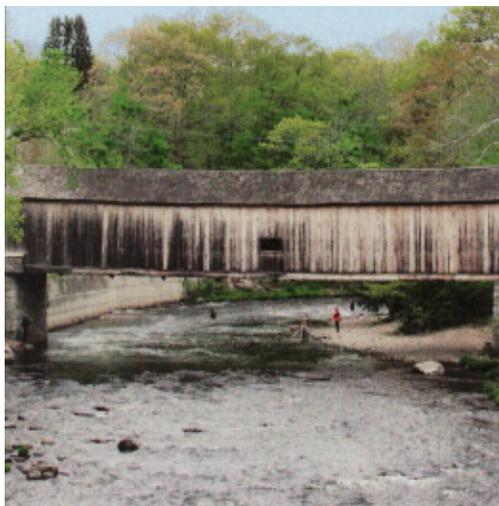
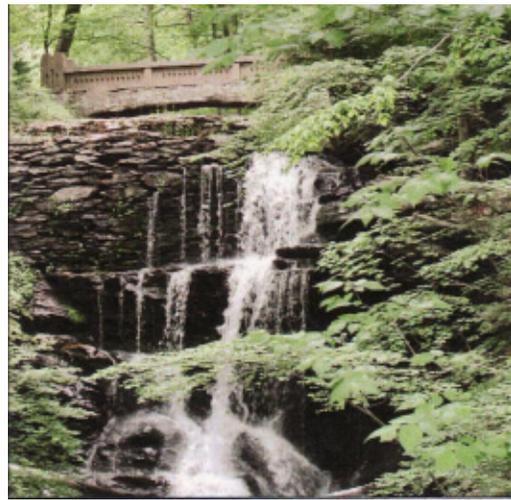




A VISION FOR EAST HAMPTON



2006 Plan of Conservation and Development

July 1, 2006



of the “Last Great Places” by the Nature Conservancy. A summer breeding ground for osprey and a winter gathering place for eagles. Migrating south to open waters, the lower Connecticut River hosts the largest concentration of wintering eagles on the east coast. A popular destination for boating, fishing and relaxation.



East Hampton Plan of Conservation and Development

Revision History

Comprehensive Plan Adopted July 1, 2006

Revision 1 July 2, 2008



TABLE OF CONTENTS

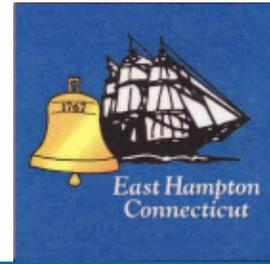


Table of Contents	i
Welcome — Vision for East Hampton	iii
Preface	iv

Introduction

1 Context	1-1
2 Community Issues	2-1

Plan Strategies

3 Protecting Important Resources	3-1
4 Guiding Appropriate Development	4-1
5 Addressing Community Needs	5-1

Conclusion

6 Future Land Use Plan	6-1
7 Implementation	7-1
8 Conclusion	8-1

Resources	R-1
------------------------	------------

Source Material	R-30
------------------------------	-------------

Acknowledgements	R-31
-------------------------------	-------------

Map Index

Archaeological Map	R-25
Areas of Special Concern	R-24
Community Facilities	5-3
Conservation and Development Policies Plan for CT Map	R-2
Developable Areas	6-5
Future Land Use Plan	6-3
Historic Resources	3-17
Natural Resources	3-13
Open Space Plan	3-9
Proposed Municipal Water System	R-22
Regional Water Basins	R-21
Sewer Service	5-21
Soils	R-28
Soils Legend	R-29
Surficial Geology	R-27
Topography	R-26
Transportation Plan	5-9
Water Resources	3-3
Water Service	5-19
Wetlands	R-23
Zoning Map	1-15





WELCOME



A Vision for East Hampton

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





PREFACE

Purpose of the Plan

Statutory Requirements

The Connecticut General Statutes, Section 8-23, requires local planning and zoning commissions to prepare, adopt, and amend a plan of Conservation and Development for the municipality. This plan must show the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial, and other purposes and for the most desirable density of population in the various parts of the town or city. In addition, the plan must include a statement of goals, policies, and standards for the physical and economic development of the municipality.

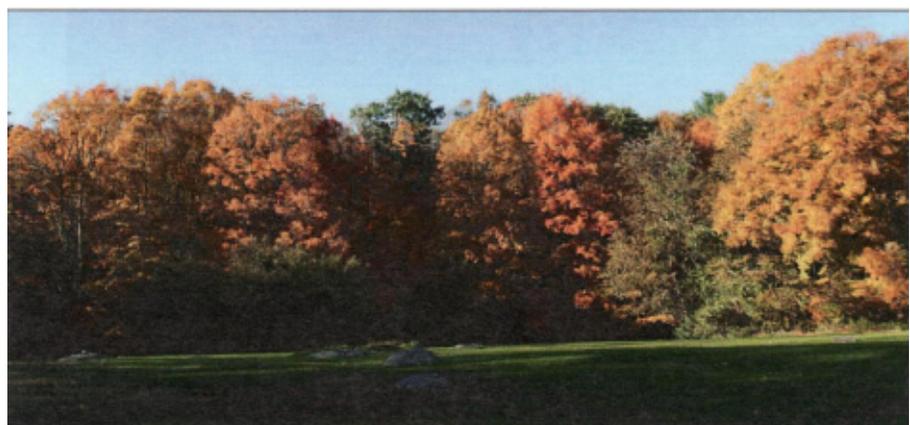
This Plan of Conservation and Development is a tool for guiding the future of East Hampton. It is intended to be both visionary and action oriented.

One purpose is to establish a common vision for the community's future by determining a positive future outcome or positive strategies and directions for East Hampton to go in.

Another purpose is to outline action steps that, when implemented, will help attain that vision.

If steadily implemented by East Hampton's residents and officials, this Plan will help protect important resources, guide appropriate development, address community needs, protect community character, and enhance the quality of life of current and future residents.

It is important to state that while the ideas, concepts and policies found in this document represent a broad and diverse approach to planning for the future of East Hampton, this Plan is not a regulatory document and the Planning and Zoning Commission, the Town Council or any other agency referenced herein are not bound to adopt, reject or otherwise respond in compliance with its findings. It will act as a guide for discussion, debate, and consensus building. The Planning and Zoning Commission has and will continue to explore effective methods and policies to enhance the quality of life in our Town. This Plan of Conservation and Development is an important step in that exploration.



Use and Maintenance of the Plan

This Plan is intended to provide a framework for consistent decision-making by Town boards, commissions, and residents with regard to conservation and development activities.

While generally intended to guide conservation and development over the course of a decade, this Plan will lay the foundation for long-term goals reaching far into the future.

This Plan is intended to be a dynamic document. As strategies are implemented and evaluated, the Plan should be refined to address new issues, adjust a course of action, or refine strategies.

The challenge for the Planning and Zoning Commission will be to keep the Plan up-to-date and implementation on-course in the face of changing community priorities.



The Planning Process



Preparation of the Plan

This Plan is the result of a multi year effort by Town Boards and Commissions, staff, the Midstate Regional Planning Agency and the University of Connecticut Agricultural Extension Center, Planimetrics, LLC, and many others. It is intended to replace the last Plan, adopted in 1989 by the East Hampton Planning and Zoning Commission.

The Planning process included a compilation of recommendations from each Town Department and Commission along with meetings by the Planning and Zoning Commission from January of 2002 to December of 2005.

A townwide survey was developed and mailed in the year 2002 to solicit input from East Hampton's citizens on a wide range of development related issues. The singular purpose of the survey was to establish a basis on which to review and revise the new Plan of Conservation and Development, (summary of Town Survey on page R-3).

With the assistance of a planning consultant, an inventory and assessment of technical and policy issues was conducted using a preliminary draft of the Plan as its basis. The results were presented to the Planning and Zoning Commission in the form of a second draft of this Plan.

The Planning and Zoning Commission reviewed and modified the draft Plan and referred it to the Town Council for its review and comment before holding a public hearing of their own for its adoption.

The public hearing for adoption of the 2005 Plan of Conservation and Development was held on December 15, 2005. The 2005 Plan of Development was adopted on December 15, 2005 by the East Hampton Planning and Zoning Commission, and acted on by the East Hampton Town Council on June 13, 2006.



Village of East Hampton