

**EAST HAMPTON TOWN COUNCIL  
SPECIAL MEETING  
TUESDAY, APRIL 7, 2026  
TOWN HALL COUNCIL CHAMBERS - ROOM #107 AND VIA ZOOM  
6:30PM  
OR IMMEDIATELY FOLLOWING TOWN MEETING  
*(All items on this agenda are subject to possible action.)***

**AGENDA**

1. Call to Order & Pledge of Allegiance
2. Adoption of Agenda
3. Approval of Minutes
  - a. Regular Meeting of March 10, 2026
4. Public Hearing
  - a. Ordinance Amending Chapter 146 of the Code of the Town of East Hampton Regarding Water and Sewer Authority
5. Public Remarks – Please use the “Raise Your Hand” feature to be recognized. Comments are limited to 3 minutes per person.
6. Presentations
7. Bids & Contracts
8. Resolutions/Ordinances/Policies/Proclamations
  - a. Review and Possible Approval of an Ordinance Amending Chapter 146 of the Code of the Town of East Hampton Regarding Water and Sewer Authority
9. Continued Business
  - a. Sub-Committee Reports & Updates
  - b. Discussion and Set Public Hearing for Right to Farm Ordinance
  - c. Discussion of Tax Relief Options
    - i. Discussion and Set Public Hearing for Tax Relief Ordinance Related to Veterans
    - ii. Discussion of Other Tax Relief Options
10. New Business
  - a. Review and Possible Approval of Water Will-Serve Letter for Edgewater & Hampton Woods
  - b. Budget Related Matters
    - i. Acceptance of Budget from Board of Finance and Discussion of Process and Timeline
    - ii. Review and Possible Action on Additional Appropriation for Parking Lot Paving at the Middle School
11. Town Manager Report
12. Appointments
13. Tax Refunds
14. Public Remarks – See above instructions

15. Communications, Correspondence & Announcements
  - a. March 2026 Board and Commission Summary
16. Executive Session
  - a. Potential Purchase of Property
  - b. Attorney Consultation
17. Adjournment

**AS A REMINDER – THE APRIL 14<sup>TH</sup> REGULAR MEETING HAS BEEN CANCELLED. THE NEXT REGULAR MEETING IS SCHEDULED FOR TUESDAY, APRIL 28<sup>TH</sup>.**

**You are invited to a Zoom webinar**

<https://us02web.zoom.us/j/85057632616>

Phone one-tap:

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Webinar ID: 850 5763 2616

#### **EAST HAMPTON TOWN COUNCIL RULES OF CONDUCT PUBLIC HEARINGS OR PUBLIC REMARKS**

1. The Public Remarks at a Town Council or other Town meeting will be conducted in accordance with the Town Council By Laws.
2. Everyone who desires to give public remarks or comments will be provided that opportunity, **but only after being recognized to do so by the Town Council Chairman. When recognized by the Chairman, the speaker will proceed to the podium, give their name and address and begin their remarks**
3. **Remarks are limited to three minutes.** The recording administrator will signal when 15 seconds remain. In fairness to all, the Chairman will cut off remarks at three minutes at which time the speaker will stop speaking and return to his or her seat, to where they were standing or quietly exit the public hearing room.
4. If a substantial number of citizens desire to make public remarks or comments, the Chairman may ask them to line up beginning at the Recording Administrator's table. Speakers are asked to sign in, providing their name and address for the record, who will be taken in order.
5. Those participating via ZOOM will be recognized if their hand is raised, once those in attendance have completed speaking.
6. **CIVILITY** with one another is the Rule of Conduct. Please avoid discussing personalities and not impugn the motive, character or integrity of any individual, and please do not carry on conversations during the hearing. If you have a cell phone, please mute it or turn it off. The Council does not wish to discourage anyone from speaking, but if your remarks are similar or redundant to those made by a prior speaker, an acknowledgment of that and your support or opposition could be noted, providing you ample time to finish with any new information you believe relevant.

MEMORANDUM

TO: Town Council  
FROM: David E. Cox, Town Manager   
DATE: April 2, 2026  
SUBJECT: Agenda Information – 4/7/2026

The following is additional or summary information regarding matters on the upcoming Town Council Agenda. The numbering below follows the agenda, and some routine or self-explanatory items are not discussed in this memo. As you review your packet materials, please do not hesitate to contact the appropriate staff member or me prior to the Council meeting with any questions or concerns.

**8 Resolutions/Ordinances/Policies/Proclamations**

**8a Consideration of an Ordinance Amending the Town Code Regarding Water and Sewer Authority**

- The Council is asked to consider an ordinance effecting the changes approved by the Council at the March Special Meeting. A Public Hearing on this ordinance will be conducted as part of this meeting of the Council. This ordinance amends the Town Code to establish the Town Council as the Water Pollution Control Authority for the Town of East Hampton with the authority and responsibilities assigned to it by the applicable sections of the statutes. If approved by the Town Council at this meeting, the ordinance would be considered officially in effect on April 28 in accordance with the Town Charter.

Recommendation: Approve the Ordinance.

**9 Continued Business**

**9b Discussion and consideration of a draft “Right to Farm” ordinance** – The Council is asked to review an ordinance adding protections afforded to farming and agricultural activities under State Statutes to the Town Code as discussed by the Council at its last meeting. The draft ordinance creates a new chapter of the Town Code to reference and incorporate the applicable sections. By reflecting the statutes, the ordinance is intended to recognize that properly operating farms and related activities are important to East Hampton’s heritage and future and that those activities are not nuisances and should not be treated as such. Further, the ordinance indicates that the right to farm should have a role in the Town’s planning and policy decisions. Once an initial version of the ordinance is deemed acceptable to the Council, a public hearing will need to be set. If the version considered at this meeting is acceptable, the Council could establish the public hearing and ordinance consideration for its meeting on Tuesday, April 28.

Recommendation: Consider the ordinance and set a public hearing date.

**9c Further consideration of tax relief options** – The Council is asked to consider a draft ordinance incorporating additional relief for veteran property owners and to continue its discussion of methods for tax relief.

- i. A draft ordinance has been developed that is intended to modify the existing Town Code to incorporate the veteran-related optional tax exemptions as requested by the Council. The ordinance attempts to incorporate the changes into appropriate sections and/or new sections. Additionally, where omitted language was discovered in existing language, it was modified in this ordinance. While the ordinance is written as a full replacement, the draft shows how the language is being changed to accommodate the new exemptions. The Council will note instances where it may determine whether language should be included; specifically related to capping the exemption in certain cases to the median home value in East Hampton for the corresponding Grand List year. Again, when an initial version of the ordinance is deemed acceptable to the Council, a public hearing will need to be set. If the version considered at this meeting is acceptable, the Council could establish the public hearing and ordinance consideration for its meeting on Tuesday, April 28.
- ii. The Council may wish to return to the discussion of other potential tax relief options as described in the previously distributed material

Recommendation: Consider the ordinance and set a public hearing as appropriate and discuss other options and determine how to proceed.

## **10 New Business**

### **10a Review and consideration of a water “Will Serve” letter to Connecticut Water**

**Company** – The Town Council, as the Town’s water authority, is asked to consider approval of a letter indicating that the Town intends to sell water to the Connecticut Water Company (CT Water) for use in the Edgewater Hills development in accordance with the Agreement with CT Water approved by the Council in November and executed in December 2026. The letter indicates that the Town will sell up to 37,380 gallons of water per day to CT Water, provided the Town system in the adjacent Hampton Woods development has been constructed and the Town has water available. As a reminder, the Hampton Woods development was approved many years ago and minimally implemented. It is currently in the process of being transferred to an entity related to the developer of Edgewater Hills who would be obligated to construct the remaining portions of the water system in Hampton Woods and the connection to the CT Water owned water system in Edgewater Hills at the developer’s expense. Once the system

serves more than 25 individuals, the water system becomes the property of the Town of East Hampton in accordance with applicable state and local regulations.

Recommendation: Approve the “Will Serve” letter.

**10b Discussion of budget related matters** – The Board of Finance has transmitted its recommended budget for the Fiscal Year 2027. At its meeting on Wednesday, April 1, it recommended modifications to the Capital Plan by changing the method by which certain activities would be financed. It has recommended use of unobligated General Funds reserves to fund the parking lot improvements at the Middle School and has recommended changes to the list of items to be financed through borrowing. The end result was a reduction in the transfer of current taxes from the General Fund. Although there was some discussion around not funding the requests for two additional staff, ultimately these were left in the budget recommendation and only the reduction related to capital funding (-\$188,000) was included. The recommended Town Operations budget was \$20,384,159. After some discussion regarding a proposal to reduce the Board of Education budget, the Board of Finance advanced and recommended the BOE recommended budget of \$40,627,676 for a total budget of \$61,011,835, which is an increase of \$2,452,104 or 4.19%. The Council is asked to discuss and determine its plan for review and recommendation of a final budget for Town Meeting and referendum.

In addition to recommending a proposed budget, the Board of Finance has recommended an additional appropriation for consideration by the Council. The BOF has recommended use of the current unobligated reserves of the Town in the amount of \$450,000 to fund the paving project at the Middle School instead of including the project in the FY27 budget. Making such an appropriation requires approval of the Town Meeting. Staff recommends that the Council consider using the Town Meeting that will be called for adoption of the budget for consideration of the additional appropriation. A resolution of the Town Meeting would have to be prepared in advance for consideration by the Council.

Recommendation: Consider these items and determine a plan for moving forward.

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

**Town of East Hampton  
Town Council Regular Meeting  
Tuesday, March 24, 2026  
Town Hall Council Chambers and Zoom**

**MINUTES**

**Present:** Chairman Dean Markham, Vice Chairman Jack Solomon, Council Members Tim Feegel, Ted Hintz, Jr., Richard Knotek, Joelyn Leon and Karen Wanat and Town Manager David Cox

**Call to Order & Pledge of Allegiance**

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

**Adoption of Agenda**

A motion was made by Mr. Hintz, seconded by Ms. Wanat, to amend the agenda moving Resolutions/Policies/Proclamations to follow Approval of Minutes and to add an Executive Session following Communications/Correspondence/Announcements for Attorney Correspondence and Potential Purchase of Property. Voted (7-0)

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

**Approval of Minutes**

**Special Meeting of March 10, 2026  
Regular Meeting of March 10, 2026  
Special Meeting of March 12, 2026**

A motion was made by Mr. Hintz, seconded by Ms. Wanat, to approve the minutes of the Town Council Special Meeting of March 10, 2026, Regular Meeting of March 10, 2026, and Special Meeting of March 12, 2026, as presented. Voted (7-0)

**Resolutions/Ordinances/Policies/Proclamations**

**Proclamation for Retiring Public Works Employee Henry Tarryk**

Ms. Leon read the proclamation for the retirement of Public Works employee Henry Tarryk.

**Public Remarks**

Gregory Bajek, 27 Salmon Run, requested that the Council give the additional tax break to 100% totally disabled veterans for the 2 acres of property that is shown in State statute.

Peter Pach, 59 Middle Haddam Road, asked questions about the biosolids plant even though the deal had been cancelled. He would like to know why the former Public Utilities Administrator reached out to Griffin, who else knew, were other proposals put out to other companies, was there a letter of intent and what public officials knew of the details of the plan. He would like to see a full postmortem so issues like this can be avoided in the future.

Lori Weech, 41 Cone Road, commented on the multiple letters to the Town Council regarding the cease and desist on any projects Mr. DeSimone was involved with including Long Crossing. She feels all projects he was involved with should be reviewed before moving forward. She would also

like responses to the letters sent to Council regarding WPCA. She also spoke about the Board of Assessment Appeals wondering who they are and how they got their positions.

Mr. Solomon and Mr. Cox noted the Board of Assessment Appeals is an elected board and are asked to give an impartial judgement regarding the values.

Valerie Hill Baker, 9 Lena Lane, continues to be concerned about the information regarding the biosolids plant and commented on public officials that should be fired or resign.

Kevin Rogers, Coughlin Road, commented on unethical behavior by staff and boards.

Rebecca Harvey, Flanders Road, commented on Griffin being involved in a Middle Haddam project and asked if the town has stopped that project as well. She feels anything Mr. DeSimone was involved with should be reviewed, the WPCA members on Joint Facilities should also be removed, the Town Manager should be reviewed, and there is a loss of transparency in the Town. She feels the budget should be frozen until all of the FOI requests are finished and not move further until everything is reassessed.

Janice Cavanaugh, 204 Hog Hill Road, commented on a petition regarding purchasing 292 West High Street.

Sal Nucifora, 147 Colchester Avenue, commented on deferring any state laws going into effect this year due to the WPCA issue. He feels a full explanation should be given regarding the letter from Mr. DeSimone to a Council member.

Rebecca Hodge, 28 Old Middletown Road, commented on the Board of Assessment Appeals and her assessments. She also feels the town is not following the POCD from 2016 and the Town Council should talk about all the development plans in the works.

Robert Baer, 108 Middletown Avenue, commented on disciplinary action that should be taken on the Town Manager.

Jennifer, a resident, commented on a sewer easement offered to a Town Council member and disciplinary action on the Town Manager.

### **Presentations**

None

### **Bids & Contracts**

#### **Review and Possible Action on Bid for Towing, Maintenance and Repair of Police Vehicles**

Police Chief Dennis Woessner provided an overview of the bids received for towing, maintenance and repair of police vehicles. Two bids were received. Based on the fees presented, he recommends Belltown Motors be awarded the bid.

A motion was made by Mr. Hintz, seconded by Mr. Feegel, to award the bid for Towing, Maintenance and Repair of Police Vehicles to Belltown Motors. Voted (7-0)

### **Continued Business**

#### **Sub-Committee Reports & Updates**

None

## **Matters Related to the WPCA Restructuring WPCA Ordinance**

Council members reviewed proposed ordinance changes related to the WPCA including changing the authority of the WPCA to the Town Council. The ordinance change would require a public hearing, then after approval of the revised ordinance, changes would be effective after 20 days.

A motion was made by Mr. Hintz, seconded by Ms. Leon, to set a public hearing on Tuesday, April 7, 2026 to consider amendments to Chapter 146 of the Code of the Town of East Hampton regarding the Water and Sewer Authority. Voted (6-0-1) Ms. Wanat abstained.

## **Other WPCA Matters for Discussion**

Ms. Wanat recused herself for this discussion.

The council discussed the proposed sewer extension related to the 30 Long Crossing project and the lack of a finalized development agreement with the developer. While plans and basic approvals for the sewer extension appear to exist, the developer's agreement has not been completed, meaning there is currently no formal agreement in place. Council members suggested delaying any approval of sewer extensions until the Council officially becomes the Water Pollution Control Authority (WPCA) and has more time to review the project. The town attorney clarified that the Town Council cannot act as the WPCA until the revised ordinance is formally adopted, which will occur only after a public hearing and waiting period (approximately late April).

The discussion also clarified roles between the Joint Facilities and the WPCA. Joint Facilities manages the regional wastewater treatment infrastructure shared with Colchester, while the WPCA sets sewer policies within East Hampton, including rates, development agreements, and decisions about where sewers should or should not be extended.

## **Consideration of Actions Regarding Acquisition of 292 West High Street**

The Town Council reviewed a resolution for the potential purchase of 292 West High Street for an open space buffer around the wastewater treatment plant. The Board of Finance reviewed the matter at a meeting on March 16 and approved a resolution authorizing the sale and the appropriation of funds from the General Fund Reserves. The Planning and Zoning Commission will do another statutory 8-24 review on April 1.

A motion was made by Mr. Hintz, seconded by Mr. Solomon, to set a Town Meeting on Tuesday, April 7, 2026 at 6:00pm at the Town Hall regarding the purchase of 292 West High Street. Voted (6-0).

A motion was made by Mr. Hintz, seconded by Ms. Leon, to approve the resolution for the acquisition of 292 West High Street. Voted (6-0)

Ms. Wanat returned to the meeting.

## **Discussion of Tax Relief Programs**

Mr. Cox provided overviews of documents from the Office of Legislative Research outlining mandatory and optional tax relief programs, current Town Code showing what is offered now and excerpts from State Statute. Members discussed the Senior Tax Freeze Program. This program freezes a senior's property taxes, but the difference between the frozen tax and the actual amount becomes a 0% interest lien on the property, payable when the home is sold. Some residents avoid the program

because of this lien, though it was originally intended to help seniors while allowing the town to recover the deferred taxes later. For veterans, the council discussed expanding benefits to include adding the optional exemption for up to two acres of land for veterans who are 100% permanently disabled through the VA and ensuring the exemption continues for surviving spouses who have not remarried. Members considered adoption of other state-authorized veterans exemptions, including those for income-limited veterans. The Council also discussed the property tax abatement for volunteer emergency personnel, but noted the town currently provides a stipend instead. Because tax law changes may make the exemption more advantageous, the council wants additional information before deciding. A draft ordinance will be prepared for the next meeting to include all additional veterans' exemptions allowed by state law. Also, more information will be prepared regarding the homestead exemption.

### **New Business**

#### **Review and Possible Action on Police Department General Orders**

- **General Order 4.9 Complaints That Allege Misconduct by Law Enforcement Personnel**
- **General Order 5.5 Family Violence**
- **General Order 5.30 Automatic License Plate Readers**

Police Chief Dennis Woessner provided an overview of the three general orders.

A motion was made by Mr. Hintz, seconded by Mr. Solomon, to approve Police Department General Orders 4.9 Complaints That Allege Misconduct by Law Enforcement Personnel; 5.5 Family Violence and 5.3 Automatic License Plate Readers, as presented. Voted (7-0)

#### **Review and Possible Action on Amendment to the Town's Pension and Retirement Income Plan**

Following the approval of a revised collective bargaining agreement with the Police Officer's union, a formal amendment needs to be approved for the Town's pension plan to implement the changes approved in agreement. The details are listed in the Agenda Information document included with the minutes filed in the Town Clerk's Office.

A motion was made to approve Amendment 2026-1 to the Town of East Hampton Retirement Income Plan as presented. Voted (6-1) Mr. Hintz against.

### **Town Manager's Report**

Mr. Cox provided his written report for the Council members and highlighted items in the report. The report will be included with the minutes filed in the Town Clerk's Office.

### **Appointments**

A motion was made by Mr. Knotek, seconded by Mr. Feegel, to appoint the following residents to the Arts & Culture Commission:

- Alex Bridgemohan – term through December 31, 2027
- Alexander Davis – term through December 31, 2028
- Keirsten Estabrooks – term through December 31, 2028

Voted (7-0)

A motion was made by Mr. Knotek, seconded by Ms. Leon, to appoint Conservation-Lake Commission alternate Stephen Hardenburg to a full member on that commission with a term through June 30, 2027. Voted (7-0)

A motion was made by Mr. Knotek, seconded by Mr. Solomon, to reappoint David Cox to the Chatham Health Board with a term through December 31, 2028.

### **Tax Refunds**

A motion was made by Mr. Feegel, seconded by Mr. Hintz, to approve tax refunds in the amount of \$3,998.12. Voted (7-0)

### **Public Remarks**

A resident commented on the POCD regarding agriculture and the right to farm.

Robert Baer, 108 Middletown Avenue, commented on disciplinary action on the Town Manager.

Sal Nucifora, 147 Colchester Avenue, commented on tax relief and what can be done to help the residents.

Jennifer, a resident, doesn't think it is appropriate to have a lien on a senior's property that has their taxes frozen. More needs to be done for seniors and veterans and wants disciplinary action against the Town Manager.

Peter Downey, Lake Drive, asked how many FOI requests and Ethics complaints have been filed.

Kyle Dostaler, 56 William Drive, commented on the WPCA also being responsible for potable water in town and asked if the Town Council is handling that as well.

### **Communications, Correspondence & Announcements**

None

### **Executive Session**

A motion was made by Mr. Hintz, seconded by Ms. Wanat, to enter Executive Session at 8:45pm for Attorney Correspondence and Potential Purchase of Property. The Town Manager and Town Legal Counsel Richard Carella were invited into the session. Voted (7-0)

Executive Session ended at 9:32 p.m.

### **Adjournment**

A motion was made by Ms. Wanat, seconded by Mr. Hintz, to adjourn the meeting at 9:32 p.m. Voted (7-0)

Respectfully Submitted,  
Cathy Sirois  
Recording Clerk

**Draft Amendment to Chapter 146**

**WATER AND SEWER POLLUTION CONTROL AUTHORITY**

- |          |                               |          |                                      |
|----------|-------------------------------|----------|--------------------------------------|
| § 146-1. | Creation; powers and duties.  | § 146-5. | Records; annual report; budget.      |
| § 146-2. | Membership; terms; vacancies. |          |                                      |
| § 146-3. | Appointments.                 | § 146-6. | <del>Removal of Commissioners.</del> |
| § 146-4. | Officers; minutes; meetings.  |          |                                      |

[HISTORY: Adopted by the Special Town Meeting of the Town of East Hampton 5-23-1967 (Ord. No. 4.02). Amendments noted where applicable.]

GENERAL REFERENCES

~~Sewer construction — See Ch. 261. Water system construction — See Ch. 295.~~  
~~Sewer use — See Ch. 264. Water system use — See Ch. 299.~~

**§ 146-1. Creation; powers and duties.**

The Town of East Hampton hereby creates a Water ~~and Sewer Commission~~Pollution Control Authority, and designates ~~the Town Council said Commission~~ as the Water ~~and Sewer~~Pollution Control Authority of the Town of East Hampton ~~pursuant to and together~~ with all the powers, purposes and objectives set forth in Chapters 102 and 103 of the Connecticut General Statutes, as amended, and grants such ~~Authority Commission~~the power to construct and operate a water distribution system ~~and a sewerage system~~ within the Town of East Hampton, subject to the provisions of Chapters 102 and 103 of such statutes.

**§ 146-2. Membership; terms; vacancies. [Amended 12-2-1976 STM; 2-8-1980 STM; 7-29-1987 STM; 7-9-2024 by Ord. No. 2024.04]**

~~Said Commission shall consist of seven members and two alternate members who shall be electors of the Town of East Hampton, who shall be appointed by the The Town Council, as the legislative body of the Town of East Hampton, is designated as the water pollution control authority for the Town of East Hampton. Each Town Council member and shall serve without compensation as a member of the Authority by virtue of the office as Town Council member, to serve in such capacity during the term of office as Town Councilor. The seven members and two alternate members shall serve for terms of five years. When terms end or resignations occur after June 30, 1987, the Town Council shall allow two positions to remain vacant to reduce the membership from nine to seven members. Terms shall expire on June 30 in each year. Whenever a vacancy occurs, the Town Council shall appoint a successor to hold office for the unexpired portion of the term. A Commissioner shall continue in office until his successor is appointed.~~

**§ 146-3. Appointments. [Added 4-9-2013]**

Pursuant to Town Charter Sections 3.2 and 3.3, based upon merit and fitness alone, the Town Manager shall appoint a Public Utilities Administrator to oversee the day-to-day operations of the ~~Water Pollution Control~~ Authority.

#### **§ 146-4. Officers; minutes; meetings.**

The ~~Commission~~-Authority shall elect a Chairman from among its own members at the first meeting and annually thereafter at the first meeting held after the first day of July in each year. The ~~Commission~~-Authority shall appoint a Clerk, who need not be a member of the ~~Commission~~-Authority, an attorney, and such other employees as it may deem necessary, and shall prescribe and define their duties. The Clerk shall keep a complete record of the proceedings of the ~~Commission~~-Authority and, when ordered by the ~~Commission~~-Authority, shall file the same with the Town Clerk. All such records shall be open for public inspection at reasonable hours. Meetings of the ~~Commission~~-Authority may be called by the Chairman or any two members upon 24 hours' notice thereof.

#### **§ 146-5. Records; annual report; budget.**

The ~~Commission~~-Authority shall maintain proper accounting and financial records, and shall make an annual report to the Town Council. The ~~Commission~~-Authority shall prepare annually a budget of estimated revenue and expenditures for the ensuing fiscal year.

#### **~~§ 146-6. Removal of Commissioners.~~**

~~A Commissioner may be removed for inefficiency or neglect of duty or misconduct in office by the Town Council after a hearing conforming to recognized standards of due process of law; a Commissioner shall be removed only after opportunity to be heard in person or by counsel before the Town Council, at least 10 days prior to which he shall have been given a copy of the charges against him. In the event of the removal of any Commissioner, a record of the proceeding, together with the charges and findings thereon, shall be filed in the office of the Town Clerk of East Hampton.~~

## Draft Amendment to Chapter 146

### WATER POLLUTION CONTROL AUTHORITY

§ 146-1.	Creation; powers and duties.	§ 146-5.	Records; annual report; budget.
§ 146-2.	Membership; terms; vacancies.		
§ 146-3.	Appointments.		
§ 146-4.	Officers; minutes; meetings.		

**[HISTORY: Adopted by the Special Town Meeting of the Town of East Hampton 5-23-1967 (Ord. No. 4.02). Amendments noted where applicable.]**

#### **§ 146-1. Creation; powers and duties.**

The Town of East Hampton hereby creates a Water Pollution Control Authority, and designates the Town Council as the Water Pollution Control Authority of the Town of East Hampton pursuant to and together with all the powers, purposes and objectives set forth in Chapters 102 and 103 of the Connecticut General Statutes, as amended, and grants such Authority the power to construct and operate a water distribution system and a sewerage system within the Town of East Hampton, subject to the provisions of Chapters 102 and 103 of such statutes.

#### **§ 146-2. Membership; terms; vacancies. [Amended 12-2-1976 STM; 2-8-1980 STM; 7-29-1987 STM; 7-9-2024 by Ord. No. 2024.04]**

The Town Council, as the legislative body of the Town of East Hampton, is designated as the water pollution control authority for the Town of East Hampton. Each Town Council member shall serve without compensation as a member of the Authority by virtue of the office as Town Council member, to serve in such capacity during the term of office as Town Councilor. . Whenever a vacancy occurs, the Town Council shall appoint a successor to hold office for the unexpired portion of the term.

#### **§ 146-3. Appointments. [Added 4-9-2013<sup>1</sup>]**

Pursuant to Town Charter Sections 3.2 and 3.3, based upon merit and fitness alone, the Town Manager shall appoint a Public Utilities Administrator to oversee the day-to-day operations of the Authority.

#### **§ 146-4. Officers; minutes; meetings.**

The Authority shall elect a Chairman from among its own members at the first meeting and annually thereafter at the first meeting held after the first day of July in each year. The Authority shall appoint a Clerk, who need not be a member of the Authority, an attorney, and such other employees as it may deem necessary, and shall prescribe and define their duties. The Clerk shall keep a complete record of the proceedings of the Authority and, when ordered by the Authority, shall file the same with the Town Clerk. All such records shall be open for public inspection at reasonable hours. Meetings of the Authority may be called by the Chairman or any two members upon 24 hours' notice thereof.

**§ 146-5. Records; annual report; budget.**

The Authority shall maintain proper accounting and financial records, and shall make an annual report to the Town Council. The Authority shall prepare annually a budget of estimated revenue and expenditures for the ensuing fiscal year.

Town of East Hampton  
Middlesex County, Connecticut

**Ordinance No. 2026.01**

**An Ordinance Amending Chapter 146 of the Code of the Town of East Hampton Regarding Water and Sewer Authority**

Draft March 24, 2026

WHEREAS, the Town Council of the Town of East Hampton determines that the existing Code section creating and authorizing the Water and Sewer Authority needs to be updated, and

WHEREAS, the Town Council determines that while the composition, authority and other operational matters related to the Water and Sewer Authority as vested in the Water Pollution Control Authority of the Town is reviewed that the Town Council should serve in this capacity as provided for in Statutes.

NOW THEREFORE, pursuant to Chapter II of the East Hampton Town Charter, the East Hampton Town Council hereby adopts the following Ordinance concerning amending Chapter 146 of the Code of the Town of East Hampton.

Section 1: Chapter 146 of the Code of the Town of East Hampton regarding Water and Sewer Authority is hereby repealed and replaced in its entirety as follows:

**§ 146-1. Creation; powers and duties.**

The Town of East Hampton hereby creates a Water Pollution Control Authority, and designates the Town Council as the Water Pollution Control Authority of the Town of East Hampton pursuant to and together with all the powers, purposes and objectives set forth in Chapters 102 and 103 of the Connecticut General Statutes, as amended, and grants such Authority the power to construct and operate a water distribution system and a sewerage system within the Town of East Hampton, subject to the provisions of Chapters 102 and 103 of such statutes.

**§ 146-2. Membership; terms; vacancies.**

The Town Council, as the legislative body of the Town of East Hampton, is designated as the water pollution control authority for the Town of East Hampton. Each Town Council member shall serve without compensation as a member of the Authority by virtue of the office as Town Council member, to serve in such capacity during the term of office as Town Councilor. Whenever a vacancy occurs, the Town Council shall appoint a successor to hold office for the unexpired portion of the term.

**§ 146-3. Appointments.**

Pursuant to Town Charter Sections 3.2 and 3.3, based upon merit and fitness alone, the Town Manager shall appoint a Public Utilities Administrator to oversee the day-to-day operations of the Authority.

**§ 146-4. Officers; minutes; meetings.**

The Authority shall elect a Chairman from among its own members at the first meeting and annually thereafter at the first meeting held after the first day of July in each year. The Authority shall appoint a Clerk, who need not be a member of the Authority, an attorney, and such other employees as it may deem necessary, and shall prescribe and define their duties. The Clerk shall keep a complete record of the proceedings of the Authority and, when ordered by the Authority, shall file the same with the Town Clerk. All such records shall be open for public inspection at reasonable hours. Meetings of the Authority may be called by the Chairman or any two members upon 24 hours' notice thereof.

**§ 146-5. Records; annual report; budget.**

The Authority shall maintain proper accounting and financial records, and shall make an annual report to the Town Council. The Authority shall prepare annually a budget of estimated revenue and expenditures for the ensuing fiscal year.

Section 2: Subject to the applicable provisions of the Town Charter, this ordinance is effective immediately upon its adoption and publication.

Approved this \_\_\_\_ day of \_\_\_\_\_, 2026.

TOWN COUNCIL

ATTEST

\_\_\_\_\_  
Dean Markham, Chairperson

\_\_\_\_\_  
Patricia Burnham, Town Clerk

Town of East Hampton  
Middlesex County, Connecticut

DRAFT 4.2.2026

**Ordinance No. 2026.02**

An Ordinance Amending the Code of the  
Town of East Hampton to Create  
Chapter 255 Regarding Right to Farm

**WHEREAS**, the Connecticut General Statutes provide certain protections for agricultural activities that acknowledge the importance of these activities in the State of Connecticut, and;

**WHEREAS**, the Town Council agrees and desires to underscore the importance of protecting its agricultural heritage and the important role agriculture continues to play in East Hampton by adopting into its Code, the provisions of the State’s “Right to Farm” regulations, and;

**NOW, THEREFORE**, pursuant to Section 2.4 of the Town of East Hampton Charter, the Town Council of the Town of East Hampton does hereby ordain as follows:

Section 1: Chapter 255 of the Code of the Town of East Hampton is hereby established as follows.

§ 255-1. **Statutory Reference or Authority:** Connecticut General Statutes §§ 1-1(q) and §19a-341

§ 255-2. **Purpose:** Pursuant to the powers conferred upon by Connecticut General Statutes §7-148(c)(7)(e), (8), and (10)(A), and in furtherance of the goals of Connecticut General Statutes §19 a-341, the Town of East Hampton adopts this ordinance to recognize the importance of protecting its agricultural heritage and the important role agriculture continues to play. The Town officially recognizes the farmer’s right to farm and the importance of farming to the preservation of rural character and quality of life, the local economy, food security, the tax base, and wildlife corridors.

This Right to Farm ordinance encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmland within East Hampton by allowing agricultural uses and related activities to function with minimal conflict with abutters and Town agencies.

§ 255-3. **Definitions**

The terms “agriculture,” “farming,” “farm,” and “aquaculture” shall have all those meanings set forth in Connecticut General Statutes §1- 1(q) as may be amended from time to time.

#### **§ 255-4. The Right to Farm**

Notwithstanding, any general statute or municipal ordinance or regulation pertaining to nuisances to the contrary, no agricultural or farming operation, place, establishment or facility, or any of its appurtenances, or the operation thereof, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable (1) Odor from livestock, manure, fertilizer or feed, (2) noise from livestock, or farm equipment used in normal, generally acceptable farming procedures, (3) dust created during plowing or cultivation operations, (4) use of chemicals, provided such chemicals and the method of their application conform to practices approved by the Commissioner of Environmental Protection, or, where applicable, Commissioner of Health Services, or (5) water pollution from livestock or crop production activities, except the pollution of public or private drinking water supplies, provided such activities conform to acceptable management practices for pollution control approved by the Commissioner of Environmental Protection; provided such agricultural or farming operation, place, establishment or facility has been in operation for one year or more, and has not been substantially changed and such operation follows generally accepted agricultural practices.

Inspection and approval of the agricultural or farming operation, place, establishment or facility by the Commissioner of Agriculture or his designee shall be prima facie evidence that such operation follows generally accepted agricultural practices.

Further, notwithstanding the provisions of any general statute or municipal ordinance or regulation pertaining to nuisances, no operation to collect spring water or well water, as defined in the Connecticut General Statutes, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable noise from equipment used in such operation provided the operation (1) conforms to generally accepted practices for the collection of spring water or well water, (2) has received all approvals or permits required by law, and (3) complies with the East Hampton zoning regulations as to time, place and manner restrictions on operations to collect spring water or well water.

#### **§ 255-5. Willful or Reckless Misconduct Not Protected**

The provisions of this ordinance shall not apply whenever a nuisance results from negligence or willful or reckless misconduct in the operation of any such agricultural or farming operation, place, establishment or facility, or any of its appurtenances.

#### **§ 255-6. Impact Upon Zoning**

Nothing contained in this ordinance shall restrict the powers of East Hampton's Inland Wetlands Commission, Planning and Zoning Commission, Building or Health Departments under Connecticut General Statutes. The Town is urged to make the protection of farms and farming a criterion in its planning and policy decisions.

Section 2: This ordinance is effective upon its adoption and publication in accordance with Section 2.5 of the Town of East Hampton Charter.

Approved this \_\_\_ day of \_\_\_\_\_, 2026.

TOWN COUNCIL

ATTEST

\_\_\_\_\_  
Dean Markham, Chairperson

\_\_\_\_\_  
Patricia Burnham, Town Clerk

Ordinance Concerning the Right to Farm in the Town of East Hampton

Adopted \_\_\_\_\_

Effective \_\_\_\_\_

**Statutory Reference or Authority:** Conn. General Stat. §§ 1-1(q), Conn. General Stat. §19a-341

**Purpose:** Pursuant to the powers conferred upon by Section 7 – 148 (c) (7) (e), (8), and (10) (A), and in furtherance of the goals of Section 19 a-341 of the General Statutes, the Town of East Hampton adopts this ordinance to recognize the importance of protecting its agricultural heritage and the important role agriculture continues to play. The Town officially recognizes the farmer’s right to farm and the importance of farming to the preservation of rural character and quality of life, the local economy, food security, the tax base, and wildlife corridors. (can add other things here)

This Right to Farm ordinance encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmland within East Hampton by allowing agricultural uses and related activities to function with minimal conflict with abutters and Town agencies.

**Definitions:** The terms “agriculture” and “farming” shall have all those meanings set forth in Section 1- 1(q) of the Connecticut General Statutes as may be amended from time to time.

(Can include the full definition right here in the text – or not) “Except as otherwise specifically defined, the words "agriculture" and "farming" shall include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other Mollusca shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an

incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale.

The term "farm" includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop houses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities.

The term "aquaculture" means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands.

Nothing herein shall restrict the power of a local zoning authority under chapter 124.”

### **The Right to Farm**

Notwithstanding, any general statute or municipal ordinance or regulation pertaining to nuisances to the contrary, no agricultural or farming operation, place, establishment or facility, or any of its appurtenances, or the operation thereof, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable (1) Odor from livestock, manure, fertilizer or feed, (2) noise from livestock, or farm equipment used in normal, generally acceptable farming procedures, (3) dust created during plowing or cultivation operations, (4) use of chemicals, provided such chemicals and the method of their application conform to practices approved by the Commissioner of Environmental Protection, or, where applicable, Commissioner of Health Services, or (5) water pollution from livestock or crop production activities, except the pollution of public or private drinking water supplies, provided such activities conform to acceptable management practices for pollution control approved by the Commissioner of Environmental Protection; provided such agricultural or farming operation, place, establishment or facility has been in operation for one year or more, and has not been substantially changed and such operation follows generally accepted agricultural practices.

Inspection and approval of the agricultural or farming operation, place, establishment or facility by the Commissioner of Agriculture or his designee shall be prima facie evidence that such operation follows generally accepted agricultural practices.

Further, notwithstanding the provisions of any general statute or municipal ordinance or regulation pertaining to nuisances, no operation to collect spring water or well water, as defined in the Connecticut General Statutes, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable noise from equipment used in such operation provided the operation (1) conforms to generally accepted practices for the collection of spring water or well water, (2) has received all approvals or permits required

by law, and (3) complies with the East Hampton zoning regulations as to time, place and manner restrictions on operations to collect spring water or well water.

### **Willful or Reckless Misconduct Not Protected**

The provisions of this ordinance shall not apply whenever a nuisance results from negligence or willful or reckless misconduct in the operation of any such agricultural or farming operation, place, establishment or facility, or any of its appurtenances.

### **Impact Upon Zoning**

Nothing contained in this ordinance shall restrict the powers of East Hampton's Inland Wetlands Commission, Planning and Zoning Commission, Building or Health Departments under Connecticut General Statutes. The Town is urged to make the protection of farms and farming a criterion in its planning and policy decisions.

## **Model Right to Farm Ordinance**

### **Right to Farm Ordinance**

Be it ORDAINED that the electors of the Town of (Name of Municipality) at a duly warned Special Town Meeting held on (Date of meeting):

#### **Section I: Purpose and Intent**

Agriculture plays a significant role in (Name of Municipality's) heritage and future. The Town officially recognizes the importance of farming to its rural quality of life, heritage, public health, scenic vistas, tax base, wetlands and wildlife, and local economy. This Right to Farm ordinance encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmland within (Name of Municipality) by allowing agricultural uses and related activities to function with minimal conflict with abutters and Town agencies.

It is the declared policy of the Town of (Name of Municipality) to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food and other agricultural products and for its natural and ecological value. It is hereby further determined that whatever impact may be caused to others through generally accepted agricultural practices, such impact is offset and ameliorated by the benefits of farming to the neighborhood, community and society in general.

#### **Section II: Definitions**

The terms "agriculture" and "farming" shall have all those meanings set forth in Section 1-1(q) of the Connecticut General Statutes, as amended.

#### **Section III: Right to Farm**

The Right to Farm is hereby recognized to exist within the Town of (Name of Municipality). No present or future agricultural operation conducted or maintained in a manner consistent with accepted agricultural practices, which is engaged in the act of farming as defined in this ordinance shall become or be considered, a nuisance solely because such activity resulted or results in any changed condition of the use of adjacent land. Agricultural operations may occur any day or night provided such activities do not violate applicable health, safety, fire, zoning, wetlands, life safety, environmental or building codes and regulations and shall include, without limitation:

- 1) The incidental noise from livestock or farm equipment used in generally acceptable farming practices;
- 2) Odors from livestock, manure, fertilizer or feed;
- 3) Dust and fumes associated with normally accepted farming practices;
- 4) The use of agricultural chemicals provided such chemicals and the method of their application conform to practices approved by the State of Connecticut; and
- 5) Irrigation and water management associated with normally accepted farming practices.

Inspection and approval of the agricultural or farming operation, place, establishment or facility by the Commission of Agriculture or his/her designee shall be prima facie evidence that such operations follow generally accepted agricultural practices. Nothing contained in this ordinance shall restrict the powers of (Name of Municipality's) Inland Wetlands Commission, Planning and Zoning Commission, Building or Health Departments under Connecticut General Statutes.

This Ordinance shall take effect Fifteen (15) days after publication in accordance with the Connecticut General Statutes.

Dated:

Effective:

*Modeled from Town of Lebanon Right to Farm Ordinance*

**Location:**

AGRICULTURE; MUNICIPALITIES;

**Scope:**

Connecticut laws/regulations; Program Description;



January 31, 2011

2011-R-0058

**RIGHT-TO-FARM ORDINANCES**

By: Kristen L. Miller, Legislative Analyst II

You asked for information about right-to-farm ordinances. You specifically wanted to know (1) the purpose of such ordinances, (2) which Connecticut municipalities have them, (3) whether they are enforceable, and (4) if other states have right-to-farm laws.

**SUMMARY**

Municipal right-to-farm ordinances, in Connecticut and other states, are often policy statements asserting a community's commitment to agriculture and farming and, generally, reaffirming the state's right-to-farm law. The ordinances and laws mainly aim to protect farms and agricultural operations from certain nuisance lawsuits.

Connecticut's right-to-farm law exempts farms meeting specified conditions and following generally accepted agricultural practices, from certain nuisance laws, regulations, and ordinances concerning odor, noise, and other objectionable farming by-products. But it does not exempt them from nuisances caused by negligence or willful or reckless misconduct ([CGA § 19a-341](#)).

At least 12 Connecticut towns have adopted right-to-farm ordinances. None of the ordinances we reviewed impose specific conditions or requirements that could trigger an enforcement action. We attached Columbia's, New Milford's, and North Stonington's right-to-farm ordinances. New Milford's ordinance includes a procedure for mediating disputes and providing advisory opinions for agricultural practice questions, but it does not prohibit parties from directly filing nuisance actions in Superior Court.

Every state has laws protecting farmers from nuisance lawsuits in certain circumstances and municipalities throughout the country have adopted right-to-farm ordinances (American Farmland Trust (AFT) Farmland Information Center Factsheet, [http://www.farmlandinfo.org/documents/27761/fp\\_toolbox\\_02-2008.pdf](http://www.farmlandinfo.org/documents/27761/fp_toolbox_02-2008.pdf)).

**RIGHT-TO-FARM ORDINANCES**

Municipal right-to-farm ordinances reaffirm and often restate a state's right-to-farm law, protecting farmers from certain nuisance lawsuits. Connecticut's right-to-farm law exempts certain agricultural and farming operations from nuisance laws, regulations, and ordinances related to the odors, noises, and other objectionable by-products associated with farming. The exemption applies to farms and agricultural operations that (1) have been in operation for one year or more with no substantial

changes and (2) follow generally accepted agricultural practices. It does not apply to nuisances caused by negligence or willful or reckless misconduct ([CGS §§ 19a-341\(a\) and \(c\)](#)).

According to AFT and the Connecticut Conference of Municipalities, municipalities adopt right-to-farm ordinances to emphasize support for local farms and agriculture. They reiterate the right-to-farm law's protections from nuisance lawsuits and often declare farming as an accepted and valued activity within the community (*Planning for Agriculture: A Guide for Connecticut Municipalities*, <http://www.farmland.org/programs/states/ct/documents/PlanningforAgriculture--AGuideforCTMunicipalities.pdf>). Some ordinances in other states may require deeds to properties in agricultural areas to have notices cautioning prospective buyers of the impacts associated with farming and agricultural activity (AFT Farmland Information Center Factsheet, [http://www.farmlandinfo.org/documents/27761/fp\\_toolbox\\_02-2008.pdf](http://www.farmlandinfo.org/documents/27761/fp_toolbox_02-2008.pdf)).

At least 12 Connecticut municipalities have right-to-farm ordinances: Brooklyn, Canterbury, Colchester, Columbia, Eastford, Franklin, Lebanon, New Milford, North Stonington, Pomfret, Thompson, and Woodstock. Most are available online.

We attached Columbia's, New Milford's, and North Stonington's ordinances, each of which recognizes the importance of farming, declares the town's support for agriculture-related activities, and reiterates the right-to-farm law protections.

New Milford's ordinance also provides a procedure for mediating disputes and issuing advisory opinions on farming and agricultural practices. The procedure does not prohibit a party from appealing the panel's decision or filing a direct action concerning the alleged nuisance with the Superior Court. Similar procedures are included in Eastford's and Thompson's ordinances.

#### **RIGHT-TO-FARM LAWS IN OTHER STATES**

According to AFT and The National Agricultural Law Center, every state has right-to-farm laws protecting farmers from nuisance lawsuits under certain circumstances. The National Agricultural Law Center's collection of state right-to-farm statutes is located at <http://www.nationalaglawcenter.org/assets/righttofarm/index.html>.

In addition to providing protection from certain nuisance actions, some of these laws also prohibit municipalities from enacting ordinances that unreasonably restrict agriculture. A collection of state right-to-farm statutes and municipal right-to-farm ordinances maintained by AFT's Farmland Information Center is available at [http://www.farmlandinfo.org/farmland\\_preservation\\_laws/index.cfm?categoryID=&stateID=&topicID=3254](http://www.farmlandinfo.org/farmland_preservation_laws/index.cfm?categoryID=&stateID=&topicID=3254).

KM:df

<b>Attachment</b>
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23-0

**RIGHT- TO- FARM ORDINANCE****(As proposed for adoption at the Annual Town Meeting of September 29, 2009)****Section I: Purpose and Intent**

Agriculture plays a significant role in Columbia's heritage and future. The Town officially recognizes the importance of farming to its rural quality of life, heritage, public health, scenic vistas, tax base, wetlands and wildlife, and local economy. This Right-to-Farm ordinance encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmland within Columbia by allowing agricultural uses and related activities to function with minimal conflict withabutters and Town agencies.

It is the declared policy of the Town of Columbia to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food and other agricultural products and for its natural and ecological value. It is hereby further determined that whatever impact may be caused to others through generally accepted agricultural practices, such impact is offset and ameliorated by the benefits of farming to the neighborhood, community and society in general.

**Section II: Definitions**

The terms "agriculture" and "farming" shall have all those meanings set forth in Section 1-1(q) of the Connecticut General Statutes, as amended.

**Section III: Right-to-Farm**

No present or future agricultural operation conducted or maintained in a manner consistent with accepted agricultural practices, which is engaged in the act of farming as defined in this ordinance shall become or be considered a nuisance solely because such activity resulted or results in any changed condition of the use of adjacent land. Agricultural operations may occur any day or night provided such activities do not violate applicable health, safety, fire, zoning, wetlands, life safety, environmental or building codes and regulations and shall include, without limitation:

- 1) The incidental noise from livestock or farm equipment used in generally acceptable farming practices;
- 2) Odors from livestock, manure, fertilizer or feed;
- 3) Dust and fumes associated with normally accepted farming practices;
- 4) The use of agricultural chemicals provided such chemicals and the method of their application conform to practices approved by the State of Connecticut; and
- 5) Irrigation and water management associated with normally accepted farming practices.

Inspection and approval of the agricultural or farming operation, place, establishment or facility by the Commission of Agriculture or his/her designee shall be prima facie evidence that such operations follow generally accepted agricultural practices. Nothing contained in this ordinance shall restrict the powers of Columbia's Inland Wetlands Commission, Planning and Zoning Commission, Building or Health Departments under Connecticut General Statutes.

<b>PUBLIC HEARING:</b>	September 29, 2009
<b>ADOPTED:</b>	September 29, 2009
<b>PUBLISHED:</b>	October 6, 2009
<b>EFFECTIVE:</b>	October 27, 2009

## **ORDINANCE CONCERNING THE RIGHT TO FARM IN THE TOWN OF NEW MILFORD**

Authority CGS § 7-148 and 19a-341  
Charter, Section 405  
New Milford Code Sections 1- 4

### **Purpose and Intent**

Agriculture is a significant part of the Town of New Milford's heritage and a vital part of the Town's future. It is therefore the declared policy of the Town of New Milford and legislative determination of the New Milford Town Council to conserve and protect agricultural land and to encourage agricultural operations and the sale of local farm products within the Town. It is the purpose and intent of this ordinance to promote and advance the Town's policy and reduce the loss of local agricultural resources by limiting circumstances under which any such operation may be considered a nuisance. It is hereby further legislatively determined that whatever impact may be caused to others through normal agricultural practices, such impact is offset and ameliorated by the benefits of farming to the neighborhood, community, and society in general. Methods of farming that comport with generally accepted farming practices are also deemed to comport with community standards at large. This ordinance is not to be construed as modifying or abridging state law relative to the abatement of nuisances, but is to be used in the interpretation and characterization of activities and in considering and implementing enforcement of the provisions of the Code of the Town of New Milford and other applicable Town regulations, consistent with the provisions of Connecticut General Statutes § 19a-341. Additionally, the terms of this ordinance may be used in determining whether the methods and practices that may come under review conform to community standards.

### **Declaration**

No present or future agricultural operations conducted or maintained in a manner consistent with accepted customs and standards of the agricultural industry, including, without limitation, those practices prevailing in Litchfield County, on a recognized farm which is engaged in the act of farming as defined in this ordinance shall become or be considered, a nuisance solely because such activity resulted or results in any changed condition of the use of adjacent land. Agricultural operations may occur on holidays, weekends and weekdays by night or day provided such activities do not violate applicable health, safety, fire, life safety or building codes and regulations shall include, without limitation,:

- 1) The incidental noise from livestock or farm equipment used in normal, generally acceptable farming practices, including, without limitation, those practices prevailing in Litchfield County;
- 2) Odors from livestock, manure, fertilizer or feed;
- 3) Dust and fumes associated with normally accepted farming practices, including,

without limitation, those practices prevailing in Litchfield County;

4) The use of agricultural chemicals, pesticides and fertilizers associated with normally accepted farming practices, including, without limitation, those practices prevailing in Litchfield County; and

5) Irrigation and water management associated with normally accepted farming practices, including, without limitation, those practices prevailing in Litchfield County.

These provisions shall not apply whenever a nuisance results from the negligent or improper operation of any such agricultural operation.

### **Definitions**

Agricultural operations means activities relating to agricultural use including, but not limited to, the cultivation and tillage of soil, the burning of agricultural waste products or other agricultural burning, protection of crops and livestock from insects, pests, diseases, birds, predators or other pests damaging or could potentially damage crops, the proper and lawful use of agricultural chemicals, including but not limited to the application of pesticides and fertilizers, or the raising, production, irrigation, pruning, harvesting, or processing of an agricultural commodity, including any type of crop or livestock, and any forestry improvements and timber harvesting and processing. Such operations also include the operation and transportation of farm equipment over roads within the Town and conducting agriculture-related educational and farm-based recreational activities, including agri-tourism, provided the activities are related to marketing the agricultural output or services of the farm and local produce and livestock products and provided same do not conflict with any provisions of the zoning regulations. For purposes of this ordinance, such operations do not include the slaughtering of animals not raised on the premises where they are to be slaughtered.

Farm means a premises on which farming is conducted, including, without limitation, farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop houses and other temporary structures or other structures used primarily for the raising and, as incidental and adjunctive to ordinary farming operations, the sale of locally grown or raised agricultural or horticultural products.

Farming means cultivation of soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment. Farming does not include the storage, display or sale of crops, harvested products or produce that are not locally grown or raised, nor does it include the slaughtering of animals not raised on the premises where they are to be slaughtered.

### **Dispute Resolution and Advisory Opinions**

The Mayor, with the approval of the Town Council, shall appoint a panel of five (5) persons to a Farming Practices Panel ("Panel") to hear and mediate disputes that may

arise out farming practices and to issue advisory opinions concerning questions as to agricultural practices. Three (3) such members shall serve an initial two (2) year term followed by a four (4) year term. The other two members shall serve four (4) year terms. One (1) member of the panel shall be the New Milford Zoning Enforcement Officer, one (1) member shall be the Director of Health for the Town of New Milford, and one (1) member shall be a member of the Farmland Preservation Committee. The remaining two (2) members shall be electors of the Town of New Milford.

An interested person may submit a written request to the Panel care of the Mayor's office for an opinion as to whether a particular agricultural operation constitutes a nuisance or is an activity that is incidental to normal and customary farming activity and comports with community standards. In the event a dispute arises between an agricultural operator and a resident in the Town of New Milford as to whether a particular agricultural operation constitutes a nuisance, either interested party may submit a written request to the Panel for an advisory opinion or to mediate the dispute. The Panel may promulgate such regulations and procedures as it deems necessary for the implementation of this section. Nothing herein shall preclude any party from either appealing said advisory determination to the Superior Court for the Judicial District of Litchfield and/or commencing a direct action in said court to abate the claimed nuisance.

**Adopted on 7/28/08**

## **ORDINANCE CONCERNING THE RIGHT TO FARM IN THE TOWN OF NORTH STONINGTON**

### **Purpose:**

Pursuant to the powers conferred upon by Section 7 – 148 (c) (7) (e), (8), and (10) (A), and in furtherance of the goals of Section 19 a-341 of the General Statutes, the Town of North Stonington adopts this ordinance to recognize the importance of protecting prime farmland, to identify those parcels for which preservation is a priority, and to foster farming as a way of life by declaring this municipality's support of the farmer's right to farm.

### **Definitions:**

Except as otherwise specifically defined, the words "agriculture" and "Farming" shall include cultivation of the soil, dairying, forestry, raising or harvesting of any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the operation management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in preparation of such fruits or vegetables as an incident to the direct sale. Farmers sometimes work around the clock, often that work involves the use of large farm implements. Your daytime and nighttime peace and quiet can be disturbed by common agricultural practices, especially during the spring and fall field work seasons. The term "farm" includes farm building, and greenhouses, hoopouses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities.

### **The Right to Farm:**

Notwithstanding, any general statute or municipal ordinance or regulation pertaining to nuisances to the contrary, no agricultural or farming operation, place, establishment or facility, or any of its appurtenances, or the operation thereof, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable (1) Odor from livestock, manure, fertilizer or feed, (2) noise from livestock, or farm equipment used in normal, generally acceptable farming procedures, (3) dust created during plowing or cultivation operations, (4) use of chemicals, provided such chemicals and the method of their application conform to practices approved by the Commissioner of Environmental Protection, or, where applicable, Commissioner of Health Services, or

(5) water pollution from livestock or crop production activities, except the pollution of public or private drinking water supplies, provided such activities conform to acceptable management practices for pollution control approved by the Commissioner of Environmental Protection; provided such agricultural or farming operation, place, establishment or facility has been in operation for one year or more, and has not been substantially changed and such operation follows generally accepted agricultural practices. Inspection and approval of the agricultural or farming operation, place, establishment or facility by the Commissioner of Agriculture or his designee shall be prima facie evidence that such operation follows generally accepted agricultural practices.

**Willful or Reckless Misconduct Not Protected:**

The provisions of this ordinance shall not apply whenever a nuisance results from negligence or willful or reckless misconduct in the operation of any such agricultural or farming operation, place, establishment or facility, or any of its appurtenances.

**Impact Upon Zoning:**

Nothing contained in this ordinance shall restrict the power of the North Stonington Planning and Zoning Commission under Chapter 124 of the General Statutes. The Commission is urged to adopt regulations consistent with this ordinance, and to make the permanent preservation of farmland within this municipality, a criterion in its planning and policy decisions.

**Effective Date:**

This ordinance shall be effective (15) fifteen days after publication thereof in a newspaper having substantial circulation in the Town of North Stonington.

# Local Right to Farm Ordinances



## Background:

A local right to farm ordinance provides a policy statement that a municipality supports and encourages local agriculture.

## Key Points:

- A local right to farm ordinance helps inform new and prospective residents that they are moving into a farming community.
- A local right to farm ordinance helps provide guidance to municipal enforcement officials on how to respond to issues related to the nuisances covered in the state Right to Farm Law (**CGS Section 19a-341**).
- A local right to farm ordinance should mirror the state statute with a provision that the ordinance does not negate or diminish the authority of the various local regulatory agencies and commissions.
- A local right to farm ordinance is adopted through a vote of the municipal legislative authority.

## Statute:

**CGS Section 19a--341:** (a) Notwithstanding any general statute or municipal ordinance or regulation pertaining to nuisances to the contrary, no agricultural or farming operation, place, establishment or facility, or any of its appurtenances, or the operation thereof, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable (1) odor from livestock, manure, fertilizer or feed, (2) noise from livestock or farm equipment used in normal, generally acceptable farming procedures, (3) dust created during plowing or cultivation operations, (4) use of chemicals, provided such chemicals and the method of their application conform to practices approved by the Commissioner of Environmental Protection or, where applicable, the Commissioner of Public Health, or (5) water pollution from livestock or crop production activities, except the pollution of public or private drinking water supplies, provided such activities conform to acceptable management practices for pollution control approved by the Commissioner of Environmental Protection; provided such agricultural or farming operation, place, establishment or facility has been in operation for one year or more and has not been substantially changed, and such operation follows generally accepted agricultural practices. Inspection and approval of the agricultural or farming operation, place, establishment or facility by the Commissioner of Agriculture or his designee shall be prima facie evidence that such operation follows generally accepted agricultural practices.

*(Over)*

## 2 Local Right to Farm Ordinances (*continued*)

### FAQs:

**Q: Is a farm protected under Connecticut's Right to Farm Law if the municipality in which it is located does not adopt a local right to farm ordinance?**

**A:** Yes. The state Right to Farm Law (CGS 19a-341) is applicable in every municipality in Connecticut whether the municipality adopts a local right to farm ordinance or not.

**Q: Does a local right to farm ordinance protect a farm from complaints or infractions related to municipal zoning or wetlands regulations or state building or health codes?**

**A:** No. A right to farm ordinance strictly addresses complaints related to the five nuisances identified in the state statute, which should be reiterated in the local ordinance. Farms must still comply with all applicable municipal zoning and wetlands regulations as well as state building and health codes.

**Q: There are other state laws, but local ordinances are not created for every state law on the books. Why should a municipality adopt a local right to farm ordinance?**

**A:** Many state laws are further implemented through local municipal regulations. A local right to farm ordinance helps reaffirm the intent of the state Right to Farm Law and helps provide guidance especially to new and beginning farmers, the non-farming community and municipal enforcement agents.

**Q: How should a municipality respond to a complaint related to the five nuisances addressed in the ordinance and state statute?**

**A:** Based on the complaint, the municipal enforcement agent should meet with the farmer to determine the cause of the complaint. If it appears the complaint is related to an issue that is covered under the Right to Farm Law, the enforcement agent should contact the Connecticut Department of Agriculture for a determination of whether the farmer is following generally accepted agricultural practices. The enforcement agent may also consult with the local agricultural commission before contacting the Connecticut Department of Agriculture, if this is one of the charges of the commission.

### Notes:

*Town of Colchester, CT  
Saturday, March 28, 2026*

## Chapter 55. Farming

[HISTORY: Adopted by the Town Meeting of the Town of Colchester as indicated in article histories. Amendments noted where applicable.]

### **GENERAL REFERENCES**

Building construction — See Ch. 24.

## Article I. Right to Farm

[Adopted 10-15-2009]

### § 55-1. Purpose and intent.

- A. Agriculture plays a significant role in Colchester's heritage and future. The Town officially recognizes the importance of farming to its rural quality of life, heritage, public health, scenic vistas, tax base, wetlands, wildlife, and local economy. This Right-to-Farm Ordinance encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmland within Colchester by allowing agricultural uses and related activities to function with minimal conflict with abutters and Town agencies.
- B. It is the declared policy of the Town of Colchester to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food and other agricultural products and for its natural and ecological value.

### § 55-2. Definitions.

The terms "agriculture" and "farming" shall have all those meanings set forth in C.G.S. § 1-1(q), as amended.

### § 55-3. Right to farm.

- A. Pursuant to Connecticut General Statutes, no present or future agricultural operations conducted or maintained in a manner consistent with accepted customs and standards of the agricultural industry on a recognized farm which is engaged in the act of farming shall become or be considered a nuisance due to the identified impacts below solely because such activity resulted or results in any changed condition of the use of adjacent land, provided that best management practices for all activities are observed.
  - (1) The incidental noise from livestock or farm equipment used in normal, generally acceptable farming practices;
  - (2) Odors from livestock, manure, fertilizer or feed in accordance with public health and Department of Environmental Protection standards;
  - (3) Dust and fumes associated with normally accepted farming practices;

- (4) The use of agricultural chemicals, pesticides and fertilizers associated with normally accepted farming practices; or
  - (5) Water pollution from livestock or crop production activities, except the pollution of public or private drinking water supplies, provided such activities conform to acceptable management practices for pollution control approved by the Commissioner of Environmental Protection.
- B. These provisions shall not apply whenever a nuisance results from the negligent or improper operation of any such agricultural operation or when best management practices are not followed.
- C. Inspection and approval of the agricultural or farming operation, place, establishment or facility by the State Commissioner of Agriculture or his/her designee shall be prima facie evidence that such operations follow generally accepted agricultural practices. Nothing contained in this article shall restrict the powers of Colchester's Wetlands Commission, Planning and Zoning Commission, Building or Health Department under Connecticut General Statutes.

*Town of East Haddam, CT  
Saturday, March 28, 2026*

## Chapter 203. Farming

[HISTORY: Adopted by the Town of East Haddam 3-28-2013. Amendments noted where applicable.]

### **GENERAL REFERENCES**

Agriculture Commission — See Ch. 12, Art. VIII.

### § 203-1. Definitions.

For purposes of this chapter, the terms "agriculture" and "farming" shall have the same definition and meaning as set forth in Connecticut General Statutes § 1-1(q), as may be amended from time to time, as set forth below:

(q) Except as otherwise specifically defined, the words "agriculture" and "farming" shall include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term "farm" includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoopouses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The term "aquaculture" means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands. Nothing herein shall restrict the power of a local zoning authority under Chapter 124.

### § 203-2. Purpose.

The purpose of this chapter is:

- A. To protect and promote agriculture, including the growth of existing agricultural operations and the production and sale of locally grown food products;
- B. To reduce the loss of local agricultural resources;
- C. To mitigate the circumstances under which disputes arise between farmers and their neighbors and/or public agencies; and
- D. To reduce the potential for any agricultural use to be considered or determined a nuisance.

## § 203-3. Agricultural or farming operations not deemed nuisances.

The methods of farming that comport with generally accepted farming practices are deemed consistent with community standards. As long as farmers are in compliance with generally accepted farming practices, their agricultural uses will be deemed to be consistent with community standards and within the protections granted to agricultural uses under Connecticut General Statutes § 19a-341 as set forth below:

- (a) Notwithstanding any general statute or municipal ordinance or regulation pertaining to nuisances to the contrary, no agricultural or farming operation, place, establishment or facility, or any of its appurtenances, or the operation thereof, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable (1) odor from livestock, manure, fertilizer or feed, (2) noise from livestock or farm equipment used in normal, generally acceptable farming procedures, (3) dust created during plowing or cultivation operations, (4) use of chemicals, provided such chemicals and the method of their application conform to practices approved by the Commissioner of Energy and Environmental Protection or, where applicable, the Commissioner of Public Health, or (5) water pollution from livestock or crop production activities, except the pollution of public or private drinking water supplies, provided such activities conform to acceptable management practices for pollution control approved by the Commissioner of Energy and Environmental Protection; provided such agricultural or farming operation, place, establishment or facility has been in operation for one year or more and has not been substantially changed, and such operation follows generally accepted agricultural practices. Inspection and approval of the agricultural or farming operation, place, establishment or facility by the Commissioner of Agriculture or his designee shall be prima facie evidence that such operation follows generally accepted agricultural practices.
- (b) Notwithstanding any general statute or municipal ordinance or regulation pertaining to nuisances, no operation to collect spring water or well water, as defined in section 21a-150, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable noise from equipment used in such operation, provided the operation (1) conforms to generally accepted practices for the collection of spring water or well water, (2) has received all approvals or permits required by law, and (3) complies with the local zoning authority's time, place and manner restrictions on operations to collect spring water or well water.
- (c) The provisions of this section shall not apply whenever a nuisance results from negligence or willful or reckless misconduct in the operation of any such agricultural or farming operation, place, establishment or facility, or any of its appurtenances.

## § 203-4. Right to farm declaration.

The right to farm is hereby recognized to exist in East Haddam and all agricultural operations conducted in East Haddam, now and in the future, in a manner consistent with accepted agricultural practices (and not in violation of statutes, ordinances, codes, regulations and rules as promulgated by the legislative bodies of the state and Town, their or its boards and commissions, offices and agencies with respect to land use, public health and safety) shall not be considered either a public or private nuisance.

## § 203-5. Assistance.

- A. Residents and property owners may seek answers and assistance from the Agriculture Commission regarding questions they have with respect to any agricultural operation, establishment or facility located in East Haddam.
- B. Residents and property owners may seek assistance from other East Haddam officials, boards or commissions with respect to any agricultural operation, establishment or facility located in East Haddam.

- C. Nothing herein prohibits residents from taking their questions or complaints to the Connecticut Department of Agriculture and seeking a remedy from said Department, and any final administrative decision of the Department of Agriculture shall be considered determinative of the issues presented to said Department of Agriculture.

## § 203-6. Promoting right to farm.

The Board of Selectmen authorizes the Agriculture Commission to promote and advance the right to farm as part of a Town policy by:

- A. Disseminating information to Town agencies and officials and to the general public concerning state and local laws concerning agricultural uses and practices, including but not limited to C.G.S. § 19a-341, Agricultural or farming operation not deemed a nuisance.
- B. Disseminating information to Town agencies and officials and to the general public concerning generally accepted agricultural practices.
- C. Assisting Town agencies and officials with resolution of complaints lodged against an agricultural or farming operation or use.
- D. Assisting landowners with resolution of complaints when one or more of the landowners is a farmer or engaged in an agricultural operation or use.

## § 203-7. Interpretation.

Nothing contained in this chapter shall be construed or interpreted to conflict with existing statutes, ordinances, codes, regulations and rules as promulgated by the legislative bodies of the state and Town, their or its boards and commissions, offices, officers and agencies with respect to land use, public health and public safety or conflict with any state law, regulation or judicial or administrative ruling with respect to abatement of nuisances as described in C.G.S. § 19a-341. Nothing contained in this chapter is intended to restrict or interfere with the powers, regulatory authority, responsibilities and duties of the Inland Wetlands and Watercourses Commission, Planning and Zoning Commission, Zoning Enforcement Officer, Building Department, Fire Commissioners or the Chatham Health District. All offices, agencies, boards and commissions are encouraged to review and on an as-needed basis to adopt such regulations and rules consistent with this chapter to make preservation of farmland and promoting agricultural operations within the Town of East Haddam a criterion in their planning policy decisions.

Town of East Hampton  
Middlesex County, Connecticut

DRAFT 4.2.2026

**Ordinance No. 2026.03**

An Ordinance Amending Article XII of Chapter 278 of the Code of the  
Town of East Hampton Regarding  
Additional and Expanded Exemptions and Other Relief

**WHEREAS**, various provision of Connecticut General Statutes provide for optional expansion of certain property tax relief as determined by the municipality, and;

**WHEREAS**, the Town Council determines it is appropriate to expand and enhance the existing mandatory and optional programs implemented in East Hampton to the extent possible under the law to provide appropriate relief to Veterans most impacted by increases in taxes, and;

**NOW, THEREFORE**, pursuant to Section 2.4 of the Town of East Hampton Charter, the Town Council of the Town of East Hampton does hereby ordain as follows:

Section 1: Section 278-52 of Article XII of Chapter 278 of the Code of the Town of East Hampton is hereby repealed in its entirety and recreated as follows.

§ 278-52. Further Exemptions for Disabled Veterans

A. Exemption for Disabled Veterans

Pursuant to and in accordance with CGS §12-81g(b), any person entitled to an exemption from property tax in accordance with CGS §12-81 (20) shall be entitled to an additional exemption from such tax in an amount equal to three times the amount of the exemption provided for such person pursuant to CGS §12-81 (20), provided such person's total adjusted gross income as determined for purposes of the federal income tax, plus any other income not included in such adjusted income, excluding veterans' disability payments, individually if unmarried, or jointly with spouse if married, during the calendar year ending immediately preceding the filing of a claim for any such exemption, is not more than twenty-four thousand dollars if such person is married or not more than twenty-one thousand dollars if such person is not married.

B. Additional Exemption for 100 Percent Permanently and Totally Disabled Veterans

Pursuant to and in accordance with CGS §12-81 (83)(E), as amended, any individual receiving the exemption for a dwelling as provided in CGS §12-81(83)(A)(i) shall be further entitled to an exemption from the payment of taxes on the value of not more than two acres of the land upon which the dwelling that is the subject of the exemption under in CGS §12-81(83)(A)(i) is located. [OPTIONAL SENTENCE: The total amount of the exemption or exemptions granted under this section shall not exceed the median assessed

valuation of residential real property in the Town of East Hampton in the corresponding Grand List year.]

C. Alternative Exemption for Total Disability Based on Individual Unemployability

Pursuant to and in accordance with CGS §12-81(20) and pursuant to and in accordance with Section 240 of Public Act 25-168 as both may be amended from time to time, any resident veteran, resident veteran's spouse or surviving spouse shall be entitled to an exemption from property tax on the dwelling or other living unit or vehicle as provided in the statutes along with up to two acres of land upon which the dwelling or other living unit is located. [OPTIONAL SENTENCE: The total amount of the exemption or exemptions granted under this section shall not exceed the median assessed valuation of residential real property in the Town of East Hampton in the corresponding Grand List year.]

Section 2: Section 278-56 of Article XII of Chapter 278 of the Code of the Town of East Hampton is hereby repealed in its entirety and recreated as follows.

§ 278-56. Exemption for Gold Star Spouses and Parents

§ 278-56. Exemption for Spouses and Parents of Those Killed in Action

A. Pursuant to and in accordance with CGS §12-81ii, any resident who is the parent or surviving spouse of a person who was killed in action shall be entitled to an exemption from property tax in the amount of ten percent, not to exceed \$20,000, of the assessed value of said resident parent or surviving spouse's primary place of residence, provided such resident parent or surviving spouse's qualifying income does not exceed the applicable maximum amount as provided under CGS §12-811 plus \$25,000.

B. Pursuant to and in accordance with Section 241 of Public Act 168, any surviving unmarried spouse shall be entitled to exemption for up to two acres of land upon which the primary dwelling or other living unit is located for which the underlying exemption is claimed.

A.C. [OPTIONAL SENTENCE: The total amount of the exemption or exemptions granted under this section shall not exceed the median assessed valuation of residential real property in the Town of East Hampton in the corresponding Grand List year.]

Section 3: Article XI of Chapter 278 of the Code of the Town of East Hampton is hereby repealed in its entirety and recreated as follows.

Article XI

Low-Income Veterans Exemption

§ 278-47 Purpose.

The purpose of this article is to provide additional property tax relief for low-income veterans or their spouse consistent with Connecticut General Statutes § 12-81f(a)(b)(c), and § 12-81kk, and in recognition of their service to our country.

§ 278-48 Definitions.

The following definitions shall apply in the interpretation of this article:

EXEMPTION

A benefit provided to an individual on their property tax.

LOW INCOME

Those individuals falling within the limits of income as identified by the Office of Policy and Management yearly Qualifying Income Table provided under § 12-811 of the Connecticut General Statutes or as described herein.

VETERAN

Any resident who served honorably on active duty in the Armed Forces of the United States of America and is entitled to an exemption from property tax in accordance with Connecticut General Statutes § 12-81(19) or in § 27-103, as applicable.

§ 278-49 Exemption and Application.

A. ~~A.~~ The Town of East Hampton, by majority vote of its Town Council, does hereby allow for a local option additional low-income veterans exemption, in an amount of \$20,000 of the assessed value, in accordance with § 12-81f of the Connecticut General Statutes.

A.B. Pursuant to and in accordance with CGS § 12-81kk, any veteran whose federal adjusted gross income is fifty thousand one hundred dollars or less shall be entitled to an exemption from the tax imposed on any dwelling owned and occupied by such veteran as such veteran's primary residence in an amount equal to ten percent of the assessed value of such primary residence.

CB. Applicants for ~~this~~ exemptions in this section must file ~~with the Office of the Assessor biannually~~ in accordance with the applicable sections of Connecticut General Statutes ~~§ 12-81f(d)~~.

This ordinance is effective upon its adoption and publication in accordance with Section 2.5 of the Town of East Hampton Charter for the Grand List effective October 1 XXXX.

[SIGNATURES FOLLOW]

Approved this \_\_\_ day of \_\_\_\_\_, 2026.

TOWN COUNCIL

ATTEST

\_\_\_\_\_  
Dean Markham, Chairperson

\_\_\_\_\_  
Patricia Burnham, Town Clerk

## Mandatory Property Tax Relief for Homeowners

By: Jessica Schaeffer-Helmecki, Senior Legislative Attorney  
February 3, 2026 | 2026-R-0027

### Issue

Describe the property tax relief municipalities must provide to eligible homeowners (i.e. mandatory programs). This report updates OLR Report [2024-R-0126](#).

### Summary

Connecticut laws require municipalities to provide property tax relief for specific groups of taxpayers, such as those who are seniors, veterans, or have a disability. Additionally, some taxpayers are eligible for an exemption for using certain renewable energy sources and an income tax credit for paying property taxes.

The law generally specifies the types of property to which the relief may be applied (e.g., commercial property, real property, motor vehicles). This report covers relief that may be applied toward residential real property that eligible taxpayers own (i.e. their homes). With few exceptions, indicated below, the law allows the relief to be applied toward personal property, like vehicles, as well.

Under state law, municipalities may choose to provide more relief to these groups and may extend certain relief to other

### *Abatements*

*reduce the amount of tax due. For example, if a homeowner owes \$1,000 in taxes and is entitled to a 10% abatement, he or she would owe \$900 instead.*

*Circuit Breaker Programs are a type of abatement that prevent a tax from exceeding a specified portion of an eligible individual's income.*

### *Exemptions*

*exclude property or a portion of its value from taxation. For example, if a house has an assessed value of \$140,000 and \$20,000 is exempted, \$120,000 of its value would be taxable.*

### *Tax Freezes*

*set an individual's property tax to the amount he or she owed at a particular time.*

homeowners, including emergency personnel and individuals with a financial hardship. OLR Report [2026-R-0001](#) provides an overview of these optional property tax relief programs.

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## **Relief for Seniors and People With Disabilities**

### ***Circuit Breaker Program***

The Circuit Breaker Program entitles older adults and individuals with a permanent and total disability to a property tax reduction of up to \$1,250 for married couples and \$1,000 for individuals. The reduction applies only to taxes owed on their homes. It cannot be applied toward taxes owed on personal property.

To qualify, an applicant must (1) be age 65 or older, have a spouse age 65 or older, or be at least age 50 and a surviving spouse of someone who, at the time of his or her death, was eligible for the program; (2) occupy the property to which the tax applies as his or her home; (3) live in Connecticut at least one year before applying; and (4) have income at or below a statutory threshold ([CGS §§ 12-170aa to -cc](#)). The current qualifying income threshold for this program is \$56,500 for married couples and \$46,300 for singles, based on 2025 income.

Historically, the state generally reimbursed municipalities for lost revenue attributed to this program. Since 2017 however, the law has allowed the state, with certain exceptions, to reduce reimbursements to municipalities by up to 100%. Municipalities must continue to provide tax reductions to eligible homeowners regardless of reimbursement levels ([CGS § 12-170aa\(g\)](#)).

More information on the program is available on the Office of Policy and Management's (OPM's) [website](#).

### ***Tax Freeze for the Disabled or Elderly***

As part of a 1967 state-funded program, municipalities were required to cap the property taxes of elderly homeowners, but the program has been closed to new applicants since 1980. (In FY 25, the program had two participants.) An enrolled homeowner's property tax liability is capped at the amount they paid in their first year in the program.

In order to have qualified, applicants had to be at least 65 years or older and have an adjusted gross income of under \$6,000. Surviving spouses of taxpayers who qualified at the time of their death must have been at least 50 years old to qualify. In addition, they must have occupied the eligible property as their primary home and have lived in the state for at least one year ([CGS § 12-129b](#)).

### ***Exemption for Taxpayers With Disabilities***

Qualifying taxpayers with disabilities are entitled by law to a \$1,000 property tax exemption. In order to qualify, they must (1) be eligible to receive permanent total disability benefits under Social Security; (2) qualify for permanent disability benefits under a federal, state, or local government retirement plan; or (3) be 65 years or older and no longer eligible to receive benefits under the disability benefit provisions of Social Security ([CGS § 12-81\(55\)](#)). Municipalities may provide an additional exemption to these taxpayers of up to \$1,000 ([CGS § 12-81i](#)).

### ***Exemption for the Blind***

Municipalities must exempt \$3,000 of property belonging to individuals who provide satisfactory proof to the board of assessors that they are blind. For purposes of the exemption, to be blind means to have either (1) total and permanent loss of sight in both eyes, (2) a reduction in vision so that the central visual acuity does not exceed 20/200 in the better eye with correcting lenses, or (3) limited fields of vision such that the widest diameter of the visual field subtends an angle no greater than 20 degrees ([CGS §§ 12-81\(17\) & 12-92](#)). Municipalities may exempt up to an additional \$2,000 of these individuals' property if their incomes do not exceed a statutory threshold ([CGS § 12-81j](#)).

## **Relief for Veterans and Veteran Families**

Taxpayers who are veterans may qualify for property tax relief based on the length and nature of their service and certain disabilities they sustained as a result of their service. As described below, the relief amount generally depends, in part, on their income level. The surviving spouses, minor children, and parents of deceased veterans may qualify for relief as well. Generally, individuals who qualify for multiple service-related tax relief programs may only claim one. Certain programs, though, permit eligible individuals to claim more than one.

The benefit amounts in this section reflect the amounts set in statute. Municipalities must generally increase these amounts if a revaluation results in a grand list increase ([CGS § 12-62g](#)). OLR Report [2025-R-0130](#) provides additional information on the amounts each town must provide.

### ***Exemption for Wartime Veterans and 30-Year Retirees***

Municipalities must provide a "basic exemption" plus an income-based exemption to (1) qualified wartime veterans and (2) veterans who retired after 30 years of service due to their reaching the age limit prescribed by law or suffering from mental or physical disabilities.

The basic exemption is \$1,000 ([CGS § 12-81\(19\)](#)). The income-based exemption equals 50% of the basic exemption (\$500) for veterans whose incomes exceed the OPM-set income thresholds (see sidebar); for veterans whose incomes are at or below the thresholds, the income-based exemption is equal to twice the basic exemption (\$2,000); ([CGS § 12-81g\(a\) & \(d\)](#)).

Municipalities may provide additional local option exemptions to veterans who are eligible for this program and also meet certain income limits ([CGS § 12-81f](#)).

### ***OPM-Set Income Threshold***

*For 2024, the income thresholds are based on 2023 income and as follows:*

- \$43,800 for unmarried applicants
- \$53,400 for married applicants

### ***Exemption for Veterans With Disability Ratings or Limb Loss***

Municipalities must provide a property tax exemption to veterans (or their surviving spouses and minor children) who either have a U.S. Department of Veterans Affairs disability rating of at least 10% or receive federal compensation (e.g., an annuity or pension) for losing an arm or leg, or the equivalent, in service.

The total exemption amount depends on a veteran's age, rating, and income level and consists of the following:

1. a "basic" exemption amount based on the veteran's disability rating or federal compensation;
2. an additional severe-service related disability amount (e.g., for loss of one or both arms or legs); if applicable; plus
3. an income-based exemption.

***Basic Amount.*** For veterans with a qualifying disability rating, the basic exemption amounts are graduated and range from \$2,000 (for veterans with at least a 10% rating) to \$3,500 (for those with at least a 75% disability rating or who are at least 65 years old). For veterans receiving federal compensation due to loss of an arm or leg, the basic exemption is up to \$3,500 ([CGS § 12-81\(20\)](#), as amended by [PA 25-2](#), § 5, and [PA 25-168](#), § 234).

***Severe, Service-Connected Disability Amount.*** Veterans who are eligible for the basic amount (e.g., based on their disability rating) are eligible for an increased amount if they have certain, specified disabilities resulting from enemy action, disease, or an accident during their service. These veterans receive either an additional \$5,000 or \$10,000 exemption, depending on the extent of the disability. For example, for a veteran who lost both legs, the exemption is increased by \$10,000 and for a veteran who lost one leg, it is increased by \$5,000.

This exemption amount may only be applied toward the taxpayer's dwelling and lot ([CGS § 12-81\(21\)](#)).

***Income-Based Amount.*** For veterans with incomes at or below the OPM-set thresholds (see sidebar above), the income-based amount equals twice their basic exemption plus severe service-connected disability amount, if they receive one. For veterans with incomes above the threshold, it equals 50% of their basic and severe service-connected amount. For veterans with 100% disability ratings who qualify under this exemption, the income threshold is lower (\$21,000 for married recipients and \$18,000 for unmarried recipients) ([CGS § 12-81g\(a\) & \(d\)](#)).

### ***Exemption for Veterans With a P&T Disability Rating***

Beginning with the 2024 assessment year, municipalities must fully exempt from property tax a primary dwelling or motor vehicle for each veteran who has a permanent and total (P&T) disability rating of 100%. If the veteran owns neither a dwelling nor a vehicle, the exemption generally applies to the veteran's spouse's dwelling or motor vehicle if they live together.

Beginning with the 2025 assessment year, municipalities may cap the exemption amount at the median assessed value of residential real property in the municipality. The municipality also has the option to expand it in certain ways, including to exempt up to two acres of exempted dwellings' lots ([CGS § 12-81\(83\)](#), as amended by [PA 25-2](#), § 4, and [PA 25-168](#), § 233 ). OLR Report [2026-R-0001](#) provides additional information on these and other municipal options to provide property tax relief to homeowners.

### ***Exemptions for Surviving Spouses and Minor Children***

Surviving spouses of deceased veterans who qualified for a disability-based exemption (described above) may generally claim their deceased veteran's exemption ([CGS § 12-81\(20\), \(21\) & \(83\)](#), as amended by [PA 25-2](#), §§ 4 & 5, and [PA 25-168](#), §§ 233-234). Other exemptions, described below, are specifically for surviving spouses and minor children. Generally, a surviving spouse may only claim these exemptions while he or she remains unmarried.

***Death During or After Service.*** A surviving spouse or minor child of a veteran who died in service or after receiving a qualifying discharge is entitled to a \$1,000 exemption (a "basic exemption"). If the veteran's death was due to his or her service and occurred while on active duty, the basic exemption is \$3,000 ([CGS § 12-81\(22\) & \(24\)](#)). Although the law generally prohibits individuals from claiming more than one veteran-related exemption, it allows an individual who is entitled to the exemption under [CGS § 12-81\(19\)](#) (as a veteran) and also this exemption (as a surviving spouse) to receive both ([CGS § 12-90](#)).

Recipients additionally receive an income-based exemption equal to (1) 50% of the basic exemption if their income exceeds the OPM-set threshold (\$500 or \$1,500) or (2) twice the basic exemption if it does not (\$2,000 or \$6,000) ([CGS § 12-81g\(a\) & \(d\)](#)).

***Spouses Receiving Federal Pension or Compensation.*** The surviving spouse (but not child) of a veteran who served in the Army, Navy, Marine Corps, Coast Guard, or Air Force is entitled to a basic exemption of \$1,000 if he or she received a pension, annuity, or compensation from the federal government ([CGS § 12-81\(23\)](#)).

These surviving spouses additionally receive an income-based exemption equal to (1) 50% of the basic exemption if their income exceeds the OPM-set threshold or (2) twice the basic exemption if it does not ([CGS § 12-81g\(a\) & \(d\)](#)).

### ***Exemptions for Parents of Veterans***

***Parents Receiving Federal Pension or Compensation.*** Parents who currently or previously received a pension, annuity, or other compensation from the federal government are entitled to a \$1,000 exemption (a “basic exemption”) if their child served in the Army, Navy, Marine Corps, Coast Guard, or Air Force ([CGS § 12-81\(26\)](#)).

These parents are additionally entitled to an income-based exemption equal to (1) 50% of the basic exemption if their income exceeds the OPM-set threshold or (2) twice the basic exemption if it does not ([CGS § 12-81g\(a\) & \(d\)](#)).

***Widow or Widower Parents of Wartime Veterans.*** Under a separate provision, a sole-surviving parent of a veteran is entitled to a \$1,000 exemption (a “basic exemption”) if the veteran left no un-remarried surviving spouse and died during, or after receiving a qualifying discharge from, wartime service. To qualify, the parent must be a widow or widower ([CGS § 12-81\(25\)](#)).

Recipients are additionally entitled to an income-based exemption equal to (1) 50% of the basic exemption if their income exceeds the OPM-set threshold or (2) twice the basic exemption if it does not ([CGS § 12-81g\(a\) & \(d\)](#)).

## **Miscellaneous**

### ***Electric Vehicle Charging Stations***

By law, electric vehicle charging stations on residential property are exempt from property taxes ([CGS § 12-81\(80\)](#)).

## ***Income Tax Credit for Property Taxes Paid***

The state indirectly reduces property tax payments by allowing residents who made qualifying property tax payments to claim a tax credit against their Connecticut income tax liability.

The maximum credit amount is \$300 per tax return and is for property taxes paid on a primary residence, privately owned or leased motor vehicle, or both ([CGS § 12-704c](#)).

## ***Property on Reservation Land***

Beginning with the 2026 assessment year, a new law establishes a property tax exemption for real property and tangible personal property located on reservation land that is held in trust for a federally recognized Indian tribe. The exemption applies regardless of ownership (i.e. it applies to Indian and non-Indian owned property) and is in addition to existing exemptions specifically for (1) reservation land held in trust by the state and (2) motor vehicles owned by tribal members or their spouses and garaged on the tribe's reservation ([PA 25-168](#), § 434, as amended by [PA 25-174](#), § 204 (to be codified as CGS § 12-81(84))).

## ***Residential Renewable Energy Source Exemption***

By law, Class I renewable energy sources (e.g., wind and solar) installed on or after October 1, 2007, for private residential use (or for use on a farm) are exempt from property tax. A facility cannot be disqualified from this exemption because it (1) uses or participates in net metering, a tariff policy, or another state program or (2) is owned by someone other than the property owner (e.g., leased solar panels). However, eligibility is limited to those whose estimated annual production does not exceed the estimated annual load where the facility is located.

Passive or active solar water or space heating systems are also exempt, regardless of their use. The exempted amount equals the amount by which the system's or resource's "unconventional" portions increase the property's assessed value ([CGS § 12-81\(57\)](#), as amended by [PA 25-173](#), § 58).

JSH:ms

# Local Option Property Tax Relief Programs for Homeowners

By: Jessica Schaeffer-Helmecki, Senior Legislative Attorney  
January 14, 2026 | 2026-R-0001

## Issue

Describe the state's local option property tax relief programs for homeowners. This report updates OLR Report [2024-R-0118](#).

## Summary

State law gives municipalities the option of providing limited property tax relief to homeowners. This relief generally targets specific groups of homeowners, including seniors, veterans, individuals with disabilities, firefighters and emergency personnel, and individuals whose property taxes exceed 8% of their income. Under several laws, though, municipalities may grant relief based the property's use (e.g., as a child care center, for a conservation easement, or as an owner-occupied primary residence).

The law generally specifies the types of property to which the relief may be applied (e.g., commercial property, real property, motor vehicles). This report covers relief that may be applied toward residential real property that eligible taxpayers own (i.e. their homes). As indicated

### *Abatements*

*reduce the amount of tax due. For example, if a homeowner owes \$1,000 in taxes and is entitled to a 10% abatement, he or she would owe \$900 instead.*

*Circuit breaker programs are a type of abatement that prevent a tax from exceeding a specified portion of an eligible individual's income.*

### *Exemptions*

*exclude property or a portion of its value from taxation. For example, if a house has an assessed value of \$140,000 and \$20,000 is exempted, \$120,000 of its value would be taxable.*

### *Tax Freezes*

*set an individual's property tax to the amount owed at a particular time.*

below, some of this relief may be applied toward personal property (e.g., motor vehicles), as well.

These optional property tax relief programs are in addition to the tax relief municipalities are required to provide under state law.

OLR Report [2026-R-0027](#) provides information on mandatory property tax relief for homeowners.

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## Income-Based Programs

### *Abatement of Taxes for the Poor* ~~§ 270-53~~

Town selectmen, city mayors and aldermen, borough wardens and burgesses, and other communities' committees may, with the approval of their standing abatement committees (or the Office of Policy Management (OPM) secretary if they do not have one), abate taxes or the interest on delinquent taxes assessed on people who are poor and cannot pay. The abatement may be applied toward taxes owed on real or personal property ([CGS § 12-124](#)).

### *Deferral of Taxes Exceeding 8% of Homeowner's Income* ~~§ 270-54~~

Municipalities' may defer property taxes for any owner-occupied residence if the tax exceeds 8% of the owner's income for a given year. Deferred taxes are a lien on the property and must be paid with interest, when the homeowner dies or the property is sold ([CGS § 12-124a](#)).

## Seniors and Individuals With Disabilities

### *Tax Freeze for Seniors* ~~Article VII~~

Municipalities may freeze the property taxes on homes whose owner-occupant, or his or her spouse, has been a state resident for at least one year and is at least age 65 (municipalities may raise the age of eligibility). The freeze continues for a surviving spouse who is at least age 62 when the homeowner dies. Homeowners must meet the OPM-set income thresholds (see sidebar). Municipalities may also impose asset limits for eligibility and put a lien on the property in the amount of the total tax relief granted plus interest ([CGS §§ 12-170v](#) and [-170w](#)).

#### **OPM-Set Income Threshold**

For 2025, the income thresholds are based on 2024 income and as follows:

- \$45,200 for unmarried individuals
- \$55,100 for married couples

More information on the Circuit Breaker Tax Relief Program is available on OPM's website [here](#).

### *Relief for Homeowners Who are Seniors or Have Permanent Disabilities* ~~Article VII (MAY NEED MODIFICATION FOR DISABILITY)~~

Municipalities may provide property tax relief to qualifying homeowners for real property they own and occupy as their principal residences. To qualify, the homeowner must have been a taxpayer in the municipality for at least a year and (1) be at least age 65, (2) have a spouse living with him or her who is at least age 65, (3) be certified by the Social Security Administration as permanently and totally disabled, or (4) be at least age 60 and the surviving spouse of an eligible taxpayer.

The tax relief may take any form, including freezing tax payments at specified levels, and municipalities may establish income criteria. But the overall amount of tax relief is limited to 10% of the total value of real property in the municipality in each given year. The total value of tax relief under this and the tax freeze (see above) and mandatory Circuit Breaker Tax Relief programs cannot exceed the homeowner's annual tax.

The municipality may put a lien on the property for the amount of the tax relief, and must do so if the relief provided under all these programs combined is more than 75% of the tax owed ([CGS § 12-129n](#)).

### ***Exemption for Homeowners With Disabilities*** § 278-50

Municipalities must provide a \$1,000 property tax exemption to taxpayers who (1) are eligible to receive permanent total disability benefits under Social Security; (2) qualify for permanent disability benefits under a federal, state, or local government retirement plan; or (3) are at least age 65 and no longer eligible to receive benefits under the disability benefit provisions of Social Security. The exemption may be applied to real or personal property ([CGS § 12-81\(55\)](#)).

Municipalities have the option of also providing these homeowners an additional exemption of up to \$1,000 if they meet specified income criteria ([CGS § 12-81i](#)).

### ***Exemption for Individuals Who are Blind*** § 278-51

Municipalities may provide a \$2,000 exemption to qualifying taxpayers who are blind and have incomes below a set threshold ([CGS § 12-81j](#)). This local option exemption may be applied to their (or their spouses') homes or personal property and is in addition to the mandatory \$3,000 exemption municipalities provide them ([CGS § 12-81\(17\)](#)).

## **Emergency Personnel**

### ***Abatement for Surviving Spouses of Police Officers or Firefighters*** § 278-511

Municipalities may abate all or a portion of the property tax on the principal residence of the surviving spouse of a police officer, firefighter, or emergency medical technician who dies while in the performance of his or her duties ([CGS § 12-81x](#)).

### ***Relief for Firefighters and Emergency Personnel*** - 510000

Municipalities may provide an abatement or exemption to the following types of active and retired volunteers:

1. local emergency management directors;
2. firefighters and fire police officers;
3. emergency medical technicians and paramedics;
4. civil preparedness staff;
5. active members of a volunteer (a) canine search and rescue team or (b) underwater search and rescue team;
6. ambulance drivers in the municipality; and
7. retired volunteer firefighters, police officers, or emergency medical technicians who have completed at least 25 years of service in those roles.

The ordinance establishing the tax break may also authorize interlocal agreements for providing tax relief to certain active and retired volunteers who live in one municipality but volunteer or volunteered their services in another municipality.

The tax relief may be in the form of either an (1) abatement of property taxes of up to \$2,000 for any fiscal year or (2) exemption applicable to the assessed value of real or personal property up to an amount equal to \$2 million divided by the municipality's mill rate at the time of assessment (effectively reducing the amount a taxpayer owes by up to \$2,000) ([CGS § 12-81w](#)).

## Veterans and Their Families

The law allows municipalities to provide a number of local-option property tax exemptions to veterans and their families, as we briefly describe below. While the exemption amounts below are set in statute, the law requires municipalities to proportionally increase certain of these exemption amounts if a revaluation results in a grand list increase ([CGS § 12-62g](#); OLR Report [2024-R-0004](#) provides additional information). Therefore, the municipal option exemption amounts listed may be higher in some municipalities for:

1. the additional exemption for disabled veterans (under [CGS § 12-81f\(b\)](#)), **Act XI**
2. the additional exemption for wartime veterans or their surviving spouses (under ([CGS § 12-81f\(a\)&\(c\)](#)), and **Act XI**)
3. specially adapted homes (under [CGS § 12-81\(21\)\(c\)](#)). **Act VIII**

### ***Additional Exemption for Disabled Veterans*** § 27B-52

State law requires municipalities to provide veterans who have a Veterans Administration disability rating of at least 10% with (1) a “base exemption” ranging from \$2,000 to \$3,500, depending on the disability rating and (2) an income-based exemption of either 50% or 200% of the base exemption amount, depending on whether their income falls below or above a statutory threshold ([CGS § 12-81\(20\)](#), as amended by [PA 25-2](#), § 5, and [PA 25-168](#), § 234)).

Municipalities may provide an additional exemption to veterans with incomes below the statutory threshold. If the municipality chooses to provide the exemption, it must be at least \$3,000 and applied to the assessed value of the veteran’s real or personal property ([CGS § 12-81f\(b\)](#)).

### ***Additional Exemption for 100% Disabled Veterans*** § 27B-52

State law requires municipalities to provide veterans who have a 100% disability rating with (1) a “base exemption” of \$3,500 and (2) an income-based exemption of either 50% or 200% of the base exemption (either \$1,750 or \$7,000), depending on whether their incomes fall below or above a statutory threshold (\$21,000 if married and \$18,000 if unmarried) ([CGS §§ 12-81\(20\)](#), as amended by [PA 25-2](#), § 5, and [PA 25-168](#), § 234, & [12-81g\(a\)](#)). (Veterans with a permanent and total disability rating are entitled to a different, mandatory exemption under [CGS § 12-81\(83\)](#), described below.)

Municipalities may increase the income-based exemption for those with incomes not above \$24,000 if married or \$21,000 if unmarried. Municipalities that do so must provide an income-based exemption equal to 300% of the base exemption (i.e. \$10,500), rather than the standard 200%. The exemption may be applied toward real or personal property ([CGS § 12-81g\(b\)](#)).

### ***Additional Exemption for Permanent and Total Disability*** → FOR CONSIDERATION

Municipalities must fully exempt from property tax a primary dwelling or motor vehicle for each veteran who has a permanent and total (P&T) 100% disability rating, or for their spouse if the veteran owns neither. These veterans’ unmarried surviving spouses or minor children may be eligible for the exemption upon the veteran’s death.

Beginning with the 2025 assessment year, municipalities may change the scope of the exemption by (1) additionally exempting up to two acres of the primary dwelling’s lot (land) and (2) capping the exemption amount at the median assessed value of residential properties in the municipality. The municipality may also expand eligibility for the exemption by allowing surviving spouses to qualify for the exemption even if their eligible veteran spouse died before October 1, 2024 (the date the

state mandated exemption went into effect) ([CGS § 12-81\(83\)](#)), as amended by [PA 25-2](#), § 4, and [PA 25-168](#), § 233).

### ***Additional Exemption for Wartime Veterans or Surviving Spouses*** ~~§ 278-51~~

Municipalities may provide qualified wartime veterans, or their surviving spouses, with a property tax exemption of up to \$20,000 or 10% of the assessed value of real or personal property.

Municipalities may set the income threshold for eligibility, with the minimum being the OPM-set income thresholds (see sidebar above) ([CGS § 12-81f\(a\)&\(c\)](#)). This exemption is in addition to the state-mandated exemption they must provide to these veterans or their surviving spouses ([CGS § 12-81\(19\)&\(22\)](#)).

### ***Exemption for Certain Non-Disabled Veterans Without Wartime Service*** ~~§ 278-55~~

The law allows a municipality to exempt up to \$5,000 or 5% of the assessed value of real or personal property for veterans who (1) do not qualify for certain other veterans' property tax exemptions (i.e. wartime, disabled, and severe service-related disability exemptions) and (2) have incomes below the OPM-set income thresholds (see sidebar above) or a higher one the municipality sets ([CGS § 12-81j](#)).

### ***Exemption for Gold Star Parents and Spouses***

State law establishes two property tax exemptions for "Gold Star" families (specified relatives of a service member killed in action while performing active military duty) that municipalities may provide.

One exemption is available to Gold Star parents and surviving spouses. Under it, a municipality may exempt up to \$20,000 or 10% of the assessed value of real or personal property. To be eligible for this exemption, the claimant's income cannot exceed (1) the OPM-set income limit for a single person (see sidebar above) or (2) an amount the municipality sets, up to \$25,000 above the state limit. Recipients may receive this municipal option exemption in addition to any state-mandated exemption to which they are entitled (e.g., as the surviving spouse of a veteran with wartime service under [CGS § 12-81\(22\)](#)) ([CGS § 12-81j](#), as amended by [PA 25-186](#), § 242). ~~§ 278-56~~

Beginning October 1, 2025, municipalities may also adopt a property tax exemption that is available to unmarried Gold Star surviving spouses only. This exemption applies to the surviving spouse's primary dwelling or motor vehicle. Municipalities may additionally (1) exempt up to two acres of the primary dwelling's lot, (2) cap the exemption amount at the median assessed value of homes in the municipality, or (3) implement both changes. Surviving spouses receiving this

exemption generally may not receive other veteran-based exemptions, including state-mandated exemptions ([PA 25-168](#), § 241) - *FOR CONSIDERATION*

### ***Exemption for Income-Limited Veterans*** - *FOR CONSIDERATION*

Municipalities may establish an exemption for veterans with incomes up to \$50,100 (based on federal adjusted gross income). Municipalities that do so must exempt 10% of the assessed value of a dwelling the veteran owns and uses as his or her primary residence ([CGS § 12-81kk](#)).

### ***Exemption for Total Disability Based on Individual Unemployability (TDIU)*** *FOR CONSIDERATION*

Municipalities must provide a property tax exemption to veterans (or their surviving spouses and minor children) who either have a U.S. Department of Veterans Affairs disability rating of at least 10% or receive federal compensation (e.g., an annuity or pension) for losing an arm or leg, or the equivalent in service. This state-mandated exemption is composed of (1) a base exemption amount (up to \$3,500, depending on the veteran's age and disability rating or federal compensation) plus (2) an income-based amount of either 50% or 200% of the base exemption, depending on whether their income falls below or above the OPM-set income threshold (see sidebar above) ([CGS § 12-81\(20\)](#), as amended by [PA 25-2](#), § 5, and [PA 25-168](#), § 233). (Different exemptions may apply if the disability rating is 100% (see *Additional Exemption for 100% Disabled Veterans* above) or total and permanent (see *Additional Exemption for Permanent and Total Disability* above).)

Beginning with the 2025 assessment year, municipalities may instead provide an alternative exemption for veterans who have a TDIU determination. This exemption covers the primary dwelling or a vehicle belonging to the eligible veteran or, if the veteran owns neither, his or her spouse. The municipality may also expand this municipal option exemption to (1) additionally exempt two acres of the primary dwelling's lot (land) and (2) make unmarried surviving spouses eligible even if their veteran spouse died before October 1, 2025 (the date the law establishing this municipal option exemption went into effect). The municipality may also cap the exemption amount at the median assessed value of homes in the municipality ([PA 25-168](#), §§ 234 and 240).

### ***Specially Adapted House*** - *Act Vail*

Municipalities may fully exempt a veteran's house and lot if the veteran bought or modified the house using federal financial assistance for specially adapted housing ([CGS § 12-81\(21\)\(c\)](#)). (A specially adapted home is one outfitted to make it suitable for someone who has lost his or her limbs or eyesight.)

## Miscellaneous

### *Child Care Center Tax Abatement* - FOR CONSIDERATION

Municipalities may establish a program to provide a tax abatement for certain child care centers, including family child care centers, which are run from a private home. The abatement may cover, for up to five years, up to 100% of the taxes owed on property, or a portion of property, that is (1) used to operate a family child care home (or child care center or group child care home) and (2) owned by the person, persons, association, organization, corporation, institution, or agency holding the child care license ([CGS § 12-81ll](#)).

### *Exemption for Certain Conservation Easements* - FOR CONSIDERATION

Municipalities may abate property taxes for portions of a taxpayer's land that are subject to a conservation restriction preserving its use as a recreational trail. To qualify, the portion of land must meet certain, specified criteria (e.g., meet the Connecticut Greenways Council's criteria for designation as a greenway, be subject to a permanent conservation restriction, and not exceed 100 feet at its widest point). The abatement continues with the land (even if sold or transferred) until the municipality's legislative body, or board of selectmen if the legislative body is a town meeting, votes to end it ([CGS § 12-81mm](#)).

### *Homestead Exemption* - FOR CONSIDERATION

Municipalities may exempt between 5% and 35% of the assessed value of owner-occupied single-family homes and duplexes (including condominiums and common interest community units that have up to two units). The municipality may also impose residency-length requirements and limit eligibility to dwellings with assessed values below a limit the municipality sets ([CGS § 12-81oo](#), as amended by [PA 25-168](#), § 393).

### *Remediated Property* - FOR CONSIDERATION

Municipalities that have enacted anti-blight ordinances (under [CGS § 7-148\(c\)\(7\)\(H\)\(xv\)](#)) may abate the taxes on property that was cited for blight and subsequently rehabilitated. The abatement must equal the property's value before rehabilitation and last for the period specified in the anti-blight ordinance ([CGS § 12-121e](#)).

### *Solar Energy Heating or Cooling Systems* - § 278-6 AS TO ACTIVE; FOR CONSIDERATION AS TO PASSIVE

Municipalities may authorize a property tax exemption for buildings equipped with an active, passive, or hybrid solar energy heating or cooling system. The exemption applies to: (1) systems installed since October 1, 1976 (for active systems), or April 20, 1977 (for passive or hybrid

systems); (2) the first 15 assessment years after the system's installation; and (3) the amount by which the assessed valuation of the property equipped with the system exceeds the valuation of the property equipped with the conventional portion of the system, excluding any portion of the system related to solar energy ([CGS § 12-81\(56\) & \(62\)](#)).

JSH:ms

## East Hampton Town Code

### Chapter 278. Taxation

\*\*\*Excerpt\*\*\*

#### **Article I. Property Tax Exemptions**

[Adopted by the Board of Selectmen 1977 (Ord. No. 1.08)]

##### § 278-1. Effective date of exemptions.

The exemptions authorized by Subsections (7), (8), (9), (10), (11), (12), (13), (14), (15), and (16) of § 12-81 of the Connecticut General Statutes, as amended, shall be effective as of the date of acquisition of property on the Grand List of the Town of East Hampton to which the exemption applied.

##### § 278-2. Reimbursement of tax-exempt organizations.

The East Hampton Collector of Revenue, upon proper application being made and approved in accordance with this article, shall reimburse the tax-exempt organization for any tax paid by it for a period subsequent to the date of acquisition of the property to which the exemption applies or for any tax paid by the prior owner of such property for a period subsequent to such acquisition date for which such tax-exempt organization reimbursed such prior owner on the transfer of title to such property.

##### § 278-3. Application for reimbursement.

In order to qualify for reimbursement pursuant to § **278-2** hereof, the tax-exempt organization must make application on forms to be furnished by the Tax Assessor, together with such documentary proof of date of acquisition, tax adjustment and other material facts as may be required by the Tax Assessor and the East Hampton Town Council in order to consider and approve such application.

##### § 278-4. Applicability.

This article shall apply to the Grand List of the Town of East Hampton of October 1, 1975, and subsequent years.

##### § 278-5. Statutory authority.

This article is adopted pursuant to § 12-81b of the Connecticut General Statutes, as amended.

#### **Article II. Solar Energy Systems Exemption**

[Adopted by the Board of Selectmen 1977 (Ord. No. 1.09)]

[§ 278-6. Exemption authorized; statutory authority.](#)

The Town of East Hampton hereby authorizes the property tax exemption for solar energy heating or cooling systems set forth in § 12-81(56)(a), (b) and (c) of the Connecticut General Statutes.

**Article III. Sewer Assessment Payment Deferrals**

[Adopted by the Board of Selectmen 4-26-1983 (Ord. No. 4.06)]

[§ 278-7. Eligibility for payment plan option.](#)

Any owner of real property who is eligible for tax relief for elderly taxpayers under the provisions of C.G.S. §§ 12-129b and 12-170aa may apply to the Water Pollution Control Authority for approval of a plan of payment of such property owner's assessment other than as provided under C.G.S. § 7-253.

[§ 278-8. Payment of interest charges only.](#)

Said plan may include an option to pay only the annual interest charge as provided in C.G.S. § 7-253 on any deferred payments or outstanding balance of principal of said assessment.

[§ 278-9. Disposition of balance upon transfer of property.](#)

Any such plan shall provide that the outstanding balance of principal of said assessment shall become due upon any transfer of title to the property subject to such assessment or upon the death of such property owner.

[§ 278-10. Effective date of plan; annual review.](#)

Said plan shall become effective upon the approval of the Water Pollution Control Authority, and shall be subject to annual review and reapproval by the Water Pollution Control Authority.

**Article IV. Exemption for Ambulance-Type Vehicles**

[Adopted by the Town Council 1-8-1991 (Ord. No. 6.03); amended in its entirety at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

[§ 278-11. Exemption granted; effective date.](#)

Any ambulance-type motor vehicle which is used exclusively for the purpose of transporting any medically incapacitated individual, except any such vehicle used to

transport any such individual for profit, shall be exempt from personal property taxation pursuant to § 12-81c of the Connecticut General Statutes. This is to be effective retroactive to the October 1, 1990, Grand List.

#### **Article VI. Exemption for Buildings Used in Farming**

[Adopted by the Town Council 9-23-2008]

##### § 278-19. Exemption granted; amount.

Pursuant to the authority granted under C.G.S. § 12-91(c), as amended, any building used actually and exclusively in farming as defined in C.G.S. § **1-1** or any building used to provide housing for seasonal employees of such farmer, upon proper application being made in accordance with this article, shall be exempt from property tax to the extent of an assessed value of \$100,000.

##### § 278-20. Exclusions.

This exemption shall not apply to the residence of any farmer.

##### § 278-21. Application for exemption.

Within 30 days after the assessment date, each individual farmer, group of farmers, partnership or cooperation shall make written application for the exemption provided in **§ 278-19** of this article to the Assessor, including therewith a notarized affidavit certifying that such farmer, individually or as part of a group, partnership or corporation, derived at least \$15,000 in gross sales from such farming operation, or incurred at least \$15,000 in expenses related to such farming operation, with respect to the most recently completed tax year of such farmer prior to the commencement of the assessment year for which such application is made, on forms prescribed by the Commissioner of Agriculture. Failure to file such application in said manner and form within the time prescribed shall be considered a waiver of the right to such exemption for the assessment year.

#### **Article VII. Property Tax Relief for Certain Elderly Homeowners**

[Adopted by the Town Council 2-10-2009]

##### § 278-22. Title.

This article shall be known and may be cited as the "Ordinance Concerning Property Tax Freeze Relief for Certain Elderly Homeowners."

##### § 278-23. Legislative authority.

This article is enacted pursuant to the provisions of C.G.S. § 12-170v and C.G.S. § 12-170w of the State of Connecticut.

§ 278-24. Findings and purpose.

[Amended 4-11-2023 by Ord. No. 2023.02]

The Town Council of the Town of East Hampton finds that it is fair and equitable and in the best interests of the Town of East Hampton to provide property tax relief to certain eligible elderly homeowners as permitted by state law. Accordingly, pursuant to the authority granted to municipalities by C.G.S. §§ 12-170v, 12-170w, and 12-129n, the Town of East Hampton seeks to improve the quality of life for its older adult residents and encourage continued residence and property ownership in the Town of East Hampton by establishing this "Ordinance Concerning Property Tax Relief for Certain Elderly Homeowners."

§ 278-25. Applicability and benefits.

A.

Eligible homeowners.

(1)

Effective July 1, 2009, and applicable to assessment years commencing on or after October 1, 2008, an owner of real property in the Town of East Hampton or any tenant for life or for a term of years liable for property taxes to the Town of East Hampton under § 12-48 of the Connecticut General Statutes who meets the qualifications stated in this subsection shall be entitled to pay the tax levied on such property, calculated in accordance with the provisions of Subsection **B** of this section for the first year the claim for such tax relief is filed and approved in accordance with the provisions of this section and § 278-26 of this article, and such person shall be entitled to continue to pay the amount of such tax or such lesser amount as may be levied in any year during each subsequent year that such person meets such qualifications, and the surviving spouse of such owner or tenant, qualified in accordance with the requirements pertaining to a surviving spouse in this subsection, or any owner or tenant possessing a joint interest in such property with such owner at the time of such owner's death and qualified at such time in accordance with the requirements in this subsection, shall be entitled to continue to pay the amount of such tax or such lesser amount as may be levied in any year, as it becomes due each year following the death of such owner for as long as such surviving spouse or joint owner or joint tenant is qualified in accordance with the requirements in this subsection.

(2)

After the first year a claim for such tax relief is filed and approved, application for such tax relief shall be filed biennially on a form prepared for such purpose by the assessor of the Town of East Hampton.

(3)

Any such owner or tenant who is qualified in accordance with this section and any such surviving spouse or joint owner or joint tenant surviving upon the death of such owner or tenant, shall be entitled to pay such tax in the amount as provided in this section for so long as such owner or tenant or such surviving spouse or joint owner or joint tenant continues to be so qualified.

(4)

To qualify for the tax relief provided in this section, a taxpayer shall meet all the following requirements or have previously qualified, applied and received benefits under the version of this program that was in effect for the Grand List effective October 1, 2022, or earlier:

[Amended 2-28-2023 by Ord. No. 2023.01; 4-11-2023 by Ord. No. 2023.02]

(a)

On December 31 of the calendar year preceding the year in which a claim is filed, be:

[1]

Sixty-five years of age or over;

[2]

The spouse of a person 65 years of age or over, provided such spouse is domiciled with such person; or

[3]

Sixty-two years of age or over and the surviving spouse of a taxpayer who at the time of such taxpayer's death had qualified and was entitled to tax relief under this section, provided such surviving spouse was domiciled with such taxpayer at the time of the taxpayer's death.

(b)

Occupy such real property as his or her home;

(c)

Either spouse shall have resided within East Hampton for at least 10 years before filing the claim under this section and § [278-26](#) of this article;

[\(d\)](#)

The taxable and nontaxable income of such taxpayer, the total of which shall hereinafter be called "qualifying income," in the tax year of such homeowner ending immediately preceding the date of application for benefits under the program in this section, was not in excess of \$50,000 for both married homeowners or unmarried homeowners or the limits set forth in § 12-170aa of the 2006 supplement to the Connecticut General Statutes, as adjusted annually, whichever is greater, evidence of which income shall be submitted to the assessor of the Town of East Hampton in such form and manner as the assessor may prescribe.

[\(5\)](#)

The amount of any Medicaid payments made on behalf of such homeowner or the spouse of such homeowner shall not constitute income.

[\(6\)](#)

The income of the spouse of such homeowner shall not be included in the qualifying income of such homeowner for purposes of determining eligibility for tax relief under this section, if such spouse is a resident of a health care or nursing home facility in this state, and such facility receives payment related to such spouse under the Title XIX Medicaid program.

[B.](#)

Amount of tax.

[\(1\)](#)

The tax on the real property for which the benefits under this section are claimed shall be the lower of the tax due with respect to the homeowner's residence for the assessment year commencing October 1 of the year immediately preceding the year in which the initial claim for tax relief is made, or the tax due for any subsequent assessment year.

[\(2\)](#)

If title to real property is recorded in the name of the person or the spouse making a claim and qualifying under this section and any other person or persons, the claimant hereunder shall be entitled to pay the claimant's fractional share of the tax on such property calculated in accordance with the provisions of this section, and such other person or

persons shall pay the person's or persons' fractional share of the tax without regard for the provisions of this section.

(3)

For the purposes of this section, a "mobile manufactured home," as defined in § 12-63a of the Connecticut General Statutes, shall be deemed to be real property.

C.

Transfer of property.

(1)

If any person with respect to whom a claim for tax relief in accordance with this section and § 278-26 of this article has been approved for any assessment year transfers, assigns, grants or otherwise conveys subsequent to the first day of October, but prior to the first day of August in such assessment year, the interest in real property to which such claim for tax relief is related, regardless of whether such transfer, assignment, grant or conveyance is voluntary or involuntary, the amount of such tax relief benefit, determined as the amount by which the tax payable without benefit of this section exceeds the tax payable under the provisions of this section, shall be a pro rata portion of the amount otherwise applicable in such assessment year to be determined by a fraction, the numerator of which shall be the number of full months from the first day of October in such assessment year to the date of such conveyance and the denominator of which shall be 12.

(2)

If such conveyance occurs in the month of October the grantor shall be disqualified for such tax relief in such assessment year.

(3)

The grantee shall be required, within a period not exceeding 10 days immediately following the date of such conveyance to notify the assessor thereof, or in the absence of such notice, upon determination by the assessor that such transfer, assignment, grant or conveyance has occurred, the assessor shall determine the amount of tax relief benefit to which the grantor is entitled for such assessment year with respect to the interest in real property conveyed and notify the tax collector of the reduced amount of such benefit.

(4)

Upon receipt of such notice from the assessor, the tax collector shall, if such notice is received after the tax due date in the municipality, no later than 10 days thereafter, mail or

hand a bill to the grantee stating the additional amount of tax due as determined by the assessor.

(5)

Such tax shall be due and payable and collectible as other property taxes and subject to the same liens and processes of collection, provided such tax shall be due and payable in an initial or single installment not sooner than 30 days after the date such bill is mailed or handed to the grantee and in equal amounts in any remaining, regular installments as the same are due and payable.

§ 278-26. Application.

A.

Requirements; deadlines for filing.

(1)

No claim shall be accepted under § 278-25 of this article unless the taxpayer or authorized agent of such taxpayer files an application with the assessor of the Town of East Hampton, in such form and manner as the assessor may prescribe, during the period from February 1 to and including May 15 of any year in which benefits are first claimed, including such information as is necessary to substantiate such claim in accordance with requirements in such application. The responsibilities of the assessor regarding the processing of applications may be delegated by the assessor to the Department of Social Services of the Town of East Hampton.

(2)

An extension to August 15 may be granted in the case of extenuating circumstance due to illness or incapacitation as evidenced by a physician's certificate to that extent, or if it is determined there is good cause for doing so.

(3)

The taxpayer shall present to the assessor a copy of such taxpayer's federal income tax return and the federal income tax return of such taxpayer's spouse, if filed separately, for such taxpayer's taxable year ending immediately prior to the submission of the taxpayer's application, or if not required to file a federal income tax return, such other evidence of qualifying income in respect to such taxable year as may be required.

(4)

Each such application, together with the federal income tax return and any other information submitted in relation thereto, shall be examined and a determination shall be made as to whether the application is approved.

(5)

Upon determination that the applying homeowner is entitled to tax relief in accordance with the provisions of § [278-25](#) of this article and this section, the homeowner and the municipal tax collector shall be notified of the approval of such application.

(6)

The municipal tax collector shall determine the maximum amount of the tax due with respect to such homeowner's residence and thereafter the property tax with respect to such homeowner's residence shall not exceed such amount.

(7)

After a taxpayer's claim for the first year has been filed and approved such taxpayer shall file such an application biennially.

(8)

In respect to such application required after the filing and approval for the first year, the assessor shall notify each such taxpayer concerning application requirements by regular mail not later than February 1 of the assessment year in which such taxpayer is required to reapply, enclosing a copy of the required application form.

(9)

Such taxpayer may submit such application by mail, provided it is received not later than March 15 in the assessment year with respect to which such tax relief is claimed.

(10)

Not later than April first of such year the assessor shall notify, by certified mail, any such taxpayer for whom such application was not received by said March 15 concerning application requirements, and such taxpayer shall submit not later than May 15 such application personally or, for reasonable cause, by a person acting in behalf of such taxpayer as approved by the assessor.

B.

Penalties for false applications.

(1)

Any person knowingly making a false application for the purpose of claiming property tax relief under § [278-22](#) of this article and this section shall be fined not more than \$500.

[\(2\)](#)

Any person who fails to disclose all matters relating thereto or with intent to defraud makes a false statement shall refund to the municipality all tax relief improperly taken.

[C.](#)

The Town of East Hampton will establish a lien on such property in the amount of the total tax relief granted with interest of 0%. Any such lien shall have a priority in the settlement of such person's estate.

[D.](#)

Any such property tax relief granted to any such resident in accordance with the provisions of § [278-25](#) of this article and this section shall not disqualify such resident with respect to any benefits for which such resident shall be eligible under the provisions of §§ 12-129b to 12-129d, inclusive, of the 2006 supplement to the Connecticut General Statutes, §§ 12-129n and 12-170aa of the 2006 supplement to the General Statutes, and any such property tax relief provided under this section shall be in addition to any such benefits for which such resident shall be eligible under said §§ 12-129b to 12-129d, inclusive, and §§ 12-129n and 12-170aa.

[§ 278-27. Severability of provisions.](#)

Should any court of competent jurisdiction declare any section or clause or provision of this article to be unconstitutional or ultra virus, such decision shall affect only such section, clause or provision so declared unconstitutional and shall not affect any other section, clause or provision of this article.

[§ 278-28. Construal of terms.](#)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of either gender shall include both genders.

[§ 278-29. When effective.](#)

Following its adoption by the Town Council, this article shall become effective on the 21st day after publication in a newspaper having circulation within the Town.

**[Article VIII. Disabled Veterans Exemption](#)**

[Adopted by the Town Council 1-26-2010]

§ 278-30. Exemption granted; conditions.

A.

Pursuant to the authority of § 12-81(21)(C) of the Connecticut General Statutes, as amended, the dwelling house and the lot whereupon the same is erected, belonging to or held in trust for any citizen and resident of the Town of East Hampton, occupied as such person's domicile, shall be fully exempt from local property taxation, provided such person is a veteran who served in the United States Army, Navy, Marine Corps, Coast Guard, Air Force, or activated National Guard, and such person has received financial assistance for specially adapted housing under the provisions of Section 2101 (formerly Section 801) of Title 38 of the United States Code and has applied such assistance toward the acquisition or modification of such dwelling.

B.

The within exemption, subject to the same conditions as aforesaid, shall also be allowed on the dwelling house and lot owned by the veteran and spouse while occupying such premises as a residence, or, if the veteran has died, by the surviving spouse of the veteran while occupying such premises as a residence until such time as said surviving spouse may remarry.

C.

Additionally, the individual(s) who qualify for this tax exemption shall have resided within East Hampton for at least five years before filing the claim under this section.

§ 278-31. Effective date.

This exemption shall be effective commencing with the assessment list of October 1, 2010.

**Article X. Retention of Excess Payments and Waiver of Tax Bills**

[Adopted 1-23-2018]

§ 278-45. Retention of excess payments.

Tax payments made to the Town of East Hampton in excess of the amount due, whether for principal, legal interest, penalty, or fees, shall be retained by the Town where the amount of excess payment is less than \$5 pursuant to the provisions of § 12-129 of the Connecticut General Statutes.

§ 278-46. Waiver of tax bills.

Any property tax due to the Town of East Hampton in the amount less than \$5 shall be waived pursuant to the provisions of § 12-144c of the Connecticut General Statutes.

### **Article XI. Low-Income Veterans Exemption**

[Adopted 1-22-2019]

#### **§ 278-47. Purpose.**

The purpose of this article is to provide additional property tax relief for low-income veterans or their spouse consistent with Connecticut General Statutes § 12-81f(a)(b)(c) and in recognition of their service to our country.

#### **§ 278-48. Definitions.**

The following definitions shall apply in the interpretation of this article:

#### **EXEMPTION**

A benefit provided to an individual on their property tax.

#### **LOW INCOME**

Those individuals falling within the limits of income as identified by the Office of Policy and Management yearly Qualifying Income Table provided under § 12-81l of the Connecticut General Statutes.

#### **VETERAN**

Any resident who served honorably on active duty in the Armed Forces of the United States of America and is entitled to an exemption from property tax in accordance with Connecticut General Statutes § 12-81(19).

#### **§ 278-49. Application.**

##### **A.**

The Town of East Hampton, by majority vote of its Town Council, does hereby allow for a local option additional low-income veterans exemption, in an amount of \$20,000 of the assessed value, in accordance with § 12-81f of the Connecticut General Statutes.

##### **B.**

Applicants for this exemption must file with the Office of the Assessor biannually in accordance with Connecticut General Statutes § 12-81f(d).

### **Article XII. Additional and Expanded Exemptions and Other Relief**

[Adopted 2-28-2023 by Ord. No. 2023.01]

[§ 278-50. Exemption for homeowners with disabilities.](#)

Pursuant to and in accordance with C.G.S. § 12-81(i), an additional exemption of \$1,000 is hereby granted to disabled homeowners who qualify for exemption under C.G.S. § 12-81(55).

[§ 278-51. Exemption for individuals who are blind.](#)

Pursuant to and in accordance with C.G.S. § 12-81j, an additional exemption of \$2,000 is hereby granted to blind homeowners who qualify for exemption under C.G.S. § 12-81(17).

[§ 278-52. Exemption for disabled veterans.](#)

Pursuant to and in accordance with C.G.S. § 12-81g, any person entitled to an exemption from property tax in accordance with C.G.S. § 12-81(20) shall be entitled to an additional exemption from such tax in an amount equal to three times the amount of the exemption provided for such person pursuant to C.G.S. § 12-81(20), provided such person's total adjusted gross income as determined for purposes of the federal income tax, plus any other income not included in such adjusted income, excluding veterans' disability payments, individually if unmarried, or jointly with spouse if married, during the calendar year ending immediately preceding the filing of a claim for any such exemption, is not more than \$24,000 if such person is married or not more than \$21,000 if such person is not married.

[§ 278-53. Abatement of taxes for the poor.](#)

Pursuant to and in accordance with C.G.S. § 12-124, the Town Council may abate the taxes or the interest on delinquent taxes, or both, for those qualified under C.G.S. § 12-124 and shall report any abatements granted to the annual town meeting.

[§ 278-54. Deferral of taxes exceeding 8% of homeowner's income.](#)

Pursuant to and in accordance with C.G.S. § 12-124a, the Town Council may abate the portion of taxes due for any residential dwelling that serves as the primary place of residence for the owner or owners that exceeds 8% of total income of such owner or owners as provided in C.G.S. § 12-124a provided that any amount abated shall constitute a lien upon the property after execution of an agreement with a 0% interest rate in accordance with C.G.S. § 12-124a(b).

[§ 278-55. Exemption for certain nondisabled veterans without wartime service.](#)

Pursuant to and in accordance with C.G.S. § 12-81jj, any resident who is a veteran as defined in C.G.S. § 27-103 and who is not eligible for exemption under Subdivisions (19) to (21), inclusive, of C.G.S. § 12-81, shall be entitled to an exemption from property tax in the amount of 5% of the assessed value of said veteran's primary place of residence, provided such veteran's qualifying income does not exceed three times the applicable maximum amount as provided under C.G.S. § 12-811.

[§ 278-56. Exemption for spouses and parents of those killed in action.](#)

Pursuant to and in accordance with C.G.S. § 12-81ii, any resident who is the parent or surviving spouse of a person who was killed in action shall be entitled to an exemption from property tax in the amount of 10% of the assessed value of said resident parent or surviving spouse's primary place of residence, provided such resident parent or surviving spouse's qualifying income does not exceed the applicable maximum amount as provided under C.G.S. § 12-811 plus \$25,000.

[§ 278-57. to § 278-59. \(Reserved\)](#)

**Article XIII. Abatement of Taxes for Surviving Spouses of Police Officers, Firefighters and Emergency Medical Technician**

[Adopted 2-28-2023 by Ord. No. 2023.01]

[§ 278-60. Recognition.](#)

The Town of East Hampton recognizes the valiant and courageous efforts of police officers, firefighters and emergency medical technicians (EMTs). Therefore, pursuant to Section 12-81x of the Connecticut General Statutes, the Town Council of the Town of East Hampton hereby establishes this article for the abatement of a portion of the property taxes due with respect to real property owned and occupied as the principal residence of the surviving spouse of a police officer, firefighter or EMT who suffers a line of duty death.

[§ 278-61. Definitions.](#)

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

**EMERGENCY MEDICAL TECHNICIAN (EMT)**

Any person who is certified as an emergency medical technician by the State of Connecticut Office of Emergency Medical Services performing EMT duties full-time, part-time or volunteer for any valid ambulance service provider.

## **EMT DUTIES**

Duties performed while traveling to, at, or returning directly from calls routed through an emergency dispatch center, or tests or trials of any apparatus or equipment normal normally used by the employer ambulance service provider; while instructing or being instructed in EMT duties; or while engaging in any other duty ordered to be performed by a superior or commanding officer in the ambulance service provider; or while in performance of medical rescue services for which the EMT is licensed during times when not on duty.

## **FIRE DUTIES**

Duties performed while at fires, while answering alarms of fires, while answering calls for mutual aid assistance, while returning from calls for mutual aid assistance, while directly returning from fires, while at tests or trials of any apparatus or equipment normally used by the Fire Department, while going to or returning directly from such tests or trials, while instructing or being instructed in fire duties, and any other duty ordered to be performed by a superior or commanding officer in a fire department; or while in performance of firefighting or rescue services for which the firefighter is certified during times when not on duty.

## **FIREFIGHTER**

Any person who is a duly employed, paid or volunteer member of a municipal fire department for the purpose of performing fire duties full-time or part- time for any valid fire department.

## **LINE OF DUTY DEATH**

The death occurs while the firefighter, emergency medical technician, or police officer is performing an action solely related to performance of their regular work or as a part of it. It does not include deaths that could just have likely occurred while not on duty. Travel to and from the place of business is not considered in the line of duty.

## **POLICE DUTIES**

Any action which a police officer is obligated or authorized by law, rule, regulation, or written condition of employment of service to perform during regularly scheduled hours, or other hours that qualify for compensation from a local police department, whether performed on duty or while not on duty.

## **POLICE OFFICER**

A duly sworn member of a certified police department or certified police agency serving in an official capacity, full-time or part-time.

## SURVIVING SPOUSE

The person who was a resident of the Town of East Hampton and married to the police officer, firefighter or EMT at the time of the police officer's, firefighter's or EMT's death.

## VALID AMBULANCE SERVICES PROVIDER

Any business/nonprofit engaged in the business of transporting sick, disabled or injured individuals by ambulance to or from facilities or institutions providing health services.

### § 278-62. Abatement established.

In accordance with C.G.S. § 12-81x, there is hereby established effective for the Grand List of October 1, 2023, and subsequent Grand Lists, an abatement of 50% of municipal real residential property taxes due with respect to real property owned by the surviving spouse of a police officer, firefighter or EMT who suffers a line of duty death while a resident of East Hampton. The abatement only applies to Town taxes due to the Town of East Hampton and does not apply to any district or other political subdivision taxes that may be due.

### § 278-63. Terms.

#### A.

The tax abatement will remain in effect so long as the surviving spouse owns the property as of the October 1 Grand List and occupies the residence as their primary residence or until the spouse conveys their fee interest in the subject residence. If the spouse subsequently purchases another residence in the Town, and all qualifying criteria remain, then the tax abatement shall apply to the new residence. For any property that is in a trust, a copy of the trust agreement must be provided to the assessor for review. The terms of the trust agreement are that the claimant must be considered to be the primary beneficiary of the trust.

#### B.

Upon the death of any person entitled to tax relief pursuant to this section, the tax relief hereunder shall end the following June 30.

#### C.

If any person who is entitled to a tax abatement hereunder conveys their fee title in the property with respect to which the tax abatement hereunder has been granted, the tax relief shall be suspended as of the date of conveyance and the nonqualifying grantee of such property shall pay the Town a prorated share of taxes thereby due and owing. The

assessor is to be notified by the applicant of the transfer within 10 days of the property transfer date.

D.

The property tax relief provided for in this section shall, in any case where title to real property is recorded in the name of the qualifying surviving spouse and any other person or persons, be prorated to reflect the fractional portion of such qualifying spouse, or, if such property is a multiple-family or multiple-use dwelling, such relief be prorated to reflect the fractional portion of such property occupied by the qualifying spouse. A spouse desiring such abatement shall submit an application to the assessor requesting a determination as to whether such abatement is permitted.

E.

If such surviving spouse remarries, the abatement shall cease commencing with taxes on the October 1 Grand List next following the date of such remarriage.

§ 278-64. Procedures.

A.

The Tax Collector and Assessor shall prescribe with regard to their respective duties under this section such forms and procedures as may be necessary to implement this section. The Assessor, in addition, shall take such steps necessary to satisfactorily establish the facts as to the qualifying surviving spouse's interest in the property, by requesting such documents as the Assessor deems necessary. Such documentation will be required yearly to continue the tax abatement. Eligibility shall be determined by the Assessor and/or their designee, and such determination shall be final.

B.

No later than November 1 of each year, the surviving spouse shall complete and file with the assessor an application for the abatement and shall attest annually that they have not remarried and that they remain otherwise qualified under the terms of this article.

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Applicable Sections Highlighted

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intention to foreclose the lien if the amounts set forth pursuant to subdivisions (1) and (2) of this subsection are not paid to the assignee on or before sixty days after the date on which the notice is provided; (4) the assignee's contact information, including, but not limited to, the assignee's name, mailing address, telephone number and electronic mail address, if any; and (5) instructions concerning the acceptable means of making a payment on the amounts owed to the assignee as set forth pursuant to subdivisions (1) and (2) of this subsection. Any notice required under this subsection shall be effective upon the date such notice is provided.

(h) When providing the written notice required under subsection (g) of this section, the assignee may rely on the last recorded security interest of record in identifying the name and mailing address of the holder of such interest, unless the holder of such interest is the plaintiff in an action pending in Superior Court to enforce such interest, in which case the assignee shall provide the written notice to the attorney appearing on behalf of the plaintiff.

(i) Each aspect of a foreclosure, sale or other disposition under this section, including, but not limited to, the costs, [attorney] attorney's fees, method, advertising, time, date, place and terms, shall be commercially reasonable, and, for actions commenced on or after July 1, 2026, such attorney's fees shall not exceed fifteen per cent of the amount of any judgment that is entered.

Sec. 233. Subdivision (83) of section 12-81 of the general statutes, as amended by section 4 of public act 25-2, is repealed and the following is substituted in lieu thereof (Effective October 1, 2025, and applicable to assessment years commencing on or after October 1, 2025):

(83) (A) (i) [A] That fractional share of a dwelling, including a condominium, as defined in section 47-68a, [and] a unit in a common interest community, as defined in section 47-202, [that is (I) owned by]

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and a mobile manufactured home, as defined in section 12-63a, (I) that belongs to or is held in trust for any resident of this state who has served in the Army, Navy, Marine Corps, Coast Guard, Air Force or Space Force of the United States and has been determined by the United States Department of Veterans Affairs to be permanently and totally disabled based on a service-connected disability rating of one hundred per cent, or that is possessed by such a resident as a tenant for life or tenant for a term of years liable for property tax under section 12-48, and (II) that is occupied by such resident as the resident's primary residence, or (ii) lacking such residence, one motor vehicle [owned by] that belongs to or is held in trust for such resident and is garaged in this state. As used in this subdivision, "dwelling" does not include any portion of the unit or structure used by such resident for commercial purposes or from which such resident derives any rental income.

(B) If such resident lacks such dwelling or motor vehicle in such resident's name, the dwelling or motor vehicle, as applicable, belonging to or held in trust for such resident's spouse, or possessed by such resident's spouse as a tenant for life or tenant for a term of years liable for property tax under section 12-48, who is domiciled with such resident, shall be so exempt. When any resident entitled to an exemption under the provisions of this subdivision has died, the dwelling or motor vehicle, as applicable, belonging to [ ] or held in trust for [ ] such deceased resident's surviving spouse, or possessed by such deceased resident's spouse as a tenant for life or tenant for a term of years liable for property tax under section 12-48, while such spouse remains a widow or widower, or belonging to or held in trust for such deceased resident's minor children during their minority, or both, while they are residents of this state, shall be so exempt as that to which such resident was or would have been entitled at the time of such resident's death.

(C) No individual entitled to the exemption under this subdivision and under one or more of subdivisions (19), (22), (23), (25) and (26) of

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this section or sections 240 and 241 of this act shall receive more than one exemption.

(D) (i) No individual shall receive any exemption to which such individual is entitled under this subdivision until such individual has complied with section 12-95, and has submitted proof of such individual's determination by the United States Department of Veterans Affairs, to the assessor of the town in which the exemption is sought. If there is no change to an individual's determination, such proof shall not be required for any assessment year following that for which the exemption under this subdivision is granted initially. If the United States Department of Veterans Affairs modifies an individual's determination to other than permanently and totally disabled based on a service-connected disability rating of one hundred per cent, such modification shall be deemed a waiver of the right to the exemption under this subdivision. Any such individual whose determination was modified to other than permanently and totally disabled based on a service-connected disability rating of one hundred per cent may seek the exemption under subdivision (20) of this section.

(ii) Any individual who has been unable to submit evidence of such determination by the United States Department of Veterans Affairs in the manner required by this subdivision, or who has failed to submit such evidence as provided in section 12-95, may, when such individual obtains such evidence, make application to the tax collector not later than one year after such individual obtains such proof or not later than one year after the expiration of the time limited in section 12-95, as the case may be, for abatement in case the tax has not been paid, or for refund in case the whole tax or part of the tax has been paid. Such abatement or refund may be granted retroactively to include the assessment day next succeeding the date as of which such individual was entitled to such determination by the United States Department of Veterans Affairs, but in no case shall any abatement or refund be made

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for a period greater than three years.

(iii) The tax collector shall, after examination of such application, refer the same, with the tax collector's recommendations thereon, to the board of selectmen of a town or to the corresponding authority of any other municipality, and shall certify to the amount of abatement or refund to which the applicant is entitled. Upon receipt of such application and certification, the selectmen or other duly constituted authority shall, in case the tax has not been paid, issue a certificate of abatement or, in case the whole tax or part of the tax has been paid, draw an order upon the treasurer in favor of such applicant for such amount, without interest. Any action so taken by such selectmen or other authority shall be a matter of record and the tax collector shall be notified in writing of such action.

(E) For assessment years commencing on and after October 1, 2025, any municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, provide that, for any individual receiving the exemption under this subdivision for a dwelling described in subparagraph (A)(i) of this subdivision, not more than two acres of the lot upon which such dwelling sits shall be exempt from taxation.

(F) For assessment years commencing on and after October 1, 2025, any municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, provide that the surviving spouse of any resident of this state who (i) had served in the Army, Navy, Marine Corps, Coast Guard, Air Force or Space Force of the United States, (ii) had been determined by the United States Department of Veterans Affairs to be permanently and totally disabled based on a service-connected disability rating of one hundred per cent, and (iii) died prior to October 1, 2024, but after a date to be determined by such legislative body or board of selectmen, as applicable, shall, while such spouse

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remains a widow or widower, be entitled to the exemption or exemptions under this subdivision.

(G) Notwithstanding the provisions of this section, for assessment years commencing on and after October 1, 2025, any municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, limit the total amount of the exemption or exemptions granted under this subdivision to the median assessed valuation of residential real property in such municipality.

Sec. 234. Subdivision (20) of section 12-81 of the general statutes, as amended by section 5 of public act 25-2, is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025, and applicable to assessment years commencing on or after October 1, 2025*):

(20) (A) Subject to the provisions hereinafter stated, property not exceeding three thousand five hundred dollars in amount shall be exempt from taxation, which property belongs to, or is held in trust for, any resident of this state who has served, or is serving, in the Army, Navy, Marine Corps, Coast Guard, Air Force or Space Force of the United States and (i) has a disability rating as determined by the United States Department of Veterans Affairs amounting to ten per cent or more of total disability, other than a determination of (I) being permanently and totally disabled based on a service-connected disability rating of one hundred per cent, or (II) in any municipality providing the exemption under section 240 of this act, having a service-connected total disability based on individual unemployability, provided such exemption shall be two thousand dollars in any case in which such rating is between ten per cent and twenty-five per cent; two thousand five hundred dollars in any case in which such rating is more than twenty-five per cent but not more than fifty per cent; three thousand dollars in any case in which such rating is more than fifty per cent but not more than seventy-five per cent; and three thousand five

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hundred dollars in any case in which such resident has attained sixty-five years of age or such rating is more than seventy-five per cent; or (ii) is receiving a pension, annuity or compensation from the United States because of the loss in service of a leg or arm or that which is considered by the rules of the United States Pension Office or the Bureau of War Risk Insurance the equivalent of such loss.

(B) If such veteran lacks such amount of property in such veteran's name, so much of the property belonging to, or held in trust for, such veteran's spouse, who is domiciled with such veteran, as is necessary to equal such amount shall also be so exempt. When any veteran entitled to an exemption under the provisions of this subdivision has died, property belonging to, or held in trust for, such deceased veteran's surviving spouse, while such spouse remains a widow or widower, or belonging to or held in trust for such deceased veteran's minor children during their minority, or both, while they are residents of this state, shall be exempt in the same aggregate amount as that to which the disabled veteran was or would have been entitled at the time of such veteran's death.

(C) No individual entitled to the exemption under this subdivision and under one or more of subdivisions (19), (22), (23), (25) and (26) of this section or sections 240 and 241 of this act shall receive more than one exemption.

(D) (i) No individual shall receive any exemption to which such individual is entitled under this subdivision until such individual has complied with section 12-95 and has submitted proof of such individual's disability rating, as determined by the United States Department of Veterans Affairs, to the assessor of the town in which the exemption is sought. If there is no change to an individual's disability rating, such proof shall not be required for any assessment year following that for which the exemption under this subdivision is granted initially. If the United States Department of Veterans Affairs

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modifies a veteran's disability rating, such modification shall be deemed a waiver of the right to the exemption under this subdivision until proof of disability rating is submitted to the assessor and the right to such exemption is established as required initially, except that (I) if such disability rating is modified to a determination that such veteran is permanently and totally disabled based on a service-connected disability rating of one hundred per cent, such veteran may seek the exemption under subdivision (83) of this section, or (II) if such disability rating is modified to a determination that such veteran has a service-connected total disability based on individual unemployability and if such veteran resides in a municipality that provides the exemption under section 240 of this act, such veteran may seek the exemption under section 240 of this act.

(ii) Any individual who has been unable to submit evidence of disability rating in the manner required by this subdivision, or who has failed to submit such evidence as provided in section 12-95, may, when such individual obtains such evidence, make application to the tax collector not later than one year after such individual obtains such proof or not later than one year after the expiration of the time limited in section 12-95, as the case may be, for abatement in case the tax has not been paid, or for refund in case the whole tax has been paid, of such part or the whole of such tax as represents the service exemption. Such abatement or refund may be granted retroactively to include the assessment day next succeeding the date as of which such person was entitled to such disability rating as determined by the United States Department of Veterans Affairs, but in no case shall any abatement or refund be made for a period greater than three years.

(iii) The tax collector shall, after examination of such application, refer the same, with the tax collector's recommendations thereon, to the board of selectmen of a town or to the corresponding authority of any other municipality, and shall certify to the amount of abatement or refund to

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which the applicant is entitled. Upon receipt of such application and certification, the selectmen or other duly constituted authority shall, in case the tax has not been paid, issue a certificate of abatement or, in case the whole tax has been paid, draw an order upon the treasurer in favor of such applicant for the amount, without interest, that represents the service exemption. Any action so taken by such selectmen or other authority shall be a matter of record and the tax collector shall be notified in writing of such action;

Sec. 235. Section 12-93 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025, and applicable to assessment years commencing on or after October 1, 2025*):

Any person who claims an exemption from taxation under the provisions of section 12-81 or 12-82 by reason of service in the Army, Navy, Marine Corps, Coast Guard, Air Force or Space Force of the United States shall give notice to the town clerk of the town in which he resides that he is entitled to such exemption. Any person who has performed such service may establish his right to such exemption by exhibiting to the town clerk an honorable discharge, or a certified copy thereof, from such service or, in the absence of such discharge or copy, by appearing before the assessors for an examination under oath, supported by two affidavits of disinterested persons, showing that the claimant is a veteran, as defined in section 27-103, or is serving or, if he is unable to appear by reason of such service, he may establish such right, until such time as he appears personally and exhibits his discharge or copy, by forwarding to the town clerk annually a written statement, signed by the commanding officer of his unit, ship or station or by some other appropriate officer, or where such claimant is currently serving in an active theater of war or hostilities, by the presentation of a notarized statement of a parent, guardian, spouse or legal representative of such claimant, stating that he is personally serving and is unable to appear in person by reason of such service, which statement shall be received

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*applicable to assessment years commencing on or after October 1, 2025):*

Any person who has established his or her entitlement to a property tax exemption under subdivision (19), (20), (22), (23), (24), (25), (26), (28), [or] (53) or (83) of section 12-81 or section 12-81g for a particular assessment year shall be issued a certificate as to such entitlement by the tax assessor of the relevant municipality. Such person shall be entitled to such exemption in any municipality in this state for such assessment year provided a copy of such certificate is provided to the tax assessor of any municipality in which such exemption is claimed and further provided such person would otherwise have been eligible for such exemption in such municipality if he or she had filed for such exemption as provided under the general statutes.

**Sec. 240. (NEW) (Effective October 1, 2025)** (a) Any municipality, upon approval by its legislative body, may provide that, in lieu of the exemption prescribed under subdivision (20) of section 12-81 of the general statutes, any resident of this state who has served in the Army, Navy, Marine Corps, Coast Guard, Air Force or Space Force of the United States and has been determined by the United States Department of Veterans Affairs to have a service-connected total disability based on individual unemployability shall be entitled to an exemption from property tax on (1) that fractional share of a dwelling, including a condominium, as defined in section 47-68a of the general statutes, a unit in a common interest community, as defined in section 47-202 of the general statutes, and a mobile manufactured home, as defined in section 12-63a of the general statutes, (A) that belongs to or is held in trust for such resident, or that is possessed by such a resident as a tenant for life or tenant for a term of years liable for property tax under section 12-48 of the general statutes, and (B) that is occupied by such resident as the resident's primary residence, or (2) lacking such residence, one motor vehicle that belongs to or is held in trust for such resident and is garaged in this state. As used in this subsection, "dwelling" does not include any

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portion of the unit or structure used by such resident for commercial purposes or from which such resident derives any rental income.

(b) If such resident lacks such dwelling or motor vehicle in such resident's name, the dwelling or motor vehicle, as applicable, belonging to or held in trust for such resident's spouse, or possessed by such resident's spouse as a tenant for life or tenant for a term of years liable for property tax under section 12-48 of the general statutes, who is domiciled with such resident, shall be so exempt. When any resident entitled to an exemption under the provisions of this section has died, the dwelling or motor vehicle, as applicable, belonging to or held in trust for such deceased resident's surviving spouse, or possessed by such deceased resident's surviving spouse as a tenant for life or tenant for a term of years liable for property tax under section 12-48 of the general statutes, while such spouse remains a widow or widower, or belonging to or held in trust for such deceased resident's minor children during their minority, or both, while they are residents of this state, shall be so exempt as that to which such resident was or would have been entitled at the time of such resident's death.

(c) No individual entitled to the exemption under this section and under one or more of subdivisions (19), (22), (23), (25) and (26) of section 12-81 of the general statutes or section 241 of this act shall receive more than one exemption.

(d) (1) No individual shall receive any exemption to which such individual is entitled under this section until such individual has complied with section 12-95 of the general statutes and has submitted proof of such individual's determination by the United States Department of Veterans Affairs, to the assessor of the town in which the exemption is sought. If there is no change to an individual's determination, such proof shall not be required for any assessment year following that for which the exemption under this section is granted initially. If the United States Department of Veterans Affairs modifies

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an individual's determination to other than a service-connected total disability based on individual unemployability, such modification shall be deemed a waiver of the right to the exemption under this section. Any such individual whose determination was modified to other than a service-connected total disability based on individual unemployability may seek the exemption under subdivision (20) or (83) of section 12-81 of the general statutes, as applicable.

(2) Any individual who has been unable to submit evidence of such determination by the United States Department of Veterans Affairs in the manner required by this section, or who has failed to submit such evidence as provided in section 12-95 of the general statutes, may, when such individual obtains such evidence, make application to the tax collector not later than one year after such individual obtains such proof or not later than one year after the expiration of the time limited in section 12-95 of the general statutes, as the case may be, for abatement in case the tax has not been paid, or for refund in case the whole tax or part of the tax has been paid. Such abatement or refund may be granted retroactively to include the assessment day next succeeding the date as of which such individual was entitled to such determination by the United States Department of Veterans Affairs, but in no case shall any abatement or refund be made for a period greater than three years.

(3) The tax collector shall, after examination of such application, refer the same, with the tax collector's recommendations thereon, to the board of selectmen of a town or to the corresponding authority of any other municipality, and shall certify to the amount of abatement or refund to which the applicant is entitled. Upon receipt of such application and certification, the selectmen or other duly constituted authority shall, in case the tax has not been paid, issue a certificate of abatement or, in case the whole tax or part of the tax has been paid, draw an order upon the treasurer in favor of such applicant for such amount, without interest. Any action so taken by such selectmen or other authority shall be a

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matter of record and the tax collector shall be notified in writing of such action.

(e) (1) In any municipality that provides the exemption under subsections (a) to (d), inclusive, of this section, such municipality may, upon approval by its legislative body, further provide that, for any individual receiving the exemption under said subsections for a dwelling described in subdivision (1) of subsection (a) of this section, not more than two acres of the lot upon which such dwelling sits shall be exempt from taxation.

(2) In any municipality that provides the exemption under subsections (a) to (d), inclusive, of this section, such municipality may, upon approval of its legislative body, further provide that the surviving spouse of any resident of this state who (A) had served in the Army, Navy, Marine Corps, Coast Guard, Air Force or Space Force of the United States, (B) had been determined by the United States Department of Veterans Affairs to have a service-connected total disability based on individual unemployability, and (C) died prior to October 1, 2025, but after a date to be determined by such legislative body, shall, while such spouse remains a widow or widower, be entitled to the exemption under this section.

(3) In any municipality that provides the exemption or exemptions under this section, such municipality may, upon approval of its legislative body, limit the total amount of the exemption or exemptions granted under this section to the median assessed valuation of residential real property in such municipality.

**Sec. 241. (NEW) (Effective October 1, 2025)** (a) Any municipality, upon approval by its legislative body, may provide that the surviving spouse, while such person remains a widow or widower, of a person who was killed in action while performing active military duty with the armed forces, as defined in subsection (a) of section 27-103 of the general

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statutes, which surviving spouse is a resident of such municipality, shall be entitled to an exemption from property tax on (1) that fractional share of a dwelling, including a condominium, as defined in section 47-68a of the general statutes, a unit in a common interest community, as defined in section 47-202 of the general statutes, and a mobile manufactured home, as defined in section 12-63a of the general statutes, (A) that belongs to or is held in trust for such surviving spouse, or that is possessed by such a surviving spouse as a tenant for life or tenant for a term of years liable for property tax under section 12-48 of the general statutes, and (B) that is occupied by such surviving spouse as the surviving spouse's primary residence, or (2) lacking such residence, one motor vehicle that belongs to or is held in trust for such surviving spouse and is garaged in this state. As used in this subsection, "dwelling" does not include any portion of the unit or structure used by such surviving spouse for commercial purposes or from which such surviving spouse derives any rental income.

(b) No surviving spouse entitled to the exemption under this section and under one or more of subdivisions (19), (20), (22), (23), (25), (26) and (83) of section 12-81 of the general statutes, section 12-81ii of the general statutes or section 240 of this act shall receive more than one exemption.

(c) (1) A surviving spouse described in subsection (a) of this section who claims an exemption from taxation under this section shall give notice to the town clerk of such municipality that he or she is entitled to such exemption.

(2) Any such surviving spouse submitting a claim for such exemption shall be required to file an application, on a form prepared for such purpose by the assessor, not later than the assessment date with respect to which such exemption is claimed, which application shall include at least two affidavits of disinterested persons showing that the deceased person was performing such active military duty, that such deceased person was killed in action while performing such active military duty

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and the relationship of such deceased person to such surviving spouse, provided the assessor may further require such surviving spouse to be examined by such assessor under oath concerning such facts. Such town clerk shall record each such affidavit in full and shall list the name of such surviving spouse claimant, and such service shall be performed by such town clerk without remuneration. No assessor, board of assessment appeals or other official shall allow any such claim for exemption unless evidence as herein specified has been filed in the office of such town clerk. When any such surviving spouse has filed for such exemption and received approval for the first time, such surviving spouse shall be required to file for such exemption biennially thereafter.

(3) The assessor of such municipality shall annually make a certified list of all such surviving spouses who are found to be entitled to exemption under the provisions of this section, which list shall be filed in the town clerk's office, and shall be prima facie evidence that such surviving spouses whose names appear thereon are entitled to such exemption as long as they continue to reside in such municipality and as long as the legislative body of such municipality continues to provide for such exemption. Such assessor may, at any time, require any such surviving spouse to appear before such assessor for the purpose of furnishing additional evidence, provided, any such surviving spouse who by reason of disability is unable to so appear may furnish such assessor a statement from such surviving spouse's attending physician or an advanced practice registered nurse certifying that such surviving spouse is totally disabled and is unable to make a personal appearance and such other evidence of total disability as such assessor may deem appropriate.

(4) No such surviving spouse may receive such exemption until such surviving spouse has proven his or her right to such exemption in accordance with the provisions of this section, together with such further proof as may be necessary under said provisions. Exemptions so

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proven shall take effect on the next succeeding assessment day.

(d) Any such surviving spouse who has submitted an application and been approved in any year for the exemption provided in this section shall, in the year immediately following approval, be presumed to be qualified for such exemption. During the year immediately following such approval, the assessor shall notify, in writing, each surviving spouse presumed to be qualified pursuant to this subsection.

(e) (1) In any municipality that provides the exemption under subsections (a) to (d) of this section, such municipality may, upon approval by its legislative body, further provide that, for any individual receiving the exemption under said subsections for a dwelling described in subdivision (1) of subsection (a) of this section, not more than two acres of the lot upon which such dwelling sits shall be exempt from taxation.

(2) In any municipality that provides the exemption or exemptions under this section, such municipality may, upon approval of its legislative body, limit the total amount of the exemption or exemptions granted under this section to the median assessed valuation of residential real property in such municipality.

**Sec. 242. Section 12-81ii of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2025):**

(a) (1) Except as provided in subdivision (2) of this subsection, any municipality, upon approval by its legislative body, may provide that any parent whose child was killed in action, or the surviving spouse of a person who was killed in action, while performing active military duty with the armed forces, as defined in subsection (a) of section 27-103, which parent or surviving spouse is a resident of such municipality, shall be entitled to an exemption from property tax, provided such parent's or surviving spouse's qualifying income does not exceed (A) the

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maximum amount applicable to an unmarried person as provided under section 12-81*l*, or (B) an amount established by the municipality, not exceeding the maximum amount under section 12-81*l* by more than twenty-five thousand dollars. The exemption provided for under this section shall be applied to the assessed value of an eligible parent's or surviving spouse's property and, at the municipality's option, may be in an amount up to twenty thousand dollars or in an amount up to ten per cent of such assessed value.

(2) (A) If both parents of any such child killed in action while performing active military duty with the armed forces are domiciled together, only one such parent shall be entitled to an exemption from property tax provided for under this section.

(B) The exemption provided for under this section shall be in addition to any exemption to which an eligible parent or surviving spouse may be entitled under section 12-81. No such eligible parent or surviving spouse entitled to the exemption under this section and under one or more of section 12-81*f* or 12-81*g* [and this section] or section 241 of this act shall receive more than one such exemption.

(b) (1) Any parent whose child was killed in action, or the surviving spouse of a person who was killed in action, while performing active military duty with the armed forces and who claims an exemption from taxation under this section shall give notice to the town clerk of such municipality that he or she is entitled to such exemption.

(2) Any such parent or surviving spouse submitting a claim for such exemption shall be required to file an application, on a form prepared for such purpose by the assessor, not later than the assessment date with respect to which such exemption is claimed, which application shall include at least two affidavits of disinterested persons showing that the deceased child or person was performing such active military duty, that such deceased child or person was killed in action while performing

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such active military duty and the relationship of such deceased child to such parent, or such deceased person to such surviving spouse, provided the assessor may further require such parent or surviving spouse to be examined by such assessor under oath concerning such facts. Each such application shall include a copy of such parent's or surviving spouse's federal income tax return, or in the event such a return is not filed such evidence related to income as may be required by the assessor, for the tax year of such parent or surviving spouse ending immediately prior to the assessment date with respect to which such exemption is claimed. Such town clerk shall record each such affidavit in full and shall list the name of such parent or surviving spouse claimant, and such service shall be performed by such town clerk without remuneration. No assessor, board of assessment appeals or other official shall allow any such claim for exemption unless evidence as herein specified has been filed in the office of such town clerk. When any such parent or surviving spouse has filed for such exemption and received approval for the first time, such parent or surviving spouse shall be required to file for such exemption biennially thereafter, subject to the provisions of subsection (c) of this section.

(3) The assessor of such municipality shall annually make a certified list of all such parents or surviving spouses who are found to be entitled to exemption under the provisions of this section, which list shall be filed in the town clerk's office, and shall be prima facie evidence that such parents or surviving spouses whose names appear thereon are entitled to such exemption as long as they continue to reside in such municipality and as long as the legislative body of such municipality continues to provide for such exemption, subject to the provisions of subsection (c) of this section. Such assessor may, at any time, require any such parent or surviving spouse to appear before such assessor for the purpose of furnishing additional evidence, provided, any such parent or surviving spouse who by reason of disability is unable to so appear may furnish such assessor a statement from such parent's or surviving

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spouse's attending physician or an advanced practice registered nurse certifying that such parent or surviving spouse is totally disabled and is unable to make a personal appearance and such other evidence of total disability as such assessor may deem appropriate.

(4) No such parent or surviving spouse may receive such exemption until such parent or surviving spouse has proven his or her right to such exemption in accordance with the provisions of this section, together with such further proof as may be necessary under said provisions. Exemptions so proven shall take effect on the next succeeding assessment day.

(c) Any such parent or surviving spouse who has submitted an application and been approved in any year for the exemption provided in this section shall, in the year immediately following approval, be presumed to be qualified for such exemption. During the year immediately following such approval, the assessor shall notify, in writing, each parent or surviving spouse presumed to be qualified pursuant to this subsection. If any such parent or surviving spouse has qualifying income in excess of the maximum allowed under subsection (a) of this section, such parent or surviving spouse shall notify the assessor on or before the next filing date for such exemption and shall be denied such exemption for the assessment year immediately following and for any subsequent year until such parent or surviving spouse has reapplied and again qualified for such exemption. Any such parent or surviving spouse who fails to notify the assessor of such disqualification shall make payment to the municipality in the amount of property tax loss related to such exemption improperly taken.

Sec. 243. Section 17a-114 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1, 2025*):

(a) As used in this section, (1) "approval" or "approved" means that a person has been approved to adopt or provide foster care by a child-

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employees who work primarily at such location. Taxpayers paying a tax specified in this subsection shall provide disaggregated information and such other data the commissioner requests to carry out the provisions of this section. On or before October 31, 2026, and annually thereafter, the commissioner shall post on the Department of Revenue Services' Internet web site a list of all municipalities and the amount of revenue from each such tax attributed to the municipality for the applicable fiscal year.

Sec. 392. Subdivision (3) of subsection (b) of section 12-218h of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(3) For the thirty-year period beginning with a combined group's first income year that begins in 2026, a combined group entitled to a deduction under this subsection shall deduct from combined group net income an amount equal to one-thirtieth of the amount necessary to offset the increase in the valuation allowance against net operating losses and tax credits in the state, as computed in accordance with generally accepted accounting principles, that resulted from the enactment of sections 12-218e and 12-218f. Such increase in valuation allowance shall be computed based on the change in valuation allowance that was reported in the combined group's financial statements for the income year commencing on or after January 1, [2016] 2015, but prior to January 1, [2017] 2016.

**Sec. 393.** Section 12-8100 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

Any municipality may, upon approval by its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, provide an exemption from property tax of not less than five per cent and not more than thirty-five per cent of the assessed value, for owner-occupied dwellings, including

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condominiums, as defined in section 47-68a, and units in a common interest community, as defined in section 47-202, that are the primary residences of such owners and consist of not more than two units. Such municipality may also require a term of residency for owners to be eligible for an exemption under this section or an assessed value maximum for dwellings to be eligible for an exemption under this section, or both.

Sec. 394. Subsection (b) of section 12-285 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1, 2025*):

(b) As used in this part and part II only of this chapter:

(1) "Cigarette" means [and includes any roll for smoking made wholly or in part of tobacco, irrespective of size or shape, and irrespective of whether the tobacco is flavored, adulterated or mixed with any other ingredient, where such roll has a wrapper or cover made of paper or any other material] any product that contains nicotine, is intended to be burned or heated under ordinary conditions of use and consists of or contains (A) any roll of tobacco wrapped in paper or in any substance not containing tobacco, (B) tobacco, in any form, that is functional in the product, which, because of its appearance, the type of tobacco used in the filler or its packaging and labeling, is likely to be offered to or purchased by consumers as a cigarette, or (C) any roll of tobacco wrapped in any substance containing tobacco which, because of its appearance, the type of tobacco used in the filler or its packaging and labeling, is likely to be offered to, or purchased by, consumers as a cigarette described in subparagraph (A) of this subdivision, except where such wrapper is wholly or in the greater part made of tobacco and such roll weighs over three pounds per thousand, provided, if any roll [for smoking] has a wrapper made of homogenized tobacco or natural leaf tobacco [,] and the roll is a cigarette size so that it weighs three pounds or less per thousand, such roll is a cigarette and subject to

## CGS Exemption Statutes

### For Consideration

#### Outlined in OLR 2026-R-0001

**Sec. 12-81kk. Municipal option to provide exemption for certain veterans.** (a) Any municipality, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, may provide that any veteran, as defined in section [27-103](#), whose federal adjusted gross income is fifty thousand one hundred dollars or less shall be entitled to an exemption from the tax imposed under this chapter on any dwelling owned and occupied by such veteran as such veteran's primary residence, in an amount equal to ten per cent of the assessed value of such primary residence.

(b) (1) Any veteran who claims an exemption under subsection (a) of this section shall give notice to the town clerk of the municipality in which such primary residence is located that such veteran is entitled to such exemption.

(2) Any veteran submitting a claim for such exemption shall file an application, on a form prepared by the assessor of the municipality in which such primary residence is located, not later than the assessment date with respect to which such exemption is claimed, which application shall include (A) (i) a certified copy of such veteran's military discharge document, as defined in section [1-219](#), or (ii) in the absence of such certified copy, at least two affidavits of disinterested individuals showing that the claimant is a veteran, provided the assessor may further require such claimant to be examined by such assessor under oath concerning the facts contained in such affidavits, and (B) a copy of such veteran's federal income tax return or, in the event such a return is not filed, such evidence as may be required by the assessor, for the tax year of such veteran ending immediately prior to the assessment date with respect to which such exemption is claimed. The town clerk of the municipality in which such primary residence is located shall record the certified copy or affidavits submitted pursuant to subparagraph (A) of this subdivision in full and shall list the name of such veteran, and such service shall be performed by such town clerk without remuneration. No assessor, board of assessment appeals or other official shall allow any such claim for exemption unless the certified copy or affidavits specified in this subsection have been filed with the office of the town clerk. Any veteran who has submitted a claim for such exemption and received approval for the first time shall file for such exemption biennially thereafter, subject to the provisions of subdivision (3) of this subsection.

(3) The assessor of such municipality shall annually make a certified list of all such veterans who are found to be entitled to an exemption under the provisions of this section, which list shall be filed in the town clerk's office and shall be prima facie evidence that any veteran whose name appears on such list is entitled to such exemption, subject to the provisions of subsection (c) of this section, as long as such veteran continues to own and occupy the

dwelling as such veteran's primary residence. Such assessor may, at any time, require such veteran to appear before such assessor for the purpose of furnishing additional evidence, except that any veteran who, by reason of total disability, is unable to so appear may furnish such assessor (A) a statement from such veteran's attending physician or advanced practice registered nurse, certifying that such veteran is totally disabled and unable to make a personal appearance, and (B) such other evidence of total disability as such assessor may deem appropriate.

(4) No veteran may receive an exemption under this section until such veteran has proven such veteran's right to such exemption in accordance with the provisions of this section, together with such further proof as may be required under such provisions. Exemptions so proven shall take effect on the next succeeding assessment day.

(c) Any veteran who has submitted an application and been approved in any year for the exemption provided in subsection (a) of this section shall, in the assessment year immediately following approval, be presumed to qualify for such exemption. During the year immediately following such approval, the assessor shall notify, in writing, such veteran presumed to be qualified pursuant to this subsection. If any such veteran has qualifying income in excess of the maximum allowed under subsection (a) of this section, such veteran shall notify the assessor on or before the next filing date of such exemption and shall be denied such exemption for the assessment year immediately following and for any subsequent year until such veteran has reapplied and again qualified for such exemption. Any such veteran who fails to notify the assessor of such disqualification shall make payment to the municipality in the amount of property tax loss related to such exemption improperly taken.

**Sec. 12-81ll. Municipal option to abate property taxes on child care center or group child care home.** Any municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, abate up to one hundred per cent of the property taxes due for any tax year, for not more than five tax years, for any property or portion of a property (1) used in the operation of a child care center or group child care home licensed pursuant to section [19a-80](#), or a family child care home licensed pursuant to section [19a-87b](#), and (2) owned by the person, persons, association, organization, corporation, institution or agency holding such license.

**Sec. 12-81mm. Municipal option to abate property taxes on recreational trails.** (a) For the purposes of this section, (1) "nonprofit land conservation organization" means a nonprofit land conservation organization that is tax exempt under Section 501(c)(3) of the Internal Revenue Code of 1986, or any subsequent corresponding internal revenue code of the United States, as amended from time to time, (2) "greenway" has the same meaning as provided in section [23-100](#), and (3) "conservation restriction" has the same meaning as provided in section [47-42a](#).

(b) Each municipality may establish by ordinance a program to provide for the abatement of real property taxes due on any portion of land that (1) meets the criteria for designation as a greenway established under subsection (b) of section [23-102](#), (2) is a terrestrial recreational trail with a clearly defined trail corridor that does not exceed one hundred feet in width at its widest point, and (3) is subject to a recorded permanent conservation restriction conveyed by the owner of the land, or such owner's predecessor in title, to the municipality, the state or a nonprofit land conservation organization, provided such conservation easement or any other encumbrance on the land shall not prohibit the public use of any such terrestrial recreational trail for compatible recreation.

(c) Whenever any municipality enacts an ordinance required by subsection (b) of this section, an owner of land may apply for its abatement under such ordinance by filing a written application for such abatement with the assessor of such municipality. Any application filed under this subsection shall be made upon a form prescribed by the assessor and shall include (1) a description of the land, (2) a copy of the recorded permanent conservation restriction concerning the land, (3) a copy of the deed that establishes such owner's ownership interest in the land, (4) a certified land survey that depicts the boundaries of the terrestrial recreational trail on the land of such owner, and (5) such other information as the assessor may require to aid in determining whether such land qualifies for such tax abatement pursuant to such ordinance. Any certification of a survey required by this subsection shall be made by a licensed surveyor and such certification shall be made in accordance with chapter 390.

(d) Not later than thirty days after receipt of a written application under subsection (c) of this section, the assessor shall submit such written application with the assessor's recommendation to either approve or deny the tax abatement based on the criteria set forth in subsection (b) of this section to the legislative body of the municipality or, in a municipality where the legislative body is a town meeting, to the board of selectmen.

(e) The abatement of any real property taxes under subsection (b) of this section shall be approved by vote of the legislative body of the municipality or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen.

(f) Any abatement under this section shall continue upon the sale or transfer of the land unless the legislative body of the municipality, or in a municipality where the legislative body is a town meeting, the board of selectmen, votes to discontinue such abatement.

**Sec. 12-121e. Reduction in assessment of certain rehabilitated buildings.** The assessor of any municipality that has adopted an ordinance pursuant to subparagraph (H)(xv) of subdivision (7) of subsection (c) of section [7-148](#) may reduce the assessment of any building that has been rehabilitated in accordance with the provisions of such ordinance. The assessment shall be adjusted after the building is rehabilitated. The adjusted assessment shall

reflect the value of the structure prior to rehabilitation. The adjusted assessment shall be applicable for a period determined in accordance with the provisions of the ordinance.

**Sec. 12-81(62) Passive solar energy heating or cooling systems and hybrid systems.** (a)

Subject to authorization of the exemption by ordinance in any municipality, any building, the construction of which is commenced on or after April 20, 1977, which is equipped with a passive or hybrid solar energy heating or cooling system, or any building to which such a system is added on or after April 20, 1977, to the extent of any amount by which the assessed valuation of such real property equipped with such a system exceeds the valuation at which such real property would be assessed if built using conventional construction techniques in lieu of construction related to such a system, as determined by the assessing officer of the municipality, provided this exemption shall only apply to the first fifteen assessment years following construction of such building or addition of any such system to a building. Any portion of a hybrid solar energy heating or cooling system which is allowed an exemption under subdivision (56) of this section shall not be eligible for exemption under this subdivision;

(b) As used in this subdivision, (A) “passive solar energy heating or cooling system” means a system which utilizes the structural elements of a building for the collection of incident solar energy and its storage and distribution for use in water heating or space heating or cooling, which building absent such system would require a conventional energy resource, such as petroleum products, natural gas or electricity, and which system meets standards established by regulation, in accordance with the provisions of chapter 54, by the Secretary of the Office of Policy and Management, and (B) “hybrid system” means a solar energy heating or cooling system which consists of both active and passive elements and which meets the standards established for both;

(c) Any person claiming the exemption provided in this subdivision for any assessment year shall, on or before the first day of November in such assessment year, file with the assessor or board of assessors in the town in which such real property is located written application claiming such exemption. Failure to file such application in the manner and form as provided by such assessor or board within the time limit prescribed shall constitute a waiver of the right to such exemption for such assessment year. Such application shall not be required for any assessment year following that for which the initial application is filed, provided if such passive or hybrid solar energy heating or cooling system is altered in a manner which would require a building permit, such alteration shall be deemed a waiver of the right to such exemption until a new application, applicable with respect to such altered system, is filed and the right to such exemption is established as required initially;



April 8, 2026  
DRAFT – 4/2/2026

VIA EMAIL ONLY

**TOWN COUNCIL**

Dean Markham  
*Chairperson*

Jack Solomon  
*Vice Chairperson*

Tim Feegel  
Ted Hintz, Jr.

Richard Knotek  
Joelyn Leon  
Karen Wanat

The Connecticut Water Company  
93 West Main Street  
Clinton CT 06413  
C/O David Peeling, Vice President of Operations and Engineering  
Via Email to [David.Peeling@ctwater.com](mailto:David.Peeling@ctwater.com)

Re: Will Serve Request Pursuant to Agreement Dated December 12, 2026

Mr. Peeling,

The Town of East Hampton has received your letter dated March 4, 2026, requesting up to 37,380 gallons of water per day in accordance with a request you have received from the developer of Edgewater Hill seeking service. Your request is currently based on a calculation of the Maximum Daily Demand for the uses outlined in the request from the aforementioned Developer. Further, your request is pursuant to Section 1(b) of the Agreement Between The Town Of East Hampton And The Connecticut Water Company For Providing Water Service dated December 12, 2026.

In accordance with the terms of said Agreement and pursuant to its authority under CGS Chapter 102 and pursuant to the relevant sections of the Town Code, the Town of East Hampton, through its Town Council, hereby indicates it will provide up to 37,380 gallons of potable water per day to Connecticut Water Company to meet the needs as described in the service request dated March 4, 2026 and the related request from the Developer of Edgewater Hill. This agreement to provide water is conditioned on the ability of the Town to satisfy the request as provided in the Agreement.

Please contact me if you have any questions regarding this “Will Serve” letter.

Sincerely,

David E. Cox  
Town Manager

**AGREEMENT  
BETWEEN THE TOWN OF EAST HAMPTON  
AND THE CONNECTICUT WATER COMPANY  
FOR PROVIDING WATER SERVICE**

Agreement made this 12 day of December, 2025, by and between the TOWN OF EAST HAMPTON, CONNECTICUT, a municipal corporation, acting by and through its Town Council, having its principal office in the Town of East Hampton, Connecticut, hereinafter called the TOWN, and THE CONNECTICUT WATER COMPANY, a Connecticut corporation, having its principal office in the Town of Clinton, Connecticut, hereinafter called the COMPANY;

WHEREAS, the COMPANY is franchised by the Connecticut Legislature to provide water service in the TOWN as part of the COMPANY's exclusive service area ("SERVICE AREA"); and

WHEREAS, real property currently owned by MMG Enterprises III, LLC is located within the SERVICE AREA; and

WHEREAS, the COMPANY desires to enter into this Agreement with the TOWN to contract for additional water supply to supplement existing water sources to serve the current customer base and facilitate new development demand as a result of development within the SERVICE AREA by MMG Enterprises III, LLC or another developer, each of which is hereinafter referred to as a DEVELOPER, as applicable ("INCREASED DEMAND"); and

WHEREAS, the TOWN is willing to sell up to 38,000 gallons of water per day to the COMPANY in order to meet the INCREASED DEMAND;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficient of which are hereby acknowledged, the TOWN and the COMPANY agree as follows:

1.) The TOWN shall sell up to 38,000 gallons of water per day, hereinafter called the MAXIMUM SUPPLY, to the COMPANY for use by the customers of the COMPANY in the SERVICE AREA, subject to the terms of this Agreement. The COMPANY may make one or more requests for additional water supply, hereinafter referred to as a SERVICE REQUEST, as follows:

(a)

In the event that a SERVICE REQUEST relates to additional water supply for the COMPANY's existing customers in the SERVICE AREA, the COMPANY will request that the TOWN serve the requested water supply for the INCREASED DEMAND, up to the amount of the MAXIMUM SUPPLY. The TOWN will provide a "will serve" letter to the COMPANY and will begin providing water to the COMPANY up to the requested amount, but only to the extent that the TOWN has such supply of water available to provide to the COMPANY from TOWN's existing sources from time to time, hereinafter called the AVAILABLE AMOUNT.

(b) In the event that a SERVICE REQUEST relates to a request from a DEVELOPER for INCREASED DEMAND due to a new development in the SERVICE AREA, the COMPANY will make that SERVICE REQUEST when the COMPANY has received a request for a "will serve" letter from that DEVELOPER for that INCREASED DEMAND, which request will be addressed by COMPANY on a first come first serve basis for any DEVELOPER applicants within the SERVICE AREA, and will

specify the quantity of water being requested by that DEVELOPER. Upon receipt and validation of such request, the COMPANY will request that the TOWN provide the COMPANY with a “will serve” letter for the same quantity of water, up to the amount of the MAXIMUM SUPPLY. The TOWN will provide such a “will serve” letter to the COMPANY, and will begin providing water to the COMPANY up to the requested amount, but only to the extent of the AVAILABLE AMOUNT. Upon receipt of the “will serve” letter from the TOWN, the COMPANY will provide a similar “will serve” letter to the applicable DEVELOPER, subject in all cases to the limitations on supply from the TOWN set forth herein.

- (c) Once the TOWN begins providing water to the COMPANY under this Agreement, a DEVELOPER and the COMPANY may request an increase in the amount to be provided by the TOWN under this Agreement using the process described in paragraphs 1(a) and 1(b) above.
- (d) In the event that the amount requested at any time would cause the amount supplied hereunder to exceed the lesser of the MAXIMUM SUPPLY or the AVAILABLE AMOUNT, the TOWN will limit the amount of water to be supplied hereunder to the lesser of the MAXIMUM SUPPLY or the AVAILABLE AMOUNT.
- (e) For the avoidance of doubt, (i) the COMPANY has no obligation to request, purchase or pay for any amount of water under this Agreement and (ii) the TOWN has no obligation to reserve or assure that any amount of water is available to be purchased by the COMPANY under this Agreement.

2.) The water will be delivered by the TOWN to a meter pit location determined by mutual agreement between the TOWN and the COMPANY. If associated with a DEVELOPER request, the constructed meter pit will be paid for by that DEVELOPER, and at no cost to the TOWN or the COMPANY, in accordance with the TOWN's specifications. The associated meter and installation will be owned, maintained and read by the TOWN. The meter shall be installed within the aforementioned meter pit. All water transmitted to the COMPANY will be metered at the point of interconnection.

3.) Subject to paragraph 1 hereof, the TOWN will deliver water ready for consumption as set by Connecticut Department of Health standards to the COMPANY at the meter installation under operating flow and pressure conditions sufficient to supply the COMPANY's system. The foregoing notwithstanding, reduction of pressure as may be necessary for household or other end user operation shall be borne by the COMPANY or the applicable DEVELOPER at no cost to the TOWN. The TOWN will not be held liable for the failure to deliver the quality or quantity of water as aforesaid in the event of ruptured mains, labor troubles, acts of God, or other failure resulting from acts beyond the control of the TOWN; provided, however, the TOWN shall make commercially reasonable efforts to prevent interruptions of service and, when such interruptions occur, to re-establish service with the shortest possible delay consistent with the safety of its customers and the general public.

4.) The COMPANY will pay the TOWN for all water delivered based on readings of the meter referred to in paragraph 3 hereof and as shown on bills to be rendered by the TOWN for water sales on a monthly basis, and the COMPANY agrees to pay all bills for water within 30 days of the date the bill is received by the COMPANY. Water service to the COMPANY may be discontinued if any such bill is not paid within 60 days of the due date.

5.) The TOWN agrees to charge and the COMPANY agrees to pay for all water delivered to the COMPANY at the rate which is the standard published rate from time to time in effect for water service from the TOWN. The published rate and the rate to be charged the COMPANY are presently \$12 per 1,000 gallons of consumption plus a meter fee. The rate charged the COMPANY for water under this Agreement shall change when and if the TOWN'S standard published rate changes.

6.) The TOWN agrees to own, operate, repair, replace and maintain any wells, pumps, pipes, and any facilities to be constructed under this Agreement up to the point of interconnection with the COMPANY facilities, which may be constructed after the metering interconnection, and which shall be owned, operated, repaired, replaced and maintained by the COMPANY at its sole cost and expense. Such operation and maintenance of said TOWN facilities shall be at no cost to the COMPANY except payment of rates as described in paragraph 5 above, as amended from time to time. Anyone connecting to the portion of the TOWN water main facilities prior to the meter pit interconnection shall be a customer of the TOWN.

7.) Distribution facilities required in the SERVICE AREA to convey the water to customers' homes or businesses in the SERVICE AREA who desire to connect for water service shall be constructed by the COMPANY or the DEVELOPER at no cost to the TOWN.

8.) The COMPANY agrees to own, operate and maintain all facilities to be constructed in the SERVICE AREA under this Agreement. Such operation and maintenance shall be at no cost to the TOWN. Anyone connecting to the main in the SERVICE AREA shall be a customer of the COMPANY and shall not be in privity of contract with the TOWN.

9.) The COMPANY will observe and enforce in the SERVICE AREA any water ban or other water restrictions which the TOWN may from time to time impose on TOWN water customers.

10.) The TOWN will make copies of appropriate water quality reports available to the COMPANY to facilitate compliance with the Safe Drinking Water Act regulations.

11.) This Agreement will remain in full force and effect:

- (a) for ten (10) calendar years (“Initial Term”) after which, the parties may extend the agreement by mutual consent. After the Initial Term, either party may terminate this Agreement upon twelve (12) months written notice upon the other party; or
- (b) Until the COMPANY has otherwise obtained the ability to provide the same quantity and quality of water service to the SERVICE AREA; or
- (c) Until one party to this Agreement breaches its obligations hereunder and fails to cure such breach within 60 days after notice from the non-breaching party, and the non-breaching party thereafter notifies the breaching party that it is terminating this Agreement, whichever event occurs sooner; and in such event the non-breaching party may recover reasonable attorney’s fees and costs in the enforcement of this Agreement.

12.) There are no third-party beneficiaries of this Agreement and nothing in this Agreement, express or implied, is intended to confer on any person other than the parties hereto (and their respective successors, heirs and permitted assigns), any rights, remedies, obligations or liabilities.

13.) Neither of the parties to this Agreement and none of the agents, employees, representatives, or independent contractors of either of the Parties shall be considered an agent, employee or representative of the other party for any purpose whatsoever. Nothing contained in this Agreement shall be construed or interpreted as creating an agency, partnership, or joint venture relationship between the parties.

14.) This agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns. Neither party hereto may assign this Agreement or any of its rights, interests or obligations hereunder without the prior written approval of the other party hereto, except that the COMPANY may assign this Agreement to an affiliate or to an entity that acquires all or substantially all of the assets or equity of the COMPANY or to any entity providing financing to the COMPANY.

15.) This Agreement constitutes the entire agreement between the TOWN and the COMPANY with respect to its subject matter, and it supersedes any and all written or oral agreements previously existing between the TOWN and the COMPANY with respect to such subject matter. This Agreement may not be modified or amended except by a written instrument signed by the parties hereto. This Agreement will be governed by and construed in accordance with the laws of the State of Connecticut.

*[Signature page follows]*

IN WITNESS WHEREOF the parties have executed this agreement on the date and year  
above written.

THE CONNECTICUT WATER  
COMPANY

TOWN OF EAST HAMPTON

By: Signed by:  
*David Peeling*  
DC5362F325084D6...  
Name: David Peeling  
Its: Vice President of Operations and  
Engineering

By: Signed by:  
*David E. Cox*  
BB423EF8FA114EB...  
Name: David E. Cox  
Its: Town Manager

# Town of East Hampton

CONNECTICUT

## Board of Finance

## Proposed Budget



## FISCAL YEAR 2026-2027

April 1, 2026

**TOWN OF EAST HAMPTON**  
**BOARD OF FINANCE PROPOSED BUDGET**  
**July 1, 2026 - June 30, 2027**

	ACTUAL 2024-2025	Approved 2025-2026	Board of Finance Proposed 2026-2027	INCREASE/ (DECREASE)	2026 to 2027 Percent Change From Original Bud.
<b>EXPENDITURES</b>					
<b>EDUCATION</b>	\$ 38,272,708	\$ 38,762,951	\$ 40,627,676	\$ 1,864,725	4.81%
TOWN OPERATIONS					
ADMINISTRATION & FINANCE	5,112,948	5,499,703	6,057,109	557,406	10.14%
PUBLIC SAFETY	3,236,287	3,656,589	3,742,087	85,498	2.34%
HEALTH & HUMAN SERVICES	508,305	592,486	638,083	45,597	7.70%
CULTURE & RECREATION	1,026,437	1,146,735	1,171,646	24,911	2.17%
REGULATORY	500,250	561,112	600,051	38,939	6.94%
PUBLIC WORKS	2,654,087	2,737,319	2,790,497	53,178	1.94%
TRANSFERS TO OTHER FUNDS					
OTHER FUNDS	202,500	42,500	42,500	-	0.00%
CAPITAL IMPROVEMENT	1,716,456	1,667,700	1,448,200	(219,500)	-13.16%
DEBT SERVICE	3,904,325	3,892,636	3,893,986	1,350	0.03%
<b>TOTAL EXPENDITURES</b>	\$ 57,134,303	\$ 58,559,731	\$ 61,011,835	\$ 2,452,104	4.19%
<b>REVENUES</b>					
FEDERAL REVENUES	\$ 3,831	\$ 2,000	\$ 2,000	\$ -	0.00%
GRANTS - STATE OF CT (EDUCATION)	6,925,379	6,980,295	6,980,174	(121)	0.00%
GRANTS - STATE OF CT (OTHER)	1,279,070	1,697,192	1,790,839	93,647	5.52%
LICENSES, PERMITS AND FEES	877,052	696,725	719,430	22,705	3.26%
OTHER REVENUE	179,279	86,529	91,639	5,110	5.91%
INVESTMENT INCOME	349,063	150,000	175,000	25,000	16.67%
PROPERTY TAX REVENUE (PRIOR YEARS)	1,252,717	926,750	951,750	25,000	2.70%
TRANSFERS FROM OTHER FUNDS	30,785	31,710	32,661	951	3.00%
<b>TOTAL REVENUES (Before taxes &amp; fund balance)</b>	\$ 10,897,176	\$ 10,571,201	\$ 10,743,493	\$ 172,292	1.63%
<b>USE OF FUND BALANCE</b>					
PROPERTY TAXES (Motor Vehicle) Capped at 32.46 mills	\$ 4,608,670	\$ 4,046,098	\$ 3,806,232	\$ (239,866)	-5.93%
PROPERTY TAXES (Real Estate and Personal Property)	\$ 41,986,102	\$ 43,942,432	\$ 46,462,110	\$ 2,519,678	5.73%
<b>TOTAL REVENUES</b>	\$ 57,491,948	\$ 58,559,731	\$ 61,011,835	\$ 2,452,104	4.19%
NET GRAND LIST (REAL ESTATE & PERSONAL PROPERTY)	\$ 1,114,325,954	\$ 1,123,554,906	\$ 1,622,755,060	\$ 499,200,154	44.43%
NET GRAND LIST (MOTOR VEHICLE)	\$ 150,039,328	\$ 126,546,950	\$ 132,938,060	\$ 6,391,110	5.05%
VALUE OF MILL (REAL ESTATE & PERSONAL PROPERTY)	\$ 1,097,611	\$ 1,106,702	\$ 1,598,414		
VALUE OF MILL (MOTOR VEHICLE)			\$ 130,944		
ESTIMATED COLLECTION RATE	98.50%	98.50%	98.50%		
<b>ADOPTED MILL RATE</b>	38.04	39.71	29.07	(10.64)	-26.79%

**Town of East Hampton  
BOARD OF FINANCE PROPOSED BUDGET**

**BUDGET SUMMARY**

		<b>TOWN GOVERNMENT BUDGET</b>				
		<b>EDUCATION</b>	<b>TOWN DEBT SERVICE</b>	<b>TRANSFERS &amp; CAPITAL</b>	<b>GRAND TOTAL</b>	
	Budget Increase	<b>4.81%</b>	<b>5.68%</b>	<b>0.03%</b>	<b>-12.8%</b>	<b>4.19%</b>
Expenditures		\$ 40,627,676	\$ 14,999,473	\$ 3,893,986	\$ 1,490,700	\$ 61,011,835
Estimated Revenue		6,980,174	3,763,319	-	-	\$ 10,743,493
PROPERTY TAXES (Motor Vehicle)		2,534,563	935,744	242,927	92,998	3,806,232
PROPERTY TAXES (Real Estate and Personal Property)		31,112,939	10,300,410	3,651,059	1,397,702	46,462,110
MILLS		<b>19.46</b>	<b>6.44</b>	<b>2.28</b>	<b>0.87</b>	<b>29.07</b>
		<b>67.0%</b>	<b>22.0%</b>	<b>8.0%</b>	<b>3.0%</b>	<b>100.0%</b>

## Board of Finance Special Meeting April1, 2026

### Agenda Item: 6A

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Motion to approve the FY 2027 capital improvement plan with the following changes:

1. Remove the Middle School parking lot project and related financing - \$230,000.
2. Finance the total cost for the Memorial School boiler - \$235,850 and use DRIP funds in the amount of \$98,000 to offset the cost of the Center School stem pipe project.
3. Finance the total cost of the fire command vehicle and re-allocate residual balances (\$30,000) originally tied to the project to:
  - a. Co. 3 parking lot and concrete project - \$28,000
  - b. Center School steam pipes - \$2,000

The total general fund levy transfer is recommended at \$1,448,200 from the original proposed amount of \$1,636,200 or a \$188,000 decrease.

**APPROVED: 7-0**

### Agenda Item: 6B

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Motion to decrease the transfer to the capital reserve fund by \$188,000 and approve the Town Operations budget in the amount of \$20,384,159

**APPROVED: 7-0**

### Agenda Item: 6C

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Motion to approve the Education budget in the amount of \$40,627,676

**APPROVED 5-2 (Walck & Radavich)**

**TOWN OF EAST HAMPTON**  
**JULY 1, 2026 - JUNE 30, 2027**  
**ESTIMATED REVENUES**

	Actual 2023-2024	Actual 2024-2025	Budget 2025-2026	Budget 2026-2027	Increase/ (Decrease)	Percent Change
<b>FEDERAL GRANTS</b>						
FEMA				\$ -	\$ -	0.0%
Miscellaneous	2,800	3,831	2,000	2,000	-	0.0%
<b>Total</b>	<b>2,800</b>	<b>3,831</b>	<b>2,000</b>	<b>2,000</b>	<b>-</b>	<b>0.0%</b>
<b>EDUCATION GRANTS - STATE</b>						
Education Cost Sharing	6,974,350	6,899,908	6,960,947	6,960,947	-	0.0%
Adult Education	23,134	25,471	19,348	19,227	(121)	-0.6%
<b>Total</b>	<b>6,997,484</b>	<b>6,925,379</b>	<b>6,980,295</b>	<b>6,980,174</b>	<b>(121)</b>	<b>0.0%</b>
<b>GENERAL OPERATING GRANTS - STATE</b>						
Motor Vehicle Tax Reimbursement (New FY 2023)	359,375	610,957	922,636	1,032,199	109,563	11.9%
Tiered PILOT (New FY 2022)	151,223	133,040	152,905	122,497	(30,408)	-19.9%
MRSA Sales Tax Sharing	321,574	-	-	-	-	0.0%
Stabilization Grant	120,397	120,397	120,397	120,397	-	0.0%
Mashantucket Pequot/Mohegan grant	6,742	6,742	6,742	6,742	-	0.0%
Disability Tax Relief	1,678	1,775	1,400	1,500	100	7.1%
Veterans Exemptions	5,803	5,729	5,500	5,325	(175)	-3.2%
Youth & Family Services	15,753	15,753	15,753	15,753	-	0.0%
Town Aid Road	323,357	323,411	431,215	431,983	768	0.2%
Grants for Municipal Projects (OPM)	18,943	18,943	18,943	18,943	-	0.0%
Telephone Access Line Share	31,381	38,658	21,201	35,000	13,799	65.1%
Miscellaneous		3,665	500	500	-	0.0%
<b>Total</b>	<b>1,356,226</b>	<b>1,279,070</b>	<b>1,697,192</b>	<b>1,790,839</b>	<b>93,647</b>	<b>5.5%</b>
<b>TOTAL STATE FUNDING</b>	<b>8,353,710</b>	<b>8,204,449</b>	<b>8,677,487</b>	<b>8,771,013</b>	<b>93,526</b>	<b>1.1%</b>
<b>LICENSES, FEES AND PERMITS</b>						
Town Clerk's Office	368,556	374,028	324,000	341,500	17,500	5.4%
Police Department	11,686	19,338	7,000	7,000	-	0.0%
Tax Collecting Department	1,378	2,304	1,000	1,000	-	0.0%
Tax Assessing Department	147	155	100	100	-	0.0%
Fire Marshal Fees	330	1,895	90	1,120	1,030	1144.4%
Building Department	400,754	408,385	310,785	310,360	(425)	-0.1%
Zoning Permits	8,373	6,575	4,500	4,500	-	0.0%
Planning/Zoning Commission	7,771	4,420	6,000	4,000	(2,000)	-33.3%
Zoning Board of Appeals	1,440	1,680	1,200	1,200	-	0.0%
Inland Wetlands Commission	5,845	3,195	3,000	3,000	-	0.0%
Public Works Department	5,600	5,740	400	5,500	5,100	1275.0%
Library Fees	4,232	4,681	2,500	2,500	-	0.0%
Middle Haddam Hist. District	450	150	150	150	-	0.0%
CRRA recycle rebate	582	515	500	500	-	0.0%
Transfer Station Fees	42,191	43,991	35,500	37,000	1,500	4.2%
<b>Total</b>	<b>859,335</b>	<b>877,052</b>	<b>696,725</b>	<b>719,430</b>	<b>22,705</b>	<b>3.3%</b>

**TOWN OF EAST HAMPTON  
 JULY 1, 2026 - JUNE 30, 2027  
 ESTIMATED REVENUES**

	Actual 2023-2024	Actual 2024-2025	Budget 2025-2026	Budget 2026-2027	Increase/ (Decrease)	Percent Change
<b>OTHER REVENUE</b>						
New Town Hall rent (BOE)	22,280	22,950	23,650	24,360	710	3.0%
Finance Department	12,124	15,578	10,050	10,250	200	2.0%
Community Room Rental	100	-	50	-	(50)	-100.0%
Housing Authority (P.I.L.O.T)	16,384	18,089	11,000	15,000	4,000	36.4%
Sears Park Boat Passes	3,425	4,275	3,000	3,000	-	0.0%
Sears Park Rent	7,356	8,375	1,000	1,250	250	25.0%
Library Fines		-	-	-	-	0.0%
Cell tower rent	37,779	37,779	37,779	37,779	-	0.0%
Insurance reimbursement/rebate	14,995	36,981	-	-	-	0.0%
Building Department Fines		8,725			-	0.0%
Board of Education		-		-	-	0.0%
Cemetery		-		-	-	0.0%
Sale of equipment	11,780	18,004		-	-	0.0%
Sale of food at Sears Park		-		-	-	0.0%
Cemetery		-		-	-	0.0%
Social Service donations		-		-	-	0.0%
Miscellaneous	1	8,523		-	-	0.0%
<b>Total</b>	<b>126,224</b>	<b>179,279</b>	<b>86,529</b>	<b>91,639</b>	<b>5,110</b>	<b>5.9%</b>
<b>INTEREST INCOME</b>						
	<b>251,463</b>	<b>349,063</b>	<b>150,000</b>	<b>175,000</b>	<b>25,000</b>	<b>16.7%</b>
<b>PROPERTY TAX REVENUE - OTHER</b>						
Supp. Motor Vehicle	480,266	503,421	400,000	425,000	25,000	6.3%
Back Taxes	384,851	462,909	350,000	350,000	-	0.0%
Interest on back taxes	254,047	284,347	175,000	175,000	-	0.0%
Lien Fees	2,818	2,040	1,750	1,750	-	0.0%
<b>Total</b>	<b>1,121,982</b>	<b>1,252,717</b>	<b>926,750</b>	<b>951,750</b>	<b>25,000</b>	<b>2.7%</b>
<b>TRANSFERS FROM OTHER FUNDS</b>						
Capital Reserve Fund & Other Funds					-	0.0%
W.P.C.A. / Jt. Facilities (Interfund Service Charge)	28,980	30,785	31,710	32,661	951	3.0%
<b>Total</b>	<b>28,980</b>	<b>30,785</b>	<b>31,710</b>	<b>32,661</b>	<b>951</b>	<b>3.0%</b>
<b>USE OF FUND BALANCE (Additional Appropriations)</b>						
	-			-	-	
<b>MOTOR VEHICLE TAXES</b>	<b>4,894,136</b>	<b>4,608,670</b>	<b>4,046,098</b>	<b>3,806,232</b>	<b>(239,866)</b>	<b>-5.9%</b>
<b>CURRENT TAXES</b>	<b>39,300,609</b>	<b>41,986,102</b>	<b>43,942,432</b>	<b>46,462,110</b>	<b>2,519,678</b>	<b>5.7%</b>
<b>TOTAL REVENUES</b>	<b>\$ 54,939,239</b>	<b>\$ 57,491,948</b>	<b>\$ 58,559,731</b>	<b>\$ 61,011,835</b>	<b>2,452,104</b>	<b>4.2%</b>

**TOWN OF EAST HAMPTON  
BOARD OF FINANCE PROPOSED BUDGET  
JULY 1, 2026 - JUNE 30, 2027**

Expenditures

2026-2027

FY 2026 (Approved) to FY 2027

	ACTUAL 2024-2025	Approved 2025-2026	Department	Town Manager Changes	Board of Finance Changes	Proposed 2026-2027	Increase (Decrease)	Percent Change
<b>ADMINISTRATION &amp; FINANCE</b>								
TOWN MANAGER'S DEPARTMENT	\$ 400,662	\$ 425,852	\$ 444,520	\$ -	\$ -	\$ 444,520	\$ 18,668	4.4%
COUNCIL - SPECIAL PROGRAMS	55,248	41,516	42,779	-	-	42,779	1,263	3.0%
LEGAL DEFENSE & FEES	72,493	85,000	85,000	-	-	85,000	-	0.0%
NEW TOWN HALL / POLICE / BOE	341,633	326,034	353,515	-	-	353,515	27,481	8.4%
FINANCE AND ACCOUNTING	553,757	566,060	590,163	-	-	590,163	24,103	4.3%
COLLECTOR OF REVENUE	204,214	209,494	220,320	-	-	220,320	10,826	5.2%
ASSESSOR'S OFFICE	207,798	207,354	213,107	-	-	213,107	5,753	2.8%
TOWN CLERK'S OFFICE	181,619	193,524	204,906	-	-	204,906	11,382	5.9%
REGISTRARS/ELECTIONS	54,583	77,136	82,468	-	-	82,468	5,332	6.9%
GENERAL INSURANCE	422,161	440,750	458,898	-	-	458,898	18,148	4.1%
PROBATE COURT	26,581	22,000	25,460	-	-	25,460	3,460	15.7%
EMPLOYEE BENEFITS	2,388,841	2,672,625	3,108,014	(7,185)	-	3,100,829	428,204	16.0%
INFORMATION TECHNOLOGY	203,358	202,358	205,144	-	-	205,144	2,786	1.4%
CONTINGENCY	-	30,000	30,000	-	-	30,000	-	0.0%
<b>TOTAL ADMINISTRATION &amp; FINANCE</b>	<b>5,112,948</b>	<b>5,499,703</b>	<b>6,064,294</b>	<b>(7,185)</b>	<b>-</b>	<b>6,057,109</b>	<b>557,406</b>	<b>10.1%</b>
<b>PUBLIC SAFETY</b>								
POLICE ADMINISTRATION	416,277	452,717	471,041	-	-	471,041	18,324	4.0%
POLICE REGULAR PATROL	1,862,706	2,167,670	2,225,135	(43,067)	-	2,182,068	14,398	0.7%
LAKE PATROL/BOAT REGISTRATIONS	2,617	5,156	5,156	-	-	5,156	-	0.0%
ANIMAL CONTROL	64,311	59,798	61,532	-	-	61,532	1,734	2.9%
FIRE DEPARTMENT	443,804	450,825	467,890	-	-	467,890	17,065	3.8%
FIRE MARSHAL	68,419	82,848	86,825	-	-	86,825	3,977	4.8%
TOWN CENTER FIRE SYSTEM	6,331	12,550	12,550	-	-	12,550	-	0.0%
AMBULANCE SERVICES	96,539	149,567	152,567	18,000	-	170,567	21,000	14.0%
CIVIL PREPAREDNESS / L.E.P.C	1,699	9,183	9,183	-	-	9,183	-	0.0%
PUBLIC SAFETY DISPATCH	228,455	225,275	230,275	-	-	230,275	5,000	2.2%
STREET LIGHTING	45,129	41,000	45,000	-	-	45,000	4,000	9.8%
<b>TOTAL PUBLIC SAFETY</b>	<b>3,236,287</b>	<b>3,656,589</b>	<b>3,767,154</b>	<b>(25,067)</b>	<b>-</b>	<b>3,742,087</b>	<b>85,498</b>	<b>2.3%</b>

**TOWN OF EAST HAMPTON  
BOARD OF FINANCE PROPOSED BUDGET  
JULY 1, 2026 - JUNE 30, 2027**

Expenditures

2026-2027

FY 2026 (Approved) to FY 2027

	ACTUAL 2024-2025	Approved 2025-2026	Department	Town Manager Changes	Board of Finance Changes	Proposed 2026-2027	Increase (Decrease)	Percent Change
<b>HEALTH AND HUMAN SERVICES</b>								
CHATHAM HEALTH DISTRICT ASSESSMENT	181,910	188,100	192,050	-	-	192,050	3,950	2.1%
HUMAN SERVICES	51,564	96,401	76,775	-	-	76,775	(19,626)	-20.4%
SENIOR CENTER	199,449	227,751	285,804	-	-	285,804	58,053	25.5%
TRANSPORTATION	58,915	60,680	62,500	-	-	62,500	1,820	3.0%
COMMUNITY SERVICES	8,120	9,400	10,800	-	-	10,800	1,400	14.9%
CEMETERY CARE	4,095	5,000	5,000	-	-	5,000	-	0.0%
COMMISSION ON AGING	4,252	5,154	5,154	-	-	5,154	-	0.0%
<b>TOTAL HEALTH AND HUMAN SERVICES</b>	<b>508,305</b>	<b>592,486</b>	<b>638,083</b>	<b>-</b>	<b>-</b>	<b>638,083</b>	<b>45,597</b>	<b>7.7%</b>
<b>REGULATORY</b>								
PLANNING, ZONING & BUILDING	436,258	474,604	508,227	-	-	508,227	33,623	7.1%
ECONOMIC DEVELOPMENT	2,775	4,637	4,637	-	-	4,637	-	0.0%
CONSERVATION AND LAKE COMMISSION	59,624	79,687	84,687	-	-	84,687	5,000	6.3%
REDEVELOPMENT AGENCY	685	1,462	1,462	-	-	1,462	-	0.0%
MIDDLE HADDAM HISTORIC DISTRICT	908	722	1,038	-	-	1,038	316	43.8%
<b>TOTAL REGULATORY</b>	<b>500,250</b>	<b>561,112</b>	<b>600,051</b>	<b>-</b>	<b>-</b>	<b>600,051</b>	<b>38,939</b>	<b>6.9%</b>
<b>PUBLIC WORKS</b>								
PUBLIC WORK DEPARTMENT	1,760,485	1,866,560	1,904,430	-	-	1,904,430	37,870	2.0%
ENGINEERING	39,958	40,000	40,000	-	-	40,000	-	0.0%
TOWN GARAGE	59,397	41,620	50,000	-	-	50,000	8,380	20.1%
TOWNWIDE MOTOR FUEL	148,626	136,360	131,072	-	-	131,072	(5,288)	-3.9%
ROAD MATERIALS	354,592	355,000	355,000	-	-	355,000	-	0.0%
TRANSFER STATION	255,287	255,625	271,798	-	-	271,798	16,173	6.3%
WATER	35,742	42,154	38,197	-	-	38,197	(3,957)	-9.4%
<b>TOTAL PUBLIC WORKS</b>	<b>2,654,087</b>	<b>2,737,319</b>	<b>2,790,497</b>	<b>-</b>	<b>-</b>	<b>2,790,497</b>	<b>53,178</b>	<b>1.9%</b>
<b>CULTURE AND RECREATION</b>								
PARK & RECREATION	294,091	357,328	375,238	(25,643)	-	349,595	(7,733)	-2.2%
ARTS & CULTURAL COMMISSION	3,220	3,230	3,230	(230)	-	3,000	(230)	-7.1%
E H COMMUNITY CENTER	167,943	155,950	167,154	-	-	167,154	11,204	7.2%
E HAMPTON PUBLIC LIBRARY	548,683	615,227	636,897	-	-	636,897	21,670	3.5%
MIDDLE HADDAM LIBRARY	12,500	15,000	15,000	-	-	15,000	-	0.0%
<b>TOTAL CULTURE AND RECREATION</b>	<b>1,026,437</b>	<b>1,146,735</b>	<b>1,197,519</b>	<b>(25,873)</b>	<b>-</b>	<b>1,171,646</b>	<b>24,911</b>	<b>2.2%</b>

**TOWN OF EAST HAMPTON  
BOARD OF FINANCE PROPOSED BUDGET  
JULY 1, 2026 - JUNE 30, 2027**

Expenditures

2026-2027

FY 2026 (Approved) to FY 2027

	ACTUAL 2024-2025	Approved 2025-2026	Department	Town Manager Changes	Board of Finance Changes	Proposed 2026-2027	Increase (Decrease)	Percent Change
<b>TOTAL OPERATING BUDGET (TOWN)</b>	13,038,314	14,193,944	15,057,598	(58,125)	-	14,999,473	805,529	5.68%
<b>DEBT SERVICE (Includes tax exempt leases)</b>	3,904,325	3,892,636	\$ 3,893,986	-		3,893,986	1,350	0.03%
<b>CONTRIBUTIONS TO OTHER FUNDS</b>								
TRANSFER TO CAPITAL RESERVE FUND	1,716,456	1,667,700	1,636,200	-	(188,000)	1,448,200	(219,500)	-13.2%
TRANSFER TO SPECIAL ED. RESERVE FUND	160,000					-	-	
TRANSFER TO COMP. ABSENCES FUND	42,500	42,500	42,500	-		42,500	-	0.0%
<b>TOTAL CONTRIBUTIONS TO OTHER FUNDS</b>	1,918,956	1,710,200	1,678,700	-	(188,000)	1,490,700	(219,500)	-12.8%
<b>TOWN GOVERNMENT TOTAL</b>	18,861,595	19,796,780	20,630,284	(58,125)	(188,000)	20,384,159	587,379	2.97%
<b>EDUCATION</b>	38,272,708	38,762,951	40,627,676	-	-	40,627,676	1,864,725	4.81%
<b>TOTAL</b>	\$ 57,134,303	\$ 58,559,731	\$ 61,257,960	(58,125)	(188,000)	\$ 61,011,835	\$ 2,452,104	4.19%

Department/Project	Project Number	Request Title	FY2027 Departmental Proposal	FY2027 Capital Committee Recommendation	FY2027 Board of Finance Recommendation	FY2028	FY2029	FY2030	FY2031	Budgeted Years
Building Department		Building Dept. Vehicle	\$ 35,000	\$ 35,000	\$ 35,000					\$ 70,000
<b>Building Department Total</b>			<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,000</b>
Culture and Recreation		Town Interior Finishes	\$ 15,000	\$ -	\$ -					\$ -
Culture and Recreation		Library/Community Center heating pipe replacement phases 1 and 2	\$ 50,000	\$ 50,000	\$ 50,000					\$ 100,000
Culture and Recreation	C2205	Air Line Trail Grant Match	\$ 25,000	\$ -	\$ -					\$ -
Culture and Recreation	C2114	In-Lake Treatment/Aeration	\$ 150,000	\$ 100,000	\$ 100,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 800,000
Culture and Recreation		Senior Center Technology Refresh	\$ 10,000	\$ -	\$ -					\$ -
<b>Culture and Recreation Total</b>			<b>\$ 250,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 900,000</b>
Education - Center School		Replace roof at Center School				\$ 750,000				\$ 750,000
Education - Center School		Fund to Replace Window AC units - All Schools	\$ 28,000	\$ 20,000	\$ 20,000					\$ 40,000
Education - Center School		Center School Replace failing steam pipe phase 1	\$ 30,000							\$ -
Education - Center School		Center School Repave Parking lot					\$ 160,500			\$ 160,500
Education - Memorial School		New boiler for Memorial School	\$ 235,850	\$ 235,850	\$ 235,850					\$ 471,700
Education - Memorial School		Replace Playscapes at Memorial	\$ 100,000							\$ -
Education - Memorial School		Repave parking lot at Memorial				\$ 525,000				\$ 525,000
Education - Memorial School		Memorial School replace 30 window AC units	\$ 28,000							\$ -
Education - Middle School		Replace HVAC Middle School gym	\$ 150,000	\$ 150,000	\$ 150,000					\$ 300,000
Education - Middle School		Replace 20 Middle School AC window units	\$ 28,000							\$ -
Education - Middle School		Replace HVAC units in the commons at Middle School	\$ 125,000			\$ 125,000				\$ 125,000
<b>Education - Middle School</b>		<b>Repave parking lot at Middle School</b>	<b>\$ 470,000</b>	<b>\$ 230,000</b>						<b>\$ 230,000</b>
Education - Systemwide BOE		Security Related Systems	\$ 101,400	\$ 101,400	\$ 101,400		\$ 50,000			\$ 252,800
Education - Systemwide BOE		Technology Systems	\$ 203,900	\$ 203,900	\$ 203,900	\$ 101,300	\$ 207,000	\$ 44,000		\$ 760,100
Education - Systemwide BOE	93228	HVAC RTU Equipment Replacement Sinking Fund (All Education Buildings)	\$ 100,000			\$ 100,000	\$ 100,000			\$ 200,000
Education - Systemwide BOE	93226	Middle School Flooring phase 6 of 6	\$ 160,000	\$ 150,000	\$ 150,000					\$ 300,000
Education - Systemwide BOE		Sinking Fund for upcoming HVAC work required by the State	\$ 200,000							\$ -
Education - Systemwide BOE		Interior Finishes	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000			\$ 100,000
Education - Systemwide BOE		District HVAC repair/replacement - Including Center School Steam Pipes	\$ 50,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 25,000			\$ 275,000
Education - Systemwide BOE		Fall Protection Playscapes District Wide								\$ -
<b>Education Total</b>			<b>\$ 2,035,150</b>	<b>\$ 1,216,150</b>	<b>\$ 986,150</b>	<b>\$ 1,676,300</b>	<b>\$ 567,500</b>	<b>\$ 44,000</b>	<b>\$ -</b>	<b>\$ 4,490,100</b>
Fire	27-4	Training prop forcible entry door	\$ 10,000							\$ -
Fire	FD27-02	Fire Command Vehicle	\$ 90,000	\$ 90,000	\$ 90,000					\$ 180,000
Fire	27-3	Co.3 parking lot and concrete apron	\$ 47,000	\$ 47,000	\$ 47,000					\$ 94,000
Fire	FD27-01	Engine 3-12	\$ 1,300,000							\$ -
Fire	FD26-05	Self-Contained Breathing Apparatus	\$ 247,500			\$ 500,000				\$ 500,000
Fire	23010	Fire Department Turnout Gear	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
<b>Fire Total</b>			<b>\$ 1,719,500</b>	<b>\$ 162,000</b>	<b>\$ 162,000</b>	<b>\$ 525,000</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 899,000</b>
General Government	C2311	HVAC Repair/Replace	\$ 10,000			\$ 10,000	\$ 10,000			\$ 20,000
General Government	C2206	Sinking fund - New Town Hall Technology	\$ 16,000	\$ 16,000	\$ 16,000	\$ 18,000	\$ 20,000	\$ 22,000	\$ 24,000	\$ 116,000
General Government	13005	Revaluation	\$ 40,000	\$ 40,000	\$ 40,000	\$ 50,000	\$ 50,000	\$ 55,000	\$ 60,000	\$ 295,000
General Government	13003	Replace Town Hall Servers					\$ 25,000	\$ 27,000	\$ 27,000	\$ 79,000
<b>General Government Total</b>			<b>\$ 66,000</b>	<b>\$ 56,000</b>	<b>\$ 56,000</b>	<b>\$ 78,000</b>	<b>\$ 105,000</b>	<b>\$ 104,000</b>	<b>\$ 111,000</b>	<b>\$ 510,000</b>
Police		Police K-9 vehicle	\$ 95,380	\$ 95,380	\$ 95,380	\$ 160,300	\$ 160,300	\$ 170,000	\$ 175,000	\$ 856,360
Police		Body Worn and In Car Camera Systems	\$ 65,232							\$ -
Police		Light Tower	\$ 19,500							\$ -
<b>Police Total</b>			<b>\$ 180,112</b>	<b>\$ 95,380</b>	<b>\$ 95,380</b>	<b>\$ 160,300</b>	<b>\$ 160,300</b>	<b>\$ 170,000</b>	<b>\$ 175,000</b>	<b>\$ 856,360</b>
Public Works	53100	Vehicle Sinking Fund	\$ 235,200	\$ -	\$ -	\$ 119,900	\$ 197,510	\$ 143,750	\$ 286,000	\$ 747,160
Public Works	C2210	Equipment Sinking Fund	\$ 62,000			\$ 65,000	\$ 65,000	\$ 150,000	\$ 150,000	\$ 430,000
Public Works	53555	Water quality infrastructure improvements	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 200,000
Public Works	C2211	Hales Brook Crossing Lake Drive	\$ 210,000	\$ 105,000	\$ 105,000	\$ 105,000				\$ 315,000
Public Works	53001	Road Repair / Maintenance	\$ 850,000	\$ 850,000	\$ 850,000	\$ 925,000	\$ 1,000,000	\$ 1,075,000	\$ 1,150,000	\$ 5,850,000
<b>Public Works Total</b>			<b>\$ 1,407,200</b>	<b>\$ 955,000</b>	<b>\$ 955,000</b>	<b>\$ 1,264,900</b>	<b>\$ 1,312,510</b>	<b>\$ 1,418,750</b>	<b>\$ 1,636,000</b>	<b>\$ 7,542,160</b>
<b>Grand Total</b>			<b>\$ 5,692,962</b>	<b>\$ 2,669,530</b>	<b>\$ 2,439,530</b>	<b>\$ 3,854,500</b>	<b>\$ 2,295,310</b>	<b>\$ 1,911,750</b>	<b>\$ 2,097,000</b>	<b>\$ 15,267,620</b>

Request Title	FY2027	Known Grants (LoCIP & Other)	Residual Balances/Sinking Funds	Other Funding	Borrowing	Levy/Transfer	Notes
Building Dept. Vehicle	\$ 35,000				\$ 35,000	\$ -	Borrowing
Town Interior Finishes						\$ -	
Library/Community Center heating pipe replacement phases 1 and 2	\$ 50,000					\$ 50,000	
Air Line Trail Grant Match						\$ -	
In-Lake Treatment/Aeration	\$ 100,000					\$ 100,000	Use Account Balance As Needed
Senior Center Technology Refresh						\$ -	Move to Operations
Fund to Replace Window AC units	\$ 20,000					\$ 20,000	Accounts for all schools
Center School Replace failing steam pipe phase 1						\$ -	
<b>New boiler for Memorial School</b>	<b>\$ 235,850</b>				<b>\$ 235,850</b>	<b>\$ -</b>	<b>Borrowing</b>
Replace Playscapes at Memorial						\$ -	
Memorial School replace 30 window AC units	\$ -					\$ -	Combine into one line
Replace HVAC Middle School gym	\$ 150,000				\$ 150,000	\$ -	Borrowing
Replace 20 Middle School AC window units	\$ -					\$ -	Combine into one line
Replace HVAC units in the commons at Middle School						\$ -	
<b>Repave parking lot at Middle School</b>						<b>\$ -</b>	<b>Additional Appropriation FY26</b>
Security Related Systems	\$ 101,400					\$ 101,400	
Technology Systems	\$ 203,900	\$ 65,100				\$ 138,800	Erate
HVAC RTU Equipment Replacement Sinking Fund (All Education Buildings)						\$ -	
Middle School Flooring phase 6 of 6	\$ 150,000					\$ 150,000	
Sinking Fund for upcoming HVAC work required by the State						\$ -	Future Borrowing
Interior Finishes	\$ 25,000					\$ 25,000	
<b>District HVAC repair/replacement - Including Center School Steam Pipes</b>	<b>\$ 100,000</b>	<b>\$ 98,000</b>	<b>\$ 2,000</b>			<b>\$ -</b>	<b>DRIP Funds and Reallocate</b>
Training prop forcible entry door						\$ -	
<b>Fire Command Vehicle</b>	<b>\$ 90,000</b>				<b>\$ 90,000</b>	<b>\$ -</b>	<b>Borrowing and Reassign Funds</b>
<b>Co.3 parking lot and concrete apron</b>	<b>\$ 47,000</b>		<b>\$ 28,000</b>			<b>\$ 19,000</b>	<b>Some in-house work (asphalt)</b>
Engine 3-12	\$ -					\$ -	Future Borrowing
Self-Contained Breathing Apparatus						\$ -	Future Borrowing
Fire Department Turnout Gear	\$ 25,000					\$ 25,000	
HVAC Repair/Replace						\$ -	
Sinking fund - New Town Hall Technology	\$ 16,000					\$ 16,000	
Revaluation	\$ 40,000					\$ 40,000	
Police K-9 vehicle	\$ 95,380		\$ 20,380	\$ 75,000		\$ -	TX from Private Duty (\$75,000) and use of sinking funds
Body Worn and In Car Camera Systems	\$ -					\$ -	Move to Operations
Light Tower						\$ -	Eliminate
Vehicle Sinking Fund	\$ -					\$ -	Finance Larger Truck - \$130,000; Reallocate Internally
Equipment Sinking Fund						\$ -	Finance Bobcat Purchase \$115,000; Reallocate previously saved funds to Roads
Water quality infrastructure improvements	\$ -					\$ -	No projects currently planned
Hales Brook Crossing Lake Drive	\$ 105,000					\$ 105,000	
Road Repair / Maintenance	\$ 850,000	\$ 139,000	\$ 53,000			\$ 658,000	Reallocate the Equipment Funds \$53,000
<b>TOTAL</b>	<b>\$ 2,439,530</b>	<b>\$ 302,100</b>	<b>\$ 103,380</b>	<b>\$ 75,000</b>	<b>\$ 510,850</b>	<b>\$ 1,448,200</b>	Reduced \$188,000
						<b>\$ 115,000</b>	Financing Payment Allowance - Appro. \$800,000 in borrowed funds
						<b>\$ 1,563,200</b>	

FY 26 Levy	\$	1,667,700
Reduction in Debt Service	\$	(113,650)
Total Potential Levy-No Increase	\$	1,781,350
Percent Difference Currently		-12.2%
Monies Above/(Below)	\$	(218,150)

**Town of East Hampton  
 Additional Appropriation / Transfer Request Form  
 Fiscal Year 2025-2026**

**Fund:** General Fund  
**Department:** Transfers To Other Funds

**Additional Appropriation**   
**Transfer**

*The following additional appropriation / transfer is recommended for approval.*

**ESTIMATED REVENUE**

ORG	Department	DESC	OBJECT	Estimated Revenue
01060135	Finance	Use of Fund Balance	4950	<u>\$450,000</u>

**ADDITIONAL APPROPRIATION**

01810000	Operating Transfers Out	Transfer to Capital Reserve	5924	<u>\$450,000</u>
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**Explanation**

The above additional appropriation is requested to provide funding for parking lot paving at the Middle School.

**Source of Funds**

Funding is from unassigned fund balance.


**Recommended motion:**

See attached

<u>Approved</u>	<u>Yes</u>	<u>No</u>	<u>Date</u>
Board of Finance	7	0	04/01/2026

Town Council

## MEMORANDUM

TO: Town Council  
FROM: David E. Cox, Town Manager   
DATE: April 6, 2026  
SUBJECT: Town Manager's Report

The following information includes follow-up from general items that were discussed at previous Council meetings as well as updates of a general nature from the departments or agencies. The items are organized by department and are intended to provide information on activities currently being undertaken by the Town's departments and related entities and those matters that are upcoming. Not all departments will be represented in each Report.

**Clerk's Office**

- Recently, the Town Clerk's Office was presented with a petition for the preservation of 292 West High Street. The petition in the format presented was lacking both State and Town Charter requirements to make it a valid petition. Fortunately, the action requested on the petition was one that the Town Council had already set for Town Meeting. A guide regarding the petition process and a copy of a petition packet are included with this Report and are available at the Town Clerk's Office. Questions regarding petitions and the process should be directed to the Town Clerk's Office.

**Collector's Office**

- A reminder to all property owners connected to the sewers in East Hampton that the second installment of the sewer use payment is due and payable from April 1, 2026, through May 1, 2026. After May 1, unpaid bills are subject to interest and penalties. Property owners do not receive a second sewer use bill for this installment. The October 2025 bill was a three-part form which includes the April installment. The sewer account number on the bill will be required when making a payment online.
- Intent to Lien notices were mailed on April 1, 2026, to the owners of any real estate account with an outstanding balance, including taxes, interest, late fees, and other applicable charges. To avoid the filing of a lien and the addition of a \$24.00 lien fee, payment in full must be received by 12:30 p.m. on Friday, April 24, 2026. After that date, the Town of East Hampton intends to file a Certificate of Continuing Lien on the Land Records maintained by the Town Clerk's Office. To avoid this action, taxpayers that receive a notice are encouraged to pay the total outstanding balance associated with the property identified on the attached statement. It should be noted that all payments received will be applied to the oldest outstanding tax in accordance with Connecticut General Statutes §§ 12-173, 12-174, and 12-175, which require the Town to place liens on delinquent real estate accounts. The Tax Office does not report lien placements to

credit reporting agencies. However, lien documents are public records and may be obtained and reported by third parties that search land records.

- Payments made payable to the Town of East Hampton for sewer fees or taxes may be mailed or delivered to the Collector's office at the Town Hall, 1 Community Drive, during business hours (Monday, Wednesday and Thursday 8:00 am – 4:00 pm, Tuesday 8:00 am – 6:30 pm and Friday 8:00 am – 12:30 pm). Additionally, online payments may be made through the link on the Town website: [www.easthamptonct.gov](http://www.easthamptonct.gov). Late payments are subject to an interest penalty of 1½% per month or fraction thereof (18% per annum) from the due date after the 30-day payment period expires, as required by Conn. Gen. Stat. §§12-130, 12-145, and 12-146. Mailed payments legibly postmarked by the USPS on or before their due date will be considered timely, regardless of when they are received by the Tax Office. The minimum interest charge is \$2 per bill. A returned-check fee of \$20 will be applied. Please email [taxcollector@easthamptonct.gov](mailto:taxcollector@easthamptonct.gov) with any questions or concerns.

### **Human Services/Prevention**

- The East Hampton Prevention Partnership (EHPP) is sponsoring a Wellness Day at East Hampton High School for students. There will be a speaker, a health fair, and other substance use prevention and mental health activities.
- EHPP is also holding a focus group discussion with about ten high school students to discuss substance use prevention including alcohol. The information gathered will better enable EHPP to tailor its efforts and activities to the youth of East Hampton.
- EHPP and the East Hampton Police Department will be hosting a Drug Take Back event on Saturday, April 25 from 10am-2pm at the Town Hall. Participants are able to drop unneeded, or expired prescription and over-the-counter drugs for proper disposal. As a reminder, a drop box is also available in the Police Department lobby for these collections during regular administrative hours for the Department.
- Staff and the Prevention Partnership are awaiting news on the recent grant application made to the Competing Continuation Drug Free Communities (DFC) Grant through the Centers for Disease Control and Prevention (CDC) and the Office of National Drug Control Policy (ONDCP). The grant seeks five years of annual funding up to \$125,000 for the continuation of the Town's youth drug and alcohol use prevention programming. Representative Courtney and Senators Murphy and Blumenthal have sent a letter of support for the grant application and the Partnership and staff are hopeful for positive news in the upcoming months.

## Land Use

- The POCD survey closed at the end of March with 661 responses received. The final POCD related public input event will be the visioning session to be held in late May or early June. Currently, staff and the POCD Steering Committee are working to plan the visioning session including possible selection of an outside facilitator for the meeting. The remaining summaries of all the public input received to date will be available on the POCD Steering Committee page on the website shortly.

## Library

- On March 24, the Library hosted New York Times bestselling author Catherine Newman for a reading, audience Q&A, and book signing. The event drew a strong turnout, and attendees praised Newman's humor and engaging presentation, with many noting what an exciting opportunity it was for a library of our size. The program was generously funded by the Friends of the Library.
- The Library hosted several very successful special storytimes this month, including Hot Wheels Tape Town, hosted by Library staff; a fairy tale-themed program by children's musician Michele Urban; and a performance of The Little Red Hen by the Lionheart Puppet Company. These programs drew strong attendance, with approximately 75 participants at Hot Wheels Tape Town, over 100 at Michele Urban's program, and 65 at the puppet performance, reflecting continued strong demand for early literacy programming.
- On March 31, Director Cachuela met with LION's Executive Director to discuss the timeline for the Library's transition from LION to LCI as recently approved by Town Council. The transition will formally begin with notification of intent to leave LION by June 30 of this year, followed by data migration work beginning in Fall 2026. LION will collaborate with LCI to transfer and verify patron and bibliographic records, coordinate system integrations, and work directly with vendors such as OverDrive to migrate collections and services. A detailed migration schedule will be developed once LCI's live date is confirmed. Additional services, including delivery and hold notification systems, are expected to be phased out in mid- to late-summer 2027 as the transition is completed.
- The March Monthly Library Report is included with this Report.

## Police

- On Saturday, March 28, the Department participated in the Annual Touch a Truck event at Memorial School. The event is a fundraiser for the Pre-K program and this year the

Department brought a police car and the Wave Runners, which are always a huge draw. Despite the cold weather the event was well attended.

- The Department will again this year participate in the National Night Out Event, which will take place on August 4 at Sears Park. National Night Out is a community event held every year in over 18,000 communities across the United States with the purpose of promoting police-community partnerships: crime, drug and violence prevention; safety; and neighborhood unity. The Fire Department and Ambulance Association will again be invited to participate in the event this year. Like last year, there will be a bounce house, free ice cream, and public safety vehicles to view.
- During the month of March, the Department had one oral board for one applicant and unfortunately, the applicant did not achieve a passing score. With the recent signing of the new police contract, the Department is beginning a recruitment campaign to promote the enhancements to generate interest and an increase in applications.
- During the month of March, the Department did not use Narcan, nor did it respond to any medical calls in which a family member or other person used it.

## **Public Works**

- Public Works staff have continued spring clean-up and road maintenance activities over the past weeks, including street sweeping, pothole patching and catch basin cleaning. The grounds maintenance crew has also been busy preparing fields, tracks, and trails for the start of the sports season, which will be in full swing next week.
- Work has also continued on Main Street, where catch basins and tops are being replaced and repaired ahead of Main Street paving which is scheduled to take place in late April or early May. This past week, a letter was sent out from Public Works to all property owners, residents, and business owners that will be affected by the project. This letter discussed project time lines as well as impacts to Village traffic and parking. The Town's contractor, MidConn Construction, will also be mobilizing back the Village Center to wrap up construction of the project and to address punch list items.
- Staff, with the assistance of the Fire Department and Police Department, installed a donated flag pole at the park area across from CVS, which is a past public beach and an area maintained by the Town. The flagpole is one of several donations that have been received over the last year or more as this area has been cleaned up and improved. The Department of Public Works first cut and removed the overgrown vegetation along the shoreline and has attempted to keep it in check during the recent growing seasons.

Additionally, the Department added the wood rail fence and mulch around the trees along with perennial plants (donated by Paul's and Sandy's) to give the area more appeal. Rotarians have led the effort to address this area and have paid the cost of having the Bow and Arrow sign refurbished, donated two benches at that location and donated the flagpole. Public Works will continue to maintain the area and will likely be working to overseed and keep mowed the shoreline to prevent regrowth of poison ivy and other undesirable plants and the trash that they attract in this gateway area.

## Recreation

- Registration is now open for all Spring and Summer Programs, which include a great variety of activities for all age groups. Some highlights include Pickleball Clinics, Camp Wildwood, All Sports Camp and Junior Golf clinics. For the complete listing of programs please visit [www.easthamptonrec.com](http://www.easthamptonrec.com).
- Discounted tickets are available for the Ringling Bros. Circus on April 23 and the Hartford Yard Goats. The Hartford Yard Goats game on June 27 is featuring America 250 Night with a fireworks show after the game.
- Staff is preparing Sears Park for the busy spring and summer season. Bathrooms will be open and operational this week, and the tennis and pickleball nets are up on the courts. Facility rentals begin on April 18, and dates are filling up fast. Visit [www.easthamptonrec.com](http://www.easthamptonrec.com) for information on reserving the park facilities.
- Sears Park passes are available for the 2026 season at Town Hall and at the Library. There is no charge for vehicle passes, while passes for use of the boat launch are \$50 for the season. All passes require East Hampton residency for issuance and vessel registration information is also required for boat launch passes. All boats launching through the Sears Park boat launch require a pass. Vehicle passes are also available at [www.easthamptonrec.com](http://www.easthamptonrec.com) (limit of 3 passes per household).

## Senior Center

- The Senior Center has been busy with great energy and participation across its programs. The Art & History of Tarot Cards presentation was such a hit that another session was added in March, and one is planned for April. Tax preparation with AARP will wrap up on April 13, and staff is proud to share that 176 individuals will have been assisted this season. Thanks to a partnership with the Library, the Center was able to offer two Saturday appointment days for the AARP Tax Preparation assistance, helping an additional 16 residents. Staff has finalized the Senior Bike Club schedule, with rides planned from April through October at locations like Rocky Neck State Park. The Center's recent Mystery Trip to the Cynthia Wyeth Peterson Memorial Planetarium at

UConn, followed by lunch at Dog Lane and ice cream at the Dairy Bar, was a fun outing for all.

- Staff is partnering with Health Advocate, Ria Irons, to explore a grant opportunity through the Centers for Medicare and Medicaid focused on whole-person wellness and caregiver support. As part of this effort, staff will be looking at how the grant could align with current nutrition and physical activity offerings at the Center.
- Looking ahead, April is shaping up to be another exciting month, with a visit from the Korean Spirit and Culture Promotion Project, where participants will create lotus lanterns, and a presentation from East Hampton Police Chief Dennis Woessner on scams and public safety updates.

### **Town Manager/Other**

- At the request of the Board of Finance, a Property Tax Estimator tool has been placed on the Town's website on the page under the Finance Department related to the FY 2026-2027 Annual Budget. The estimator may be found here: <https://www.easthamptonct.gov/1749/Annual-Budget-2026-2027>. Users are able to enter the Assessed Value of their property prior to revaluation and after revaluation and will see information on how their tax bill is impacted by the shift in property taxes and the proposed Town budget. The tool has been updated to reflect the Board of Finance recommended budget and the resulting estimated mill rate of 29.07.
- The Town's Brownfields Redevelopment Agency has applied for a second grant related to environmental cleanup for the 3 Walnut Avenue property owned by the Town. The Agency is seeking \$1 million in funding from the Connecticut Department of Economic and Community Development's (DECD) Municipal Brownfield Grant Program for removal of impacted soils and other efforts to prepare the site for formal reuse. The DECD grant follows a grant to DEEP made earlier this year for similar funds. There is no local match required for these grants. The Agency continues its efforts to finalize remediation and reuse plans for two other Village Center locations including the 1 and 13 Watrous Street and 13 Summit Street sites.

DC

cc: Management Staff

# How the Petition Process Works in East Hampton

## 1. Types of Petitions

There are two primary types of petitions:

- **Petition to Overrule a Town Council Action**
  - Must be filed within **20 days** after an ordinance is published.
  - Requires signatures from **at least 10% of voters qualified to vote in a town meeting.** (Currently @ 9,140 registered voters in town.)
  - Filing the petition temporarily **suspends the ordinance.**
  - A **special town meeting** is then scheduled, where voters decide whether to uphold or overturn the action.
- **Petition to Enact a New Ordinance**
  - Also requires signatures from **at least 10% of qualified electors.**
  - Petition must include the **full text of the proposed ordinance.**
  - The Town Council must schedule a **special town meeting within 30 days.**
  - If a **majority votes “yes,”** the ordinance takes effect 10 days after the vote.

## 2. Voting on Petition Questions

- Petition-related questions are typically decided by **referendum (ballot vote).**
- Voting may occur at or following a town meeting, depending on the situation.

## 3. Signature Requirements

- Signers must be **registered East Hampton electors.** (Either registered voters or taxpayer that has an assessment of not less than \$1,000 on the last completed grand list.)
- It is recommended to collect **more than 10%** of voter signatures to ensure enough valid entries.
- Each signer must use their **own legal name, sign and print name and address.**

## 4. Petition Format and Submission

- Petitions must follow a **specific format approved by the Town Clerk.**
- The proposed question should be **reviewed by the Town Attorney before collecting signatures.**
- Petition pages must be submitted **in person to the Town Clerk, by the circulator.**
- Each page must include a **circulator’s sworn statement** verifying signatures.

## 5. Circulator Responsibilities

- The person circulating the petition must:
  - Must be an East Hampton resident or eligible taxpayer on the last grand list.
  - Witness each signature
  - Confirm signer identity
  - Sign a statement under penalty of false statement
- Signatures must be collected **within 6 months** of filing.

**Notes to Circulator:**

1. Proper petition format must be used.
2. **Submit question prior to obtaining signatures for review by town attorney.**
3. Number of required signatures varies depending upon the date, the Town Charter states no less than 10% of the voters qualified to vote in a town Meeting, therefore it is advised that more than 10% signatures be obtained in the event some of the signatories are not electors.
4. Signatures must be from East Hampton Electors.
5. No one may sign "Mrs. John Smith." Signer must use own name "Mary Ellen Smith"
6. Each circulator must deliver ***original*** petition pages, ***in person***, to the Town Clerk's office.
7. Circulators will receive a receipt from the Town Clerk's office for each petition page submitted.

**Basic Set up of Petition Pages:**

We, the undersigned electors qualified to vote at a Town Meeting, Town of East Hampton, Connecticut, hereby officially petition the Town Council to submit to special town meeting, the following **question**:

" \_\_\_\_\_  
 \_\_\_\_\_"  
 \_\_\_\_\_"

We request that such SPECIAL TOWN MEETING be held as soon as possible.

Signature	Printed Name	Address
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____

(as many signature lines you can fit on the page including the information below)

Note to Circulator: ***Bring to the Town Clerk's office BEFORE signing.***

I, \_\_\_\_\_, living at \_\_\_\_\_, in the Town of East Hampton, declare under the penalties of false statement that I am an Elector in said town, that each person signing this petition page did so in my presence, that I either know such person or that he/she satisfactorily identified him/herself to me, and that all signatures on this page were obtained not earlier than six months prior to the filing thereof.

Dated at East Hampton, Connecticut, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_,

\_\_\_\_\_  
Signature of Circulator

\_\_\_\_\_  
Printed Name of Circulator

## **State Statute References:**

**CGS Sec. 7-9. Petitions for vote. Form. Statement by circulator.** Whenever under the provisions of the general statutes or any special act, any action for a vote by the electors or voters of a municipality is to be initiated by the petition of such electors or voters, in addition to such other requirements as such statute or special act may impose, such petition shall be on a form prescribed or approved by the clerk of such municipality, and each page of such petition shall contain a statement, signed under penalties of false statement, by the person who circulated the same, setting forth such circulator's name and address, and stating that each person whose name appears on said page signed the same in person in the presence of such circulator, that the circulator either knows each such signer or that the signer satisfactorily identified himself to the circulator and that all the signatures on said page were obtained not earlier than six months prior to the filing of said petition. Any page of a petition which does not contain such a statement by the circulator shall be invalid. Any circulator who makes a false statement in the statement hereinbefore provided shall be subject to the penalty provided for false statement.

**CGS Sec. 7-9a. Circulation of petition for vote at town meeting.** No petition shall be valid for any action for a vote by the electors or voters at any regular or special town meeting unless such petition shall be circulated by a person resident or eligible to vote in such town.

## **Town Charter References:**

### **Section 4.2. Petition for overrule of action of the Town Council.**

Ordinances adopted by the council, except emergency ordinances adopted in accordance with the provisions of Chapter II, Section 2.5 of this charter, shall be subject to overrule by a special town meeting as follows: If within 20 days after publication of any such ordinance, a petition conforming to the requirements of Section 7-9 of the General Statutes, as amended and signed by not less than 10% of the voters qualified to vote in a town meeting is filed with the town clerk requesting its reference to a special town meeting, the effective date of such ordinance shall be suspended and the council shall fix the time and place of such meeting, which shall be within 20 days after the filing of the petition, and notice thereof shall be given in the manner provided by law for the calling of a special town meeting. An ordinance so referred shall take effect upon the conclusion of such meeting unless a majority of those voting thereon, shall have voted in favor of overruling.

### **Section 4.3. Petition for enactment of ordinances.**

No less than 10% of the voters qualified to vote in a town meeting may at any time petition over their personal signatures for the enactment of any proposed lawful ordinance by filing such petition, including the complete text of such ordinance, with the town clerk. The council shall call a special town meeting, to be held within 30 days from the date of filing, unless prior to such meeting such ordinance shall be enacted by the council. The call for such meeting shall state the proposed ordinance in full and shall provide for a "yes" or "no" vote as to its enactment. If a majority of the persons entitled to vote, voting at such meeting, shall vote "yes" then such ordinance shall take effect on the tenth day thereafter without further action of the council. Any such proposed ordinance shall be examined by the town attorney before being submitted to the special town meeting. The town attorney is authorized to correct the form of the ordinance for the purpose of avoiding repetitions, illegalities, and unconstitutional provisions, and to assure accuracy in its text and references and clearness and preciseness in its phraseology, but not materially changing its meaning and effect.

### **Section 4.4. Referendum.**

Any item, or items on the call of any town meeting, including items resulting from petitions filed pursuant to Chapter IV, or Section 4.2 or 4.3 of this charter, shall be subject to vote by ballot or voting machine pursuant to the provisions of General Statutes Section 7-7, as amended. Any such items may also be submitted to a vote by ballot or voting machine in accordance with Section 7-7, as amended, by vote of the council.

**PETITION FOR TOWN MEETING**

We, the undersigned electors qualified to vote at a Town Meeting, Town of East Hampton, Connecticut, hereby officially petition the Town Council to submit to special town meeting, the following question:

“ \_\_\_\_\_  
\_\_\_\_\_.”

We request that such SPECIAL TOWN MEETING be held as soon as possible.

Signature	Printed Name	Address
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____
15. _____	_____	_____

Note to Circulator: ***Bring to the Town Clerk's office BEFORE signing.***

I, \_\_\_\_\_, living at \_\_\_\_\_, in the Town of East Hampton, declare under the penalties of false statement that I am an Elector in said town, that each person signing this petition page did so in my presence, that I either know such person or that he/she satisfactorily identified him/herself to me, and that all signatures on this page were obtained not earlier than six months prior to the filing thereof.

Dated at East Hampton, Connecticut, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_  
**Signature of Circulator**

\_\_\_\_\_  
**Printed Name of Circulator**

# March 2026

## Monthly Report

### Strategic Plan Actions Update

*This section contains information about new programs, services, collections, or initiatives directly relating to the Strategic Plan.*

- On March 24, the Library hosted New York Times bestselling author Catherine Newman for a reading, audience Q&A, and book signing. The event drew a strong turnout, and attendees praised Newman's humor and engaging presentation, with many noting what an exciting opportunity it was for a library of its size. The program was generously funded by the Friends of the Library. *(Sparks Joy)*
- The Library hosted several very successful special storytimes this month, including *Hot Wheels Tape Town*, hosted by Library staff; a fairy tale-themed program by children's musician Michele Urban; and a performance of *The Little Red Hen* by the Lionheart Puppet Company. These programs drew strong attendance, with approximately 75 participants at *Hot Wheels Tape Town*, over 100 at Michele Urban's program, and 65 at the puppet performance, reflecting continued strong demand for early literacy programming. *(Is User-Centered)*

### Department Reports

#### Administration:

*This section contains general updates and news about Library administration.*

- The Friends of the Library held their monthly meeting on March 2, during which they discussed upcoming plans for a restaurant gift card bundle raffle, titled *The Great Restaurant Giveaway*, which will take place during the month of May.
- The Library Advisory Board held its monthly meeting on March 2, during which they voted to transition away from LION, the library's current consortium, and join Library Connection, Inc, or LCI. This decision was based on LCI's more reliable delivery service, greater willingness to adopt new technologies, lower annual dues, and improved patron convenience through shared systems with neighboring LCI member libraries. The Board also discussed their upcoming goals for the town's POCD, which center on exploring options for expanding the library's programming spaces and parking capacity. Recommendations for the POCD will be finalized at the April meeting.
- The LION Board of Directors met on March 3, during which they discussed the ongoing issues with the Riverbend interlibrary loan delivery service.
- The Library was selected by Bulk Bookstore as the recipient of a \$500 grant to be used to purchase books for community outreach projects. The Library uses Bulk Bookstore to purchase books that are distributed at the annual town Trunk or Treat event and through a local pediatrician as part of the Library's Baby Book Bag program.

- Town Council voted at its March 10 meeting to approve the Library's transition to the LCI consortium, authorizing the Library to enter into a new contract with LCI.
- On March 11, Ms. Cachuela and Mr. Bolton met with a representative from EnvisionWare, who provided training on the new PC reservation management system and guided staff through final setup tasks. The Library will transition to the new system on April 2, with the print management component scheduled to transition in early May. The new cloud-based product is designed for easier troubleshooting and IT support, a more intuitive user experience for patrons, and the ability to accept digital payments.
- On March 17, Ms. Cachuela presented the Library's FY27 budget to the Board of Finance.
- On March 21, the Library hosted AARP's free volunteer tax preparation services in partnership with the Senior Center, expanding available appointment times to include additional hours as well as evening and weekend options to better accommodate working seniors. This marks the second year the Library has offered this service. The next scheduled tax preparation date is April 4.
- On March 31, Ms. Cachuela met with LION's Executive Director to discuss the timeline for the Library's transition from LION to LCI. The transition will formally begin with notification of intent to leave LION by June 30 of this year, followed by data migration work beginning in Fall 2026. LION will collaborate with LCI to transfer and verify patron and bibliographic records, coordinate system integrations, and work directly with vendors such as OverDrive to migrate collections and services. A detailed migration schedule will be developed once LCI's live date is confirmed. Additional services, including delivery and hold notification systems, will be phased out in mid- to late-summer 2027 as the transition is completed.

## Children's Department:

*This section contains general updates and news about the Children's Department.*

- Ms. Cachuela and Ms. Koonankeil visited 6 local preschool classes this month to host early literacy programming.
- The Library hosted a variety of engaging school-age programs this month. Programs included *STEMtastic: Insect Models*, where participants explored anatomy and biology by building their own insect creations; *Read to a Therapy Dog*, which helps build reading confidence in children in a relaxed, setting; *LEGO at the Library*, encouraging imagination and engineering through open building; *Board Game Builders*, where participants designed and played their own games; and a *Magic Tree House Party*, bringing the popular book series to life through themed activities.
- The Storywalk at Seamster Park has been updated with a new book, *You Can't Kiss a Bubble* by Karen A. Wyle.

## Adult / Young Adult Department:

*This section contains general updates and news about the Adult / Young Adult Department.*

- Lecturer and performer Michael Langlois presented a well-attended and engaging talk as part of the final *Cabin Fever History Series* program of the year, offering modern context on the significance of the musicals *1776* and *Hamilton*. *Cabin Fever* is a collaborative series between the Library and the Chatham

Historical Society. The Library also continued its annual partnership with the Belltown Garden Club, co-hosting Mark Gostkiewicz for an informative program on container gardening.

- Ms. Lancelot volunteered as a judge for Connecticut History Day 2026 at the regional contest held at UConn, evaluating junior group exhibits on the theme of “Revolution, Reaction, Reform in History.”
- The 7<sup>th</sup> Grade Lunch Bunch program wrapped up at the middle school, with plans in place to resume with 6<sup>th</sup> graders after their April break.
- Ms. Lancelot attended a reception in which area libraries and other organizations received donations of nesting balls from the Community Foundation of Middlesex County. The nesting balls will be offered to attendees of our upcoming Connecticut Audubon Society presentation on recognizing bird calls. This marks the 3<sup>rd</sup> year the Library has been a recipient of this donation, courtesy of the Mary Janvrin and Natalie Janvrin Wiggins Fund in partnership with A Pocketful of Posies in Middletown.

### Circulation and Technical Services Department:

*This section contains general updates and news about the Circulation and Technical Services Department.*

- All Nutmeg Award Nominees for 2027 are currently being processed and will soon be available for checkout.
- The collection has undergone evaluation for Lost and Paid items, missing titles within series, and classic literature, helping to strengthen and maintain a well-rounded core collection.

## Strategic Plan Indicators of Success

### Circulation

#### Borrowers

	+/- Last Month	March	February	January
<b>Adults</b> (borrowing physical items)	+18	1,468	1,450	1,441
<b>Children &amp; Teen</b> (borrowing physical items)	+27	276	249	258
<b>SUBTOTAL</b>		<b>1,744</b>	<b>1,699</b>	<b>1,699</b>
Overdrive	-4	374	378	407
Hoopla	-8	326	333	350
<b>SUBTOTAL</b>		<b>700</b>	<b>711</b>	<b>757</b>
<b>TOTAL</b>		<b>2,444</b>	<b>2,410</b>	<b>2,456</b>

## Borrowing

	2026	2026	2026	2025	2024	2023
	March	February	January	March	March	March
Adult Collection	3,266	2,810	3,176	2,801	3,171	3,582
Children's Collection	3,448	2,964	3,185	3,367	3,172	3,243
Young Adult	410	326	342	312	396	362
<b>SUBTOTAL</b>	<b>7,124</b>	<b>6,100</b>	<b>6,703</b>	6,480	6,739	7,187
eBooks – Overdrive	1,597	1,553	1,766	1,688	1,580	1,125
eBooks - Hoopla	901	926	974	882	801	598
<b>SUBTOTAL</b>	<b>2,498</b>	<b>2,479</b>	<b>2,740</b>	2,570	2,381	1,723
<b>TOTAL</b>	<b>9,622</b>	<b>8,579</b>	<b>9,443</b>	<b>9,050</b>	<b>9,120</b>	<b>8,910</b>

## Visits

### Door Counter

Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
5,077	4,836	5,557	6,777	5,669	5,001	4,931	4,386	5,019	4,448	4,983	5,290

## Programs and Partners

### Events, Workshops, Programs and Outreach

<b>Onsite Programs</b>				<b>Participants</b>		
	March 2026	March 2025	March 2024	March 2026	March 2025	March 2024
Adult	12	15	14	179	138	180
Children's	23	22	19	774	681	567
Young Adult	5	8	5	18	35	24
Intergenerational	1	1	0	8	8	0
<b>SUBTOTAL</b>	<b>41</b>	<b>46</b>	<b>38</b>	<b>979</b>	<b>862</b>	<b>771</b>
<b>Self-Directed Activities</b>				<b>Participants</b>		
Adult	0	0	2	0	0	24
Children's	3	5	5	400	415	225
Young Adult	0	0	1	0	0	1
Intergenerational	0	0	1	0	0	63
<b>SUBTOTAL</b>	<b>3</b>	<b>5</b>	<b>9</b>	<b>400</b>	<b>415</b>	<b>313</b>
<b>Offsite Programs</b>						
Adult	0	1	0	0	1	0
Children's	4	5	8	93	171	158
Young Adult	3	4	7	6	224	56
Intergenerational	0	0	0	0	0	0

<b>SUBTOTAL</b>	<b>7</b>	<b>10</b>	<b>15</b>	<b>99</b>	<b>396</b>	<b>214</b>
<b>TOTAL</b>	<b>51</b>	<b>61</b>	<b>61</b>	<b>1,478</b>	<b>1,673</b>	<b>1,298</b>

## Promotion

### Website

	+/- last month	March	February	January
<b>Users</b>	-428	1,617	2,045	10,827
<b>Sessions</b>	-575	2,975	3,550	12,914
<b>Page Views</b>	-402	4,124	4,526	13,903
<b>Events Calendar</b>	+71	2,339	2,268	2,760

**5 Most Popular Pages:** Home, Hours & Contact Info, Museum Passes, Library Staff, Library of Things

### Social Media

	+/- last month	March	February	January
<b>Facebook</b>				
<b>Reactions/Comments/Shares</b>	-94	460	554	550
<b>Page Reach/Viewers</b>	+4,171	13,839	9,668	9,087
<b>New Followers</b>	+1	33	32	24
<b>Instagram</b>				
<b>Reactions/Comments/Shares</b>	-256	368	624	24,201
<b>Page Reach</b>	-1,529	4,655	6,184	145,808
<b>New Followers</b>	-7	28	35	241

## Donations and Fundraising

### Donations

Anonymous Patron	\$200
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Office of the Collector of Revenue  
Kristy L. Merrifield, CCMC  
kmerrifield@easthamptonct.gov

April 7, 2026

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 nine (9) refunds totaling \$10,536.73.

Respectfully Submitted,

Kristy L. Merrifield, CCMC  
Collector of Revenue

	0.00
	20.00
	5,524.66
	1,855.87
	1,930.50
	42.30
	46.41
	259.27
	139.01
	718.71
009	10,536.73

## **BOARD AND COMMISSION SUMMARY MARCH 2026**

### **Arts & Culture Commission**

No meeting

### **Board of Finance**

In lieu of the Regular Board of Finance Meeting, the FY 2027 Budget Public Hearing took place on March 16<sup>th</sup> followed by three days of Budget Workshops and a Budget Deliberation meeting that took place on March 26<sup>th</sup>. No motions were made to recommend a budget at that meeting. Further deliberations are scheduled for April 1<sup>st</sup>.

### **Brownfields Redevelopment Agency**

The Brownfields Redevelopment Agency met on February 25<sup>th</sup>. There was discussion on the grant work updates with VHB, the recap for the POCD event support, the UConn TAB collaboration, the community engagement plan review, and reviewing and revising of the grant application for the clean-up of 3 Walnut Avenue.

The Brownfields Redevelopment Agency met on March 23<sup>rd</sup>. There was discussion about the community engagement meeting with TAB on Thursday March 26<sup>th</sup> from 11 – 11:30 am. The members then reviewed and discussed the drafted CT DECD grant application. They went through section by section discussing possible pertinent changes that would need to be made to the application. The members are still waiting on the cost estimates from VHB to include in the application. The Town Manager will submit the grant application on behalf of the agency on the 25<sup>th</sup> by noon. The members received brief updates on the POCD process.

### **Clean Energy Task Force**

The Clean Energy Task Force met on March 11<sup>th</sup>. The members discussed the pollinator pathways, updates for Sustainable CT, the grant with RiverCOG, benchmarking programs, the update for Voltpost, and the progress of HeatSmart.

### **Commission on Aging**

The Commission on Aging met on March 12<sup>th</sup>. Members received updates from the Senior Center Director and the working groups. The next Health & Wellness Expo will be held at the High School on November 7<sup>th</sup>. There are 75 names on the list for senior housing. EH Community Cares remains very active assisting residents in need.

### **Conservation-Lake Commission**

The Conservation-Lake Commission did not hold a regular meeting in March. Instead, the members attended the Plan of Conservation & Development Meeting regarding Open Space.

### **Design Review Board**

The Design Review Board met on March 19<sup>th</sup>. The members reviewed and discussed three plan reviews and approved of all three as described. Two of the plan reviews were to replace existing signs with new updated signs. The last plan review is for a commercial building that will be used for storage purposes only.

### **Economic Development Commission**

The Economic Development Commission met on March 17<sup>th</sup>. The members awarded Joe Romeo of Romeo Jewelry Design with Business of the Month. Mr. Romeo introduced himself and gave a brief

background on the business. Dale Kroop from the RiverCOG presented to the members for the upcoming on-call services. The members discussed Business of the Month, Town Planner update, the POCD progress, future business coaching and networking event, updates from the Middlesex County Chamber of Commerce Regional EDC meeting and updating the town website.

### **Fire Commission**

No meeting

### **Inland Wetlands Watercourses Agency**

No meeting

### **Joint Facilities**

No meeting

### **Library Advisory Board**

The Library Advisory Board met on March 2<sup>nd</sup>. Members recommended the change in Library Consortium membership to LCI. This recommendation was brought to the Council in March for approval. Members discussed the Library's input into the Plan of Conservation & Development and will review a draft narrative and goals at their April meeting.

### **Middle Haddam Historic District Commission**

No meeting

### **Parks & Recreation Advisory Board**

No meeting

### **Planning & Zoning Commission**

The Planning & Zoning Commission met on March 4<sup>th</sup>.

Public Hearings:

- A. PZC-26-001: Tony Flannery, Flannery Row Subdivision, for a three lot Re-subdivision, Map 6/ Block 37/ Lot 1. Applicant Tony Flannery presented the proposed three-lot re-subdivision located at the end of Flannery Row. The proposal would create two residential building lots, and one lot containing an existing barn. He stated the proposal includes engineered septic systems, and preliminary house locations. Mr. Flannery described access to the lots with one lot being accessed via a private driveway from Flannery Row and the other two lots would be accessed via a shared drive off of Old West High Street. A shared driveway easement between two lots has been drafted and submitted into the record. Mr. Flannery reported discussions with Public Works Director and Fire Chief indicating that the existing cul-de-sac at the end of Flannery Row was considered adequate.

Ms. Hodge pointed out that the application materials were not available for public review at the Town Clerk's office within the statutory timeframe, which would require the public hearing to remain open to allow proper review. Members discussed statutory requirements for document availability prior to the hearing, continuation of the public hearing would allow time for submission of additional materials, review of revised plans, and public comments.

Vice-Chairman Michael Kowalczyk made a motion to continue public hearing for PZC-26-001: Tony Flannery, Flannery Row Subdivision, for a three lot Re-subdivision, Map 6/ Block 37/ Lot 1. 2 to the next regularly scheduled meeting on Wednesday, April 1, 2026 at 6:30pm at the Town Hall Room 107 and via Zoom Mr. Sennett seconded the motion. Vote: 7-0 in favor

- B. PZC-26-002: Ryan Brodeur, 98 Middletown Avenue, Construct 30' x 50' Garage, Map 12/ Block 48C/ Lot 4. Ryan Brodeur, property owner, presented the application to construct a 30' x 50' metal building. Mr. Brodeur explained that the structure would be used for storage of roofing materials associated with his local roofing business. The building would not contain office space and would be used strictly for storage in order to keep materials protected from the weather. He also noted that he may wish to install a sign identifying the business location either near the roadway or on the building. Chairman Zatorski asked the applicant whether proof of the public hearing sign and certified mailings to abutting property owners had been submitted. Mr. Brodeur indicated that he had mailed the notices and possessed the postal receipts but had not yet submitted them. He stated he could provide the documentation and a photograph of the posted sign.

Mr. Sennett made a motion to continue public hearing for PZC-26-002: Ryan Brodeur, 98 Middletown Avenue, Construct 30' x 50', Map 12/ Block 48C/ Lot 42 to the next regularly scheduled meeting on Wednesday, April 1, 2026 at 6:30pm at the Town Hall Room 107 and via Zoom Mr. Rux seconded the motion. Vote: 7-0 in favor

### **Water Pollution Control Authority**

The East Hampton WPCA met on March 3<sup>rd</sup>. A Public Hearing was held for the Clark Hill Road sewer extension. Review and discussion continued on the FY 2026/27 budget and capital projects. The Board rescheduled sewer/grinder pump appeals to April 21, 2026 at 6:30pm in the Town Hall Police Training Room. The Board approved the Long Crossing Sewer Extension-Resident Engineering proposal for construction observation with conditions. Mr. DeSimone provided a copy of an engineering proposal for a Middle Haddam Pump Station and Force Main Project and Sewer Infrastructure Analysis.

### **Zoning Board of Appeals**

The Zoning Board of Appeals met on March 9<sup>th</sup>.

Public Hearings:

- A. ZBA-26-001 Woodland Estates, Variance requested to Sections 4.6.C.1 & 2 of the Zoning Regulations to reduce the required width of a shared driveway from 22' to 15', allow a portion of the shared driveway to be gravel, and increase the maximum of residences that can be accessed from a shared driveway from 2 to 4, Map 06/ Block 12/ Lot 7B & Map 06/ Block 12/ Lot 7A Wayne Rand, 244 Middletown Ave, representing his son Taylor Rand, explained that the property consists of approximately 12 acres accessed from Long Hill Road. Mr. Rand stated that an earlier proposal for three lot required construction of a full 22-foot road with drainage infrastructure, detention ponds, and culvert improvements. That design resulted in significant wetlands disturbance and was denied by the Inland Wetlands Commission. The revised proposal reduces the proposed number of house lots to 2 which would gain access from the existing driveway to minimize environmental impacts. He explained that the variances requested were: (1) to allow the shared driveway width to be reduced from 22 feet to 15 feet, (2) allow portions of the driveway to remain gravel rather than be paved, and (3) to allow four homes to share the driveway.

Vice-Chairman Reed made a motion to approve application ZBA-26-001: for the following reasons: (1) The following hardship was provided: The requested changes to the number of lots that can share a driveway, and the variance from the required width and surface material for the shared driveway will greatly reduce the impact to wetlands. (2) The variance requested will not substantially affect the comprehensive zoning plan. (3) Adherence to the strict letter of the zoning regulations would cause an unusual hardship, unnecessary to the carrying out of the general purposes of the zoning plan and deny the applicant reasonable use of his land, with the following condition: the site plan submitted with the application must include a clear notation stating that it

does not represent an approved subdivision. The motion was seconded by Mr. Pfaffenbach. Vote: 4 in favor, 1 Opposed (Mr. Giza)

New Business:

- A. ZBA-26-002: 11 Skinner Street LLC. Variance requested to Section 5.3.D Area & Dimensional Standards to increase Max Lot Coverage from existing 59% to 65% on 11 Skinner Street, Map 02A/ Block 49/ Lot 1-1.

Chairman Spack made a motion to set a public hearing for ZBA-26-002 for the next regularly scheduled meeting on Monday April 13, 2026 at 6:30pm in Town Hall and via ZOOM. The motion was seconded by Mr. Giza. Vote: 5-0 in favor

- B. ZBA-26-003: West High Enterprises. Requesting the following variances to Section 5.2.D (Area & Dimensional Standards) to facilitate the separation of the existing residence and Commercial Daycare onto 2 individual lots as shown on the Site Plan submitted: LOT 1 (Residence): Reduce Minimum Lot Area from 40,000sf to 17,825sf; Reduce Rear Setback from 25' to 14' and reduce Minimum Lot Depth from 175' to 110' on 12 Long Crossing Map 12/ Block 36 / Lot 2.

Chairman Spack made a motion to set a public hearing for ZBA-26-003 for the next regularly scheduled meeting on Monday April 13, 2026 at 6:30pm in Town Hall and via ZOOM. The motion was seconded by Vice-Chairman Reed. Vote: 5-0 in favor