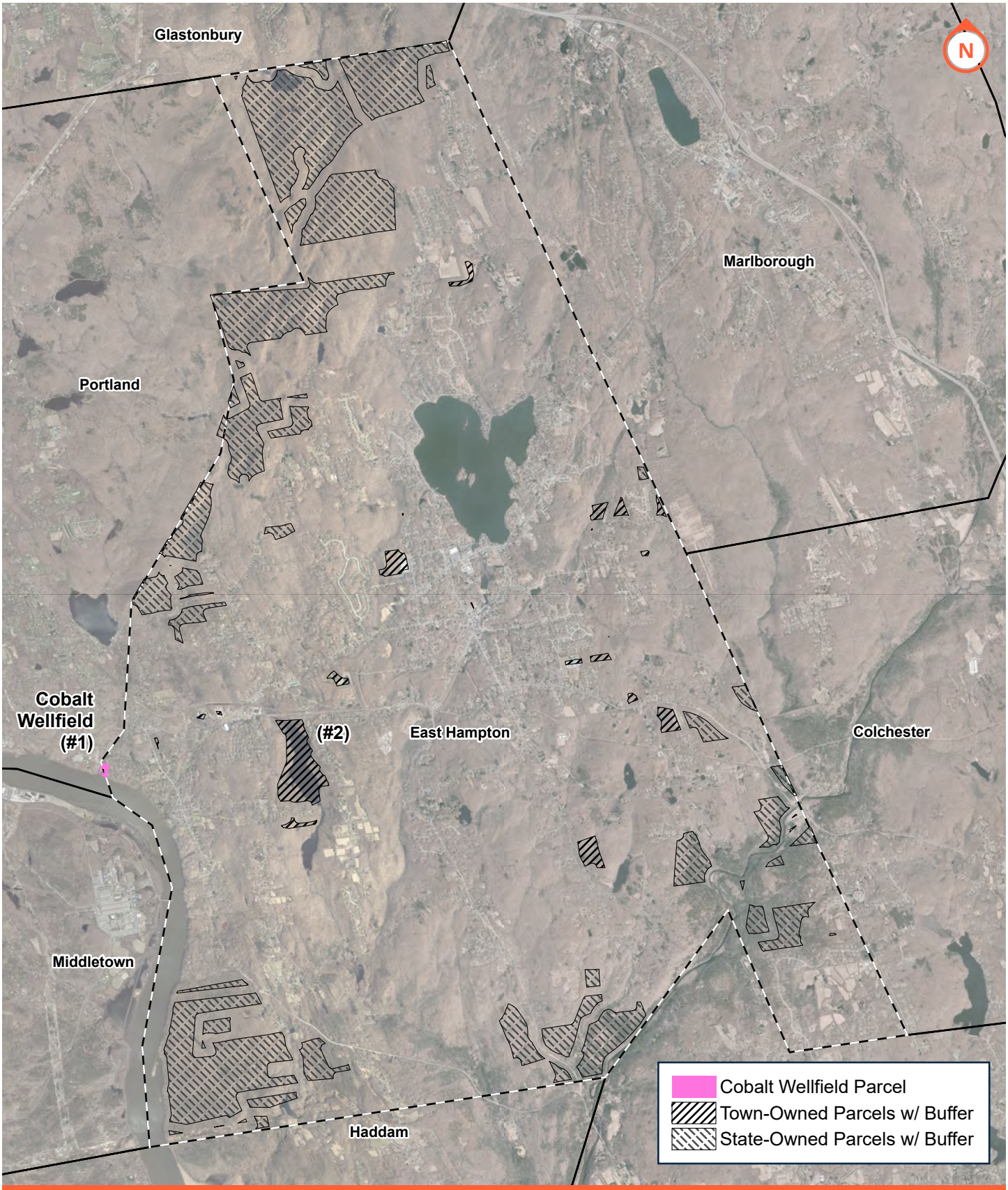


Figure 1 - Potential Supply Sites

East Hampton Water Supply Evaluation

East Hampton, CT

May 2022

ENVIRONMENTAL PARTNERS
— An Apex Company —

0 3,000 6,000 12,000

1:6,000 Feet

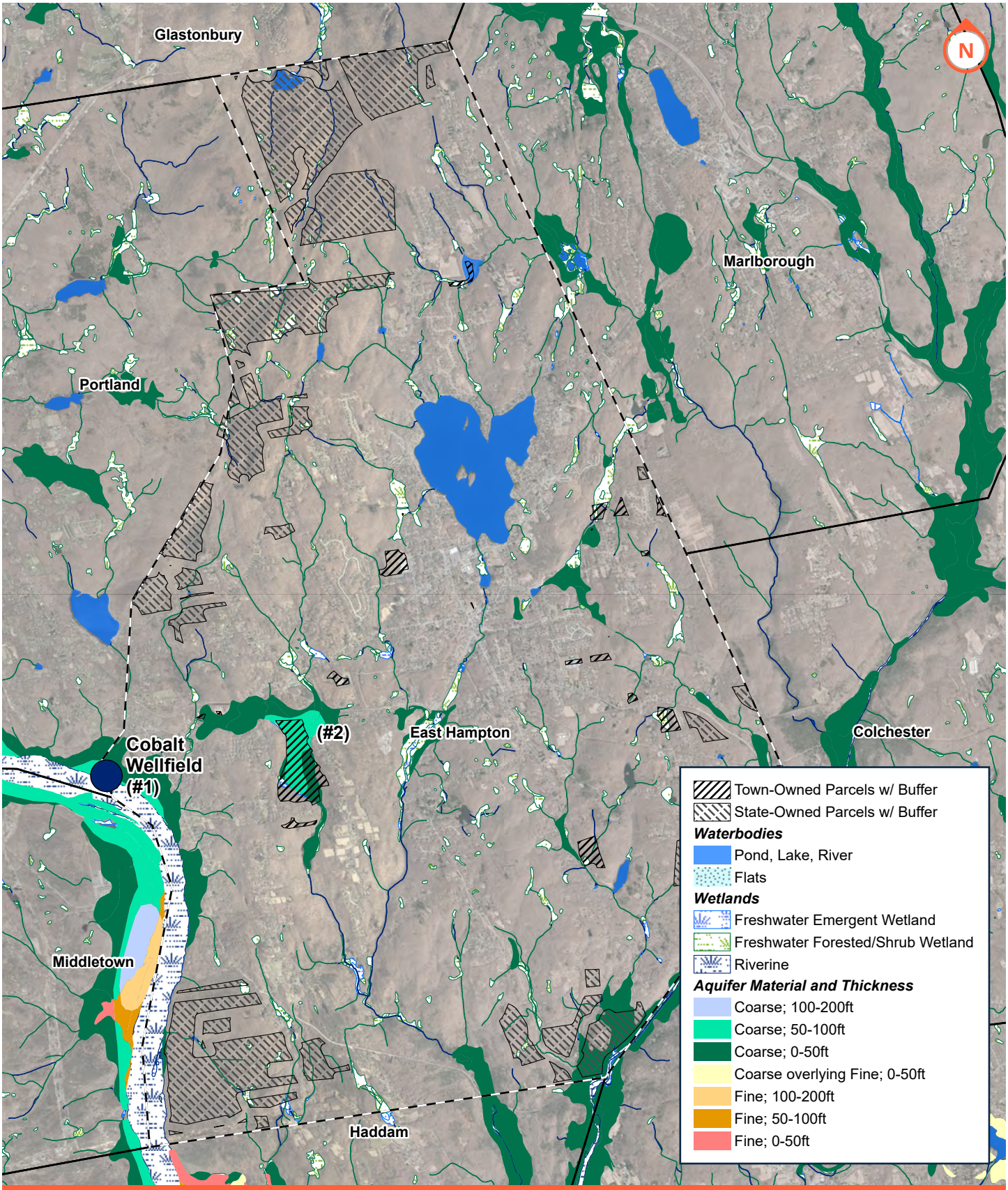


Figure 2 - Aquifer Material

East Hampton Water Supply Evaluation

East Hampton, CT

May 2022

ENVIRONMENTAL PARTNERS
— An Apex Company —

0 3,000 6,000 12,000

1:6,000 Feet

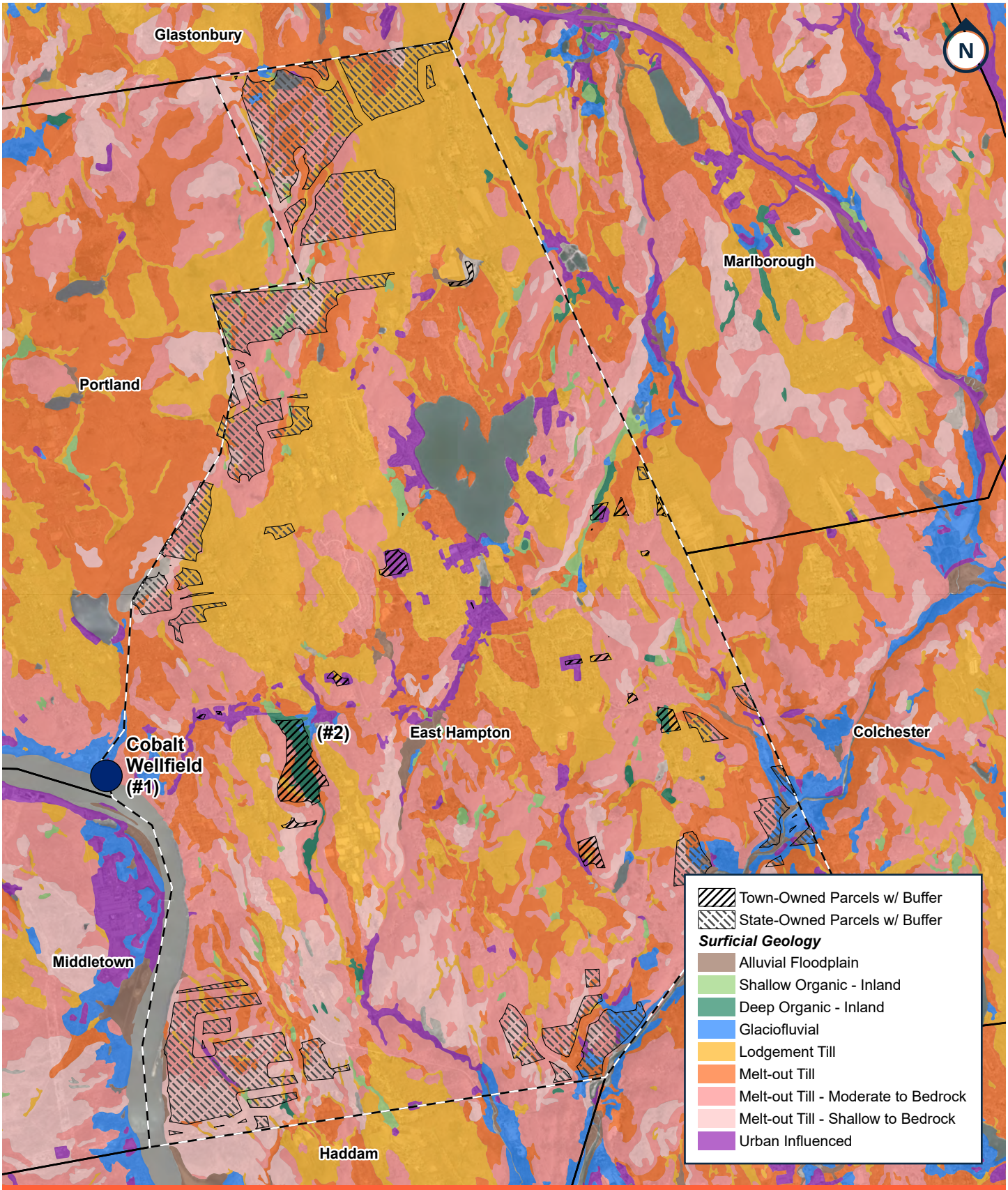


Figure 3 - Surficial Geology

East Hampton Water Supply Evaluation

East Hampton, CT

May 2022

ENVIRONMENTAL PARTNERS
— An Apex Company —

0 3,000 6,000 12,000

1:6,000 Feet

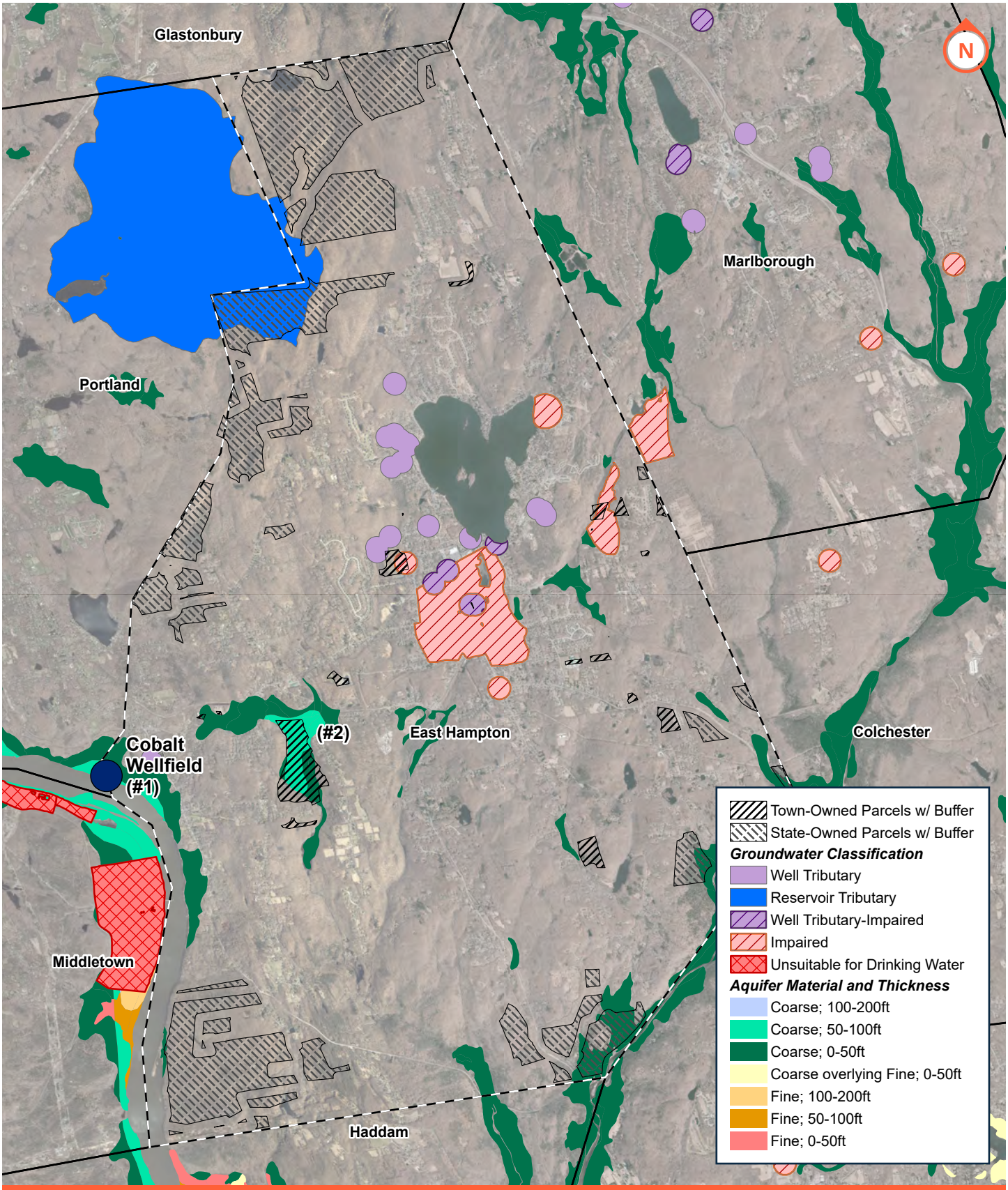


Figure 4 - Potential Sites and Groundwater Classifications

East Hampton Water Supply Evaluation

East Hampton, CT

May 2022

ENVIRONMENTAL PARTNERS
— An Apex Company —

0 3,000 6,000 12,000

1:6,000 Feet

#343-2101.00 *I:\East Hampton, CT.343\343-2101 Water System Evaluation*

Disclaimer: This map is intended for planning purposes

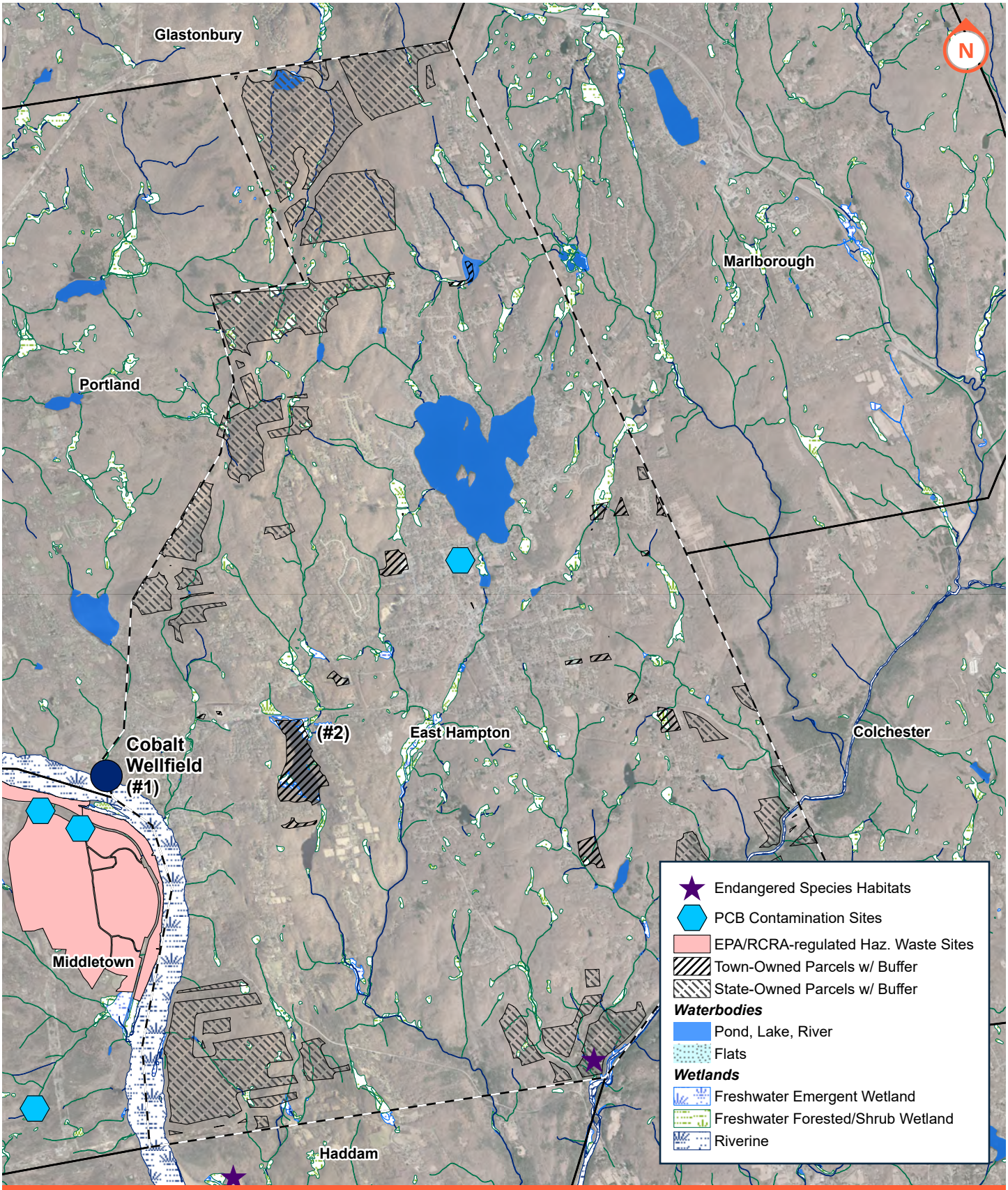


Figure 5 - Potential Sites and Environmental Impacts

East Hampton Water Supply Evaluation

East Hampton, CT

May 2022

0 3,000 6,000 12,000

1:6,000 Feet

ENVIRONMENTAL PARTNERS — An Apex Company —

#343-2101.00 *I:\East Hampton, CT.343\343-2101 Water System Evaluation*

Disclaimer: This map is intended for planning purposes

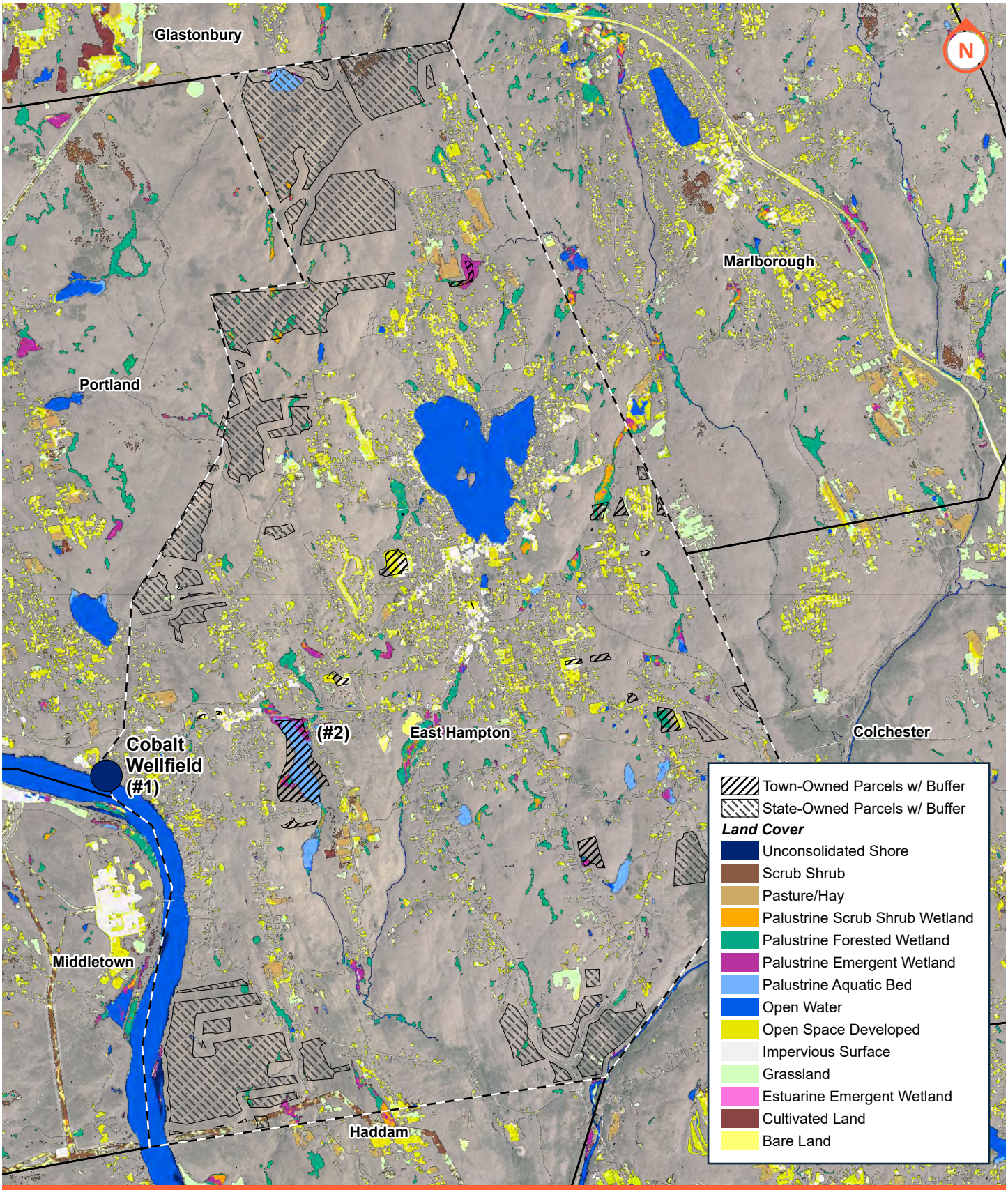


Figure 6 - Potential Sites and Land Use

East Hampton Water Supply Evaluation

East Hampton, CT

May 2022

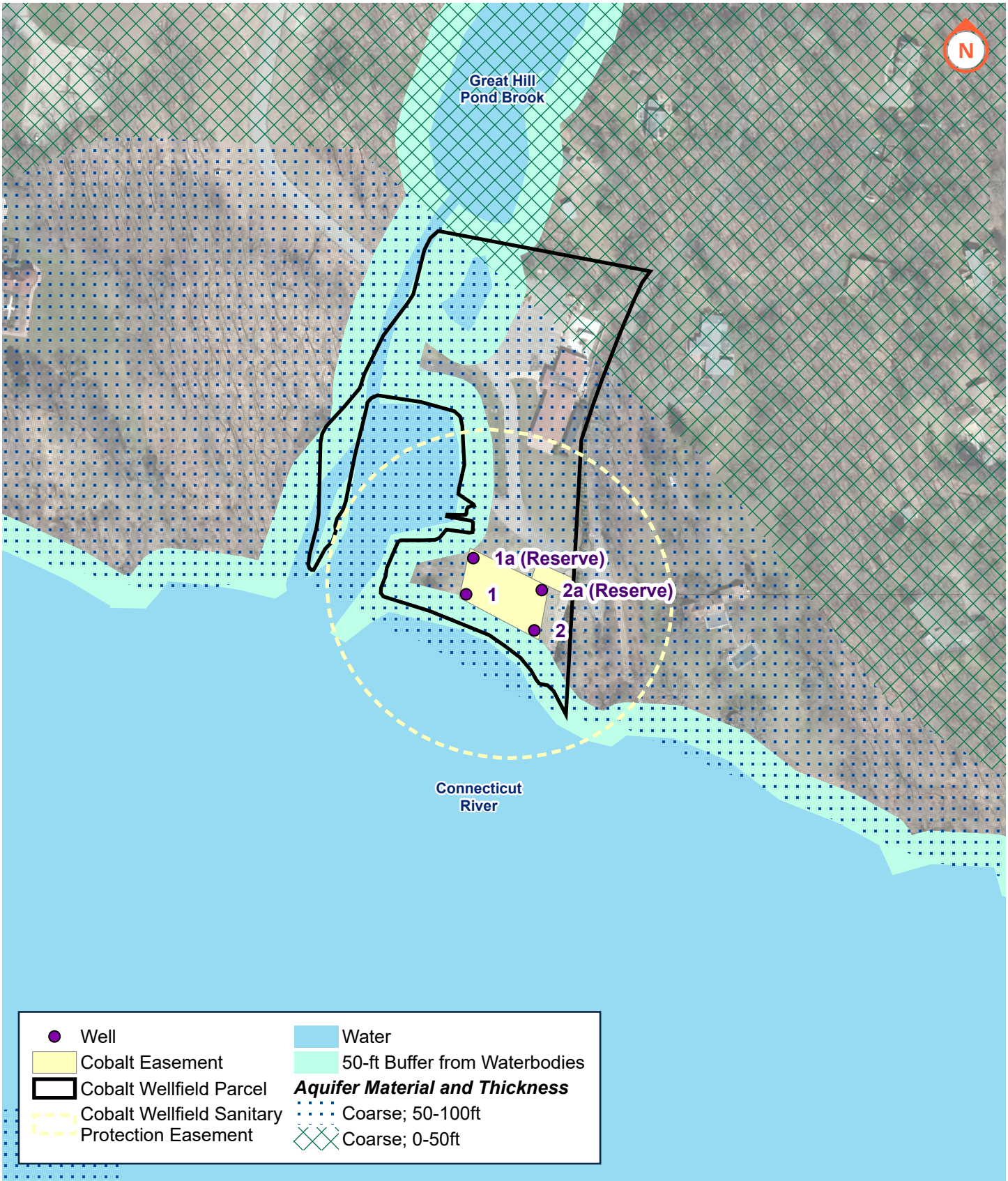
ENVIRONMENTAL PARTNERS
— An Apex Company —

0 3,000 6,000 12,000

1:6,000 Feet

#343-2101.00 *I:\East Hampton, CT.343\343-2101 Water System Evaluation*

Disclaimer: This map is intended for planning purposes



ENVIRONMENTAL PARTNERS
— An Apex Company —

Figure 7 - Site 1 (Cobalt Wellfield)

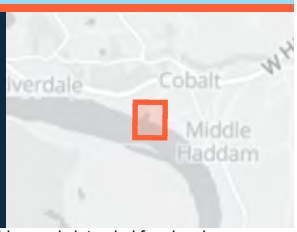
East Hampton Water Supply Evaluation

East Hampton, CT

May 2022

0 100 200 400

1:200 Feet



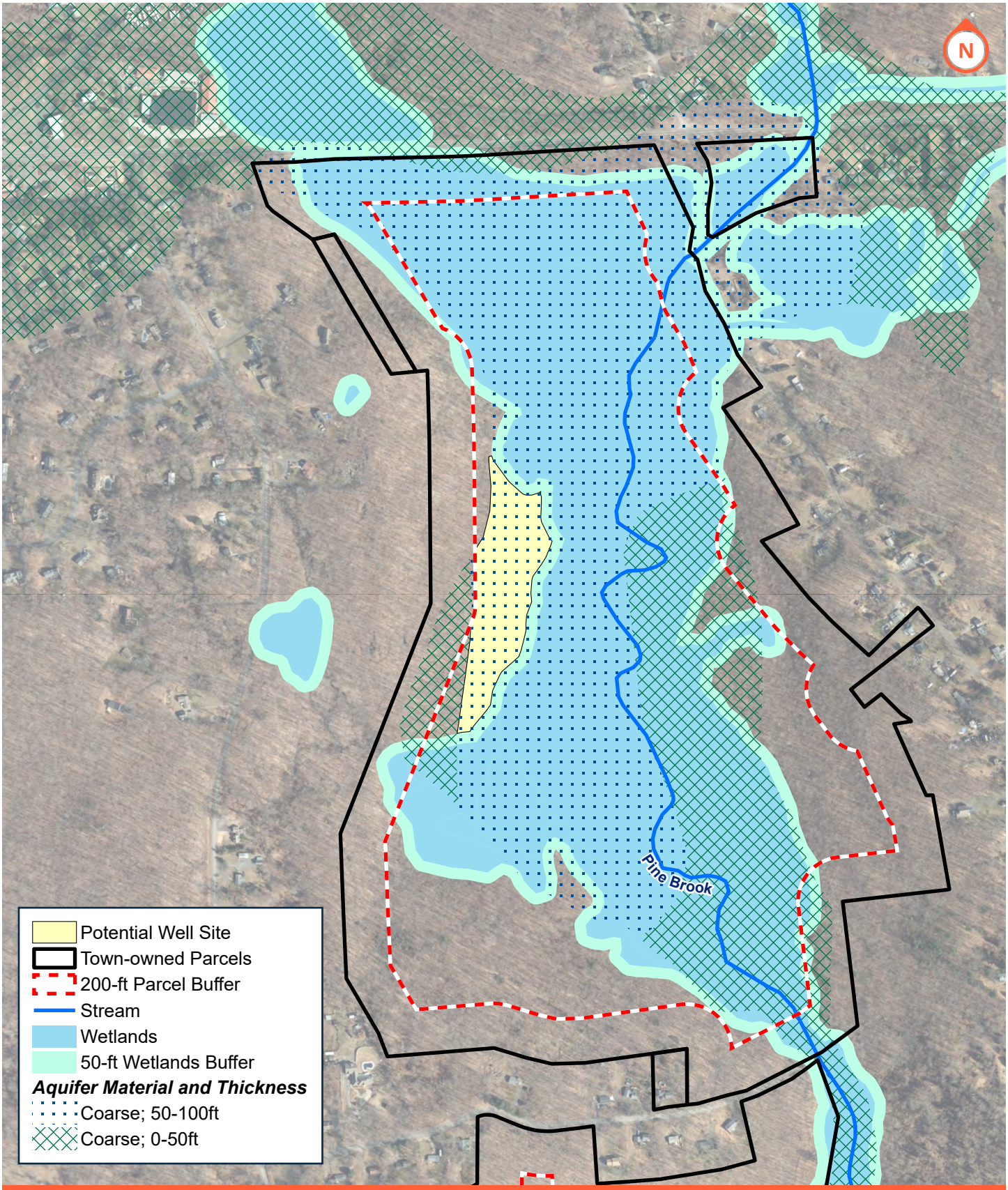


Figure 8 - Site 2

East Hampton Water Supply Evaluation

East Hampton, CT

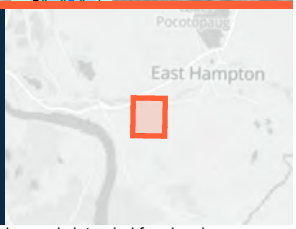
May 2022

0 300 600 1,200

1:600 Feet

ENVIRONMENTAL PARTNERS

— An Apex Company —



ENVIRONMENTAL PARTNERS

— An Apex Company —

1900 Crown Colony Drive, Suite 402

Quincy, MA 02169

P: 617.657.0200 F: 617.657.0201

envpartners.com

RESOLUTION

East Hampton Town Council

A Resolution Allocating American Rescue Plan Funds Number 4

Draft – June 23, 2022

WHEREAS, the American Rescue Plan was approved in March 2021 and includes State and Local Fiscal Recovery Funds (SLFRF) to be distributed to state, local and Tribal governments across the country, including the Town of East Hampton, and

WHEREAS, the Town of East Hampton will receive $3,788,167.51 under the program to be used as authorized in the guidance issued by the US Department of the Treasury, and

WHEREAS, the Town of East Hampton has designated its entire allocation as lost public sector revenue under US Department of the Treasury regulations that authorize municipalities to utilize up to $10 million of the individual municipality's SLFRF distribution as a replacement to lost public sector revenue, and

WHEREAS, funds used to replace lost public sector revenue may be used for the provision of government services at the discretion of the municipality with some limitations as indicated in the guidance, and

WHEREAS, the Town of East Hampton will determine specific expenditures via the Town Council pursuant to Resolution, and

WHEREAS, the Town of East Hampton anticipates continued evaluation and development of plans for development of new water sources and implementation of water system improvements and expansions in the estimated amount $267,000; and

WHEREAS, the Town of East Hampton received grant funds from the State to support this work in the amount to $250,000 of which approximately $48,000 has been utilized for water system-related work to date leaving $202,000 available, which leaves a deficit of current funding in the amount of approximately $65,000.

NOW, THEREFORE, BE IT RESOLVED by the Town of East Hampton Town Council, to hereby allocate funds for the aforementioned professional services related to water source identification and development and water system improvements and expansions in an amount up to $65,000 of the Town's SLFRF lost revenue distribution.

BE IT FURTHER RESOLVED, that the Town Manager and the Finance Director take appropriate steps to identify and earmark these funds for this purpose including moving the funds to an appropriate holding or expenditure account or fund.

[SIGNATURES FOLLOW]

Approved this 28th day of June, 2022.

TOWN COUNCIL	ATTEST
_____	_____
Mark Philhower, Chairperson	Kelly Bilodeau, Town Clerk

Town of East Hampton
1767
Connecticut

East Hampton Police Department
1 Community Drive
East Hampton, CT 06424

POLICE
EAST HAMPTON
CONNECTICUT
1767

Dennis Woessner
Chief of Police

June 22, 2022

To: David Cox, Town Manager

From: Dennis Woessner, Chief of Police

Subject: General Order approval

Attached to this memorandum is a General Order which I am submitting for approval:

General Order 5.3, Equipment, is an existing General Order which required updating to reflect changes required by the Police Officer Standards and Training Council (POSTC) Accreditation Standards. The changes include language specific to the equipment required to safely transport infants and young children in the appropriate child restraint system. A few minor changes were also made to the General Order. Any additions are marked in red and deletions are crossed out and marked in yellow.

860.267.9544 *tel*
860.267.1037 *fax*
www.easthamptonct.gov

EAST HAMPTON POLICE DEPARTMENT

GENERAL ORDER 5.3

PATROL FUNCTIONS

SUBJECT: EQUIPMENT		
Issue Date: TBD	**Effective Date: TBD**	**Distribution:** All Personnel
Amends/Rescinds GO: 5/2/2014		**Review Date: / /**
Per Order of: **Dennis Woessner, Chief of Police**		

This General Order is for departmental use only and does not apply in any criminal or civil proceeding. This General Order should not be construed as creation of a higher legal standard of safety or care in an evidentiary sense with respect to third party claims. Violations of this General Order will only form the basis for departmental administrative sanctions. Violations of law will form the basis for civil and criminal sanctions in a recognized judicial setting

I. PURPOSE

The purpose of this General Order is to establish procedures and guidelines related to equipment provided to East Hampton Police Department ("EHPD" or "Department") officers.

II. POLICY

It is the policy of the East Hampton Police Department to provide guidelines for patrol vehicles, including emergency and incidental supplies and equipment, specific vehicle markings, and the use of seat belts. Procedures are also established in relation to uniforms, clothing, equipment, and other related matters.

III. PROCEDURES

A. Patrol Vehicle to be Equipped with Emergency Lights and Siren

Conspicuously marked vehicles used in routine or general patrol service are readily identified as law enforcement agency vehicles from every view and from a long distance, even at night. Conspicuous marking increases safety, serves as a warning to potential violators, and provides citizens with a feeling of security. Therefore, all marked patrol vehicles shall be equipped as follows:

1. Red and blue overhead emergency lights and a siren;

2. Wig-wag headlights;
3. A mobile radio ~~transceiver~~;
4. A lap-top computer, when feasible;
5. Conspicuously marked as Town of East Hampton police vehicles with appropriate reflective striping and graphics design, including the vehicle number~~; and specific patrol function~~.
6. Exterior spotlight.

~~Although~~ The Department does ~~not~~ utilize unmarked vehicles for routine or general patrol service; the Department maintains an undercover vehicle for use when conducting special patrol assignments. All unmarked and undercover vehicles shall be equipped with operational emergency lights and a siren, when appropriate.

B. Patrol Vehicle Equipment

Every patrol vehicle will contain at least the following equipment, which is necessary for emergencies and preliminary investigations:

1. Rechargeable flashlight
2. ~~Trunk organizer~~
3. First-aid kit, a blanket, and oxygen
4. Portable roadway warning signals, such as flares or reflective cones, etc.
5. Measuring device
6. Fire extinguisher
7. Crime scene tape
8. Protective barrier between the front and rear seats, except for vehicles designated exclusively for Supervisors
9. Equipment for protection against transmission of blood-borne pathogens
10. Equipment for collection and containment of biohazard material
11. Other equipment as authorized by the Chief of Police

Check-off lists or inspection forms will be used to aid officers and supervisors and ensure that vehicles are properly stocked and operationally ready (See G.O. 2.7, *Line and Staff Inspections*). Officers will be responsible for restocking depleted or missing equipment in their assigned vehicle.

A compliment of supplies will be maintained in the squad room or storage closet. Officers needing supplies can draw upon this supply to restock their assigned vehicle. A designated member of the Department shall serve as a Supply Officer,

or Quartermaster, and be responsible for ensuring that this supply closet is properly stocked with necessary supplies.

C. Use of Seat Belts in all Department Vehicles

The use of seat belts can have a significant effect in reducing the number of deaths and the severity of injuries resulting from motor vehicle accidents, and can assist officers in maintaining proper control of their vehicles during pursuit or emergency high-speed operations. As a result, all employees will use seatbelts. If a department member needs to transport an infant or young child, they will use the appropriate child restraint system to comply with CGS 14-100a. These child restraint systems are stored in the storage closet in the basement.

D. Equipment and Apparel to be Worn by Patrol Officers

The specifications for all authorized personal equipment and apparel to be used and worn by patrol officers is outlined in G.O. 2.9, *Uniform Standards and Dress Code.* All employees shall adhere to these regulations to ensure uniformity and prevent use of unauthorized or substandard items. Supervisors shall conduct line inspections according to the provisions of General Order 2.7, *Line and Staff Inspections*. The Department shall maintain accurate records of the equipment/apparel provided to each employee (See G.O. 2.9.)

E. Availability of Protective Vests

The Department will provide all sworn officers with soft body armor upon appointment to the Department. The soft body armor will provide protection equal to or exceeding Threat Level IIIa as defined by the National Institute of Justice.

Periodically the Department will replace all issued soft body armor based upon accepted industry standards and recommendations set forth by soft body armor manufacturers.

Uniformed employees are required to wear body armor, as the wearing of protective vests has been proven to be effective in preventing serious injury and death to police officers

Sworn personnel assigned to a plain-clothes or administrative assignments will be required to have their issued protective vest available to them, either in their office, locker, or assigned vehicle.

F. Use of Protective Vests in High-Risk Situations

All sworn personnel will be required to wear their Department issued soft body armor while engaged in pre-planned high-risk situations, including members of the S.W.A.T. Team, regardless of exceptions that exist above.

"High Risk Situations" shall be defined as those situations, which present a higher potential for the use of less-lethal or lethal force against sworn personnel, as determined by a Supervisor, even if the officer does not perceive the high level of threat. High-risk situations requiring the use of protective vests by sworn

personnel include, but are not limited to:

1. High-risk arrest or search warrant service, including those involving a dangerous offender or a location where there is an indication of weapons
2. Drug raids
3. Barricaded persons and/or hostage incidents
4. Civil disturbance incidents
5. Escaped prisoner incidents, where the escapee is known to be armed and/or dangerous
6. Transportation of dangerous prisoners
7. High-Level VIP visits
8. Other High-Risk situations as determined by the Incident Commander

VILLAGE CENTER STREETSCAPE IMPROVEMENTS

TOWN OF EAST HAMPTON
1767
Connecticut

START OF PROJECT AT BEVIN BLVD. INTERSECTION

RECONSTRUCTED 5' WIDE CONCRETE SIDEWALK

SUMMIT ST

FUTURE PARK

POCOTOPAUG CREEK

MATCHLINE - SHEET 4
MATCHLINE - SHEET 3

MATCHLINE - SHEET 2
MATCHLINE - SHEET 3

START OF PROJECT AT BRIDGE BETWEEN SKINNER STREET AND TOWN LIBRARY

CONNECT RECONSTRUCTED SIDEWALKS INTO EXISTING SIDEWALKS ALONG MAIN ST.

COLORED/STAMPED CONCRETE PEDESTRIAN GATHERING AREAS AND STAMPED SIDEWALKS

LANDSCAPE PLANTINGS WITH SEATING AREAS

MAIN ST

22'

28'

BRICK PATTERNED CROSSWALKS

BRICK AMENITY STRIPS BETWEEN SIDEWALK AND STREET

START OF PROJECT

START OF PROJECT

5' WIDE BIKE LANES TO CONNECT THE AIRLINE TRAIL ALONG MAINSTREET

BARTON HILL RD

SKINNER ST

40 0 40 80
SCALE: 1"=40'

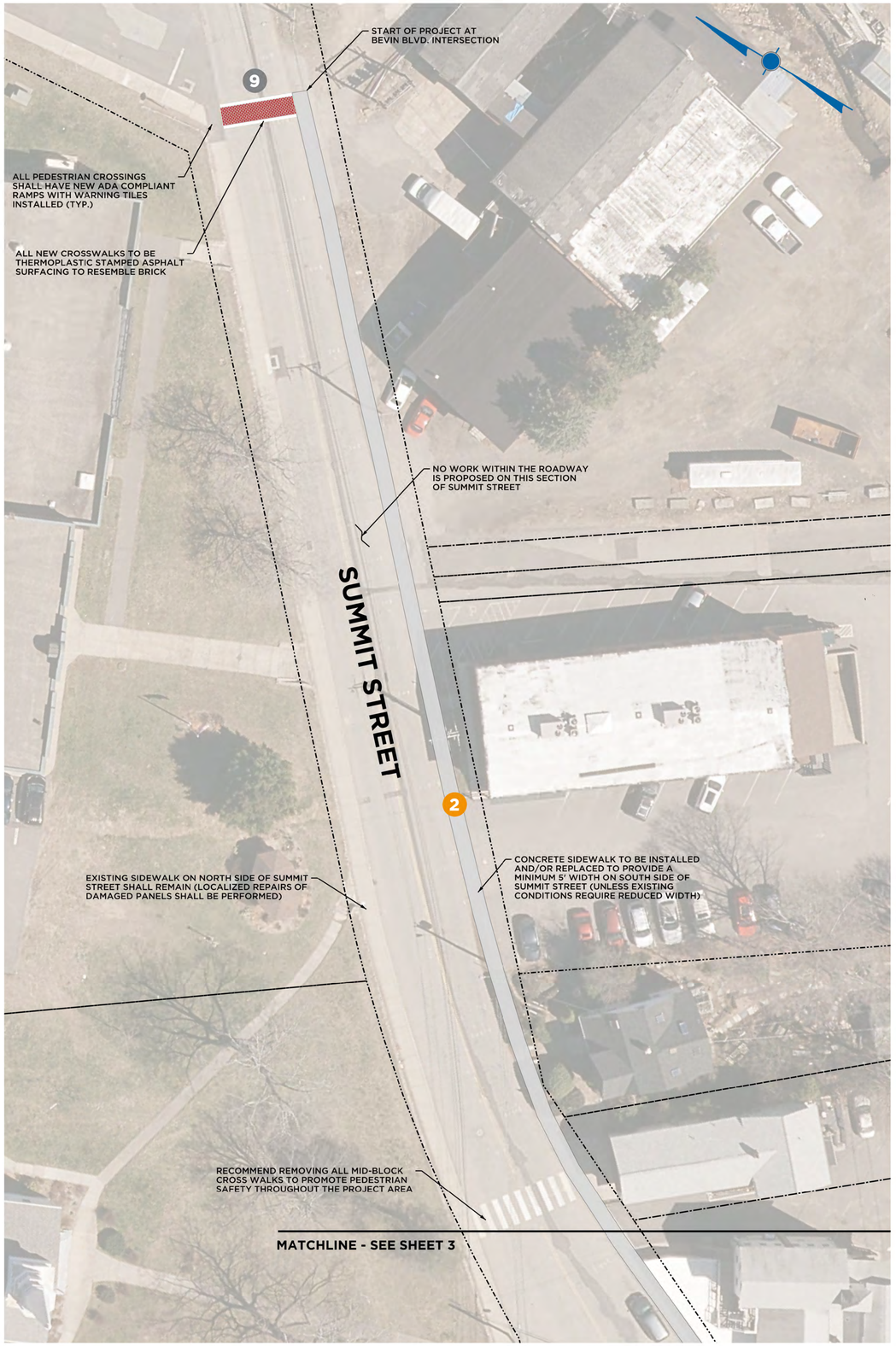
J:\3129-19\Design\PLOT_Master Plan Main Street East Hampton.dgn

Barton & Loguidice
41 Sequin Drive
Glastonbury, CT 06033
Phone: (860) 633-8770
Fax: (860) 633-5971
www.bandlct.com
Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

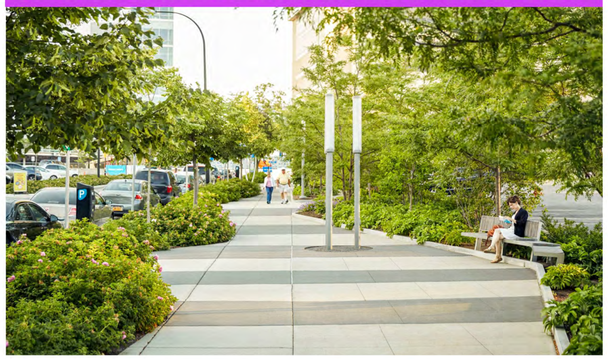
PROJ. ENGINEER	NAN
PROJ. MANAGER	KRG
OFFICE REVIEW	KRG
REVISIONS	
6/15/22	
6/23/22	
SCALE:	1" = 40'

OVERALL MASTER PLAN
PREPARED FOR THE TOWN OF EAST HAMPTON
VILLAGE CENTER STREETSCAPE IMPROVEMENTS
MAIN STREET EAST HAMPTON, CT

PROJECT	DATE	SHEET NO.	OF
3129-019	05/13/22	1	4

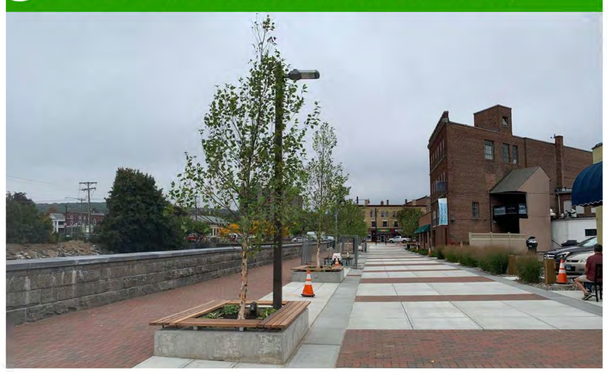


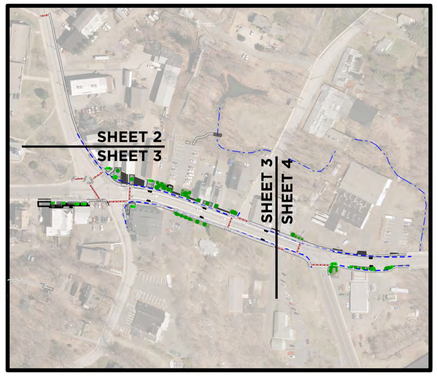
1 MULTI-TONE CONCRETE TO BE PLACED AS SHOWN ON PLANS (WIDE BANDING TO SEPARATE PEDESTRIAN GATHERING AREA FROM SIDEWALKS)



2 CONCRETE SCRIBING ON SIDEWALKS TO MATCH EAST HAMPTON CONCRETE SCRIBING FOUND ON MAIN STREET AND ROUTE 66. CONCRETE SCRIBING IN PEDESTRIAN GATEHRING AREAS TO BE 3'X3' SQUARES.

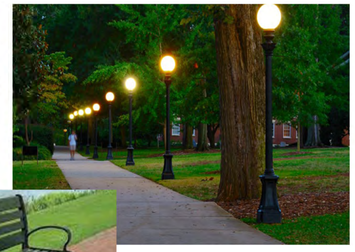
3 ELEVATED CONCRETE PLANTERS WITH INTEGRATED SEATING AMENITIES (PHOTO FROM FRANKLIN STREET, TORRINGTON, CT)





KEY MAP

BENCHES AND LIGHTING SELECTED BY PUBLIC MEETING MAJORITY VOTE TO BE PLACED THROUGHOUT VILLAGE CENTER. EXISTING BENCHES AND LIGHTING TO REMAIN SHALL BE UPGRADED TO MATCH.



4 TOWN OF EAST HAMPTON TYPICAL SIGNAGE

20 0 20 40
SCALE: 1"=20'

J:\3129.19\Design\PLOT_Master Plan Main Street East Hampton.dgn

Barton & Loguidice
41 Sequin Drive
Glastonbury, CT 06033
Phone: (860) 633-8770
Fax: (860) 633-5971
www.bandlct.com
Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

PROJ. ENGINEER	NAN
PROJ. MANAGER	KRG
OFFICE REVIEW	KRG
REVISIONS	
6/15/22	
6/23/22	
SCALE:	1" = 20'

MASTER PLAN AREA ENLARGEMENT

PREPARED FOR THE TOWN OF EAST HAMPTON

VILLAGE CENTER STREETSCAPE IMPROVEMENTS

MAIN STREET EAST HAMPTON, CT

PROJECT	DATE	SHEET NO.	OF
3129-019	05/ 3/22	2	4

MATCHLINE - SEE SHEET 2

SUMMIT STREET

EXISTING VEGETATION WITHIN ISLAND TO BE ENHANCED TO MATCH LANDSCAPE IMPROVEMENTS THROUGHOUT VILLAGE

REPLACE EXISTING CROSSWALKS AND ADA RAMPS TO CENTER ISLAND AREA

REVISED PAVEMENT LIMITS INCREASE PEDESTRIAN GATHERING AREAS WITHIN BUSINESS DISTRICT WHILE PROVIDING ADEQUATE TRUCK TURNING GEOMETRY

CONCRETE SIDEWALK TO BE INSTALLED AND/OR REPLACED TO PROVIDE A MINIMUM 5' WIDTH UNLESS EXISTING CONDITIONS REQUIRE REDUCED WIDTH

GRANITE BOLLARDS OR OTHER CTDOT APPROVED AMENITIES TO PROVIDE PEDESTRIAN SAFETY AT GATHERING AREAS

ALL PEDESTRIAN CROSSINGS SHALL HAVE NEW ADA COMPLIANT RAMPS WITH WARNING TILES INSTALLED (TYP.)

ALL NEW CROSSWALKS TO BE THERMOPLASTIC STAMPED ASPHALT SURFACING TO RESEMBLE BRICK

BARTON HILL ROAD

EXISTING STREET TREES AND LANDSCAPE PLANTINGS WITHIN THE PROJECT AREA SHALL BE EVALUATED ON A CASE BY CASE BASIS TO DETERMINE WHETHER THEY WILL REMAIN OR BE REMOVED

EXISTING DRIVEWAYS TO BE RECONSTRUCTED AND REPAVED WITHIN RIGHT OF WAY AREAS

EXISTING DRIVEWAY (TYP.)

EXISTING AIR LINE STATE PARK TRAIL

POSSIBLE LOCATION FOR NEW WALKING PATH TO TOWN OWNED WALNUT STREET PARCEL (FUTURE PARK)

POSSIBLE LOCATION FOR FUTURE PORTABLE TOILETS

POSSIBLE LOCATION FOR NEW PEDESTRIAN BRIDGE CROSSING POCOTOPAUG CREEK TO TOWN OWNED WALNUT STREET PARCEL (FUTURE PARK)

POCOTOPAUG CREEK

EXISTING PUBLIC PARKING

ESTABLISH 5' WIDE BIKE LANES TO CONNECT THE AIRLINE TRAIL ALONG MAIN STREET

BLUE DASHED LINE REPRESENTS EXISTING EDGE OF PAVEMENT

EXISTING TOWN OF EAST HAMPTON SIGNAGE

POTENTIAL LOCATION FOR FOOD TRUCK PARKING

MAIN STREET

TOWN OF EAST HAMPTON SIGNAGE

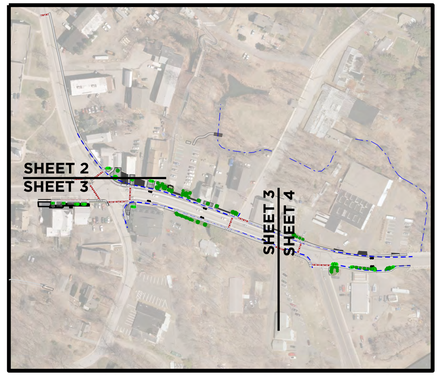
EXISTING SECTION OF MAIN STREET TO BE REDUCED TO ALLOW FOR 11' TRAVEL LANES, A 5' SHOULDER WITH BIKE LANE AND LARGER SPAN FOR SIDEWALKS, LANDSCAPING, AND PEDESTRIAN GATHERING AREAS.

RECOMMEND ACQUIRING EASEMENTS WHERE LANDSCAPED AREAS AND OTHER MASTER PLAN AMENITIES ARE SHOWN ON PRIVATE PROPERTY (TYP.)

MATCHLINE - SEE SHEET 4

5 BIKE RACKS TO BE PLACED CONVENIENTLY THROUGHOUT VILLAGE CENTER

6 GRANITE BOLLARDS MAY BE PLACED ALONG CORNER MAIN & SUMMIT STREETS (PHOTO FROM IVORYTON VILLAGE, ESSEX, CT)



KEY MAP

20 0 20 40

SCALE: 1"=20'

J:\3129\39\Desktop\PLOT_Master Plan Main Street East Hampton.dgn

Barton & Loguidice
41 Sequin Drive
Glastonbury, CT 06033
Phone: (860) 633-8770
Fax: (860) 633-5971
www.bandlct.com
Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

PROJ. ENGINEER	NAN
PROJ. MANAGER	KRG
OFFICE REVIEW	KRG
REVISIONS	
6/15/22	
6/23/22	
SCALE:	1" = 20'

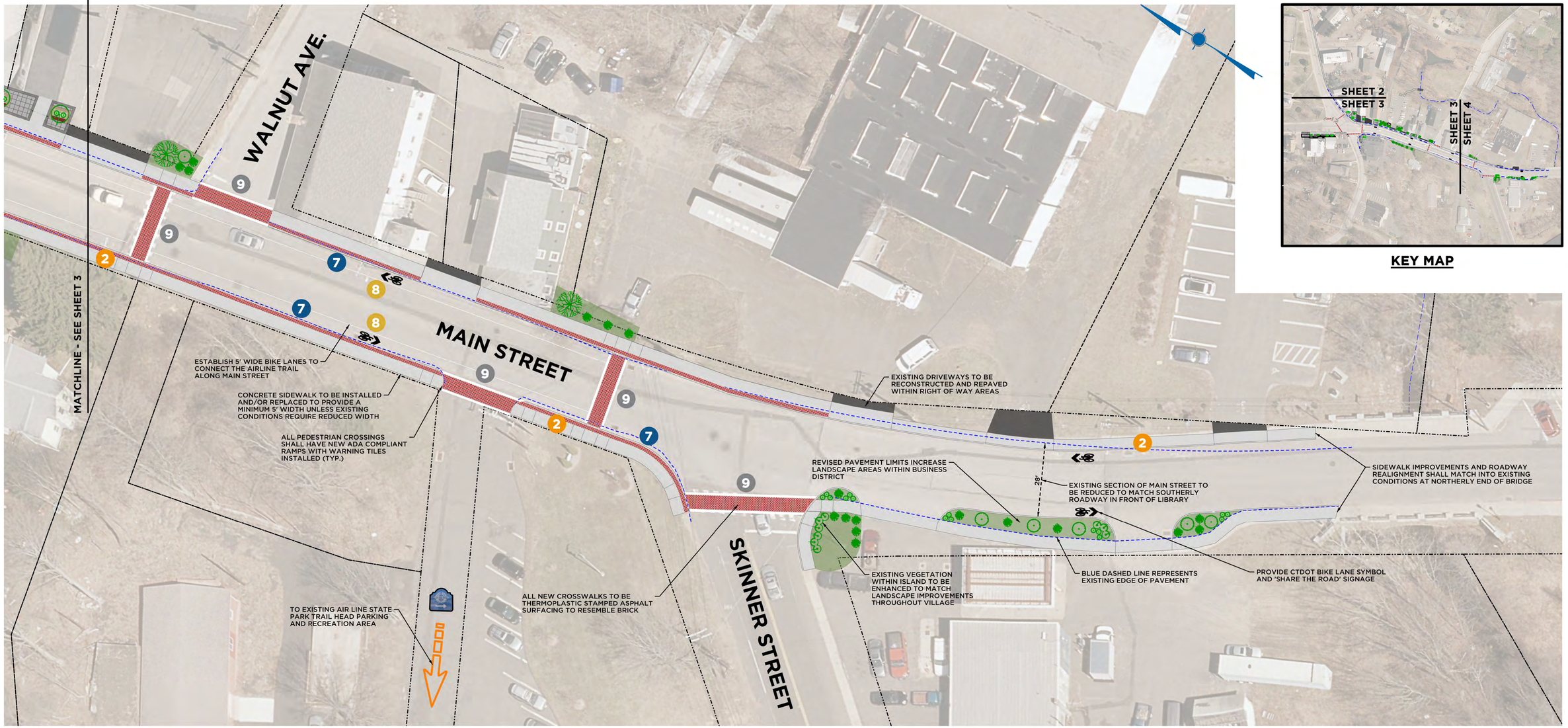
MASTER PLAN AREA ENLARGEMENT

PREPARED FOR THE TOWN OF EAST HAMPTON

VILLAGE CENTER STREETSCAPE IMPROVEMENTS

MAIN STREET EAST HAMPTON, CT

PROJECT	DATE	SHEET NO.	OF
3129-019	05/13/22	3	4

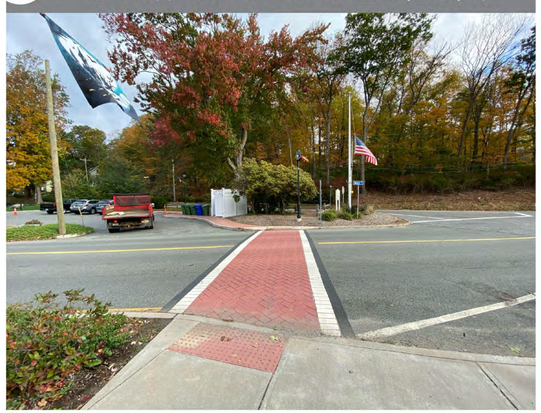


KEY MAP

7 BRICK AMENITY STRIP TO BE PLACED BETWEEN CURB AND SIDEWALK (UCONN CAMPUS N. EAGLEVILLE RD, MANSFIELD, CT)

8 NEW 5' WIDE BIKE LANES WITH CTDOT BIKE LANE SYMBOL

9 THERMOPLASTIC CROSSWALKS (WITH CTDOT COMPLIANT 12" WHITE BANDING) (PHOTO FROM IVORYTON VILLIAGE, ESSEX, CT)



20 0 20 40
SCALE: 1"=20'

J:\3129\39\Design\PLOT_Master Plan Main Street East Hampton.dgn

Barton & Loguidice
41 Sequin Drive
Glastonbury, CT 06033
Phone: (860) 633-8770
Fax: (860) 633-5971
www.bandlct.com
Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

PROJ. ENGINEER	NAN
PROJ. MANAGER	KRG
OFFICE REVIEW	KRG

REVISIONS
6/15/22
6/23/22

MASTER PLAN AREA ENLARGEMENT

PREPARED FOR THE TOWN OF EAST HAMPTON

VILLAGE CENTER STREETSCAPE IMPROVEMENTS

MAIN STREET EAST HAMPTON, CT

SCALE	PROJECT	DATE	SHEET NO.
1" = 20'	3129-019	05/13/22	4 OF 4

Office of **Public Works**

Matthew Walsh, P.E., Director

MEMO

TO: David Cox, Town Manager

FROM: Matthew Walsh, Director of Public Works

DATE: 6/20/2022

SUBJECT: 11 Lake View Street stone wall repair proposals.

Please find attached to this memo three proposals from stone masonry contractors for the repair of the stone wall at 11 Lake View Street. I conducted a site visit with all of the contractors represented to ensure an understanding of the project. The quoted prices for the work are listed below from lowest to highest.

1. $33,500 Mark F. DeFrancecso Inc.
2. $38,390 JLS Premier Masonry and Construction LLC
3. $80,000 Sebastian J. Damiata Mason Contractor LLC

Formal written specifications and engineered drawings were not created for this project nor was a formal sealed bidding process used. As noted above, site visits with each contractor were used to describe the desired project, which involves removal and reuse of existing wall material, re-establishment of a proper base, excavation and installation of drainage stone behind the wall with proper water relief and construction of the new/replaced wall. Each of the three contractors were provided the same information and instruction. In accordance with the Town Code, the Council is authorized to waive the full competitive bidding process if doing so is "in the best interest of the Town." Staff suggests that the interests of the Town are not well served by expending the resources and time to develop full drawings and specifications for a project of this size and scope where multiple quotations have been received based on the same project description.

Based on the above quoted prices and the foregoing regarding bidding, I would ask that the Town Council consider waiving the competitive bidding process and accept the proposal from Mark F. DeFrancecso Inc.

Thank you for your consideration on this matter.

Mark F. DeFrancesco, Inc.
118 Jobs Pond Road
Portland, CT 06480

Estimate

Number: **E2414.1**

Date: **June 09, 2022**

Bill To:

Matt Walsh
Town of East Hampton
Department of Public Works
mwalsh@easthamptonct.gov

Ship To:

PO Number	Terms	Sales Rep

Description	Quantity	Price	Tax	Amount
Proposal to rebuild 250' stone wall at Lakeview Street property as discussed				

MASONARY LABOR AND MATERIALS	1.00	20,000.00		20,000.00

EXCAVATION/DRAINAGE LABOR AND MATERIALS	1.00	13,500.00		13,500.00

Sub-Total	**$33,500.00**
State Tax 6.35% on 0.00	0.00
Total	**$33,500.00**

Materials and equipment rental charges are subject to change by suppliers.

JLS Premier Masonry & Construction LLC
442 Windham Ave
Colchester, CT 06415
860-931-4487
jlspremier.mc@gmail.com

Estimate

ADDRESS
Matt Walsh 11 Lake View St East Hampton, Ct

ESTIMATE #	DATE	
2003	05/23/2022	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Stone wall preparation Tear down 215 linear ft of retaining wall. Saving just the stone. Remove all masonry debris from property Recess grass so to have room to build new stone retaining wall.(repair of grass is the town's responsibility) Install weep holes every ten feet in stone wall. Repoint stone steps and portion of wall that is not being replaced as needed Build retaining wall to previous height and with, using previous stones. Install gravel behind wall for drainage for proper drainage. Install 2 inch cement retaining wall stone caps	1	38,390.00	38,390.00

SUBTOTAL	38,390.00
TAX	0.00
TOTAL	**$38,390.00**

Accepted By

Accepted Date

mwalsh@easthamptonct.gov

Proposal

Page No. of Pages

SEBASTIAN J. DAMIATA
Mason Contractor, LLC
43 North Road
CROMWELL, CT 06416
PHONE (860) 635-1179 FAX (860) 635-0053

PROPOSAL SUBMITTED TO: Town of East Hampton		PHONE	DATE: 5/17/22
STREET		JOB NAME: 11 Lakeview Stone Wall Repair	
CITY, STATE and ZIP CODE		JOB LOCATION: East Hampton, Ct.	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

- Masonry Restoration of Stone Wall - (Budget Number)

Per Conversation With Matt Walsh

- Demo + Rebuild Approx. 165'-0" x 2'-0 High of Stone Wall
- Furnish & Install New Precast Cap at Rebuilt Areas
- Excavate Behind Wall at Rebuilt Areas to Accept Drainage Trap Rock.
- Dispose of Excavated Dirt as Needed
- Repoint Mortar Joints at Misc. Areas of Wall not Getting Demoed.

* Priced Based on Utilizing the Resident's Front Yard Behind Stone Wall.
* Police/Traffic Patrol not included in this quote.

*No Prevailing Wage

We Propose, hereby to furnish material and labor — complete in accordance with above specifications, for the sum of: Eighty Thousand Dollars dollars ($ *80,000.00).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature S. Damiata

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

TOWN OF EAST HAMPTON
NOTICE
REQUEST FOR PROPOSALS
SUMMIT THREAD SITE REDEVELOPMENT

The Town of East Hampton is seeking a qualified developer to collaborate with the Town for the necessary cleanup, redevelopment and private acquisition of the former Summit Thread properties within the Historic Village Center of East Hampton. Interested developers and proposers are encouraged to submit redevelopment or reuse proposals in conformance with this Request for Proposals to the Office of the Town Manager, 1 Community Drive, East Hampton, CT 06424.

Responses to the Request for Qualifications must be submitted to the Town Manager no later than Noon, November 19, 2021.

David E. Cox
Town Manager

TABLE OF CONTENTS **PAGE NO.**

I. INTRODUCTION **3**

II. GOALS AND OBJECTIVES **3**

III. PROPERTY DESCRIPTION **4**

A. Location **4**

B. Site Description **5**

C. Site Context **5**

D. Traffic and Access **6**

E. Zoning **7**

F. Environmental **8**

IV. PLANNING **8**

A. Planning Process **8**

B. Planning Objectives **9**

V. LAND DISPOSITION AGREEMENT **11**

VI. SUBMISSION REQUIREMENTS **11**

A. Submission Timeline **11**

B. Submission Requirements **12**

C. Development Proposal **13**

D. Financial Analysis and Price Proposal **14**

E. Financial Guarantee **15**

VII Selection **15**

VIII Reservations and Conditions **25**

IX Appendices **27**

I. Introduction

The Town of East Hampton is seeking a qualified developer to collaborate with the Town for the necessary cleanup, redevelopment and private acquisition of the former Summit Thread properties within the Historic Village Center of East Hampton.

The site consists of three separate parcels, two of which are town owned, the other of which is in private ownership but is anticipated to be town owned during this process. All three will ultimately be available for acquisition by a developer or developers selected pursuant to this Request for Proposals. Proposals submitted may consist of all three parcels, the 13 Summit Street property individually or the two Watrous Street parcels considered together.

In its entirety, the Summit Thread site contains just under 4 acres of land and significant road frontage. The two Town owned parcels are adjacent and offer a mill redevelopment opportunity on one, while the other is vacant and can be used for parking. The privately held parcel contains a large historic mill structure and envelopes a portion of Pocotopaug Creek.

The community seeks to redevelop and replace these tired and unused historic mill complexes with vibrant attractive development that interconnects with the historic Village Center and the Air Line Trail. While this Request for Proposals directly governs redevelopment and disposition of the properties, it also articulates planning objectives that relate, to a certain extent, to the Historic Village Center as a whole. For the anticipated redevelopment of the mill site to be truly successful, it should catalyze, support, and facilitate district-wide improvements. The Town is willing to entertain creative proposals in order to facilitate the cleanup and reuse of these properties.

Over the last two decades, the Town of East Hampton and its residents have undertaken community processes to identify elements that should be prioritized in any new development in or surrounding the Village Center. The Zoning Regulations and Plan of Conservation and Development both prioritize and encourage the redevelopment of these parcels.

The Town intends to use its given authority to access various grant funds in order to collaborate with and assist the chosen developer to achieve the stated goals. The Town intends to choose the most desirable proposal and qualified developer with the skills necessary to complete the project.

Proposals are due at the Office of the Town Manager (the address and additional information are provided in Section VI, Submission Requirements) by noon, local time on November 19, 2021.

Submission by a Proposer of a Proposal represents acceptance of and agreement to all terms and conditions of this RFP.

II. Goals and Objectives.

The Town seeks to enter into an agreement with a developer or developers for the disposition and coordinated development of the Summit Thread site. The Town desires mixed use development that serves as a destination in the Town and fits within the context of the Historic Village Center. However, a proposal which only incorporates a single use will not be rejected if all other goals and objectives can be met.

A detailed list and description of the planning objectives, as well as a summary of the Design Review Guidelines for the Village Center are provided in Section IV below. The Selection Criteria described below call for adherence to these planning and design objectives.

III. Property Description

A. Location

i. Parcel Location

The three parcels are located within the Town of East Hampton adjacent to and within the Village Center.

a. 13 Summit Street – This parcel is irregularly shaped and is bordered by Summit Street (CT 196) to the south, Bevin Road to the north, Bevin Court to the east, and a private residence and Center School to the west. The property is bisected by Pocotopaug Creek and a pond which is impounded by the Artistic Wire Dam directly adjacent to the building.

b. 1 Watrous Street – This parcel is irregularly shaped and is bounded by Summit Street (CT 196) to the north, Watrous Street to the west, 13 Watrous Street to the south, and Starr Place and Starr Auto (vehicle repair facility) to the east.

c. 13 Watrous Street – This parcel is irregularly shaped and is bounded by Watrous Street and 1 Watrous Street to the west, 1 Watrous Street and Starr Auto to the north, Starr Place and private residences to the east, and Railroad Avenue to the South.

ii. Public Transit

The site is not directly adjacent to any public transit facilities; however, Middletown Area Transit (MAT) operates a fixed route bus service through the Village Center. Route "F" of the MAT system operates several times throughout the day and stops along Main Street, approximately 675 feet from the Summit Thread site. This service provides a direct route through Portland to Middletown where connections can be made to Hartford and Meriden.

iii. Vehicular Access

All three sites can be easily accessed via Summit Street (CT 196) as well as either Bevin Blvd or Watrous Street.

iv. Parking

Any redevelopment of the Summit Thread site will require the provision of parking as set forth in the zoning regulations. Parking on the streets is prohibited due to their narrow width. The parcel at 13 Watrous provides an opportunity for a development proposal to include a shared facility which can accommodate the development and additional parking for the public. The Town is willing to retain ownership of this parcel and share a parking facility in perpetuity with the developer to accommodate the 1 Watrous Street property.

v. Pedestrian and Bicycle Access

Bicycle access to the site is good. A pedestrian sidewalk exists along Summit Street which is part of a system of sidewalks which connects the Village Center with the commercial area on Route 66 and Lake Pocotopaug. There is a trail head for the Air Line Trail with limited parking along Watrous Street approximately 400 feet to the south with others nearby on Main and Smith Streets. The Air Line Trail is a multi-use trail which runs from Portland to the Connecticut/Massachusetts state line.

B. Site Description

i. Size

The overall site size is approximately four (4) acres. It is comprised of three (3) separate parcels:

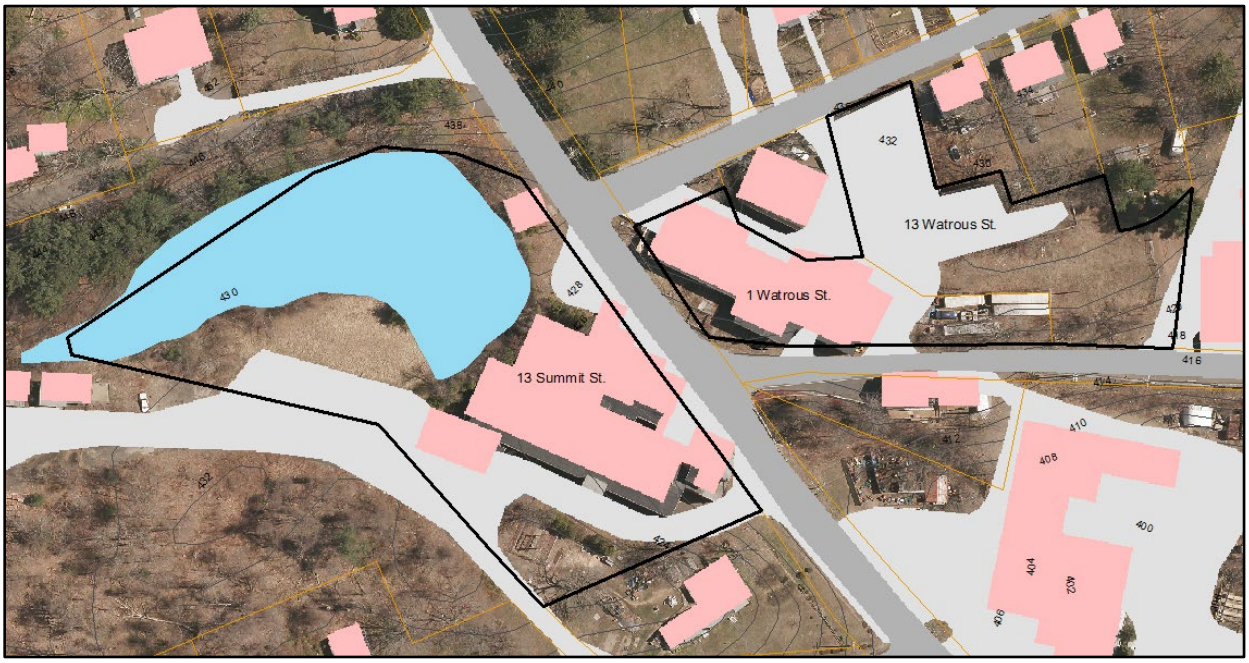
Lot	Address	Acres	Building Size
06A-62-2A	13 Summit Street	2.1	45,000 s.f.
06A-59-12A	1 Watrous Street	.515	19,500 s.f.
06A-59-12	13 Watrous Street	1.36	0
Total		3.975	64,500 s.f.

ii. Shape

The site is somewhat rectangular and bisected by Summit Street (CT 196). It is generally bordered by roads and private property.

iii. Topography

The area encompassing 1 and 13 Watrous Street is generally flat, with a rise in grade toward the northern end of the parcel of about 8 feet. The Summit Street parcel is generally flat but slopes down gradient toward Summit Street approximately 14 feet. These figures are estimates and Proposers will be expected to confirm topography changes as part of their own due diligence.



C. Site Context – Neighborhood and Abutting Properties

i. Historic Use

The site was developed beginning in the 1880s as a part of the Town industrial boom. The property at 13 Summit was built as the Merrick & Conant Silk Manufacturer in 1880 and quickly turned into the Summit Thread Company in 1882. Summit Thread remained on the site until 1940. Between 1940 and about 2010, the building was used for various types of industry and retail business. It has been vacant for approximately 10 years. The property at 1 Watrous Street was constructed by the Summit Thread Company in 1882 and remained in

their ownership until 1940. It has since been used by various industries until about 2016 when the Town of East Hampton took ownership. The property at 13 Watrous Street was constructed as the power house for Summit Thread in 1910. After Summit Thread vacated, it was used as power house for various properties in the Village until Ghezzi Motors purchased the building and used it as an automotive repair shop. The Town took ownership of the property in 2002 and has done extensive remediation, which included demolition of the structure.

ii. Context Within Town

Understanding the site's positioning within the Town will be crucial to the success of a development on this site. The site is centrally located, with adjacencies to important assets within the Town. The site sits at the central point within the Belltown Historic District (described in more detail in Subsection C. iii., below). The site lies within the Village Center which hosts shops and restaurants, as well as the Post Office, Library, Senior Center, and a school. The site is also within walking distance of other commercial areas along Route 66. In addition, nearby Sears Park lies on the shore of Lake Pocotopaug, a 502 acre lake which supports boating, kayaking, fishing, and swimming. Municipal sewer and water are available, along with natural gas and fiber optics. It should be noted that at the present time there is limited excess supply of water on the municipal system, and it does not provide firefighting flow. Proposals which would require large amounts of potable water or water for sprinkler systems should address an alternative means for providing water to the project. The site also lies within the Village Center TIF District.

iii. Belltown Historic District and Village Center

The Belltown Historic District encompasses the industrial center of East Hampton. This area is historically significant as having been a center for bell making, a highly specialized industry which prospered for over 100 years. To this day, East Hampton is still home to Bevin Brothers Manufacturing, the only manufacturer devoted solely to the production of bells in the United States. The district contains a full range of historic resources, which illustrate the diversity of scale, function, and level of architectural style from the 18th century right through the 20th century.

The Village Center Zone is a mixed use zone lying at the heart of the Village Center and encourages a range of uses especially where commercial spaces are on the ground floor and upper floors are used for residential purposes. The zone allows flexibility in design, allows for minimum to no setback requirements and is flexible on parking requirements. The goal of the zone is to retain the historic character and nature of the village and to allow a natural mix of uses.

D. Traffic and Access Improvements.

All parcels are located in a manner that they can be accessed from Route 196. The Town encourages improvements to the access and circulation. At the Watrous location, it is recommended that the two parcels be looked as one in regard to parking and access.

E. Zoning

As detailed more fully below (see "Submission Requirements") Proposers are required by this RFP to submit a Conceptual Program and Plan (CPP) for their proposed use for the site. The CPP should include, but not be limited to, the elements of an application required by Section 5.1 (Village Center Zone) or 4.5 (Village Housing Overlay) of the Zoning Regulations.

All development on the site shall be undertaken in accordance with §5.1 or 4.5 of the East Hampton Zoning Regulation applicable to the VC or VHO Zones. Proposers are required to certify that, if selected, they will apply for the appropriate permit to develop the site pursuant to §5.1 or 4.5.

By virtue of this requirement, all proposals must demonstrate their compliance with the requirements as set forth in §4.5 or 5.1 of the East Hampton Zoning Regulation, unless waived by the Planning and Zoning Commission in response to a request for a waiver enumerated in the proposal. Proposers are required, in their submissions, to enumerate each waiver they intend to request. The regulatory requirements are quoted, paraphrased, or summarized here for convenience (summaries and paraphrasing are indicated by brackets [ ]), but Proposers should not rely on this outline and should instead refer to the full text of the regulation.

§4.5.E Housing and Affordability

No application within the VHO which contains residential use shall be approved unless at least 20% of the total dwelling units proposed are devoted to affordable housing.

§5.1 Permitted Uses (VC)

[Permitted uses include Multifamily dwellings, municipal facilities, structured parking facilities, religious or educational uses, childcare facility, non-profit private club, personal service establishment, bank, retail sales establishment, convenience store, medical center or clinic, self-service laundry, restaurants, craft shop, office, motel or hotel, commercial parking lot or garage, and open space.]

§4.5.D Density

1. [For residential uses taking advantage of the VHO, density is set at 20 units/acre for multi-family, 10 units/ acre for townhouses, and 6 units/acre for duplex developments.]

2. [No retail sales establishment may exceed 25,000 square feet.]

3. [In the VC Zone, residential uses may be approved for upper floors, but no less than 75% of the first floor must be a commercial use.]

§5.1.D Dimensional Regulations

[Includes, but is not limited to, maximum building heights of 30', depending on location. Maximum building coverage of 75% of the lot. Setback requirements may be waived.]

§5.1.G Design Review Provisions

Proposers are encouraged to consult the regulations. The VC area is subject to review and approval by the Design Review Board in accordance with CGS Section 8-2j. Since the architectural design, scale and mass of the buildings and other structures are important in determining the visual character of an area, the guidelines listed are recommended so as to harmonize and be compatible with the neighborhood, to protect property values and to preserve and improve the appearance and the beauty of the community. The Commission and the Design Review Board will review the relationship of the buildings to the site and adjoining areas, the landscape treatment, the building design, site lighting, and signage. Provisions within the Regulations and the Design Review Handbook should be considered.

§7.2 Parking and Loading

Parking is required to follow the Section 7.2 of the zoning regulations. Within the Village Center, nearby shared parking facilities can be considered in order to construct less than the minimum required parking. In addition, the Commission will consider mixed use types and the different times of demand. The applicant must demonstrate to the Commission that the peak demand and principal operating hours for each use are suitable for a common parking facility.

F. Environmental

The Town, along with assistance from the Connecticut Brownfields Land Bank, has Conducted Phase One and Two Environmental Assessments as well as a Hazardous Building Materials Assessment at 1 Watrous. In addition, the Town has invested in Phase One and Two Assessments and some cleanup and remediation at 13 Watrous Street. The Town has contracted with an Engineer for the completion of a Phase 1 Environmental Assessment and will be working toward gaining funding to conduct a Phase 2 Assessment and a Hazardous Building Materials Assessment in the near future for 13 Summit Street.

IV. Planning

A. Planning Process

Several planning studies and documents have been created and should be consulted to better understand the site, community and Town objectives, development potential, and the larger context of the Village Center. These documents are available on the Town website under the Land Use Department.

1. Village Center Streetscape and Improvements Plan - 2021
2. Plan of Conservation and Development – 2016
3. AMS Market Assessment Update – 2015
4. Planimetrics Incentive Housing Zone Study - 2011

5. East Hampton EDC Village Center Renewal – 2006
6. TPA/AMS Village Center Revitalization Assessment – 2006
7. Sanders/Mullin Revitalization Study – 1990

B. Planning Objectives

The following planning objectives will be taken into consideration in rating and ranking proposals, and in selecting the most advantageous proposal. Selection criteria on pages 19-22 of this RFP correlate directly with each of these objectives and indicate the manner in which ratings on each objective will be determined. In order to demonstrate the advantageousness of a proposal with respect to each objective, a Proposer must include in its CPP a narrative response, graphics, visual renderings, plans and elevations, as appropriate, specifically addressing that objective.

The Town understands that, with respect to some of the objectives outlined below, there are alternative ways of fulfilling the objective, not all of which will necessarily be included in a proposal. However, as these are the priorities identified by the community, a proposal will not be successful if it does not address a significant portion of the alternatives identified for each objective. Ultimately, the community's goal is to create a new destination for residents, workers, and visitors alike, one which encourages extended stays downtown and creates an opportunity to park once and spend a morning, afternoon or evening enjoying the open spaces, visiting shops, having a meal, or attending a cultural event.

a. Product Type:
   - Retail/restaurant component

     Part of any commercial component in a mixed-use development should include retail and/or restaurant space(s). This retail may be neighborhood oriented, such as a coffee shop or bakery, or it may be destination retail, such as a farmers' market or sit-down restaurant. Based on the Village Center Zone, retail/restaurant and open space are the most highly favored components of the development, with the following types of retail uses strongly encouraged: food establishments; retail stores; grocery or market; professional office; personal service; fitness.

   - Housing for a variety of age groups and income levels

     The residential component of a mixed-use development (or if a completely residential development) should be multi-family and/or townhouse rather than single-family. At a minimum, new housing units should be affordable to a mix of income levels such as workforce to market-rate and/or luxury, consistent with the Town's affordability requirement (20%) as set out in the Village Housing Overlay District. A permanent Affordable Housing Restriction shall be recorded with respect to the Affordable Housing Units.

     Housing could be available to seniors, millennials, and age groups in between and may be any combination of ownership types.

b. Neighborhood Context and Character of Development:
   - Responsive to the context and character of the Village Center. Development should serve as a catalyst for the revitalization of the area. Reuse of existing buildings is preferred.

     The character of the Village Center is critical to the Town. The surrounding historic mill buildings create a strong aesthetic fabric and architectural style. A proposed development should not only complement the context of the Village Center, but also enhance and anchor it. The Town seeks a development that includes an outstanding design with iconic and memorable features and character.

   - The Town wants this site to serve as an attractive and vibrant destination for Town residents and visitors from nearby communities. The development should have its own identity and branding and serve as a destination. The Site is located near to the Air Line Trail and any proposal should take into consideration this relationship.

c. Linkages, networks, and circulation:
   - Development that connects to surrounding neighborhood and Village Center

     The Summit Thread site is centrally located between the Route 66 commercial corridor and the Village Center. It is also within close proximity to the Air Line Trail, Memorial School (K-3), and adjacent to Center School (4-5). Sidewalks are present throughout the Village Center and to the Route 66 corridor. Redevelopment of the Summit Thread site should include appropriate access to existing and upgraded sidewalks and accommodations for multi-modal use.

   - Pedestrian and bicycle friendly
     Circulation to and within the site should accommodate pedestrians and bicyclists. Where appropriate, there should be designated lanes for these users to travel safely within the development. Development should, where possible, facilitate pedestrian and bicycle traffic within the broader Village Center and the Air Line Trail, particularly to and from the downtown.

d. Environmental Responsibility:
   - Environmentally conscious development

     Environmentally conscious development may be measured by LEED standards or other sustainable building standards. It would include green materials and be sustainable. In addition, the town encourages low-impact development (LID) design techniques such as pervious surfaces, rain gardens, and other stormwater management techniques.

     Environmentally sensitive principles would include, but not be limited to, promotion of health and safety through design and maintenance of the built environment;

planting of native species; promotion of the smart use of water, inside and out, to reduce potable water consumption; and reducing the environmental consequences of construction and operation of buildings and infrastructure.

e. Design/Development:

- Adherence to dimensional, design, and other requirements of the Village Center Zone and the Design Guidelines as required by the Design Review Board.
- Design/ Development Guidelines

Depending on the proposal, there are differing design guidelines. A prospective developer should refer to the Zoning Regulations Section 4.5 (Village Housing Overlay) if proposing a solely residential project, or Section 5.1 (Village Center Zone) for the any mixed use or solely commercial projects. General speaking, both regulations encourage development that pays homage to the industrial past while allowing for adaptive reuse of the properties.

V. Land Disposition Agreement

The Selected Developer(s) will be required to negotiate and enter into a Land Disposition Agreement with the Town within sixty days (60) days of the Developer(s') selection by the Town Council that will outline the agreement between the parties regarding the final project and land transfer approval process, projected timelines and other matters as deemed necessary by the parties.

VI. Submission Requirements.

A. Submission Timeline

a. Pre-Submission Meeting and Tour

A Pre-Submission Meeting/Site Tour will be held at 1 Watrous Street, on Tuesday, October 19 at 1:00 pm. At the Pre-Submission Meeting, Proposers will sign-in to memorialize their attendance and receive instructions for the Site Tour. Thereafter, Proposers will be given a tour of the Summit Thread Site. After the Site Tour, Proposers will be invited to a meeting where further questions of the Town can be asked by the Proposers and the questions will be memorialized and posted on the Town's website.

If the time is changed, the new date and time will be posted on the Town of East Hampton website. Prospective Proposers are strongly encouraged to confirm their attendance in advance of the Pre-Submission Meeting and Site Tour with the Town by email at csirois@easthamptonct.gov. This will be the only Site Tour provided by the Town.

b. Proposer Inquiries

Proposers may submit questions regarding this RFP to the Town of East Hampton. All such requests for information or clarification of the intent and content of any provision of this RFP and

any other questions from Proposers regarding this RFP must be submitted via email to csirois@easthamptonct.gov by Tuesday, October 26, 2021 at 4:00pm. All questions will remain anonymous. The Town will post answers to questions, without any identifiers as to the source of the question, as an addendum to the RFP on the Town website. No principal, employee or agent of any Proposer, or any person or firm which will participate in the preparation of the proposal or in the proposed development project, shall communicate in any manner about this RFP, or about the development of the Summit Thread site, with a member of the Selection Committee, the Town Council, the Planning and Zoning Commission, any Town employee or any of its consultants or representatives except through written questions as described above. Any violation of this requirement shall be grounds for disqualification.

c. Town Requests for Clarification

Subsequent to receiving the Proposals, the Town may request clarifications of the Proposers' Proposals. The Town reserves the right to contact individual Proposer team members to clarify their roles and to request additional information.

B. Submission Requirements

A proposal shall be comprised of a sealed envelope or package labelled "EAST HAMPTON SUMMIT THREAD PROPOSAL" and bearing the name of the Proposer, containing three distinct components, each sealed within a separate envelope or package and labelled respectively as follows: (1) QUALIFICATIONS STATEMENT; (2) DEVELOPMENT PROPOSAL;(3)FINANCIAL ANALYSIS & PRICE PROPOSAL.

Within each envelope, the Proposer should provide 10 hard copies and 1 electronic copy of the submission in the form of a flash drive titled "EastHamptonSummitThread Proposal_YourCompany". Proposals must be received by the Town of East Hampton by noon local time Friday, November 19, 2021 at the following address: Town of East Hampton, Office of the Town Manager, 1 Community Drive, East Hampton CT, 06424

a. **Transmittal Letter**. Qualifications Statements shall include a transmittal letter identifying the Proposer, the principal(s) or officer(s) authorized to execute documents on behalf of each entity which is part of the development team, as well as a contact person from the Proposer authorized to receive communications from the Selection Committee or the Town.
b. **Proposer Qualifications and Experience**. Qualifications Statements must include resumes for key individuals including the Project Principal and Project Manager, and of key individuals from the design team or other consultants included in the proposal. It is expected that these individuals will work on the proposed Summit Thread project should the team be selected. Resumes must describe the experience of the Proposer in the development of mixed-use projects of comparable size and scope to the proposed Summit Thread project. The Qualifications Statement should highlight such projects in New England, if any. For each project description, Proposers should

describe the specific role(s) of the Proposer in the development, the project size, project cost, project location, date of project opening, and current occupancy rate.

c. **Proposer Organizational Structure**. Qualifications Statements shall clearly identify each entity or individual that is a key member of the Proposer's team on this project and the roles to be played by each such team member. This can be included as an organizational chart and/or narrative format. If the Proposer is a joint venture, the Proposer must clearly identify, for each member of the joint venture, such member's share or interest in the financial or other benefits, risks or liabilities of the venture ("joint venture interest"). If a Proposer anticipates forming one or more entities which do not exist at the time of the proposal submission, but which would be formed in order to carry out the Proposer's development functions in the event the Proposer is selected pursuant to this RFP, the Qualifications Statements shall disclose such to-be-formed entities and describe their structure.

d. **Financial Capability of Proposer**. The Qualifications Statement shall include evidence of the financial capability of the Proposer, or other entity described in Paragraph c. above, to secure required financing. Such evidence may include financial statements attesting to the amount of working capital within the Proposer's control that is available for the project, documentation as to financing secured in connection with past projects of comparable size, letters of intent from financial institutions with respect to this project, bonding capacity, or other reliable evidence.

e. **Disclosure of Bankruptcies, Foreclosures, Liens, and Litigation**. The Qualifications Statement shall disclose all bankruptcies, foreclosures, liens pending or adjudicated within the past five (5) years, and a list of all lawsuits in which the Proposer was a party since January 1, 2010 along with the docket number, names of all parties in the lawsuit, the Memorandum of Decision, the Judgment and result of any appeal.

f. **Current Projects**. The Qualifications Statement shall include a list of current and suspended projects, including any project that (a) is currently under design or construction or has a permit application of any type pending; and any project that (b) has been paused or suspended or has not been completed for any reason, for which the Proposer sought within the last five (5) years any permit, variance, or zoning change on land under the Proposer's current control. For each project, the Proposer shall indicate the nature, location, scope, estimated cost, schedule (including dates of design completion, construction start, and substantial completion), current status of the project, and reasons for the pause, suspension, delay, or abandonment, if applicable.

g. **References.** The Qualifications Statement shall include references and their contact information (including telephone number and e-mail address) identifying in what capacity and on what projects each such reference became familiar with the work of the Proposer or key team members. References shall include two from lenders and/or institutional equity investors and two from municipalities in which the project type described above in (b.) have been built.

C. Development Proposal: Conceptual Program and Plan

a. **Executive Summary.** The Development Proposal shall include an Executive Summary providing a description of the proposed development, the Proposer's approach to the design and execution of the project, and key features of the proposal.

b. **Conceptual Program and Plan.** Proposers shall submit a Conceptual Program and Plan (CPP) for the site. The CPP should include, but not be limited to, the elements of a pre-application conceptual plan in accordance with the Village Center Zone, including the footprints of all buildings, areas that will be developed as green or open spaces, and general site improvements.

The CPP shall also contain:

A certification that the Proposer, if selected, will apply for the appropriate permits from the various agencies and Commissions as required based on the type of development proposed. It is a condition of this disposition that all development on the site shall be undertaken in accordance with all applicable State and Local codes, ordinances, and regulations;

A narrative which addresses each of the relevant design objectives in Sections 4.5 or 5.1 of the VHO or VC Zoning Regulations and each of the Design Guidelines for the area; Conceptual drawings of the proposed development, including representations of buildings, site improvements, green and open spaces, and other notable features;

A plan and narrative delineating streets, sidewalks, pathways, and green/open spaces, addressing for each such component depicted on the plan a proposed legal mechanism or combination of such mechanisms (e.g., easement conveyed to the Town, open space or public use restriction, conveyance of green space to Town or non-profit land preservation organization, street acceptance, etc.) for ensuring and preserving public access, public use and passage rights.

Enumeration in narrative form of each waiver, if any, which the Proposer intends to request pursuant to the Zoning Regulations of dimensional, design, parking, or other requirements of the VHO or VC zones. In the alternative, the Proposer may certify that it will, if selected, request no waivers;

An illustrative site plan demonstrating how uses will be distributed on the site; and

A Table of Site Uses detailing the number of units and square footage for each building or space type; number of buildings by use; number of parking spaces; number and square footage of public spaces; etc.

A description of utility needs for the proposed project, including water needs, and describing how deficiencies in the public or municipal systems for a given utility would be overcome for the project.

Plans and elevations should be submitted on a scale of 1” = 40’.

D. Financial Analysis and Price Proposal

a. Financial Analysis. The Financial Analysis and Price Proposal shall contain a financial analysis that includes the proforma Development Costs (including design, construction, and financing costs) of the entire project and the projected income and expenses for the first ten years of occupancy in sufficient detail to evaluate the reasonableness of the projections. If insufficient detail is provided,

or the Proposer on request fails to supplement the information submitted, the proposal may be rejected.

b. Price Proposal. The envelope marked FINANCIAL ANALYSIS AND PRICE PROPOSAL shall contain, on the form provided in this RFP, the Proposer's price offer for the purchase of the site. No price proposals will be considered until the Selection Committee has completed its evaluations and ranking of the Development Proposals. In the interest of developing the collaboration and partnership described in the Request for Proposals, the Town will consider non-cash proposals. Such non-cash proposals could be in the form of in-kind services provided to the Town for assistance in seeking and administering grants and overseeing environmental clean-up of the site, provision of appropriate environmental engineering services, development of off-site improvements, trades of appropriate and valuable land or other types of consideration.

E. Financial Guarantee

The proposer selected for development will be subjected to performance bonds in the form of either cash or letter of credit. The amount required will be determined based on the scope of the project and in accordance with Section 9.1.E of the Zoning Regulations.

VII. Selection

The Town Manager will appoint the following persons to serve as the Selection Committee for this RFP.

- One Town Council Member
- One Planning & Zoning Commission Member
- One Brownfields Redevelopment Agency Member
- One Economic Development Commission Member
- One Design Review Board Member
- Public Works Director
- Public Utilities Administrator
- Planning and Zoning Official
- Finance Director
- Town Manager

The Selection Committee will review and evaluate proposals in accordance with the procedures set forth herein. As described in Section VI above, Proposers must submit three separate envelopes (1) QUALIFICATIONS STATEMENT; (2) DEVELOPMENT PROPOSAL; and (3) FINANCIAL ANALYSIS & PRICE PROPOSAL.

Qualifications Statement Evaluation and Composite Rating. The Selection Committee will evaluate, and rate Qualifications Statements as described below ([see pages 19-22]) and may reject proposals from Proposers the Selection Committee deems unqualified. Proposers ranked "Unacceptable" in

any of the minimum requirements under the Qualifications of Proposer section will be considered not to have met the minimum qualification requirements, be disqualified and not have their Development Proposal and Financial Analysis & Price Proposal reviewed.

After determining the rating for each criterion, the Selection Committee shall specify a qualifications composite rating of Highly Advantageous, Advantageous, or Not Advantageous and the reasons for the composite rating. A composite rating of Highly Advantageous will be awarded if the Selection Committee determines, considering its ratings on each of the underlying evaluation criteria, that it has a high level of confidence that the Proposer can develop the Summit Thread site, in accordance with its proposal, without significant risk to the Town. A composite rating of Advantageous will be awarded if the Selection Committee determines, considering its ratings on each of the underlying evaluation criteria, that it has reasonable confidence that the Proposer can develop the Summit Thread site, in accordance with its proposal, without significant risk to the Town. A composite rating of Not Advantageous will be awarded if the Selection Committee determines that it does not have a sufficient level of confidence to award an Advantageous rating.

Development Proposal Evaluation. All proposals that meet minimum Proposer qualification requirements, and that satisfactorily provide requested supplemental materials, will be reviewed, evaluated, rated and ranked by the Selection Committee based on the Development Proposal selection criteria described below ([see pages 19-22]). At any phase of the evaluation process, the Selection Committee will reject a proposal it finds to be non-responsive or has rated Unacceptable as to any evaluation criterion. Proposals will be reviewed and evaluated in each of the following categories: (a) Provision of Community Objectives, and (b) Adherence to Design Criteria/Vision. The Selection Committee will conduct a preliminary evaluation to identify proposals which, on their face, the Selection Committee determines to be Not Advantageous, Unacceptable, or non-responsive. The Selection Committee will reject such proposals without further consideration. After conducting the preliminary evaluation, the Selection Committee may elect, but is not required, to hear oral presentations. If the Selection Committee elects to hear oral presentations, each qualified Proposer whose proposal has not been rejected will be invited to make an oral presentation to the Selection Committee to introduce key personnel and highlight distinguishing features of their proposal. Oral presentations will be open to the public, but not for public comment. Members of the Selection Committee may ask questions at the oral presentations. Each of the Proposers' participants in its oral presentation is expected to be responsible for the work and active on the project if selected. Invitations to make an oral presentation will provide further instructions as to the time, place, duration, and topics of the presentations requested by the Selection Committee with respect to the specific proposal.

Composite rating for Development Proposal. After evaluating each proposal in accordance with the selection criteria, and after applying the composite rating for the Qualifications Statement as further explained below, the Selection Committee will specify in writing a single composite rating for each Development Proposal (Highly Advantageous, Advantageous, Not Advantageous, Unacceptable) and the reasons for the composite rating.

In determining a composite rating for a Development Proposal prior to considering the Financial Analysis & Price Proposals, the Selection Committee will be guided by the following rules:

1. No Development Proposal will receive a composite rating of "Highly Advantageous" unless it has received ratings of "Highly Advantageous" on a majority of the evaluation criteria.
2. No Development Proposal will receive a composite rating of "Advantageous" unless it has received ratings of "Advantageous" or better on a majority of the evaluation criteria.
3. A Development Proposal shall receive a composite rating of "Not Advantageous" if it has received ratings of "Not Advantageous" on three or more evaluation criteria, regardless of the rating received on the remaining evaluation criteria. The Selection Committee may specify a composite rating of "Not Advantageous" if the Development Proposal receives a rating of "Not Advantageous" on any criterion. No Development Proposal will receive a composite rating higher than the highest rating it receives on any evaluation criterion or lower than the lowest rating it receives on any evaluation criterion.

In determining the composite rating for a Development Proposal, the Selection Committee may take account of an Advantageous or Not Advantageous composite Qualifications Statement rating, if the Selection Committee determines that in its judgment such rating entails a lower level of confidence in the Proposer's capacity to deliver on its proposal, in which case the Selection Committee may reduce the composite rating of the Development Proposal and specify its reasons for so doing. The composite rating previously determined for each Qualifications Statement will be applied to the evaluation of the Development Proposal as follows:

- If the Proposer has received a Highly Advantageous qualifications rating, the rating will not affect the rating or ranking of the Development Proposal.
- If the Proposer has received a qualifications composite rating of Advantageous or Not Advantageous, the rating or ranking of the Development Proposal may be negatively affected, based on the Selection Committee's determination of the degree to which the underlying reasons for the Advantageous or Not Advantageous rating warrant a lower level of confidence in the Proposer's capacity to deliver on its proposal. Based on a Not Advantageous rating, the Selection Committee may determine that its lower level of confidence is such as to warrant rejection of the proposal.

Ranking. The Selection Committee will rank the proposals in order of their advantageousness to the Town and specify reasons for their ranking. Proposals may be ranked as equal to one another (i.e., tied for placement in the ranking). In determining the ranking for a proposal, the Selection Committee may take account of an Advantageous or Not Advantageous Qualifications Statement rating, if the Selection Committee determines that in its judgment such rating entails a lower level of confidence in the Proposer's capacity to deliver on its proposal.

Conditional ratings and rankings. When determining the Development Proposal composite rating and the ranking of a proposal, the Selection Committee shall specify in writing (a) revisions, if any, to the CPP and other elements of the proposal, and (b) a recommended increase, if any, in the proposed price which should be obtained by negotiation prior to executing a Land Disposition

Agreement with the Proposer, and may condition the rating or ranking of the proposal on successful negotiation of the revisions specified, the recommended price increase, or both.

Financial Analysis & Price Proposal. Upon completion of the evaluation and ranking of Development Proposals, the Selection Committee will consider the Financial Analysis & Price Proposals.

The Financial Analyses will be reviewed before consideration of the Price Proposals. The Financial Analysis of each Proposer will be reviewed to ensure feasibility of the proposal. If a proposal is determined to be likely infeasible, it may be rejected, and the ranking of proposals will be adjusted accordingly.

The Selection Committee will then determine the most advantageous proposal from a responsible and responsive Proposer[1], taking into consideration price and the evaluation criteria set forth in this RFP ([see page 19-22]).

In making this determination, the Selection Committee will be guided by the following rules:

1. If the Proposer of the highest-ranked proposal has offered the highest price, to include cash and non-cash offers, that proposal will be deemed the most advantageous.
2. If the highest price has been offered by a Proposer whose proposal is not the highest-ranked, then the Selection Committee shall, starting with the highest-ranked proposal and thereafter in descending rank order, consider each successive proposal, taking into consideration price and the evaluation criteria, to determine which proposal is the most advantageous. As to each proposal so considered, the Selection Committee shall specify in writing its reasons for determining that such proposal is or is not the most advantageous.
3. In determining which proposal is most advantageous, the Selection Committee shall not recommend and need not further consider any proposal that has been ranked equal to or lower than the proposal for which the highest price has been offered.

Selection Committee Recommendation

The Selection Committee will recommend to the Town Council that the Town enter into the Land Disposition Agreement with the Proposer determined by the Selection Committee to have submitted the most advantageous proposal. The Selection Committee may elect instead to provisionally recommend a Proposer to the Town Council, conditioned upon the Proposer agreeing to the specific revisions to the CPP and other elements of the proposal, an increase in the proposed price, or both, as identified by the Selection Committee in writing to the Town Council.

[1] 1 "Responsible and responsive Proposer" as used herein means a Proposer who (a) has the capability to perform fully the requirements of this RFP and the Land Disposition Agreement, and the integrity and reliability which assures good faith performance, as determined by the Selection Committee pursuant to the selection process in this RFP; and (b) has submitted a proposal which conforms in all respects to this RFP.

Alternatively, the Selection Committee may recommend that the Town Council make a determination from two or more equally advantageous proposals, or that all proposals be rejected in the best interests of the Town.

The Town Council may accept the Selection Committee's recommendation; request the Selection Committee to conduct further evaluations; reject all proposals if the Town Council determines that doing so is in the best interests of the Town; or make a determination, in reliance upon the Selection Committee's ratings and ranking, that a different proposal is the most advantageous proposal from a responsible and responsive Proposer, taking into consideration price and the evaluation criteria set forth in this RFP.

If the Town Council accepts the Selection Committee's recommendation as to a proposal with respect to which the Selection Committee recommends negotiating specific revisions to the CPP and other elements of the proposal and/or an increase in the proposed price, the Town Council may condition an award on successful negotiation of the specified revisions and/or price increase prior to the execution of the Land Disposition Agreement. In authorizing such negotiations, the Town Council will rely on the Town Manager to conduct the negotiations. If the Town Council, acting through the Town Manager, is unable to successfully negotiate the specified revisions and/or price increase with the Proposer which has been provisionally recommended by the Selection Committee within thirty (30) days of the Selection Committee making such recommendation, then the Town Council may elect either to continue such negotiations or to proceed in accordance with the provisions of the previous paragraph.

Selection Criteria: Qualification of Proposer

The Selection Committee will conduct an initial review of Qualifications Statements and will deem Unacceptable and reject any which do not meet the following minimum requirements:

1. **Financing.** Demonstrated experience financing at least three mixed-use real estate projects of a size and scope comparable to the proposed Summit Thread project, or demonstrated experience obtaining financial commitments for such projects. The Proposer must demonstrate cash reserves or line of credit of not less than $3 million and financial commitments, capacity to secure financing, and/or bonding capacity to complete the development of the Summit Thread site in a timely fashion as required by the Land Disposition Agreement. In addition, the Selection Committee will reject Qualifications Statements based on incomplete financial information, or evidence of financial instability or unreliability.
2. **Project development.** Demonstrated record of successfully developing real estate projects of comparable size and scope to the proposed Summit Thread project or demonstrated knowledge of appropriate matters as they relate to a development of the size and complexity proposed. In addition, the Selection Committee may reject Qualifications Statements based on incomplete information regarding projects or team members.
3. **Business history.** The Proposer, in substantially its current form of business organization, or as Joint Venture (JV)partner must have been in the commercial real estate development business for at least the past five (5) years.

4. **Qualifications and experience of key personnel.** The Principal or Principals in charge, and the Lead Architect, shall each have not less than 10 years of experience, and the Project Manager and all other key personnel shall each have not less than seven (7) years of experience, in their respective areas of responsibility, and the Project Manager shall be a current employee of the Proposer (or, if the Proposer is a joint venture, of a member of the joint venture).

   If a Proposer is a partnership or joint venture, the primary partner or member of the joint venture must meet the minimum standards stated in criteria (2) and (3) above regardless of the joint venture interest division. The minimum standards stated in criterion (1) above must be met by the partnership or joint venture. If the Selected Developer is a partnership or joint venture, the Land Disposition Agreement with the Town will provide that all partners or venturers thereof will be jointly and severally liable for the Proposer's obligations under the LDA.

   The Selection Committee will evaluate Qualifications Statements which appear to meet the foregoing minimum requirements and shall specify in writing a rating of Highly Advantageous, Advantageous, or Not Advantageous for each of the following criteria, and the reasons for the rating.

   In the course of conducting its evaluation of the Qualifications Statements, the Selection Committee may request a Proposer to submit further information reasonably related to any criterion. Such request shall be in writing or via electronic mail and shall set a reasonable deadline for submitting the information. The Selection Committee may disqualify a Proposer who fails to submit the requested information.

Evaluation Criteria. The Proposer's qualifications will be evaluated based on the following criteria:

a. **Comparable experience of the Proposer (Project Examples of the Proposer).** The Selection Committee will rate highly Proposers which have successfully developed mixed-use real estate projects, including projects in New England, most closely similar in size, duration, complexity and sensitivity to the proposed Summit Thread project utilizing in key roles the key personnel and joint venturers (if any) identified in the Qualifications Statement.

   "Highly Advantageous" if the Selection Committee finds that relevant projects identified by the Proposer as having been completed within the last 10 years are excellent in design and construction, and have achieved at least 90% occupancy; and that the Proposer has successfully developed one or more projects closely similar to the historically oriented, environmentally sensitive and architecturally outstanding development sought by this RFP.

   "Advantageous" if the Selection Committee finds that relevant projects identified by the Proposer as having been completed within the last 10 years are excellent in design and construction, and have achieved at least 90% occupancy; that no single project undertaken by the Proposer is closely similar to the historically oriented, environmentally sensitive and architecturally outstanding development sought by this RFP, but that, taken together, the

projects identified by the Proposer demonstrate a capacity to successfully undertake the development sought by this RFP.

"Not Advantageous" if the Selection Committee finds that the requirements for an Advantageous rating have not been met.

b. **Qualifications and experience of key personnel.** The Selection Committee will rate highly Proposers whose key personnel have demonstrated extensive experience in successfully completing projects most closely similar in size, duration, complexity and sensitivity to the proposed Summit Thread project, performing roles and responsibilities similar to the roles and responsibilities proposed for such key personnel in the Qualifications Statement. Key personnel include, at minimum, Principal-in-Charge, Project Manager, and Lead Architect

"Highly Advantageous" if the Selection Committee finds that all key personnel are highly experienced and have each achieved excellent results.

"Advantageous" if the Selection Committee finds that not all key personnel meet the requirements for a rating of Highly Advantageous, but that nevertheless the Selection Committee finds that, taken together, the experience levels of key personnel demonstrate a capacity to successfully undertake the development sought by this RFP.

"Not Advantageous" if the Selection Committee finds that the requirements for an Advantageous rating have not been met.

c. **Past performance/references of the Proposer, key personnel and joint ventures, if applicable.** The Selection Committee will rate highly Proposers (including their key personnel) which, in reference interviews, receive strongly positive and authoritative references regarding (i) compliance with the terms of their contractual obligations to municipalities and to lenders; (ii) demonstrated ability to effectively and professionally design, construct, and manage major mixed-use real estate development projects, including completed projects of high quality; (iii) cooperation and coordination with the owner and other project participants; and (iv) minimization of claims and disputes. The Selection Committee will also take account of the Proposer's track record of timely prosecution and completion of recent and current projects.

"Highly Advantageous" if Proposers receive uniformly positive and authoritative references and demonstrate a record of timely prosecution and completion of recent and current projects.

"Advantageous" if Proposers generally receive positive references and demonstrate a record of timely prosecution and completion of recent and current projects, if the Selection Committee finds that, taken together, the references and record of performance on current and recent projects are indicative of a capacity to complete the proposed Summit Thread project effectively and professionally without significant risk to the Town's interests.

"Not Advantageous" if the Selection Committee finds that the requirements for an Advantageous rating have not been met.

d. Qualifications, Experience and Quality of Design Firms working on the Project (Project Examples of Design Firm) The Selection Committee will rate highly Proposers whose design firms/teams have designed projects, including projects in New England, similar in size, complexity and sensitivity to the proposed Summit Thread project.

"Highly Advantageous" if the Selection Committee finds that two or more relevant projects identified by the Proposer and attributable to the design firm are excellent in design, and that at least one such project is closely similar to the historically oriented, environmentally sensitive and architecturally outstanding development sought by this RFP.

"Advantageous" if the Selection Committee finds that two or more relevant projects identified by the Proposer and attributable to the design firm are excellent in design; that no single project designed by the design firm is closely similar to the historically oriented, environmentally sensitive and architecturally outstanding development sought by this RFP, but that, taken together, the projects identified by the Proposer and attributable to the design firm demonstrate a capacity to successfully design the development sought by this RFP.

"Not Advantageous" if the Selection Committee finds that the requirements for an Advantageous rating have not been met.

Selection Criteria: Development Proposal

After the Selection Committee has completed its review and rating of Qualification Statements, the Development Proposals, except for those previously rejected, shall be considered and shall be evaluated. The evaluations shall specify a rating, and the reasons for the rating, for each of the following criteria:

Provision of Community Planning Objectives

a. Neighborhood Context and Character of Development:

"Highly Advantageous": Considered as a whole, the development described in the CPP would, in the judgment of the Selection Committee, be an attractive and vibrant destination for residents and visitors, with iconic and memorable features and character celebrating East Hampton's history and distinguishing the site as a keystone of the Belltown Historic District, draw upon the East Hampton Plan of Conservation and Development (POCD), various village plans, and serve as a catalyst for the revitalization of the Village Center.

"Advantageous": The development would be an attractive destination for residents and visitors, but without any particularly iconic or memorable features.

"Not Advantageous": The development would likely draw residents and/or visitors but would offer little to distinguish it as the keystone of a uniquely East Hampton historic district.

"Unacceptable": Does not qualify for a rating of "Not Advantageous."

b. Linkages, networks, and circulation:

Pedestrian and Bicycle Experience, Connectivity to Surrounding Areas (including Village Center, Route 66, and Air Line Trail).

"Highly Advantageous": Project design provides public access and improves the pedestrian and bicycle experience, connectivity to the Village Center, Route 66, and Air Line Trail.

"Unacceptable": Project design makes no improvements to connections to surrounding areas.

Traffic Circulation

"Highly Advantageous": The CPP provides public access and is fully consistent with the Zoning Regulations, Street Standards, or in the judgment of the Selection Committee provides an alternative of equal or superior benefit to the Town.

"Not Advantageous": Does not qualify for a rating of "Highly Advantageous" but, in the judgment of the selection committee, would not impede the execution of the traffic improvement plan outside the boundaries of the site.

"Unacceptable": Does not qualify for a rating of "Not Advantageous".

c. Product Type

"Highly Advantageous": The CPP includes significant components of all of the following categories of permitted uses: multifamily dwellings; retail sales establishment; and restaurants.

"Not Advantageous": Does not qualify for a rating of "Highly Advantageous".

"Unacceptable": Consists wholly or predominantly of any of the following uses or a combination thereof: educational use, medical center or clinic; motel or hotel; business, professional or administrative office; private club; commercial parking lot or garage. This rating will be given even if the CPP contains significant components that would otherwise qualify as High Advantageous.

d. Environmental Responsibility:

"Highly Advantageous": All buildings meet the requirements for LEED certification. In addition, incorporates low-impact development (LID) design techniques.

"Advantageous": The largest building in the project meets the requirements for LEED certification. In addition, incorporates low-impact development (LID) design techniques.

"Not Advantageous: Incorporates low-impact development (LID) design techniques but building(s) do(es) not meet the requirements for LEED certification.

"Unacceptable": Does not incorporate LID techniques.

Adherence to Design Objectives

a. Adherence to all dimensional, design and other requirements of the VC Zoning Regulation

"Highly Advantageous" The Proposer certifies and demonstrates that its CPP can be executed without the need for waivers and certifies that it will seek no waivers from the Zoning Board of Appeals.

"Advantageous": The Selection Committee finds that, if one or more of the enumerated waivers is allowed by the Planning Board, the project would nonetheless be consistent with the overall purposes and objectives of the VC, and further finds that the necessary waivers will allow the project to achieve a high quality design incorporating a desired mix of open space, affordability, a mix of uses, and/or physical character.

"Not Advantageous": The Selection Committee finds that the proposal does not qualify for a rating of "Advantageous."

b. Adherence to the VC Design Guidelines

"Highly Advantageous": The Selection Committee finds that its CPP is fully consistent with the VC Design Guidelines.

"Advantageous": The Selection Committee finds that the proposal is generally consistent with the Design Guidelines for the Rail Corridor, with deviations that do not significantly detract from the intent of the guidelines.

"Not Advantageous": The Selection Committee finds that the proposal does not qualify for a rating of "Advantageous".

Selection Criteria: Financial Analysis and Price Proposal

a. Financial Analysis. The proforma analysis will be reviewed to ensure that the proposal provides evidence of strong financial and market feasibility and that there appears to be a high likelihood of obtaining key permits. If the analysis as reviewed by the Town provides evidence of limited or no financial and/or market feasibility, and/or there appears to be little likelihood of obtaining key permits, the proposal will be deemed Unacceptable.

b. Price Proposal

Rule for Award

The most advantageous proposal from a responsible and responsive Proposer will be selected, taking into consideration price and the evaluation criteria set forth in this RFP.

Post - Selection

Land Disposition Agreement Execution

Upon the Town's notifying the Selected Developer that it has been designated the Selected Developer, the Town and the Selected Developer will without delay negotiate the final terms of the Land Disposition Agreement. Unless otherwise provided by written consent of the Town, the Land Disposition Agreement will be executed within sixty [60] days of the Selected Developer receiving this notification from the Town.

VIII. Reservations and Conditions

A. General Reservations

1. The Town makes no representations or warranties as to the accuracy, correctness, currency, and/or completeness of any and all of the information provided in or furnished pursuant to this RFP, or that such information accurately represents the conditions that would be encountered on the site and in the vicinity, now or in the future.
2. The Town reserves the right to extend, suspend, supplement, withdraw, or amend this RFP or this RFP selection process or schedule for any reason or for no reason at any time. The Town shall not be liable to any potential or actual Proposer, or to the Selected Developer, for costs or expenses incurred by them as a result of the issuance, extension, supplementation, withdrawal, or amendment of this RFP or the process initiated hereby.
3. The Town reserves the right to reject any proposal that does not include all requested components, that is not submitted in conformance with this RFP or any amendments thereto, or that contains responses to the submission requirements set forth in this RFP which are not satisfactory to the Town, or to reject any or all proposals, in its sole discretion, for any reason or for no reason. The Town further reserves the right to waive or decline to waive irregularities in any proposal when it determines that it is in the Town's best interest to do so, and to waive any defects in this RFP submission process when it determines such defects are insubstantial or non-substantive.
4. During the selection process, the Town reserves the following rights: to negotiate with one or more Proposers; to select a back-up Proposer; to waive portions of the RFP; to waive any informalities in proposals; to reject any or all proposals; and to issue a new Request for Proposals, for any reason deemed appropriate by the Selection Committee or Town Council.
5. In the event of any default by the Selected Developer hereunder, then in addition to the Town's other rights hereunder, the Town may proceed to select another Proposer as the Selected Developer, terminate this RFP, or begin a new selection process.
6. The Town reserves the right to discontinue its selection of any Proposer prior to the execution of the Land Disposition Agreement. The Town shall not be liable to any such Proposer for costs or expenses incurred by it as a result of this discontinuance.
7. The Town reserves the right to seek additional information from any or all Proposers. Until such time as the Town has received proposals in response to this RFP and has received any

and all additional information and/or revised proposals that the Town may request pursuant to this RFP, such proposals shall not be deemed to be complete.

8. If any matter or circumstance under this RFP requires the consent or approval of the Town or that such matter be satisfactory to the Town, then same may be granted, withheld, denied or conditioned by the Town in the exercise of its sole and absolute discretion.
9. If the Selected Developer fails to execute the Land Disposition Agreement within the required 60-day period, or thereafter fails to close the transaction within the specified time period (other than by reason of a default thereunder by the Town), then the Town shall have the right, in addition to its rights with respect to the deposits paid by the Developer, to designate another Proposer as the Selected Developer, to re-advertise the site for sale or other disposition, to discontinue the disposition altogether, or otherwise to deal with the property in the Town's sole and absolute discretion.

B. Severability

If for any reason, any section or provision of this RFP or any addendum to it is determined to be illegal, invalid, or unenforceable under present or future laws or regulations, the remainder of this RFP shall not be affected thereby.

C. Conflict of Interest, Collusion

1. By submitting a proposal under this RFP, a Proposer certifies that no relationship exists between the Proposer and the Town or any officer, employee, or agent of the Town that constitutes a conflict of interest or that may be averse to the Town.
2. By submitting a proposal under this RFP, a Proposer certifies that it has not acted in collusion with any other Proposer or other entity doing business with the Town in a way that would constitute unfair competition or that may be adverse to the Town.
3. Note that "Proposer" as used herein means the Proposer; any joint venturer of the Proposer; any director, principal, officer, partner, owner of an equity interest in the Proposer, employee, agent or representative of the Proposer; or any partnership, corporation or other entity with which any of the foregoing is or has been affiliated.

D. Confidentiality

1. Proposers should assume that all materials submitted in response to this RFP will be open to the public. To the extent allowed by Connecticut and federal public records laws, the Town will make reasonable efforts not to disclose or make public any pages of a proposal which the Proposer has stamped or imprinted as "confidential." Confidential data will be limited to confidential financial information concerning the Proposer's organization. The Town assumes no liability for disclosure or use of any information or data.
2. All information submitted in response to this RFP becomes the sole property of the Town, with the exception of confidential financial information concerning the Proposer or its financial partners. No Proposer has proprietary rights to any ideas or materials submitted in its proposal.

E. Proposer's Responsibilities

1. All costs and expenses of every kind and nature paid or incurred by a Proposer in connection with responding to this RFP, including, without limitation, fees and costs of attorneys, consultants and contractors; title examination and title insurance costs; survey and engineering fees and expenses; and design fees and expenses, shall be the sole cost and expense of the Proposer, and the Town shall have no responsibility therefor. In no event shall the Town be responsible for payment of any brokerage, finders or similar commissions or fees in connection with the disposition of the property which is the subject of this RFP.
2. Proposers shall thoroughly familiarize themselves with the provisions of this RFP. Upon receipt of this RFP, each Proposer shall examine this RFP for missing or partially blank pages due to mechanical printing or collating errors. It shall be the Proposer's responsibility to identify and procure any missing pages.
3. Proposers shall be entirely responsible for reviewing and verifying all zoning and other regulatory requirements, title, environmental, engineering, and other information contained in or furnished pursuant to this RFP regarding the Property. Any information contained in or furnished pursuant to this RFP is included (or made available) as a matter of convenience only and the Town shall not be liable for any mistakes, costs, expenses, damages, or other consequences arising from use of or reliance on this information in any respect, and each Proposer, by submitting a proposal to the Town in response to this RFP, expressly agrees that it shall not hold the Town or any of its officers, agents, contractors, consultants, attorneys, or any third party liable or responsible therefor in any manner whatsoever.

IX. Appendices

Site Plans
Environmental Materials

All Appendices are accessible at this Dropbox link or via the Town website at www.easthamptonct.gov

Office of the **COLLECTOR OF REVENUE**
KRISTY MERRIFIELD, CCMC
kmerrifield@easthamptonct.gov

June 28, 2022

To: The East Hampton Town Council,

The documentation for the tax refunds listed below is available in the Office of the Collector of Revenue for your review. There are four (4) refunds totaling $9,604.50.

Respectfully Submitted,

Kristy L. Merrifield, CCMC
Collector of Revenue

0. CL

3,859.94 +
2,015.88 +
3,426.24 +
302.44 +

004

9,604.50 TL+