

East Hampton Town Council
2018 Meeting Dates

(Second and Fourth Tuesday)

January 9

January 23

February 13

February 27

March 13

March 27

April 10

April 24

May 8

May 22

June 12

June 26

July 10

July 24

August 14

Summer Recess (no meeting Aug. 28)

September 11

September 25

October 9

October 23

November 13

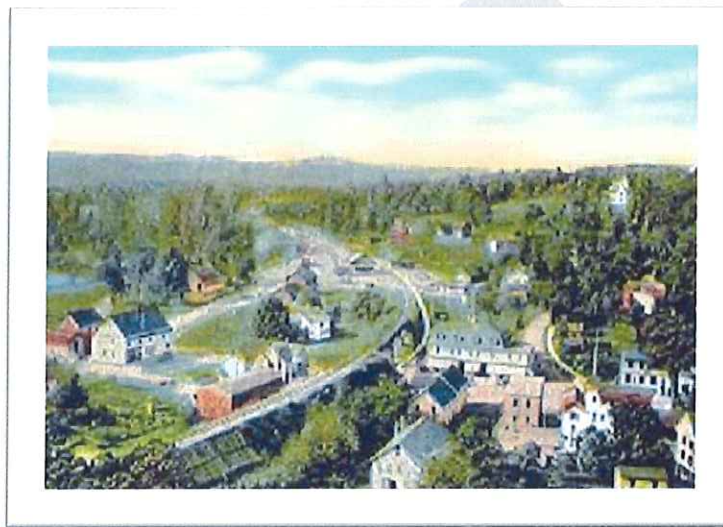
November 27

December 11

Winter Recess (no meeting December 25)

Town of East Hampton

Village Center Tax Increment Financing District
and District Master Plan



Draft – November 22, 2017

Village Center Tax Increment Financing District Master Plan

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Introduction

The Town of East Hampton, organized under the laws of the State of Connecticut, plans to revitalize and restore its Village Center District. The residents of East Hampton, Town Council, and various Boards and Committees have identified this as a priority both through the recent update to the Plan of Conservation and Development and prior actions taken to increase vitality and reduce threats to the area.

The progress toward revitalization thus far includes a Village Center Master Planning Study, the adoption of the Village Housing Overlay Zone which is compliant with the provisions of CGS 8-2j, the adoption of the Village Center Zone, which encourages a variety of uses in the Village Center, the acquisition of two blighted properties and subsequent cleanup, and the extension of natural gas service into the area. In addition the Water Development Task Force has engaged a consultant to develop a water system expansion plan.

The goals of this District Master Plan are to: provide new employment opportunities; retain existing employment; provide housing opportunities; construct or improve physical facilities and structures through the development of commercial, residential, retail, mixed use, transit oriented development and downtown development; and capitalize on unique assets such as the various historic mill buildings, Pocotopaug Creek, and the Airline Trail.

The Citizens of East Hampton and its Boards and Commission have supported the Village Center through various efforts previously mentioned, and continue to seek out grant opportunities, other funding streams, and internal investments such as partially funding the natural gas extension project. The Town also has the option for future municipal bonding. The TIF will be an important new additional funding source to implement needed improvements.

One outcome of the Village Center Planning Study is a general consensus that a focus and commitment to Village Center revitalization is urgent and overdue. The commercial corridor along Route 66 has overshadowed the Village Center for several decades. While the Route 66 corridor offers a supermarket and other large and chain establishments, the Village Center continues to support unique, locally owned businesses such as eateries, coffee shops, boutiques, and business offices.

With the implementation of the Downtown TIF District and restoration of the traditional central business district, the Town envisions significant private investments in new business ventures, redevelopment of currently unused and blighted properties, and new public infrastructure. The Town foresees its fragmented, underutilized and somewhat depressed downtown area restored to its historic vibrancy and that it can again successfully attract new business, visitors, and consumer, maximizing its potential as one of the areas great downtowns.

The Village Center TIF District maximizes the utilization of infrastructure already in place such as water, sewer, natural gas and fiber optics. Full implementation of this proposal will result in private investment that will generate new tax revenue to be used for implementation and sustainment of the TIF program. This program exemplifies the community's desire to undertake planned growth and development, and authorizes project costs such as administration, public projects, development incentives, and reimbursement of any bonded indebtedness which may occur to meet the needs of the program.

Village Center Tax Increment Financing District Master Plan

Furthermore, the provision of jobs for area residents creates opportunity and stimulates the local economy. Therefore, this program and the goals set forth within contribute toward the advancement of the Town's goals to provide new employment opportunities, broaden the tax base, and improve the local economy and quality of life.

As the goals of the TIF District seek to make a contribution to the economic growth and betterment of the general health, welfare, and safety of the residents of East Hampton, the Town's designation of the District and creation of the Village Center Development Program Fund constitute a good and valid public process. Without the program, the Village Center area will continue to suffer from inadequate investment and low level of business activity.

This TIF shall provide capital reinvestment revenue for the downtown district. Each project represents an important piece in the core development of the Village Center district and will play a significant part in maintaining the unique physical qualities of East Hampton with access to retail and service activities. The investments are also meant to spur and assist with other economic development activities. Improvements to the historic mill buildings, continued investment in community facilities such as the Airline Trail, and improvements to the streetscape and facades will positively impact property values.

The development fund from the TIF proceeds may be used to support economic development (project cost annually), assist in the retirement of debt related to projects (sinking fund account), or may be used annually toward projects identified in this Plan (project cost account).

Over time, the development fund use will become more refined, but will always be visited annually by the Town Council, Board of Finance, and Town Meeting as part of the annual budget process. Said annual review will include formal and informal input from key committees; such as, the Economic Development Commission, Brownfields Redevelopment Agency, Design Review Board, Planning and Zoning Commission, and citizens.

Tax increment financing is a proven method of strengthening ties between businesses, the community, and the broader regional economy. To facilitate the rebirth of the downtown, it is imperative that we acquire the ability to leverage initial investments occurring within the downtown area as a catalyst for further downtown investments. The Town of East Hampton, in adopting this development program, will create a contiguous municipal Tax Increment Financing District within the Village Center. Tax increment revenues will be made available for several projects; some that are general in nature, and others that are site specific. The Town desires to capture 100% of the new incremental assessed valuations within the district, provided that 50% of any collected annual tax increment revenue in excess of \$1,000,000 (after netting out any tax increment revenues paid back to a developer pursuant to the terms of any Credit Enhancement Agreement) shall be credited to the general fund. The TIF District will remain in place for a period of 20 years from adoption and will include tax increment revenues solely on real property.

The TIF District becomes effective upon adoption by the Town.

I. The Village Center District

The Town supports the elements of the Development Program through the designation of the Town of East Hampton Village Center Tax Increment Financing District (the "District"). The District encompasses the geography identified in Exhibit A and encompasses all of the Village Center Zone and the Village Center Overlay Zone, as well as portions of the Industrial Zone, Commercial Zone, R-1 Lakeside and Village Residential Zone and the R-2 Single Family Residential Zone. The properties within the district are those included on the tax map reference list with Original Assessed Values (OAV) included as Exhibit B.

The TIF District will establish a dedicated funding mechanism to assist in furthering the purpose for which the Village Center and Village Center Overlay Zones were established. The purpose of the Village Center Zone is to encourage and support a vibrant and successful village center area by providing for a mixture of compatible public and private uses subject to specific standards and controls appropriate to the intensity, scale, and overall character of the area while stressing pedestrian circulation and amenities.

Specific objectives of the Village Center Zone include:

1. Creation of additional housing opportunities within East Hampton.
2. Promote the revitalization of East Hampton's historic village center area.
3. Promote appropriate building and site design in order to enhance the village center and surrounding neighborhoods.
4. To adopt the use of recognized principles of urban design, adherence to historic building placements, the preservation of historic structures and open space, and by allowing developers and land owners flexibility in land use and site design.
5. To promote mixed uses within single or multiple buildings including a mix of retail, office, institutional and residential uses in predominantly multi-story building appropriate to a downtown setting.
6. To include design elements supporting pedestrian and vehicular accessibility.
7. To require a high level of attention to site and building design to promote attractive and functional development that is compatible to a historic downtown setting.
8. Simplify parking regulations to ease the downtown development process.
9. To provide incentives and flexible regulations to promote development of parcels within these zones.
10. To promote the economic vitality of the Town of East Hampton.
11. To create a unique and identifiable place, landmark and destination for residents readily understood as "the heart of East Hampton."
12. To connect the Village Center with surrounding neighborhoods and commercial areas along Routes 66, 196 and 16.
13. To encourage bicycle and pedestrian access.
14. To encourage mostly ground floor commercial space facing Main Street with suitable residential densities located above these facilities to provide a critical mass to support the Village Center.

15. To maximize advantage of the existing Route F of the Middletown Area Transit District and the location along the Airline Trail.

II. List of tax identification numbers for all lots or parcels within the TIF District

The Assessor, in the Assessor's Certificate (Exhibit B), has certified the CAV for each of the properties within the District, and these values will effectively be "frozen" throughout the term of the District. Captured assessed value (CAV) within the District shall be calculated based upon that property's assessed value as of October 1, 2016, included as Exhibit C.

III. Description of the Present Condition and Uses of Land and Buildings

The Village Center TIF District can be described as the area along Main Street between East High Street (Route 66) and Edgerton Street, Summit Street (Route 196) between Flanders Road and Main Street, and Skinner Street (Route 196) between Main Street and Middletown Avenue (Route 16). The area encompasses properties along Barton Hill Rd., Bevin Blvd, Bevin Rd, Bevin Ct, Crescent St, Forest St, Railroad Ave., Starr Pl, Watrous St, and Walnut Ave.

The Village Center, with its nucleolus at the intersection of Main Street, Barton Hill Road and Summit Street, is surrounded by a dense residential area. There are a mix of uses including commercial, residential, industrial, and civic uses. Picturesque, stately single family homes line Main Street to the north interspersed with several multi-family houses. To the south lie mostly moderate single family homes. Civic uses include the East Hampton Library/Senior Center, Center School, and Board of Education. The Post Office and American Legion, Congregational Church and other non-profit organizations also have facilities in the Village Center.

The Village Center Area of East Hampton has experienced a steady decline in economic activity over the past 30 years due to changes in the manufacturing economy, groundwater contamination, brownfields, lack of sufficient clean water, and the ever growing Commercial corridor on the heavily travelled Route 66.

The Village Center is a focal point in the community. Great care has been taken to allow more density and varied uses in the center with provisions in place to ensure that the look and feel residents enjoy is not compromised. Unfortunately, redevelopment has not taken place as desired.

All proposals for the Village Center are reviewed by the Design Review Board, which makes recommendations to the Planning and Zoning Commission. The Design Review board ensures that the architectural design for signs and structures, site layout, landscaping, and pedestrian access enhances the character of the Village Center.

The tax increment financing (TIF) policy that follows provides incentive for private sector capital investment by establishing a dedicated municipal fund to maintain critical infrastructure and enhance public facilities within the district. The approved tax increment financing district with the herein proposed Development Program will support the public improvements necessary to optimize the district's business potential and attract private investment.

IV. Description of the Public Facilities, Improvements and Programs to be Added or Financed

Creating a strong public/private partnership or collaboration is essential to the enhancement of the Village Center. A key objective for the TIF policy is to incentivize private capital investment through certain improvements in the Town Center Village District accomplished by dedicating “captured revenues” for municipal maintenance and improvements. The Town’s expenditures act to support and enhance the investor’s capital commitment by ensuring well-maintained infrastructure and aesthetics for the public.

The Town approves the following list of activities as eligible and authorized project costs:

Capital Costs, including but not limited to:

- The acquisition or construction of land, improvements, infrastructure, public ways, parks, buildings, structures, railings, street furniture, signs, landscaping, plantings, benches, trash receptacles, curbs, sidewalks, turnouts, recreational facilities, structured parking, transportation improvements, pedestrian improvements and other related improvements, fixtures and equipment for public use;
- The acquisition or construction of land, improvements, infrastructure, buildings, structures, including facades and signage, fixtures and equipment for commercial, residential, mixed-use or retail use;
- The demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures;
- Environmental remediation;
- Site preparation and finishing work; and
- All fees and expenses associated with the capital cost of such improvements, including, but not limited to, licensing and permitting expenses and planning, engineering, architectural, testing, legal and accounting expenses.

Financing costs

- Debt service payments, including closing costs, issuance costs, and bond retirement premiums, for indebtedness incurred for authorized project costs. (Sinking Fund)
- Professional service costs
- Procurement of engineers, architects, planners, consultants, or attorneys, as needed, to facilitate implementation of the Development Program
- Administrative costs
- Reasonable charges for the time spent by municipal employees, other agencies or third-party entities in connection with the implementation of a district master plan.
- Maintenance and Operation Costs
- Costs of increased public services within the District that result from successful implementation of the Town Center Development Program, including but not limited to, increased public safety/security (police, fire, emergency), increased public maintenance (plowing, mowing, trash/litter removal, installation/replacement of marketing/promotion hardware, beautification), and increased utility costs
- Creation of a revolving fund to promote reinvestment in private properties including, but not limited to façade enhancements.

Village Center Tax Increment Financing District Master Plan

Technical, Marketing, and Promotions Costs

- Marketing and promotion of events or programs organized by the municipality, or funding the marketing of the municipality as a business location

A. Municipal Costs, Public Facilities and Infrastructure Activities within the District

Table I includes projects within the district that currently are anticipated to move forward.

TABLE I – Municipal TIF Investment Plan Within the District	
Project	Estimated Cost
Interconnection and Expansion of Existing Water System	Need Estimate
Remediation of site and buildings and demolition – Several Locations	Need Estimate
Streetscape improvements Summit, Skinner, and Main Streets	Need Estimate
Pedestrian improvements Village Wide	Need Estimate
Façade Improvement Program Including Signage	Need Estimate
Crosswalk installations/improvements	Need Estimate
Airlien Trailhead Improvements	Need Estimate

B. Municipal Costs, Public Facilities and Infrastructure Activities outside of, but related to, the District

Table II includes eligible activities within the TIF policy related to municipal costs outside of, but related to, the district that are directly associated with infrastructure improvement and public safety. The following are specific activities eligible to receive TIF funds:

TABLE II – Municipal TIF Investment Plan Outside the District	
Project	Need Estimate
Pedestrian and Cyclist Improvements from Airline Trail to Route 66	Need Estimate
Interconnection and Expansion of Water System	Need Estimate

V. Description of the Industrial, Commercial, Residential, Mixed-Use or Retail Improvements, or TOD Anticipated to be Financed in Whole or in Part

A portion of the captured tax increment may be used for a variety of private projects within the designated District; to include, but not be limited to Credit Enhancement Agreements (CEAs) for the rehabilitation or redevelopment of property, compliance with building codes, façade improvements, acquisition and demolition of privately owned property, and the provision of Revolving Loan Funds for inventory or operating capital and investments in real property. Regardless of whether or not these projects are undertaken by existing property owners or future developers, all capital improvements made on private property for eligible qualified projects will be financed by each respective developer and become the sole liability of said developer. Additionally, all improvements must be done in compliance with local and state laws.

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The Town of East Hampton further proposes to enter into CEAs, on a limited basis, within the structure of this TIF District Master Plan and the Tax Increment Financing Policy set forth by the East Hampton Town Council. The Town of East Hampton, through a decade of planning, realizes the importance of development within the Town Center, but more so the importance of development that conforms to the historical, social, and cultural characteristics of the community. CEAs provide the community a tool that is flexible and locally controlled to incentivize private development that conforms to its vision and goals. The Town also asserts that it should assist developers that are willing to take a risk in redevelopment/rehabilitation efforts within the Town Center. As such, it makes good financial sense for the Town to partner with these developers for projects that provide a direct public benefit. The Town has interest in partnering in those specific real estate development projects that offer the greatest redevelopment potential and meet the Town's goals regarding land and building uses in the Town Center Village District. This is accomplished by identifying specific parcels of real estate and/or specific uses within the District that the Town wishes to aid, and allocating a portion of the TIF proceeds to the project through a CEA with the property owner/developer.

Credit Enhancement Agreements (CEAs) may be negotiated individually with property owners or developers of any properties within the District. The individual owners/developers of these respective properties may be reimbursed solely from the incremental tax revenues generated from their private investments. Furthermore, it must be demonstrated that investment would otherwise be inhibited but for the financial incentive. Each CEA must be in accordance with the Town's Municipal Tax Increment Financing Policy at the time it is executed.

The allocation of tax increment revenues through a CEA, to be paid to owners/developers of specified property, will commence by agreement between the Town and the owner/developer not to exceed 50% of the incremental tax revenue from any individual parcel and will continue for a period not to exceed 15 years or the remainder of the term of the District designation, whichever is less. CEAs must also be executed in accordance with the Town's Municipal Tax Increment Financing Policy, which dictates the maximum allowable reimbursement and term of all CEAs undertaken between the Town and a private entity.

The following is a list of specific properties that the Town is currently interested in reserving the right to consider allocating TIF revenues for new, expanded or substantially renovated buildings:

1 Watrous St – Map 06A/Block 59/ Lot 12A – Town Owned Former Mill Building, Currently Owned by the Town

13 Watrous St – Map 06A/Block 59/ lot 12 – Town Owned Brownfield Property

13 Summit St – Map 06A/ Block 62/ Lot 2A – Vacant Mill Building, Currently Owned by the Town

10 Bevin Rd – Map 05A/ Block 62A/ Lot 14H – Brownsfield Site, Former Mill Site

12 Summit St – Map 06A/Block 61/Lot 1 – Various Industrial Uses

101 Main St – Map 06A/Block 57/ Lot 2 – Vacant Mill Building

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8 Walnut Ave – Map 06A/ Block 57/ Lot 2A – Vacant Mill Building

100 Main St – Map 02A/ Block 49/ Lot 2 – Former Gas Station, Auto Repair Shop

3 Barton Hill – Map 02A/ Block 48/ Lot 31 – Fire Station

21 Skinner St – Map 02A/Block 49/ Lot 1-2 – Mixed Industrial, Used Boats

25 Skinner St – Map 02A/ Block 49/ Lot 1-3 – Local Arts facility

29 Skinner St – Map 02A/Block 50/ Lot 1-5 – Vacant Land

12, 13 Niles – Map 02A/Block 49/Lots 1-4; 02A/50/1-6 – Vacant Industrial buildings

Targeted Use

In addition to providing financial incentives for investments in real property within the District, the Town reserves the right to provide financial incentives in the way of CEAs to property owners who locate particular businesses within their building. More specifically, the Town reserves the right to provide a portion of incremental tax revenues to building owners, from investments made in the updating or redeveloping of real property in order to lease that space to a particular usage that the Town believes furthers the redevelopment goals of the downtown.

The following is a list of specific uses in the downtown that the Town currently is interested in reserving the right to consider allocating TIF revenues toward:

- Niche retail and full-service restaurants
- Professions that perform, enhance, and/or promote the development of the Creative Economy in the Village District

In addition, the Town reserves the right to consider the allocation of TIF revenues for other specific uses, should it be determined that the assistance of these particular uses is in the best interest of the Town and this Development Program.

VI. Financial Plan

The financial plan is based on the terms of the Development Program outlined above and considers the 20-year life of the district. The Town of East Hampton will capture 100% of the increased taxable assessed value as of October, 2017 and apply it to eligible costs, provided that 50% of any collected annual tax increment revenue in excess of \$1,000,000 (after netting out any tax increment revenues paid back to a developer pursuant to the terms of any Credit Enhancement Agreement) shall be credited to the general fund.

Village Center Tax Increment Financing District Master Plan

1. Cost estimates for the public improvements and developments anticipated in the district master plan

Municipal TIF revenues will be dedicated to the following municipal projects taking place within the District or related to the District.

Project	Cost
Remediation of 1 and 13 Watrous Street	\$\$
Streetscape Improvements along Summit Street	\$\$
Streetscape Improvements along Skinner Street	\$\$
Façade and Signage Program	\$\$
Interconnect Water Systems	\$\$\$
Revolving Fund for Private Property Owners	\$\$\$
Others?	

Municipal approval of the TIF District Master Plan will not constitute a financial appropriation. Annual Town Meeting action through the budget process or a Special Town Meeting will be required for financial appropriation for each community investment option. Also, it is recognized that TIF revenue must be spent per the municipally approved Town Center Village Tax Increment Financing District Development Program.

2. The maximum amount of indebtedness to be incurred to implement the district master plan

No bonded indebtedness is anticipated to implement the district master plan – though expansion of the water system could be a candidate. It is presumed in most cases that public improvements will not be undertaken unless TIF revenues are available at an adequate level. However, the Town reserves the right, in those circumstances where it is imperative that public infrastructure be developed prior to a private investment, to incur debt to facilitate, in part or in whole, any of the projects outlined within this Development Program. This does not, however, obviate the need for a regular municipal legislative process for acquiring any financing through bonding.

3. Sources of anticipated revenues

In order to determine potential TIF revenues, the Town has projected the amount of taxes that would otherwise be generated from a reasonable level of redevelopment in the downtown over the course of 20 years. Several parameters were established so as to develop a valid model for tax projections:

(1) Only those properties that would reasonably be expected to undergo significant redevelopment, that are currently owned by a party that has the ability to develop the property or those that are currently for sale or would potentially become for sale at any given Town Center Tax Increment Financing District Master Plan

(2) In most cases, it is assumed that redevelopment would only include enhancements to the exterior and interior at a level to bring them up to a specific grade, such as Class B office

space for example. Properties that are envisioned to undergo major redevelopment from the standpoint of an increase in square footage, combining multiple properties, adding stories, etc. have been indicated as such;

(3) An average assessment for the type of property as completed would be applied in a consistent manner to what is currently done by the Town;

(4) Personal property estimates have not been included in the revenue projections nor will they be captured and applied within the district.

Regarding revenues potentially generated within the Town Center district, the following projections for the increase in valuation have been made at the current 31.32 mil rate:

13 Summit Street: It is anticipated that this property will be redeveloped during the term of the district with a mix of uses. As no specific redevelopment plan has emerged, the following estimate is based on these assumptions: 1) development of 27 housing units and 2) approximately 18,000 square feet of office space. The anticipated redevelopment and improvements for the property should result in an increase assessment of **NEED AMOUNT**, yielding an annual tax increment of roughly **NEED AMOUNT**.

In addition to the above mentioned properties there are several other parcels currently containing buildings that are either vacant or underutilized and could be redeveloped into commercial/retail space, or mixed use space. With the projected increase in property values envisioned as a result of anticipated improvements, it is reasonable to estimate another \$1,000,000 of value being created, yielding an annual tax increment of roughly additional \$31,320 in annual tax increment.

Over the life of the district, the aforementioned projects and other developments will create approximately **NEED AMOUNT** in new value. Assuming that the first few years of the district will see lesser TIF revenues than in later years, the total projected tax increment revenues over the term of the district are estimated to be roughly **NEED AMOUNT** with peak annual tax increment revenues of roughly **NEED AMOUNT** (See Exhibit C).

4. A description of the terms and conditions of any agreements, including any anticipated assessment agreements, contracts or other obligations related to the district master plan

Any Credit Enhancement Agreements contemplated under this District Plan shall comply with the guidelines in this plan, as well as the Municipal Tax Increment Financing Policy.

5. Estimates of increased assessed values of the tax increment district

The estimates of increased assessed values of the TIF district are included in Exhibit C.

6. The portion of the increased assessed values to be applied to the district master plan as captured assessed values and resulting tax increments in each year of the plan.

The original assessed value of taxable real property (land and buildings) within the district boundaries is \$27,785,639 as of October 1, 2016. A certification by the municipal assessor of the Town of East Hampton that the original assessed value established represents the taxable real property with the District's physical description, as delineated on the attached map, is attached as Exhibit B.

The Town of East Hampton plans to capture 100% of the increased taxable assessed value. Taxes generated from the captured assessed value will be allocated to support approved municipal based costs within the district. Exhibit C is a 20-Year pro forma projecting a captured taxable assessed value of **NEED AMOUNT** over the life of the TIF. This could generate **NEED AMOUNT** in gross new taxes depending on the Town's tax rate for any given year and the valuation assigned to actual construction projects.

7. Development Program Fund

The Development Program provides for one hundred percent (100%) of the increase in assessed value of the District to be captured and designated as captured assessed value. The tax increment (or TIF revenues) will be deposited by the Town into the Development Program Fund for a period of twenty (20) years. The Development Program Fund is pledged to and charged with the payment of the project costs. Credit Enhancement Agreements made with private property owners will be handled separately and independently from one another, and shall be restricted to no more than 50% of TIF revenues.

The Town Center Tax Increment Financing Development Program Fund is established consisting of a project cost account (the "Project Cost Account") pledged to and charged with payment of project costs. A separate Project Cost Subaccount will be established for each development project in the District that is subject to this Development Program, (The "Development Program Subaccounts"). Development Program Subaccounts will also be created for each Credit Enhancement Agreement, which will be pledged to and charged with payment to the Developer under the terms of that agreement for reimbursement of eligible development costs.

In the instances of indebtedness issued by the municipality to finance or refinance project costs, a development sinking fund (the "Sinking Fund Account") that is charged with the repayment of principal, interests and costs shall be established. No bonding is anticipated at the inception of this District.

The Credit Enhancement Agreement executed between the Town and each separate Developer will make a provision for payments to the Developer from the applicable Development Program Subaccount. The TIF revenues disbursed pursuant to the Credit Enhancement Agreements are hereby understood and to be reflected in each CEA to be used by the developer for costs that are deemed eligible within the Development Program. The obligation of the Town under each Credit Enhancement Agreement will commence and constitute an unconditional and irrevocable

commitment to the Developer. In each fiscal year, pursuant to the Credit Enhancement Agreements, the Town will make payment to the Developer(s) within sixty (60) days from which time the associated property taxes are paid in full for that year.

Credit Enhancement Agreements will specify that reimbursement will only be made to the Developer in those years where the Town's valuation for the entire District exceeds the assessed valuation of the District assigned by the Town to the District as of October 1, 2017.

VII. Operational and Maintenance Plan

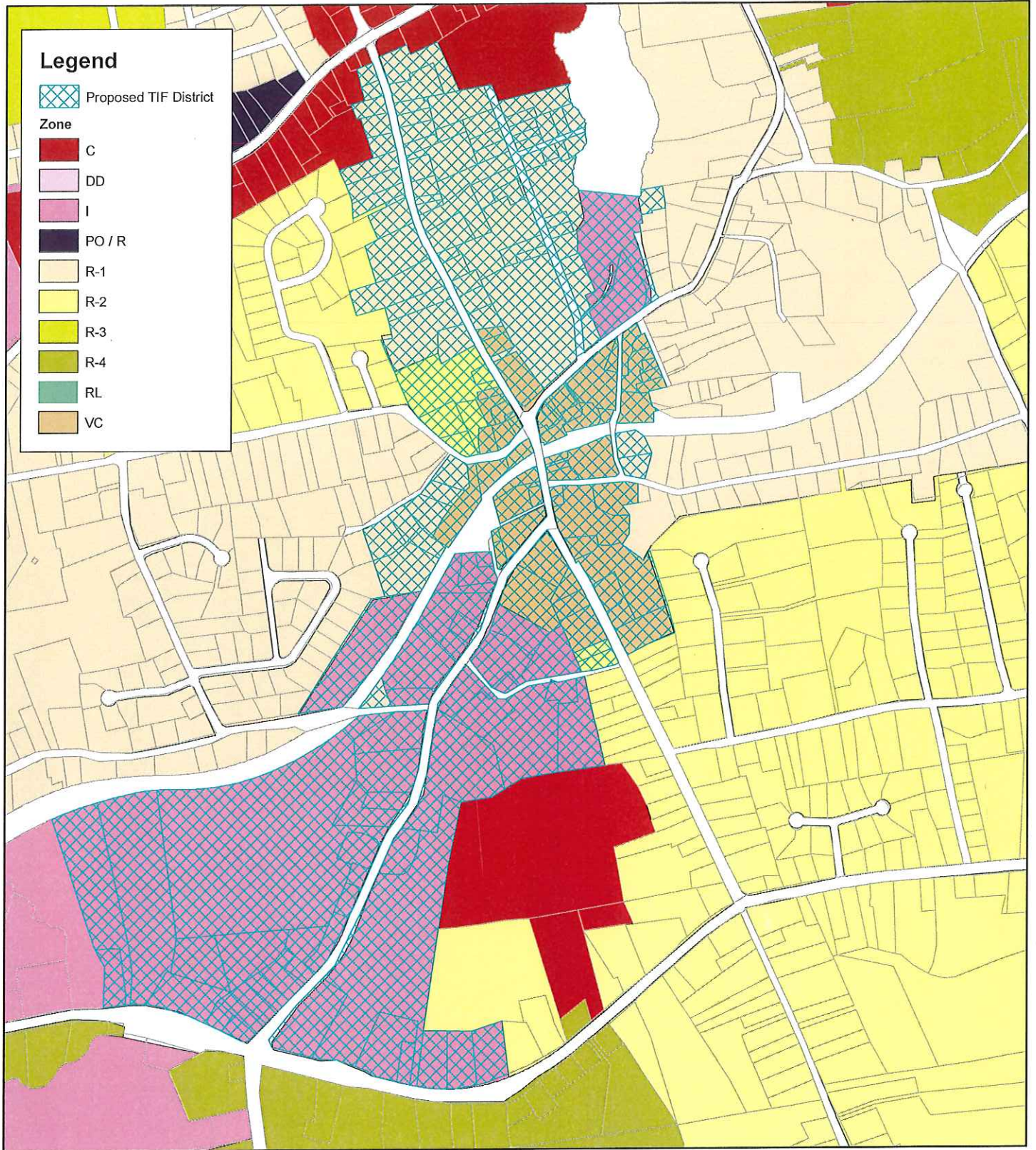
During the life of the district, the Town Council or their designee will be responsible for all administrative matters concerning the implementation and operation of the district.

VIII. Duration of the Tax Increment Financing District

The TIF District will remain in place for a period of 20 years from adoption.

The term of the downtown TIF district is twenty (20) years commencing on the date that this Plan is approved by the legislative body of the Town and ending 20 years from such approval date.

Exhibit A - Proposed TIF District



Village Center Tax Increment Financing District Master Plan

Exhibit B – Original Assessed Values

Map	Block	Lot	Unit	Street Address	Net Assessment (2016)
02A	47	33A		2 BARTON HILL RD	\$ 263,330.00
02A	47	34		4 BARTON HILL RD	\$ 150,590.00
02A	48	30A		5 BARTON HILL RD	\$ 169,070.00
02A	48	26A		5A BARTON HILL RD	\$ 112,390.00
02A	48	26		5B BARTON HILL RD	\$ 98,410.00
02A	47	35		6 BARTON HILL RD	\$ 34,500.00
02A	48	29		7 BARTON HILL RD	\$ 231,690.00
02A	48	28		7A BARTON HILL RD	\$ 107,460.00
02A	48	27		7B BARTON HILL RD	\$ 123,990.00
02A	47	36		8 BARTON HILL RD	\$ 91,460.00
02A	47	37		14 BARTON HILL RD	\$ 197,570.00
05A	62	52		2 BEVIN AVE	\$ 115,700.00
05A	62	46		3 BEVIN AVE	\$ 124,880.00
05A	62	51		4 BEVIN AVE	\$ 94,290.00
05A	62	47		5 BEVIN AVE	\$ 142,880.00
05A	62	49		6 BEVIN AVE	\$ 114,280.00
05A	62	48		7 BEVIN AVE	\$ 110,670.00
05A	62	34		BEVIN BLVD	\$ 43,650.00
06A	62	1A		2 BEVIN BLVD	\$ 136,310.00
05A	62	32		7 BEVIN BLVD	\$ 100,370.00
05A	62	33		9 BEVIN BLVD	\$ 125,410.00
05A	62	55		10 BEVIN BLVD	\$ 125,680.00
05A	62	54		12 BEVIN BLVD	\$ 143,630.00

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05A	62	54A	14 BEVIN BLVD	\$	116,680.00
05A	62	54B	16 BEVIN BLVD	\$	109,290.00
05A	62	35	17 BEVIN BLVD	\$	140,050.00
05A	62	36	19 BEVIN BLVD	\$	126,980.00
05A	62	37	21 BEVIN BLVD	\$	125,740.00
05A	62	53	22 BEVIN BLVD	\$	156,700.00
05A	62	38	23 BEVIN BLVD	\$	127,450.00
05A	62	45	24 BEVIN BLVD	\$	101,790.00
05A	62	39	25 BEVIN BLVD	\$	143,540.00
05A	62	44	26 BEVIN BLVD	\$	102,320.00
05A	62	17B	27 BEVIN BLVD	\$	127,160.00
05A	62	43	28 BEVIN BLVD	\$	100,410.00
05A	62	17A	29 BEVIN BLVD	\$	163,800.00
05A	62	42	30 BEVIN BLVD	\$	133,030.00
05A	62	41	32A BEVIN BLVD	\$	213,290.00
05A	62A	14H	10 BEVIN RD	\$	129,390.00
02A	48	25	7 CRESCENT ST	\$	142,400.00
02A	48	25A	CRESCENT ST	\$	46,360.00
02A	48	3A	FOREST ST	\$	235,210.00
02A	48A	15	45 FOREST ST	\$	115,030.00
01A	47	19B	MAIN ST	\$	280.00
02A	48A	2A	MAIN ST	\$	28,880.00
05A	62	11	3 MAIN ST	\$	178,500.00
01A	47	11	6 MAIN ST	\$	154,100.00
05A	62	12	7 MAIN ST	\$	141,450.00

Village Center Tax Increment Financing District Master Plan

01A	47	12	8 MAIN ST	\$	140,500.00
01A	47	13	10 MAIN ST	\$	166,750.00
05A	62	13	11 MAIN ST	\$	148,590.00
05A	62	14	13 MAIN ST	\$	176,320.00
01A	47	14	14 MAIN ST	\$	95,900.00
05A	62	15	15 MAIN ST	\$	164,870.00
05A	62	16	17 MAIN ST	\$	174,250.00
01A	47	16	18 MAIN ST	\$	183,720.00
05A	62	17C	19 MAIN ST	\$	116,840.00
05A	62	17	21 MAIN ST	\$	129,490.00
01A	47	17	22 MAIN ST	\$	141,320.00
05A	62	18	23 MAIN ST	\$	192,350.00
01A	47	18	24 MAIN ST	\$	129,540.00
05A	62	19	25 MAIN ST	\$	166,570.00
05A	62	19A	27 MAIN ST	\$	95,320.00
01A	47	19	28 MAIN ST	\$	221,410.00
05A	62	20	29 MAIN ST	\$	104,850.00
01A	47	21	30 MAIN ST	\$	276,760.00
05A	62	21	35 MAIN ST	\$	155,480.00
02A	47	22	36 MAIN ST	\$	214,240.00
05A	62	22	37 MAIN ST	\$	105,330.00
05A	62	23	39 MAIN ST	\$	137,650.00
05A	62	24	41 MAIN ST	\$	143,880.00
02A	47	23	42 MAIN ST	\$	305,420.00
05A	62	25	43 MAIN ST	\$	151,800.00

Village Center Tax Increment Financing District Master Plan

02A	47	24	46 MAIN ST	\$	198,040.00
05A	62	26	47 MAIN ST	\$	181,820.00
02A	47	25	50 MAIN ST	\$	257,740.00
05A	62	27	51 MAIN ST	\$	128,650.00
02A	47	26	52 MAIN ST	\$	192,130.00
02A	47	27	56 MAIN ST	\$	271,120.00
02A	47	28	60 MAIN ST	\$	122,350.00
02A	47	30	62 MAIN ST	\$	138,030.00
02A	47	31	64 MAIN ST	\$	250,620.00
02A	47	32	66 MAIN ST	\$	278,290.00
02A	47	32A	70 MAIN ST	\$	196,060.00
02A	47	33	72 MAIN ST	\$	173,800.00
06A	61	5	73 MAIN ST	\$	250,030.00
06A	61	6	81 MAIN ST	\$	137,160.00
02A	48	32	82 MAIN ST	\$	732,360.00
06A	61	7A	85 MAIN ST	\$	215,070.00
06A	61	7	87 MAIN ST	\$	372,970.00
02A	48A	1	88 MAIN ST	\$	137,050.00
06A	60	1	89 MAIN ST	\$	159,140.00
02A	48A	2	90 MAIN ST	\$	94,420.00
06A	60	3	91 MAIN ST	\$	173,860.00
02A	48A	4	92 MAIN ST	\$	111,020.00
06A	60	2A	93 MAIN ST	\$	294,000.00
06A	57	1	95 MAIN ST	\$	229,620.00
06A	57	1A	97 MAIN ST	\$	161,260.00

Village Center Tax Increment Financing District Master Plan

02A	49	2		100 MAIN ST	\$	223,440.00
06A	57	2		101 MAIN ST	\$	279,720.00
02A	49	3	1	106 MAIN ST	\$	27,100.00
06A	57	3A		107 MAIN ST	\$	199,390.00
02A	49	3		108 MAIN ST	\$	150,210.00
06A	57	4		111 MAIN ST	\$	194,190.00
02A	49	4		112 MAIN ST	\$	511,230.00
06A	57	5A		115 MAIN ST	\$	298,420.00
02A	49	5		116 MAIN ST	\$	139,320.00
02A	49	6		118 MAIN ST	\$	171,730.00
20	50	S	2	MIDDLETOWN AVE	\$	57,720.00
20	50	21A		32 MIDDLETOWN AVE	\$	169,060.00
20	50	S	1	44 MIDDLETOWN AVE	\$	165,480.00
20	50	22A		48 MIDDLETOWN AVE	\$	124,530.00
20	50	22		50 MIDDLETOWN AVE	\$	143,610.00
20	48C	10		68 MIDDLETOWN AVE	\$	131,570.00
20	48C	9A		72 MIDDLETOWN AVE	\$	206,960.00
20	48C	9B		76 MIDDLETOWN AVE	\$	250,520.00
20	48C	7C		78 MIDDLETOWN AVE	\$	62,950.00
20	48C	7A		80 MIDDLETOWN AVE	\$	362,140.00
02A	50	26		3 NILES ST	\$	154,540.00
02A	50	1B		5 NILES ST	\$	142,360.00
02A	49	7		6 NILES ST	\$	161,920.00
02A	50	1A		9 NILES ST	\$	33,600.00
02A	49	1	4	12 NILES ST	\$	87,300.00

Village Center Tax Increment Financing District Master Plan

02A	50	1	6	13 NILES ST	\$	156,860.00
20	50	24		SKINNER ST	\$	58,100.00
20	48C	9C		SKINNER ST	\$	76,650.00
02A	48A	5		SKINNER ST	\$	24,560.00
20	48C	17		SKINNER ST	\$	55,130.00
20	48C	9		SKINNER ST	\$	4,610.00
20	50	23		SKINNER ST	\$	60,770.00
02A	50	1	05	SKINNER ST	\$	155,830.00
02A	48A	6		6 SKINNER ST	\$	145,790.00
02A	48A	7		8 SKINNER ST	\$	125,850.00
02A	49	1	1	11 SKINNER ST	\$	680,260.00
02A	48A	8		12 SKINNER ST	\$	116,130.00
02A	48A	9B		16 SKINNER ST	\$	97,800.00
02A	49	1	2	21 SKINNER ST	\$	252,090.00
02A	48A	9A		22 SKINNER ST	\$	134,900.00
02A	48A	10		24 SKINNER ST	\$	100,420.00
02A	48A	9		26 SKINNER ST	\$	296,580.00
02A	48A	12		28 SKINNER ST	\$	78,530.00
02A	50	1	5	29 SKINNER ST	\$	85,860.00
02A	48C	20		30 SKINNER ST	\$	171,079.00
02A	48C	19		36 SKINNER ST	\$	170,190.00
20	48C	18		40 SKINNER ST	\$	99,500.00
20	48C	17A		46 SKINNER ST	\$	151,390.00
20	48C	17B	B	48 SKINNER ST	\$	77,110.00
20	48C	17B	A	50 SKINNER ST	\$	89,720.00

Village Center Tax Increment Financing District Master Plan

20	48C	9A	1	62 SKINNER ST	\$	108,290.00
20	48C	15		64 SKINNER ST	\$	91,760.00
20	50	23	1	65 SKINNER ST	\$	113,430.00
20	48C	16		66 SKINNER ST	\$	74,340.00
20	48C	9A	1A	68 SKINNER ST	\$	213,440.00
20	48C	14		70 SKINNER ST	\$	240,170.00
20	48C	13		72 SKINNER ST	\$	157,810.00
20	48C	12		74 SKINNER ST	\$	134,260.00
20	48C	11		76 SKINNER ST	\$	126,110.00
20	48C	10A		78 SKINNER ST	\$	119,970.00
20	48C	9A	1B	SKINNER ST REAR	\$	24,770.00
06A	59	13		2 STARR PL	\$	172,660.00
06A	59	11		4 STARR PL	\$	124,530.00
06A	59	10		6 STARR PL	\$	140,290.00
06A	59	9		8 STARR PL	\$	115,250.00
06A	61	4		4 SUMMIT ST	\$	124,490.00
06A	61	3		6 SUMMIT ST	\$	124,800.00
06A	61	2A		8 SUMMIT ST	\$	148,550.00
06A	61	2		10 SUMMIT ST	\$	494,040.00
06A	61	1		12 SUMMIT ST	\$	232,350.00
06A	62	2A		13 SUMMIT ST	\$	425,800.00
06A	57	2A		8 WALNUT AVE	\$	95,730.00
06A	58	2		WATROUS ST	\$	30,260.00
06A	59	12A		1 WATROUS ST	\$	-
06A	61	1A		4 WATROUS ST	\$	79,880.00

Village Center Tax Increment Financing District Master Plan

06A	59	12	13 WATROUS ST	\$	-
06A	59	8	17 WATROUS ST	\$	231,480.00
06A	61	8	22 WATROUS ST	\$	63,720.00
06A	58	1	29 WATROUS ST	\$	248,940.00

Total	\$27,785,639.00
As \$ of Total GL	2.79%

*Properties owned by the Town of East Hampton, Chatham Historical Society, State of Connecticut, local churches and other non-profit organizations are not included in this list.

DRAFT

Exhibit C – Captured Assessed Values

NEED TABLE

DRAFT

New England's Damaging Wind and Rain Event

October 29-30, 2017

EVERSOURCE

Connecticut Storm Report

November 16, 2017



FILED IN ACCORDANCE WITH:

DOCKET NO. 86-11-18

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I. EXECUTIVE SUMMARY

BEFORE THE STORM

Weather forecasts for the weekend of Sunday, October 29, 2017, indicated strong winds and heavy rainfall were on the way for Connecticut. A series of preparedness planning meetings began on Thursday, October 26, and preparation activities that aligned with the Company's Emergency Response Plan (ERP) were underway. The Eversource ERP was last filed and approved by PURA in June 2016, and is the plan that guides company preparations and response to weather events and emergencies year-round.

Eversource carefully monitored each updated weather forecast. The Outage Prediction Model (OPM), a tool in development by the UConn Eversource Energy Center through an Eversource grant, offered ongoing guidance on how much impact the approaching storms might cause to the electric system. A Level 5 emergency event was predicted for Connecticut, based on details from our contracted weather service, DTN, and other weather sources.¹ The UConn OPM projected 550 to 1,300 damage locations across the state, also in line with a Level 5 emergency event.

When Eversource officially opened its Incident Command Center in Berlin and Emergency Operations Centers in Hartford, New London and Newtown at 4 p.m. on Sunday, 560 line personnel were in place or scheduled to provide 24x7 coverage. By Sunday afternoon, October 29, customer and community notifications had been made -- including an outbound call on Saturday, October 28, to customers who had self-identified as depending on electricity for medical purposes. Trucks were stocked and fueled, and the call center and social care team were staffed and ready to respond.

A PROLONGED, DAMAGING WIND AND RAIN EVENT

Overnight, the powerful Northeast storm intensified very quickly and underwent explosive cyclogenesis – a rapid deepening of pressures in a storm, which swiftly increases winds near the center of the storm – from a weak area of low pressure in the Carolina piedmont to a strong low in the St. Lawrence Valley. The storm also received an injection of moisture and energy from ex-Tropical Storm Philippe.

Wind gusts were from 55-70 mph Sunday night into Monday. A second period of wind gusts and sustained wind continued through Monday afternoon, prolonging the event and bringing down additional trees and branches.

Rainfall totals in some parts of the state exceeded 5 inches – more than Connecticut typically receives in a month – in just 36 hours. Ground saturation contributed to the number of uprooted trees that fell throughout the state.



Power outages from the damaging winds and accompanying torrential rain in Connecticut began mounting Sunday night at approximately 9:00 p.m. into Monday, October 30, with 201,222 peak customer outages at the height of the storm.

¹ The ERP defines the parameters for storm and emergency events which range from "Level 5" to "Level 1".

Based on the amount of damage and customer outages, the Company's Emergency Event Level was changed to a Level 4 – in accordance with its ERP on Monday at 6 a.m.²

Eastern Massachusetts experienced a peak gust of 93 mph, and numerous gusts of 63-76 mph in other towns. New Hampshire's peak gust was 68 mph, with other towns experiencing gusts of 51-59 mph. New York, Maine and Rhode Island experienced similar weather. In total, 1.3 million electric customers across the Northeast U.S. were impacted by this storm.

As is the norm with catastrophic weather events, the mutual aid process brought utilities from across the country together in a demonstration of support for each other and customers. Crews from as far away as Florida and Canada converged across the Northeast, including Connecticut, increasing our total number of full time equivalent (FTE) restoration personnel to 943. The Company also benefited from the addition of personnel from our sister companies in Massachusetts that sustained less damage, as well as employees from our natural gas business unit. The Eversource gas business was not impacted by this storm.

Although restoration was difficult, often resulting in the complete rebuilding of parts of the electric system, this was a safe restoration. There were no significant safety incidents or injuries that occurred. In addition, nearly all of Eversource's 311,318 Connecticut customers who lost power from the storm were restored by noon on November 2, 2017.

This was in keeping with a commitment made by Eversource to storm-weary customers on early Tuesday morning, and in alignment with the company's ERP restoration guidelines for a Level 4 event.



In This Report

However, the remainder of the report demonstrates that – despite the weather services and damage prediction models initially underestimating the severity of this storm – when the intensity of the storm magnified, the Company promptly adjusted its restoration strategy and resources accordingly, and delivered a restoration performance that satisfied the key metrics of its ERP for the number of line worker resources utilized, the time frame for issuing a global restoration projection to customers, and completing the restoration within the ERP's guidelines for an event of this magnitude.

Through tremendous hard work, the Company met its Emergency Restoration Plan (ERP) requirements for storm preparation and response activities. Specifically, the Company met or exceeded the following guidelines in its ERP for a Level 4 event:

- Level 4 event (125,000 to 380,000 customers out at the peak of the event): 201,222 customers were out at the peak for this event, with over 311,318 customers impacted overall.
- Level 4 event (typical resource strategy for warm weather: 250-800 line resources): Total of 943 line resources used for this event.

² Under the ERP, a Level 4 event typically has 125,000 to 380,000 customers out at the peak of the weather event, and typically has 1,500 to 10,000 damage trouble spots.

- Level 4 event (typical restoration duration: 2-6 days): 85% of customers restored 48 hours (2 days) after the peak; and substantial completion of restoration achieved 83 hours (3.5 days) after the peak.
- Level 4 event (typical global ETR available: issued less than 36 hours after damage assessment is completed): The global ETR for this event was issued at 8:00 a.m. on Tuesday 10/31, which was less than 24 hours after the storm left the area.

II. WEATHER SUMMARY

Starting on Thursday, October 26, weather forecasts from our weather service provider, DTN, indicated upcoming high winds and heavy rain. Based on their early predictions, it appeared that the storm was heading to Connecticut, arriving on Sunday, October 29.

Due to a confluence of weather events, the storm intensified on Sunday into a very strong Nor'easter, with winds near hurricane force in southeastern Connecticut and torrential rain – more than 6 inches – in one northwestern Connecticut town. This storm caused havoc throughout the state, with 4,815 separate "trouble spots" where restoration was needed.

DAMAGING WINDS, HEAVY RAINFALL & FLOODING

According to National Weather Service reports, a low-pressure system developed off the Southeast coast and rapidly intensified as it tracked northward, tapping into tropical moisture from the remnants of cyclone Philippe. The powerful low moved into Connecticut Sunday night into early Monday morning, bringing damaging winds, power outages, heavy rainfall and flooding to the region.

The barometric pressure at the Albany International Airport dropped to 28.82 inches as the low moved through. This set a new record low pressure for the month of October.



Maximum wind gusts of 66mph (8 mph below hurricane-force winds) in New London County and 65 mph in Fairfield County.

Sustained winds were reported at 51 mph in New Haven County, 48 mph in New London County and 39 mph in Middlesex County. Precipitation exceeding 5 inches was reported in Fairfield County, New Haven County, New London County, Litchfield County, Windham County and Hartford County.

Rainfall in New Hartford on October 31 at 7:54 a.m. was

6.33 inches, according to the National Weather Service reports.

WIND CHART FROM DTN METEOROLOGICAL OPERATIONS:

A culminating factor to this event was the fact that many of the trees across the Northeast still had leaves, along with a saturated ground from a rainstorm, days prior to this event.

In addition to the DTN forecasting service, Eversource partners with the University of Connecticut (UConn) on the OPM tool. The database, established two years ago, included 67 historical rain/wind storms.

CONNECTICUT	PEAK GUST	TIME (Oct. 30)
Groton	66 mph	11:31 PM (Oct. 29)
Stamford	65 mph	1:36 AM
Bridgeport	58 mph	11:30 PM (Oct. 29)
Meriden	56 mph	1:06 AM
New Haven	54 mph	11:02 PM (Oct. 29)
New London	47 mph	12:36 AM

The October 29-30 storm winds and gusts were above the value range of the storms in the database; as a result, the OPM tool underestimated the winds in this storm. As a result, the OPM predictions also underestimated the storm's impact on our system.

III. PREPARATIONS

HOW WE PREPARED

Preparedness planning meetings occur daily in advance of severe weather. Meetings take place by conference call, so that employees from across the company can participate as required. As forecast details became more certain, the OPM, still in development through the UConn Eversource Energy Center, offered some guidance on how much damage this storm might inflict. These tools, complemented by the decades of experience within the Eversource operations team, help in establishing an event level.

EMERGENCY RESPONSE PLAN EVENT LEVEL

Event levels range between 1 and 5, with a Level 1 storm being the most powerful. The event level serves as the foundation for decisions about required resources, their positioning and scheduling. The projected event level also drives decisions on community outreach and customer notifications, which are then completed following a conference call. As Eversource prepares, residents and communities are urged to prepare as well. The event level for the October 29-30, 2017, storm was initially established as a Level 5, and planning activities ensued accordingly.

Event Type	Typical Number of Customers Out at Peak	Typical Number of Trouble Spots	Weather Type	Typical Resource Strategy	Typical Restoration Duration	Typical Global ERT Availability Timeframe	Typical Incident Management Team Activation Level	Typical Damage Assessment and Restoration Strategy	Typical Logistics Strategy
Level 5 Declared Friday 5:00pm 10/27/2017	0% - 9% <125,000 customers	<2000	Warm Weather	200 – 300 Line Resources	1-3 Days	< 24 hours	General Staff/Comm Officer	Event/Hybrid	Centralized support with Regional Staging Areas
			Cold Weather	250 – 350 Line Resources			ICC Inactive - Active		
Level 4 Declared Monday 6:00am on 10/30/2017	10% - 29% between 125,000 - 380,000 customers	1,500 – 10,000	Warm Weather	250 – 800 Line Resources	2-6 Days	< 36 hours	General Staff/Comm Officer/All Incident Command Center Active	Event/Hybrid/ Circuit	Centralized support with Regional Staging Areas

*Source: Eversource ERP

PREPAREDNESS PLANNING MEETINGS AND ACTIVITIES TIMELINE

Thursday, October 26, 2017

Operations Planning Call and Resulting Activities

- Review of forecast with our weather forecaster, DTN Energy Forecasters.
- Begin discussion of resource availability and potential needs based on forecast.
- Notify Incident Management Team (IMT) leads of impending weather, and begin notifications to required teams.
- Review electric system configurations, adjust maintenance plans and ensure that all circuits and equipment are in optimal condition before the storm.

Friday, October 27, 2017

Operations Planning Call and Resulting Activities

- Review of forecast with DTN Energy Forecasters: Forecast for sustained winds of 35 mph or higher and gusts of 50 mph likely, Sunday into Monday.
- Eversource formally activates its ERP and its IMT.
- Regional Emergency Operations Centers (EOCs) in Hartford, Newtown and New London as well as the Incident Command Center (ICC) in Berlin are prepared for opening on Sunday afternoon, based on the storm's predicted arrival.
- All internal and overhead lineworkers, as well as substation personnel, are placed on call.
- Tree crews are secured and will be repositioned across the state beginning Sunday.
- Patrol teams and wire guards for Area Work Centers scheduled for activation.
- Preparedness Briefing developed and issued to internal and external stakeholders at 4:30 p.m.
- Outreach to communities, legislative and regulatory stakeholders begins through Eversource relationship owners.
- Development of Outbound Call to customers who depend on electricity for medical purposes; call is planned for Saturday, October 28, 2017.
- Pre-staging notification to PURA took place on Friday, declaring an ERP Level 5 event.
- Storm Preparedness messaging on Eversource.com and through social media channels is in place.
- Customer Contact Center develops staffing plan, which includes increased staffing for Sunday and placing additional representatives on call if customer calls escalate.

Saturday, October 28, 2017

- Calls with IMT and Operations team were held.
- Review of forecast with DTN Energy Forecasters. No significant changes to forecast since Friday.
- Finalize staffing plan for Sunday.
- Execute Outbound Call to customers who depend on electricity for medical purposes at approximately 2:30 p.m.
- Two-way interactions with communities and stakeholders continue.

Sunday, October 29, 2017

- Each storm preparedness organization in the Company provides updates on its staffing plans and actions.
- Staffing at Call Center increased per plan and outreach for additional representatives initiated.
- Trucks are stocked and fueled.

- Preparedness Briefing issued to internal and external stakeholders at 1 p.m.
- The Berlin ICC and Regional EOCs in Hartford, New London and Newtown will open at 4 p.m. on Sunday.
- Line resources – 560 workers – are in place or scheduled to provide 24x7 coverage.
- Liaisons proactively contact stakeholders (town leaders, legislative and regulatory officials).

IV. CUSTOMER COMMUNICATIONS METHODS AND SYSTEMS

Receiving information from and delivering information to customers is essential to the restoration process. Over the course of the last few years, the Company has proactively acquired and developed new technologies to better serve customers. The table below reflects many of these, along with the approximate number of customers benefiting from each communication method.

COMMUNICATIONS METHODS TABLE

METHOD	PURPOSE	INTERACTIONS
INTERACTIVE VOICE RESPONSE (IVR) SYSTEM	<ul style="list-style-type: none"> ▪ Receives calls ▪ Self-service outage reporting ▪ Outage status and restoration time updates ▪ Provides upfront customer announcements 	76,085 Outage Calls
CALL CENTER	Highly-trained company customer service representatives (CSRs) serve customers who prefer to speak with a person	49,190 CSR Answered
EVERSOURCE.COM	<ul style="list-style-type: none"> ▪ “Storm” home page provides easy access to storm resources and tools ▪ Provides preparedness information ▪ Offers self-service functions like outage reporting ▪ Includes CT outage map ▪ Includes town-by-town global restoration estimates following field damage assessment (24-48 hours) 	<u>Home Page:</u> 345,240 Visitors 512,721 Page Views <u>Outage Map</u> 614,219 Visitors 893,441 Page Views
SOCIAL CARE TEAM	Specially trained company representatives who serve individual customers via Facebook and Twitter <ul style="list-style-type: none"> ▪ Answer general customer service questions ▪ Provide customer service assistance to customers with account specific inquiries 	7,176 Customer Posts 7,176 Customer Posts 836 Team Responses
SOCIAL MEDIA UPDATES	Media representative provides proactive outbound information via Facebook and Twitter: <ul style="list-style-type: none"> ▪ Posts on storm preparedness ▪ High-level restoration updates ▪ Pictures and video from the field 	FB – 9 Posts Reach: 149,214 Twitter: 34 posts

TEXT MESSAGING

- Inbound outage reporting from customers
- Outbound acknowledgements and restoration updates to targeted customers

OUTBOUND EMAIL

- Electronic channel delivering information to those customers who have provided their email address and prefer that we provide outage and restoration information by email
- Important customer updates before, during and after a storm

47,547 Update emails
125,754 Thank you emails

125,754 Thank You emails

OUTBOUND CALLS

Provide pre-recorded information to targeted groups of customers

204,300 Calls

- Preparedness calls to customers who rely on electricity for medical reasons.
- Calls to customers who have reported single property outages
- Supplemental restoration or Estimated Time of Restoration (ETR) information

MEDIA OUTREACH

- Proactively share information with customers who rely on local media before, during and throughout the entire restoration
- Respond to 24x7 media questions before, during and throughout the event and restoration
- Preparedness and storm response advertising through select media and digital channels

Press Releases: 5
Media Avails: 4

LIAISON OUTREACH

- Liaisons responsible for providing information before, during and after the storm communicate regularly with major stakeholders like community and emergency officials, government, regulatory and elected officials, other utilities,

35 community Liaisons supporting 70 towns. Additional resources on standby.

PREPAREDNESS & EMERGENCY BRIEFINGS

- High-level preparedness and storm restoration information distributed internally, for sharing with customers, community leaders, regulators and legislators.

2 Preparedness

12 Emergency

TECHNOLOGY SYSTEM CHALLENGES

The Eversource Customer Contact Center was appropriately staffed on October 30, when it became evident that there were intermittent disruptions to outage reporting through self-service channels like the Interactive Voice Response (IVR) system, web and inbound texting. Until this point, these systems worked very well during smaller storms, receiving much positive feedback from customers. In prior smaller storms, customers expressed appreciation for being able to communicate with the Company in a way that aligns with their preference: text, email or phone call. However, the systems that enable this self-service functionality and corresponding notifications became strained when customer inputs to the Company (via text, e-mail, our website and the IVR) skyrocketed due to the timing of the event – customers woke to no power – and the extensive damage caused by the storm. This increased the number of customers who sought to speak with a customer service representative, resulting in longer wait times and higher abandoned call ratios. The Contact Center was able to increase staffing levels during the day by 30% to 375 representatives.

The IT organization immediately declared a “Critical Incident” (highest incident level) as soon as they became aware of the disruption to the self-service channels (IVR and web). The technical teams immediately focused on addressing the capacity issues and by 3 p.m. that same day, October 30, IVR and web disruptions were corrected, and call center answer rates improved. Although Monday’s high winds continued to inflict damage on the electric system, self-service outage reporting was restored and our self-service technology handled outage transactions and calls promptly for the duration of the storm. We have not had any problems with the technology since the capability issue was resolved on the afternoon of the first day of the storm.

Automated outbound outage restoration notifications via text, e-mail and telephone, which are a comparatively new technology, were eventually disabled when customers reported receiving too frequent or inaccurate information (automated alerts for initial outage report and updates to estimated restoration times remained active). The significantly larger storm illustrated opportunities for improvement, which the Company is now actively addressing. We did continue to administer many targeted outbound customer telephone and email campaigns; including call campaigns that allowed a customer the ability to immediately speak to a Customer Service Representative. In addition, our Call Center Concierge Team telephoned many individual customers, including those that had called Eversource multiple times, to discuss the status of their outage.

V. COMMUNITY RESPONSE

Every person involved in the restoration plays a vital part in its success, but our Community Liaisons are especially important to the 149 communities Eversource serves in Connecticut. When requested by a community official before, during or after a storm, the liaisons work directly with the Eversource local operations team to identify and address local priorities.

Often embedded in a town's emergency operations center (EOC), the liaison is a community's single point of contact during the restoration. However, regardless of where a liaison is based during or after a storm, he or she has access to town-specific restoration plans. Before, during and after a storm or other emergency, Community Liaisons provide available local information on operations planning for the community, and share town priorities with the Company during an event. These priorities can include restoring schools after a power outage, or making sure that vital facilities, like a sewage treatment plant or cell tower, can operate.

In total, Eversource was made aware of 13 communities that opened EOCs. Requests were made by 10 of those 13 towns for an onsite Community Liaison. Additional liaisons were located in Eversource's regional EOCs, where they provided restoration-related support, primarily via telephone and e-mail, to the additional towns that were affected by the storms.

During this event, 35 liaisons provided support and resolution to 70 communities. Many of these were in addition to the priorities already called in to the public safety dispatch line. During this storm, 31 public and private schools were prioritized for restoration. Working with Eversource operations, these schools had power restored, so schools could open by Tuesday morning.

As a result of the Company's experience during the storm, outreach has begun to impacted communities for after action review meetings. Eversource's community partnerships are of prime importance and the company is committed addressing each concern, and improving processes and the liaison program going forward.

Impacted Road Statistics	
Based on community requests	quantity
Towns that requested assistance with impacted roads	70
Total impacted roads addressed	564

EMERGENCY PRIORITIES

As per the Company's ERP, during and immediately following a storm, Eversource's first priority is responding to life-threatening 9-1-1 emergencies. Each emergency is prioritized depending on its perceived threat to life and safety. The following priority system is used:

- **Priority 1:** A location that poses an immediate life safety or life-threatening hazard.
- **Priority 2:** A location that may be hindering emergency operations, but is not life-threatening.
- **Priority 3:** A location with an electric hazard with no immediate threat to life or property.

	E911 Ticket Information				
	Total Tickets	Priority 1	Priority 2	Priority 3	Other
Eversource CT	3,174	64	699	498	1,913

TECHNOLOGY ISSUES IMPACTED REPORTING OF E911 PRIORITY LEVELS 2 AND 3

As with the outage reporting issues referenced in the previous section, the Company was also notified that communities had difficulty reaching us when they attempted to report Priority 2 and Priority 3 emergencies on the Company's designated phone number. Customers reported receiving a "fast busy" signal, which, per AT&T, was indicative of telecommunication issues experienced across the New England area on that day. Although the issue seemed to be resolved a short while later, a meeting with AT&T took place on November 14, 2017, to identify the root cause and prevent this issue from repeating.

Upon recognizing the problem, an email solution was quickly implemented. That solution consisted of town emergency officials sharing the Eversource hazard reporting document by email with their Community Liaison. In turn, each liaison shared these documents with designated customer service supervisors, who entered each event into the Company's E911 database for response.

AT&T conducted root cause analysis (RCA) and determined that there were local carrier congestion issues. While we did not experience any known intermittent call drops after October 30, we have asked AT&T to conduct a more detailed problem identification and resolution. We have identified an issue where several customers were dropped after having reached our automated phone system. The system is designed to transfer these callers to the Eversource customer service team, specially trained to handle these types of emergencies. To make this transfer, an additional call is automatically placed by the system. It was in this location that some customer calls were dropped. We are in the process of placing an analytics tracker on our system to determine the extent of the problem as well as potential solutions.

VI. FIELD COMMUNICATIONS SYSTEMS

The Eversource electric distribution system is monitored in real-time 24 hours a day, 7 days per week, rain or shine. Technology associated with System Configuration and Data Control – field communications equipment, including new damage assessment tools – worked properly and helped expedite the restoration. The Distribution Supervisory Control and Data Acquisition (DSCADA) system was operational 100 percent of the time October 29 – November 2, 2017.

During this period, the DSCADA system processed the following:

- 160,027 – Alarms
- 1,999 – Operator Commands from Distribution System Operators
- 287,461 – RTU (Radio Terminal Unit) data calls – This is the quantity of RTU-initiated data transfers to the DSCADA host computer transmitted by the radio system in the field.

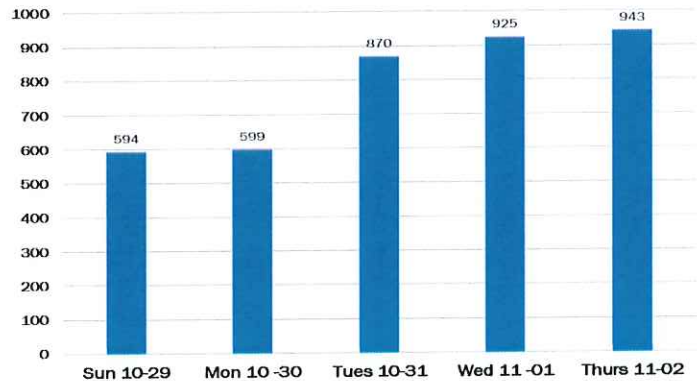
The Company's Enterprise Outage Management System (eOMS) also was fully operational and was used to monitor outages as well as track and dispatch crews throughout the restoration.

VII. PEOPLE AND MUTUAL AID

Eversource established appropriate staffing levels to ensure that customers received a safe, timely restoration. In addition to the Connecticut-based team, additional people and resources from our electric companies in Massachusetts and our gas business supported the restoration.

Dedicated Storm Resources	Full Time Equivalents (FTEs)
Operations	
Lineworkers, mutual aid and contractors	943
Damage Assessors	117
Tree Contractors	472
Wire Guards	204
Customer Group	
Call Center Representatives	265
Contractor call center Representatives	110
Social care representatives	25
Community Relations	
Community Liaisons	35

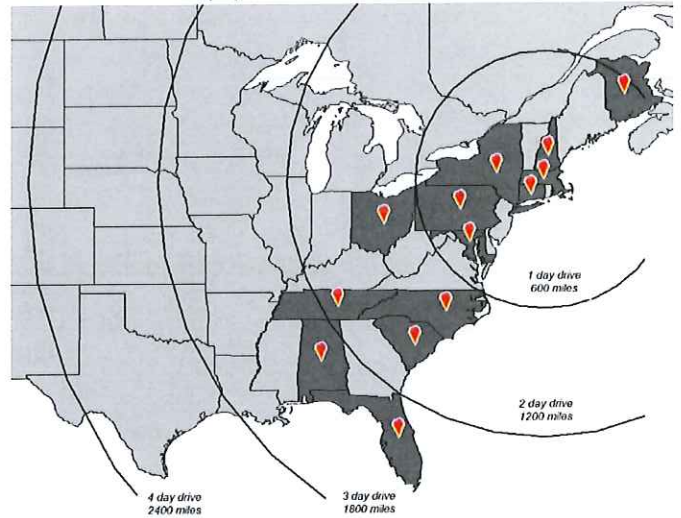
AVAILABLE LINE RESOURCES



MUTUAL AID

When severe weather hits, utilities support each other in sharing line resources and equipment that can restore customers power more quickly. But the fact is that no utility – or its customers – can foot the bill for keeping enough line resources on hand just in case of a severe storm. After leveraging the Company’s line resources, we reached out for mutual aid from other utilities and contractors.

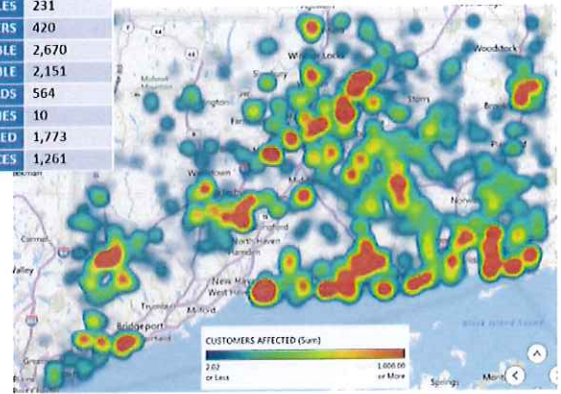
That’s why the mutual aid process is critical to utilities across the country that need additional help when extreme weather strikes. Eversource is a proud member of the North American Mutual Aid Group. Just as Eversource lineworkers have provided mutual aid support as recently as Hurricane Irma in September, crews from Florida were among the hundreds of mutual aid workers to arrive in Connecticut, as well as crews from Alabama, Ohio and Tennessee. Additionally, our Connecticut line worker employees were not on loan out-of-state when this storm impacted Connecticut.



VIII. SERVICE TERRITORY EVENT SUMMARY

Power outages from the damaging winds and accompanying torrential rain in Connecticut began mounting Sunday night into Monday, October 30, with a total of 201,222 customers without power at the height of the storm and 311,318 affected overall. Based on the amount of damage and customer outages, the Company's Emergency Event Level was escalated to a Level 4 – in accordance with its ERP.

DAMAGE	#
CUSTOMER OUTAGES	311,318
PEAK OUTAGES	201,222
TROUBLE LOCATIONS	4,815
BROKEN POLES	231
TRANSFORMERS	420
PRIMARY CABLE	2,670
SECONDARY CABLE	2,151
IMPACTED ROADS	564
TRANSMISSION LINES	10
TREES TO BE CLEARED	1,773
SINGLE SERVICES	1,261

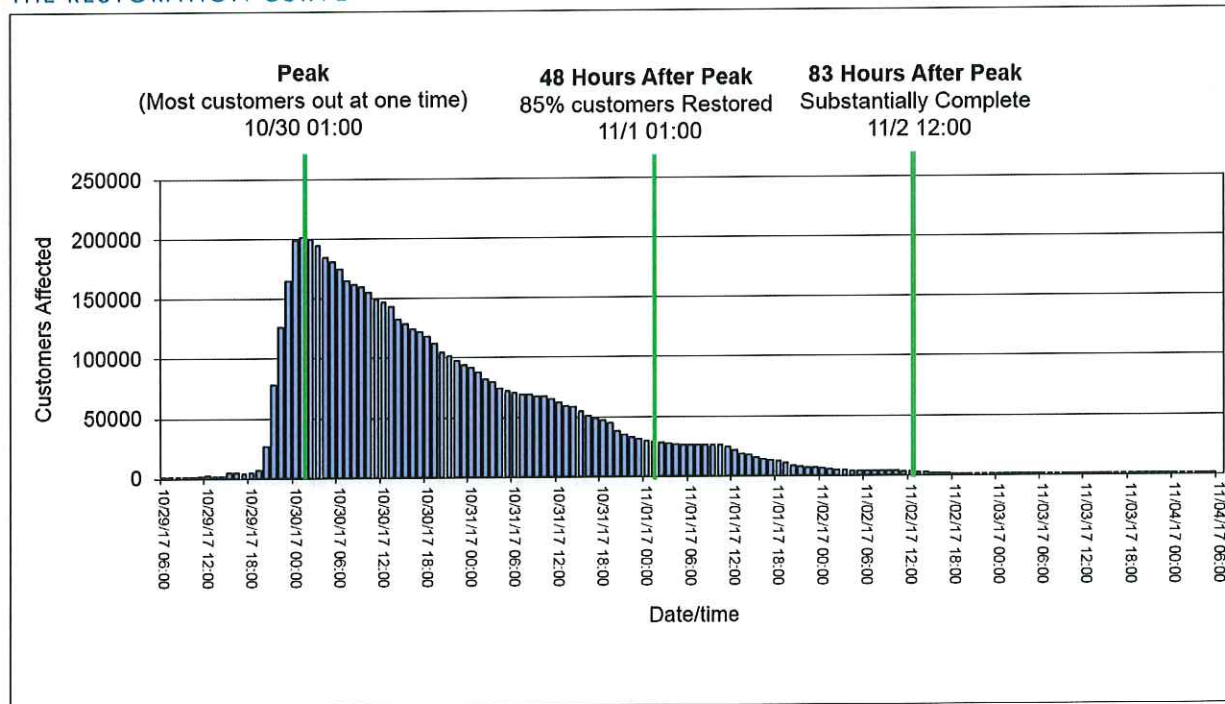


Every community in Eversource's Connecticut service territory received some level of damage. The impact of falling trees and large tree limbs resulted in 231 broken poles, 75 miles of wires on the ground, and 1,261 downed single service lines.

In addition, 1,773 felled trees limited access to damage locations and equipment, and had to be cleared to accomplish the restoration.

There were 4,815 separate trouble areas in the state during the storm. Eversource typically responds to 18,000 trouble spots in Connecticut in an average year. Field crews completed more than 5,000 damage assessments.

THE RESTORATION CURVE



IX. PUBLIC INFORMATION

Providing information to help customers and communities understand the effects of a devastating storm on the electric system, as well as how long restoration might take is vital to helping them plan for their families and businesses.

In the initial 24-36 hours after a storm, specific restoration information is not available while field crews assess damage. As indicated in Eversource's ERP, a damage assessment can take up to 48 hours, depending on the size, intensity and safety challenges of the storm. A damage assessment is critical to providing accurate estimated restoration times.

In the meantime, Eversource is focused on communicating as much available information as possible. Three times per day during a significant storm, Eversource prepares Emergency Briefings that are shared throughout the restoration. Whether before or after a storm, briefings are shared inside and outside of the company so that communities, legislators, government officials, customers and other stakeholders have a refreshed view of how each phase of the restoration is proceeding.

The goal is to provide timely, accurate information to help residents and communities plan. That information is available to community leaders through their community liaison; other stakeholders such as large business customers through their Eversource contact; and residential and small business customers through our call center or social media representatives. Crucial information on restoration projections is also available on Eversource.com. Preparedness and Emergency Briefings associated with this event are included separately from this report.

Emergency Briefing
CONNECTICUT

EVERSOURCE

Tuesday, October 31, 2017 -- 4 p.m.

*Restoration Work Making Steady Progress;
Eversource Crews Continue Repairs on Electric System*

Readiness Condition: Emergency

OVERVIEW AND SYSTEM STATUS (blue color indicates new information since last briefing)

- Town restoration projections were shared with customers and community leaders this morning. Since then, 43 towns have been identified as "substantially complete." This means that less than 1% of the community remains without power including individual customers where additional on-site work is required. The included attachment "Town ETNs 10.31.17 Updated 2pm" reflects this new information.
- As always, the safe restoration of every customer remains our top priority. Customers without power in communities shown as "substantially complete" can check the status of their outage online, by text or phone. Be assured that we'll keep working around the clock until each customer is restored.
- Widespread damage, including hundreds of broken poles, fallen trees tangled with electric wires, damaged transformers and thousands of feet of downed wires are making this a complex restoration.
- The storm also resulted in thousands of downed service lines. The service line is the wire that runs from the top of your property to the street. If neighbors have power but a single property doesn't, it could be a downed service line. Customers should report that they have no power using the contact information below. Eversource maintains and will repair the service line, but some repairs to private property may require an electrician or contractor. (See attachment, "Electric Equipment Ownership Diagram")
- Crews have made progress overnight, working to clear storm damage and restore power to our customers. About 245,000 customers have been restored since the storm started, and additional mutual aid crews continue to arrive today and tomorrow.
- The devastating wind and rain storm caused severe, widespread damage and knocked out power to more than 1.3 million homes and businesses in New England. The Independent System Operator of New England, which manages the regional transmission system, reports that 764,000 New England customers are still without power. Approximately 48,000 Eversource customers in Connecticut are included in that number.
- **DOWNED WIRE WARNING:** In the event of downed wires, always remain at least 10 feet away, assume the wire is live, and call 9-1-1 and Eversource immediately. Maintain the minimum 10-foot distance until Eversource arrives to make the area safe.

X. ALWAYS WORKING TO SERVE YOU BETTER

Once power has been restored, storm work continues throughout the Company. Over the course of several weeks, Eversource performs a sweep of the electric system to identify and remove remaining hazards, like branches leaning on wires that did not cause a power outage. Temporary repairs that helped us restore power more quickly are replaced with permanent repairs.

Within two weeks, each section chief within the Incident Management Team completes a thorough debrief within his or her ranks, identifying what went well and opportunities for improvement. Community Relations and other Eversource employees who support external stakeholders connect with town leaders and other partners to gather feedback, and identify how we can make working with Eversource easier in the next event.

These inputs are developed into after-action plans that will be evaluated and prioritized for implementation. Implementation updates are then shared across the Company's Incident Management Team in meetings that occur at least once per month.

XI. SUMMARY

Although the Connecticut service area took on widespread damage from the October 29-30 rain and wind storm, this complex restoration of 311,318 customers was substantially completed by noon on November 2. The storm affected all 149 towns in Eversource's service area, and our Community Relations and Operations teams partnered with town officials to address their local priorities. Based on customers who lost power, this storm was the fourteenth largest in the Company's history.

Eversource and mutual aid crews were deployed to the hardest-hit areas as quickly as possible, and the Estimated Times of Restoration (ETRs) -- communicated to towns and customers on Tuesday morning, October 31 -- were met. In some areas, outages were restored earlier than the ETRs. Eighty-five percent of the outages were restored within 48 hours. We are pleased to report there were no significant safety incidents during the storm restoration.

Through tremendous hard work, the Company met its Emergency Restoration Plan (ERP) requirements for storm preparation and response activities. Specifically, the Company met or exceeded the following guidelines in its ERP for a Level 4 event:

- Level 4 event (125,000 to 380,000 customers out at the peak of the event): 201,222 customers were out at the peak for this event, with over 311,318 customers impacted overall.
- Level 4 event (typical resource strategy for warm weather: 250-800 line resources): Total of 943 line resources used for this event.
- Level 4 event (typical restoration duration: 2-6 days): 85% of customers restored 48 hours (2 days) after the peak; and substantial completion of restoration achieved 83 hours (3.5 days) after the peak.
- Level 4 event (typical global ETR available: issued less than 36 hours after damage assessment is completed): The global ETR for this event was issued at 8:00 a.m. on Tuesday 10/31, which was less than 24 hours after the storm left the area.

Although this event was substantial, it did not trigger the storm performance standards PURA established in Docket No. 12-06-09. Those standards are triggered when "10% of any utility's customers are without service for more than 48 consecutive hours".³

As with any large storm, there are opportunities for improvement. We will continue to demonstrate our commitment to providing top-tier electric service to our customers, working together with our communities for a better tomorrow.

³ Page 1 of PURA's November 1, 2012, decision in Docket No. 12-06-09, PURA ESTABLISHMENT OF PERFORMANCE STANDARDS FOR ELECTRIC AND GAS COMPANIES, states in relevant part, "Pursuant to Public Act 12-148, An Act Enhancing Emergency Preparedness and Response and the General Statutes of Connecticut §16-11, the Public Utilities Regulatory Authority establishes specific standards for acceptable performance by each electric distribution and gas company in an emergency in which more than 10% of any utility's customers are without service for more than 48 consecutive hours, as well as for gas companies for a comparable scale emergency."



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

November 21, 2017

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 twelve refunds totaling \$1,562.35.

Respectfully Submitted,

Kristy L. Merrifield, CCMC
Collector of Revenue

141.63	+
100.60	+
13.89	+
31.32	+
323.60	+
207.16	+
102.26	+
13.31	+
412.80	+
35.06	+
50.30	+
130.42	+

012

1,562.35 *

BOARD AND COMMISSION SUMMARY OCTOBER 2017

250th Anniversary Committee

No meeting

Arts & Culture Commission

The Arts and Culture Commission met on October 19th at the Joseph N. Goff House. The commission welcomed new commission member Shauna Lee Lange. The Open Studio Event will be held October 28 and 29, 10 a.m. to 4 p.m. and will feature the studios of Dianne Gorrick, Eileen McNamara, Lucy Sander Sceery, Lesley Braren, David Money Penny, Shauna Lee Lange, Kate Avery, Brian Avery. Five artists will exhibit at the Old Bank space which is overseen by Lori Caldwell and commissioner Mindy Mills Maynard. Melissa Pionzio has been distributing signs, Kevin Gunning designed a promotional board for the Stop & Shop Plaza billboard which parks and recreation hung up last week. The dates on the sign can be removed so the sign can be used again. Kevin also created the studio map which includes the addresses, descriptions and contact information of the artists and their studios and the Old Bank location information and artists. Commission members reviewed and discussed the map. The map will be available on the EHACC web site, at Old Bank and the various participating studios, the town hall and library. The commission is still working to schedule a date to install the art purchase award at the East Hampton High School. Commissioners reviewed the EHACC budget and discussed the lack of a state budget and how it would affect future funding from the town. Shauna Lee Lange said there is an idea to form a writers and readers guild in town. There is a small Facebook group that has about 40 members. Events that are happening at local libraries, reading and writing tools are provided. Shauna asked if this is an initiative that is worth exploring. Carol Lane said as a commission we are here to encourage initiatives, help promote but not necessarily form/oversee the group. Mindy Mills Maynard suggested the EHACC host writers/readers event that could include book signings, readings, poetry events etc. Ellen said there is an author coming to the library this Saturday. Ellen Paul said she would be interested in meeting with Shauna to discuss the idea.

Board of Finance

Due to a lack of a quorum, the Regular Meeting of the Board of Finance on October 16th was unable to take place. Discussion was had about trying to schedule a Special Meeting on October 23rd in order to take action on outstanding minutes and FY2017 budget transfers before termed Board members are no longer members.

On Monday October 23rd, a Special Meeting of the Board of Finance was held at the East Hampton High School Library. After approval of all outstanding meeting minutes, FY2017 End of Year Budget Transfers were approved and outgoing Board members reflected on each of their experiences on the Board and were thanked for their service.

Brownfields Redevelopment Agency

No meeting

Clean Energy Task Force

The Clean Energy Task Force held their regular meeting October. 3. The green car show held in September was a success, and the hope is to plan it more ahead of time and make

it even larger for next year. Eversource credits toward a mini grant will be earned for this activity, and there was discussion on what they should do with the credits for the town. Also discussed was updating content on the Town's website for the task force.

Commission on Aging

The Commission on Aging met on October 12th. Fall activities were discussed. The Round table meeting in October was a success. The flyer for transportation information for doctor's offices was reviewed prior to printing. The senior discount listing was updated. The commission will begin to review the follow up activities based on the survey.

Conservation-Lake Commission

The Conservation-Lake Commission held a meeting October 12. Ehren Messinger, a URI student from East Hampton, discussed the work he is doing there on sustainable bio fil filters that can grow produce on the top, and how they might be used to mitigate algae in inlets on the lake. There was discussion around the announcement that the Federal 319 funding has been granted based on the 9-point watershed plan. Also discussed was the possible upland review changes being implemented by the Inlands Wetlands, a lake drawdown date and how to communicate with the dam liaison.

Design Review Board

No meeting

Economic Development Commission

The Economic Development Commission met on October 17. A spring business showcase to be held in the Village Center was discussed.

Ethics Commission

No meeting

Fire Commission

The Board of Fire Commissioners held their regular meeting October 16. Approvals of expenditures include: sending Chief's secretary to a grant writing class, a snow blower for Co#3, and labeled incident command vests. Deputy Chief Bochinski has resigned his position. Annual elections will be held in December and he will be replaced at that time. The old ladder truck is still in the Town's possession. The fire report from the St. Clement's fire has been completed. Fire lanes were approved and marked by the BOE for Center School around the island.

The FD Awards Program Board of Trustees held a meeting October 16. They elected to meet when the matching funds are available from the town and decide on the distribution at that time.

High School Building Committee

The High School Building Committee held their regular meeting October 19. The project is close to completion. There is still some outstanding site work and one or two things that need to be fixed on the inside of the building. The State DPH rejected both proposals sent in for the blue water issue. This was discussed at length, with the committee asking for an order of magnitude for the next meeting on the cost, schedule, etc. of running non-metal piping to all taps in the building. There was discussion on the possibility of obtaining an independent audit at the close of the project, (with the State's permission), as the state is

taking 7+ years to audit schools now, and changing the rules of eligibility whenever they want, while enforcing those rules retroactively.

Inland Wetland Watercourses Agency

The Inland Wetlands Watercourses Agency met on October 25th.

- Show Cause Hearing, Cease and Desist Order, Christopher Burt, 21 Day Point Road for unpermitted reconstruction of seawall. Determined after the fact permit and cease and desist order remains.
- Application of Roncalli Institute, Inc., 49 Oakum Dock, after the fact permit for paving of an existing parking lot in upland review area along the CT River and Great Hill Brook. Determined a short form approval.
- Application of Edgemere Condominiums, 85 North Main St., to extend existing culvert near water supply building to comply with DPH Regulations. Continued to next meeting as public hearing.
- Application of Michael Olzacki, 15 Maplewood Dr., to clean out existing drainage swale and create approximately 3600 sq. ft. of lawn area in Upland Review Area. Continued to next meeting.
- Application of John Trowbridge, Timber Harvest As-of Right Determination, Chestnut Hill Rd. Declared as an as-of-right agricultural activity.

Joint Facilities

No meeting

Library Advisory Board

The Library Advisory Board held their regular meeting October 2. The Friends of the Library will hold an organizational meeting to get back up and running at the end of the month. Director Paul presented the Board with summaries of the community conversations and a draft of changes to the community room agreement for review. A new logo for the Library is being drafted.

Middle Haddam Historic District Commission

No meeting

Parks & Recreation Advisory Board

The Parks & Recreation Advisory Board met on October 3rd. Seamster Park Playground fundraising was discussed. The approval of the final proposal for field use rules/regulars are in process. The boat launch repair will most likely need to go out to bid. A memorial bench was approved for the Kings.

Planning & Zoning Commission

The Planning & Zoning Commission met on October 4th.

- Application of Main St Venture, LLC, 3 Main St, for a Text Amendment for PO/R Zone. – Approved.
- Application of Roncalli Institute, Inc., 49 Oakum Dock, for a Zone Change: from R-2 to Commercial. Continued to next meeting.
- Application of Dollar General- Garrett Homes, 197 East High St., for a Zone Change: from R-4 to Commercial. Continued to next meeting.
- Application of Bay Point Club, LLC., 24 Spellman Point Rd., for a site plan modification to allow storage of boats for club members only. No approval needed.

- Application of CT Water Company, for Westchester East Pump Station design. Approved.

Town Facilities Building Committee

The Town Facilities Building Committee held a meeting on October 4th. Public relations was discussed at length. A representative of the newly formed PAC was present to discuss as well. Mr. Maniscalco outlined the town's tax mitigation plan in case of cuts from the State. The Committee also met on October 26th. The final construction contract is nearly completed and will be ready for the referendum date. The land agreement has almost been finalized with only a few details to be worked out. The Public Relations Sub-Committee discussed how to get the word out to the public.

Water Development Task Force

No meeting

Water Pollution Control Authority

The regular meeting of the Water Pollution Control Authority Committee was held at the Colchester-East Hampton Waste Water Treatment Plant Meeting Room on Tuesday October 3rd at 6:00pm. Mr. Smith reported on the three public water systems, Village Center is running as expected. Work has begun on the addition of a 4th green sand filter at Royal Oaks which will also include replacing all piping and waterline valves. Total cost will be approx. \$14, 000 and should be completed mid-October. Hampton Woods water system building structure is 95% complete with all necessary equipment. Still waiting on Eversource to set the meters. A final walk through is expected to be in approximately 2 weeks.

The Water Development Task Force met with representatives from Tighe & Bond Engineering on August 22nd. Tighe & Bond will begin working on the Interconnection Water Study which will look at interconnecting the Towns existing water systems along with the possibility of interconnecting with privately owned high capacity wells.

Mr. Valentine announced that he will be resigning from the WPCA committee effective immediately. Mr. Valentine be greatly missed and we all wish him well.

Sewer Use bills went out on October 1st. Customer are now able to pay their bill online through the Town website as well as mail or in person.

Zoning Board of Appeals

The Zoning Board of Appeals met on October 16th.

- Application of Stacey Golub/CT Draft Horse Rescue of 113 Chestnut Hill Rd., to reduce front setback (east side) from 100' to 40' to fence pasture for horses. Reduce the front setback from 50' to 30' to replace existing house with an accessory building. Approved.
- Application of Robert & Michelle Currier of 172 Lake Dr., for 23' at end of driveway to place a moveable pre-fab structure to use as a garage. Approved.
- Application of Cary & Sharon Rollins of 18 West Point Rd., to add 165 sq. ft. for a complete driveway. Approved.