

# 7

## IMPLEMENTATION

---

### Overview

---

Implementation of the strategies and recommendations of the Plan of Conservation and Development is the main purpose of the planning process.

Implementation of a Plan typically occurs in two main phases:

- many of the major recommendations can and should be carried out in a relatively short period of time since they are critical to the implementation of the Plan;
- other recommendations will be implemented over time because they may require additional study, coordination with or implementation by others, or involve the significant commitment of financial resources.

The Planning and Zoning Commission can implement many of the recommendations of the Plan of Conservation and Development through regulation amendments, application reviews, and other means and has the primary responsibility of overseeing the implementation of all of the Plan's recommendations.

Other recommendations may require cooperation with and action by other local boards and commissions such as the Town Council, Board of Finance, Inland Wetlands and Watercourses Agency, and similar agencies.

However, if the Plan is to be realized, it must serve as a guide to all residents, businesses, builders, developers, applicants, owners, agencies, and individuals interested in the orderly conservation and development of East Hampton.

# Tools

## Using the Plan of Conservation and Development

Using the Plan of Conservation and Development as a basis for land use decisions by the Planning and Zoning Commission will help accomplish the goals and objectives of the Plan. All land use proposals should be measured and evaluated in terms of the Plan and its various elements.

## Plan Implementation Committee / Annual Work Program

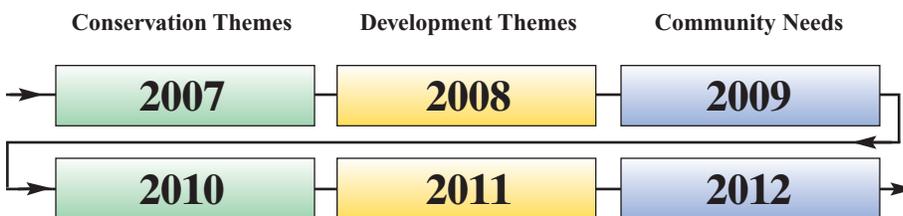
A Plan Implementation Committee (PIC) is an effective way to help implement the Plan. A PIC could develop an annual implementation program of issues to be addressed by boards and commissions.

A PIC might include representatives of various boards and commissions and would help to prioritize, coordinate, and refine the implementation of the Plan. The Committee could meet two to four times a year to establish priorities and guide implementation of the Plan's recommendations. In addition, the Committee could assess the status of specific recommendations, establish new priorities, and suggest new implementation techniques.

As the ultimate responsible agency, the Planning and Zoning Commission can also assume the responsibility for coordinating implementation of the Plan's recommendations.

## Annual Update Program

A Plan that is updated only once every ten years can be silent on emerging issues, trends and current policy objectives, which could lead to conflicts in land-use decisions or missed opportunities. When a Plan is considered strictly a reference document rather than a working document, its effectiveness in guiding the community can diminish over time. East Hampton should consider keeping this Plan current and not waiting to update it every ten years. A preliminary schedule might be as follows:



Each review and update would extend the Plan's ten-year life until the community felt that a comprehensive update was required. A work program for annual updates of the Plan is discussed in the sidebar. A Plan Implementation Committee could also assist in this effort.

## Implementation Committee

Oversight of implementation can be coordinated by the Planning and Zoning Commission or another committee.

An "ad hoc" committee made up of residents and representatives of local boards would be a significant step towards including a variety of Town agencies in implementing the Plan and monitoring progress. This Committee could provide status reports to the Planning and Zoning Commission, Town Council, and others.

Such a committee could meet quarterly to review implementation and coordinate local activities.

## Annual Update Process

An appropriate way to regularly update the Plan may be to update major sections of the Plan every year by:

- holding a public informational meeting to summarize the Plan recommendations and receive feedback from the community,
- holding a workshop session for local boards and other interested persons to discuss Plan strategies and suggest alternative language,
- revising Plan sections, as appropriate, and
- re-adopting the Plan (even if there are no text or map changes).



## **Updating Zoning and Subdivision Regulations**

Many of the recommendations in the Plan of Conservation and Development can be implemented by the Planning and Zoning Commission through regulation amendments, application reviews, and other means. The Subdivision Regulations and Zoning Regulations provide specific criteria for land development at the time of applications. As a result, these regulations are important tools to implement the recommendations of the Plan. However, this is only true if the regulations reflect the recommendations of the Plan.

In the near future, the Planning and Zoning Commission should undertake a comprehensive review of the Subdivision Regulations and Zoning Regulations and Zoning Map, making whatever revisions are necessary to:

- make the regulations more user-friendly,
- implement Plan recommendations, and
- promote consistency between the Plan and the Regulations.

## **Capital Improvement Program**

The Capital Improvement Program or CIP is a tool for planning major capital expenditures of a municipality so that local needs can be identified and prioritized within local fiscal constraints that may exist.

The Plan contains several proposals whose implementation may require the expenditure of Town funds. The Plan recommends that these and other items be included in the Town's CIP and that funding for them be included as part of the Capital Budget.

## **Referral of Municipal Improvements**

Section 8-24 of the Connecticut General Statutes requires that municipal improvements (defined in the statute) be referred to the Planning and Zoning Commission for a report before any local action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote of the Town Council. All local boards and agencies should be notified of Section 8-24 and its mandatory nature so that proposals can be considered and prepared in compliance with its requirements and in a timely manner.

## **Inter-Municipal and Regional Cooperation**

East Hampton can continue to work with other towns in the region, the Midstate Regional Planning Agency, the State of Connecticut, and other agencies to explore opportunities where common interests coincide.



## 2006 East Hampton Plan of Conservation and Development

### Implementation Plan

The tables on the following pages are intended to guide implementation of the Plan of Conservation and Development for East Hampton. Although all the recommendations are considered important, they are not listed in the order of priority. While some recommendations can be carried out in a relatively short period of time, others may only be realized in a longer time period. Further, since some recommendations may involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages.

The tables that follow will summarize the recommendations of this plan. The recommendations have been categorized as either a Task or Policy. A Task is an assignment to be acted upon to accomplish a goal. A Policy is a statement of the way Town business is conducted on a continual basis.

The column labeled "Timeframe" estimates the time required to implement the task described.

1: Immediate to 1 year    2: 2 to 5 years    3: 5 to 10 years    O: Ongoing

The column labeled "Who" designates the primary agency, board, or person responsible for the action required to implement the indicated Task or Policy.

The column labeled "Other" designates other boards, agencies, or persons that will assist in implementing the indicated Task or Policy.

#### Legend of abbreviations in the Who and Other columns

BDS	Building Department Staff
BOE	Board of Education
BOF	Board of Finance
CC	Conservation Commission
CI	Capital Improvement
EDC	Economic Development Commission
EMS	Emergency Medical Services
FC	Fire Commission
HA	Housing Authority
CHD	Chatham Health District
IWWA	Inland/Wetland-Watercourse Agency
LPC	Lake Pocotopaug Commission
MHHDC	Middle Haddam Historic District Commission
MRPA	Midstate Regional Planning Agency
PD	Police Department
PRAB	Park & Recreation Advisory Board
P&Z	Planning & Zoning Commission
PWD	Public Works Department
TC	Town Council
TM	Town Manager
TS	Town Staff
WPCA	Water Pollution Control Authority



## 2006 East Hampton Plan of Conservation and Development

### IMPLEMENTATION PLAN TABLES

#### Protect Water Quality

Item	Policy/Task	Timeframe	Description	Who	Others	Done
1	Task	1	Adopt a Watershed Protection Overlay Zone that allows uses according to their potential risk to water resource protection areas.	P&Z	IWWA CC	<input type="checkbox"/>
2	Task	1	Consider including effective impervious coverage requirements in the Watershed Protection Overlay Zone.	P&Z	LPC IWWA	<input type="checkbox"/>
3	Task	1	Require that the "first flush" of runoff be appropriately treated in terms of quality and rate of runoff.	P&Z	IWWA	<input type="checkbox"/>
4	Policy	O	Encourage site designs that minimize impervious surfaces, promote infiltration of storm water, and rate of runoff.	P&Z	IWWA	
5	Policy	O	Require vegetative buffers to wetland and watercourses to filter pollutants and protect them from direct receipt of runoff.	IWWA	P&Z	
6	Policy	O	Limit the clearing and grading of sites to minimize the impact on natural drainage patterns.	P&Z	IWWA	
7	Task	O	Promote public education programs that address "non-point" pollution issues.	CC	LPC	<input type="checkbox"/>
8	Task	1	Modify the aquifer protection regulations to comply with CTDEP model Aquifer Protection Ordinance, when it becomes available.	P&Z		<input type="checkbox"/>
9	Task	2	Adopt a residential underground storage tank ordinance to prohibit the installation of new tanks, require the licensing and monitoring of existing tanks, and establish a schedule for removal of older and undocumented tanks.	TC		<input type="checkbox"/>
10	Task	1	Adopt a watershed protection overlay zone for the Lake Pocotopaug Watershead	P&Z		<input type="checkbox"/>

#### Preserve Open Space

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Task	1	Increase the mandatory space "set-aside" to 20% as part of every residential development application.	P&Z		<input type="checkbox"/>
2	Task	1	Adopt regulations to require open space to be representative of parcel as a whole.	P&Z		<input type="checkbox"/>
3	Task	3	Consider regulations to allow the acceptance of fees in lieu of open space.	P&Z		<input type="checkbox"/>
4	Task	3	Adopt regulations to allow off-site dedication and/or banking of open space.	P&Z	CC	<input type="checkbox"/>
6	Task	O	Create an open space acquisition fund and building it by annual contributions in the budget, gifts from residents or others, and bonding when necessary.	TC	CC BOF	<input type="checkbox"/>
7	Task	O	Pursue state and federal open space grants.	TC	CC	<input type="checkbox"/>
8	Task	1	Convert open space or perceived open space into preserved open space by acquiring land or easements.	TC	CC P&Z	<input type="checkbox"/>
9	Policy	O	Educate residents about open space donation and sale of development rights.	CC	PRAB	
10	Policy	O	Interconnect open spaces into a system of greenways.	P&Z	CC	
11	Policy	O	Encourage passive recreation by establishing trails along greenways.	P&Z	CC	
12	Policy	O	Encourage other land owners and organizations to allow public access and use of their property for scenic and recreational use.	CC		
13	Policy	O	Continue to require conservation easements or other measures where possible during approvals.	P&Z	CC	
14	Task	1	Identify and prioritize open space parcels for acquisition.	CC	PRAB	<input type="checkbox"/>



### Preserve and Protect Natural Recourses

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Task	1	Adopt developable land regulations to relate the density of development to the capability of the land to support it.	P&Z	IWWA CC	<input type="checkbox"/>
2	Policy	O	Minimize wildlife habitat loss through the preservation of open space and natural resource areas.	TC	P&Z CC	
3	Policy	O	Work with applicants to ensure that important vernal pools and National Diversity Database resources are protected	IWWA	P&Z CC	
4	Task	1	Adopt regulation to prohibit the introduction of non-native or invasive species during the site development or subdivision process.	P&Z		<input type="checkbox"/>
5	Task	1	Manage Town owned land to prevent and remove invasive plant species	CC		<input type="checkbox"/>

### Preserve Historic Recourses

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Policy	O	Encourage "sensitive stewardship" and pride of ownership as the most effective means of preserving historic resources.	TC	MHHDC	
2	Policy	O	Continue to identify and recognize important historical resources through national and state recognition programs.	TC	MHHDC	
3	Task	2	Complete a town wide historic resources survey.	TC	MHHDC	<input type="checkbox"/>
4	Task	2	Consider establishing a local register of historic places.	TC	MHHDC	<input type="checkbox"/>
5	Task	2	Pursue Certified Local Government designation.	TC		<input type="checkbox"/>
6	Task	O	Provide economic incentives, such as tax abatements for restoration of historic resources.	TC	EDC	<input type="checkbox"/>
7	Task	2	Adopt regulatory incentives (such as historic overlay and/or adaptive reuse provisions in the Zoning Regulations).	P&Z	EDC	<input type="checkbox"/>
8	Task	1	Adopt a demolition delay ordinance that requires a minimum of 90 days waiting period before historic buildings can be demolished. Require review by East Hampton Historical Society.	TC	BDS	<input type="checkbox"/>
9	Policy	O	Continue to provide educational programs and technical assistance about historic preservation to historic property owners.	TC	MHHDC	
10	Task	2	Consider modifying the Zoning and Subdivision regulations to clarify and strengthen archaeological and historic resource requirements,	P&Z	CC	<input type="checkbox"/>

### Protect Scenic Resources

Item	Policy/Task	Timeframe	Description	Who	Others	Done
1	Task	2	Inventory scenic resources and establish policies and regulations to protect them.	CC	P&Z	<input type="checkbox"/>
2	Policy	O	As scenic roadsides are developed, preserve scenic elements through conservation easements or open space set-asides.	P&Z	CC	
3	Policy	O	Take full advantage of all three PA 490 programs to delay development of land as long as possible.	TC	P&Z CC	
4	Task	O	Work with utility companies to preserve scenic streetscapes.	TC	PWD	<input type="checkbox"/>

### Residential Growth Management

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Task	2	Consider adopting a residential density-based zoning regulation.	P&Z		<input type="checkbox"/>
2	Policy	O	Consider Special Use Permits for conventional subdivisions that maximize lot size (based on applicable density) while allowing conservation subdivisions by right.	P&Z		



### Encourage Appropriate Economic Development

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Task	0	Seek to attract and encourage businesses that meet residents everyday needs.	EDC		<input type="checkbox"/>
2	Task	0	Establish maximum floor areas for retail commercial development.	P&Z	EDC	<input type="checkbox"/>
3	Policy	0	Conduct business visitations to keep informed of business concerns and needs.	EDC		
4	Task	2	Consider modest expansion of commercial and industrial zones where appropriate.	P&Z	EDC	<input type="checkbox"/>
5	Policy	0	Promote home-based businesses and create a hierarchy of SOHO permits.	P&Z	EDC	
6	Task	3	Consider creating a Tourism Board to help in the promotion of tourist related activities.	EDC	TC	<input type="checkbox"/>
7	Task	3	Consider attracting a golf course as a resident and tourist amenity.	EDC	PRAB	<input type="checkbox"/>
8	Policy	0	Promote agriculture tourism by allowing flexibility for accessory agriculture use.	P&Z		
9	Task	2	Investigate creating a system of "way finding" signs.	EDC	TC	<input type="checkbox"/>

### Improve the Appearance of Business Development

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Task	2	Create a Design Review Committee to adopt and administer development guidelines to help improve the appearance of commercial/industrial development outside of the village.	TC	EDC	<input type="checkbox"/>
2	Task	3	Create a tax abatement/incentive program to encourage exterior improvement to commercial/industrial buildings.	TC	EDC	<input type="checkbox"/>
3	Task	2	Investigate the need for a blight ordinance and adopt one if necessary.	TC	EDC	<input type="checkbox"/>
4	Task	1	Comprehensively review and modify the Zoning Regulations where necessary to insure that future development is compatible with the character of the community	P&Z	CC EDC	<input type="checkbox"/>

### Mill Redevelopment

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Task	2	Create a Design Development District for the East Hampton Village Center mill sites.	P&Z	EDC	<input type="checkbox"/>
2	Task	1	Complete a Village Center property revitalization and redevelopment plan using available EPA grant funds.	TC	EDC	<input type="checkbox"/>
3	Policy	0	Help property owners and businesses seek additional sources of funding for environmental remediation, redevelopment, and business startup costs.	EDC	P&Z	

### Village Reinforcement

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Task	2	Adopt Village Districts to allow traditional village development patterns that emphasize small-scale, mixed-use, architecturally compatible development that emphasizes pedestrians over motor vehicles.	P&Z	EDC	<input type="checkbox"/>
2	Policy	0	Encourage age-restricted and other alternative housing in and near the villages.	P&Z	HA	
3	Task	3	If necessary, consider relocating Town Hall and other community wide facilities to the Village Center.	TC	P&Z EDC	<input type="checkbox"/>
4	Task	2	Create walkable villages through sidewalk, safety, and streetscape improvements.	P&Z	TC EDC	<input type="checkbox"/>
5	Task	2	Consider creating trail head for access to the Airline Trail.	TC	EDC	<input type="checkbox"/>
6	Task	2	Seek grant funding to bury utilities as part of a streetscape improvement program in the village center and portions of Rt. 66.	TC	EDC	<input type="checkbox"/>



### Community Facilities and Services

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Task	1	Consider relocating a consolidated Town Hall to the Village Center and offsetting the cost through the sale of current site for appropriate commercial development.	TC	P&Z EDC FM	<input type="checkbox"/>
2	Task	2	Plan for the enhancement or enlargement the Library.	TC	FM	<input type="checkbox"/>
3	Task	0	Monitor the growing senior population to anticipate staff and space needed at the Senior Center.	TC		<input type="checkbox"/>
4	Task	0	Monitor staff and space needs at the Police Station.	TC	PD	<input type="checkbox"/>
5	Policy	0	Encourage and support emergency service volunteers.	TC	FC EMS	
6	Task	0	Review road and driveway requirements to ensure emergency access.	P&Z	FC PD PWD	<input type="checkbox"/>
7	Task	1	Ensure reliable emergency water supply such as hydrants, fire ponds, or cisterns is included in plans for new development.	P&Z	FC	<input type="checkbox"/>
8	Task	0	Maintain highway maintenance funding and staffing at levels necessary to perform adequate maintenance and avoid future costly repairs.	TC	PWD FC	<input type="checkbox"/>
9	Task	0	Conduct a study of future recreation needs and acquire additional land if necessary, adjacent to existing facilities if feasible.	PRAB	TC PW	<input type="checkbox"/>
10	Task	1	Conduct a long-term school growth study to determine space and land needs, and acquire necessary land as soon as possible.	BOE	TC	<input type="checkbox"/>

### Vehicular Transportation Needs

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Task	0	Relate road design to its function and adjacent land use by creating flexible standards that Emergency Services, Highway, and Planning Staff can agree upon.	P&Z	TC PWD FC PD	<input type="checkbox"/>
2	Task	0	Work with ConnDOT and MRPA to minimize the aesthetic impact of state highway improvements.	P&Z		<input type="checkbox"/>
3	Task	0	Continue to work with ConnDOT and MRPA to implement the Route 66 corridor study.	P&Z	PD	<input type="checkbox"/>
4	Task	0	Monitor critical accident (SLOSSS) locations for possible safety improvements.	PD	P&Z	<input type="checkbox"/>
5	Task	0	Continue to work with ConnDOT and MRPA to implement transportation improvement projects on the MRPA TIP and Long Range Transportation Plan.	PD	P&Z EDC	<input type="checkbox"/>
6	Task	0	Continue to schedule transportation improvement projects into the Town's Capital Improvement Program.	TC	EDC	<input type="checkbox"/>
7	Task	2	Implement the access management recommendations of the Route 66 corridor, both within the corridor and in other appropriate locations.	TC	P&Z	<input type="checkbox"/>
8	Task	1	Reduce impervious surfaces using porous pavement systems, deferred parking and shared parking requirements where appropriate.	P&Z	PWD	<input type="checkbox"/>
9	Task	1	Reevaluate the parking requirements by use and make adjustments as necessary to ensure adequate yet efficient numbers of parking spaces.	P&Z	EDC FC	<input type="checkbox"/>



### Alternative Transportation

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Task	2	Provide sidewalks throughout the commercial areas and the more densely populated areas of the villages, with attention given to crosswalks and other safety enhancements.	P&Z	TC	<input type="checkbox"/>
2	Task	2	Develop sidewalk policies to guide the provision and locations of sidewalks in new developments.	P&Z	PWD	<input type="checkbox"/>
3	Task	1	Adopt a sidewalk ordinance that assigns responsibility for maintenance of sidewalks.	TC	PWD	<input type="checkbox"/>
4	Task	O	Enhance and protect the existing trail system throughout town.	TC	PRAB CC	<input type="checkbox"/>
5	Policy	O	Accommodate bicycles whenever practical in road and site development projects.	P&Z	PWD PD	
6	Task	O	Peruse bicycle accommodations with the Middletown Transit District (MTD).	TC	PRAB	<input type="checkbox"/>
7	Task	O	Work with the MTD and Rideshare Company to promote mass transit and ridesharing options to relieve congestion on Route 66.	TC		<input type="checkbox"/>
8	Task	O	Monitor the dial-a-ride services to anticipate future demand for driver and equipment.	TC	TS	<input type="checkbox"/>

### Other Utility Services

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Task	1	Continue to peruse the development and construction of a municipal water system per the Initial Water Supply Plan approved by the State under the authority of the Town's WPCA.	TC	WPCA	<input type="checkbox"/>
2	Task	O	Ensure that public sewer capacity and availability supports desired development patterns and is not used to simply justify density increases.	WPCA	P&Z	<input type="checkbox"/>
3	Task	2	Study the demand for natural gas service and pursue extension from Portland, if warranted.	TC	WPCA EDC	<input type="checkbox"/>
4	Task	2	Plan for additional growth in wireless communications by identifying desirable tower and antenna locations and working with the Connecticut Siting Council to minimize their impact on the community.	TC	P&Z	<input type="checkbox"/>

### Housing Need

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Task	1	Continue elderly tax relief programs.	TC	BOF	<input type="checkbox"/>
2	Policy	O	Actively encourage active-adult and elderly housing where and when appropriate based on water and sewer availability, and achieving other Plan goals such as enhancing the village centers.	P&Z	HA EDC	
3	Task	3	Expand options for accessory apartments as elderly units	P&Z	HA	<input type="checkbox"/>
4	Task	1	Consider one or more of the following affordable housing initiatives: *allow additional development flexibility in return for providing one or more affordable units. *allow a small increase in density with additional density earmarked for building affordable units. *allow a small percentage of all new housing units to be affordable; and/or allow a fee-in-lieu of providing affordable units to be placed in a housing trust fund to purchase, construct, or rehabilitate affordable units.	P&Z		<input type="checkbox"/>



**Future Land Use**

A major strategy of this Plan is to revitalize the Village Center. Provide additional economic growth, primarily in the light industrial sector along the east side of Route 66 from Lakeview Street to the Marlborough Town Line. And, to provide maximum protection of community character, environmental quality, and water quality consistent with the growth management goals of the State Plan of Conservation.

The following is a listing of specific growth strategies designed to accomplish the goals of this Land Use Plan, they are not listed in order of their importance.

**Revitalize and redevelop the Town Center  
Promote other economic development activities.**

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Task	1	Redevelop and revitalize the Village Center as a mixed-use area easily accessible to pedestrians, bicyclist, and automobiles. It is an existing local commercial center. This Plan recommends denser development of this area with retail and office on ground level and housing on the upper floors, improved circulation, and improved parking.	P&Z	EDC TC	<input type="checkbox"/>
2	Task	0	Collaborate with the Connecticut Department of Transportation to improve the vehicular configuration of Route 66 and to accommodate pedestrians and bicyclists in a pedestrian friendly environment.	P&Z	PD	<input type="checkbox"/>
3	Task	2	Revitalize the Village Center and provide parking for visitors. Emphasize bicycle and pedestrian paths and increased access to relieve the need for an auto-dependent Village Center.	P&Z	EDC PD	<input type="checkbox"/>
4	Policy	0	Support local commercial and office development in concentrated nodes along major transportation corridors and the Village Center.	P&Z	EDC	
5	Policy	0	Support efforts to bring sewer and water services to the Village Center area to support denser development.	TC	EDC WPCA	

**Conserve the environmental and historical resources.**

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Policy	0	Develop partnerships with appropriate regulatory agencies, such as the Connecticut Department of Environmental Development; private entities such as Connecticut Light and Power; and public interest organizations such as, the Nature Conservancy, the Middlesex Land Trust, and the National Pesticide Stewardship Alliance, dedicated to conversation and restoration of important environmental, cultural, and historic resources.	TC	CC	<input type="checkbox"/>
2	Task	0	Collaborate and communicate with appropriate partners to identify and acquire funding sources available for acquisition and management of lands that conserve and restore natural environmental functions; protect cultural and historic resources; and preserve rural lands.	TC	CC	<input type="checkbox"/>
3	Task	1	Develop management programs for town owned lands consistent with the goals of conserving and restoring the environment, cultural, and historic resources. Special attention should be given to Lake Pocotopaug.	LPC	CC TC PRAB	<input type="checkbox"/>
4	Policy	0	Develop additional policies and actions for the preservation and protection of traditional rural lands which provide a major element in the community's character.	P&Z	TC CC EDC	<input type="checkbox"/>



**Conserve the environmental and historical resources.**  
**continued**

Item	Policy/Task	Timeframe	Description	Who	Other	Done
5	Policy	1	Develop and revise land use regulations to limit and/or prohibit development in areas of severe physical constraints, if these lands are not already appropriately protected.	P&Z	IWWA	
6	Task	1	Make revisions to land use regulations to protect aquifers to maximum amount possible.	P&Z	WPCA	<input type="checkbox"/>
7	Policy	1	Consider a density-based regulation to allow for preservation of large pieces of contiguous open space.	P&Z		
8	Policy	O	Continue to identify appropriate lands for acquisition, and dedication through the subdivision process which can and should be included in the Town's Open Space Plan.	P&Z	CC	
9	Policy	O	Continue to make use of the formal PA 490 Open Space Assessment Policy to preserve private lands in open space, agriculture, and forestry.	P&Z		
10	Task	O	Work with CL&P to connect the Airline Trail in East Hampton with an anticipated trail on the old railroad right-of-way in Portland.	TC	P&Z CC PRAB	<input type="checkbox"/>

**Expand housing opportunities and design choices.**

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Policy	O	Promote housing diversity and create a range of housing opportunities and choices.	P&Z		
2	Policy	O	Encourage age-restricted housing options for the over 55 population.	P&Z		
3	Policy	1	Consider a density-based zoning requirement to allow for more clustered housing that includes significant preservation of open space.	P&Z		
4	Policy	1	Promote consideration of specific strategies to promote affordable housing such as requirements that all housing projects provide for affordable housing by including affordable units or contributing to a fee in lieu of account.	P&Z		
5	Policy	2	Consider revising the regulations relative to accessory apartments to allow this housing choice in appropriate locations.	P&Z		<input type="checkbox"/>
6	task	1	Develop appropriate standards and densities for age-restricted housing with appropriate carrying capacities.	P&Z		<input type="checkbox"/>

**Protect public health and safety.**

Item	Policy/Task	Timeframe	Description	Who	Other	Done
1	Task	O	Control the use of fertilizers, herbicides, and pesticides with programs designed at promoting the safe storage, use, and waste management of these potentially toxic materials.	TC	CC	<input type="checkbox"/>
2	Task	2	Establish criteria for the registration, construction, installation, monitoring, repair, closure, and removal of tanks used to store fuel or hazardous wastes and materials.	BDS		<input type="checkbox"/>
3	Task	O	Identify the capacity of the groundwater relative to the number of septic systems and revise the Zoning Regulations accordingly	CHD	P&Z	<input type="checkbox"/>
4	Task	O	Establish a septic system monitoring program including an education program for residents with septic systems about the threats that septic systems can pose to groundwater supplies.	CHD	CC	<input type="checkbox"/>
5	Policy	2	Preserve and protect notable and significant trees by enacting a tree protection ordinance and/or a tree replacement ordinance.	TC	CC	



**Protect public health and safety.  
continued**

Item	Policy/Task	Timeframe	Description	Who	Other	Done
6	Task	1	Improve the Emergency Services Capacity by reviewing the NFPA standards and guidelines and making any necessary revisions to ensure effective emergency response capabilities.	TC	FC PD EMS	<input type="checkbox"/>
7	Task	1	Improve road safety by implementing specific recommendations of the State of Connecticut Route 66 Corridor Improvement Plan. The Route 66 Study Access Management Plan, and the Midstate planning Regional Transportation Plan.	PD	TC	<input type="checkbox"/>
8	Task	O	Institute a safety education program about sharing the road for automobile drivers, pedestrians, and bicyclists.	PD		<input type="checkbox"/>
9	Task	2	Designate "bicycle boulevards" or traffic-calmed routes to schools.	PD		<input type="checkbox"/>
10	Task	O	Collaborate with the Connecticut Department of Environmental Protection to develop strategies and identify funding sources for acquisition of lands deemed critical for environment protection.	CC	TC BOF	<input type="checkbox"/>
11	Task	O	Establish dialogs and collaborative activities that support archeological preservation efforts, particularly with the State Archaeologists, that the Map of Archeological Resources reflects the most current information on known archeological resources in East Hampton.	CC		<input type="checkbox"/>
12	task	1	Fund efforts to comply with the federally mandated Storm water MS4 General Permit Program.	TC	BOF	<input type="checkbox"/>
13	Task	1	Revise standards for street and storm water drainage to reflect the Connecticut Storm water Manual.	P&Z	PW	<input type="checkbox"/>
14	Task	2	Revise the Zoning and Subdivision regulations to include provisions for compliance with the MS4 programmatic requirements.	P&Z		<input type="checkbox"/>

