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HEBRON TOWN CLERK

PLANNING AND ZONING COMMISSION
AGENDA – revised 10/30/2023
SPECIAL MEETING – VIRTUAL
November 1, 2023 at 7:00 P.M.

Planning and Zoning Commission
Nov 1, 2023, 7:00 – 10:00 PM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.

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- I. Call to Order / Roll Call
- II. Approval of Minutes
- III. Recognition of Guests / Public Comments (non-Agenda items)
- IV. Action on Pending Applications
 - A. **Petition 2023-04** - Petition of the Hebron Board of Education to install a new playscape at 580 Gilead Street, Residence-1 District. *No Action Recommended. Review anticipated for November 14, 2023 Regular Meeting.*
- V. Old Business – No Old Business
- VI. New Business
 - A. New Applications – *No New Business*
 - B. Set Public Hearing Date
 - C. Other New Business
 1. Workshop Discussion: 2024 Plan of Conservation and Development
 - i. Sustainability Outline Discussion, Review Draft Section related Water Supply, Review Future Land Use Map and updated Status Table
- VII. Public Comment (non-Public Hearing applications)

**PLANNING AND ZONING COMMISSION
AGENDA (CONTINUED)
SPECIAL MEETING – VIRTUAL
November 1, 2023 at 7:00 P.M.**

VIII. Correspondence

IX. Adjournment

Next Meeting: November 14, 2023 – Regular Meeting / Workshop
December 12, 2023 – Regular Meeting / Workshop

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2023 OCT 27 A 11:45
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HEBRON TOWN CLERK

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Memo

To: Planning and Zoning Commission

From: Michael K. O'Leary, AICP

Planning Consultant

Date: 10/24/2023

Re: Sustainability Section of the Plan of Conservation and Development

In order to consider the format of the Sustainability Section of our 2024 Plan of Conservation and Development I have researched other CT municipal plans and have reached out to CRCOG staff to recommend other town plans that they would suggest as a model. The following is a high-level outline of the topics included in the Sustainability sections of some of these plans for our consideration:

Stonington, CT

- Overview of Sustainability
- Promote Energy Conservation
 - Municipal facilities and buildings
 - Energy generation
 - Transition town vehicles to more energy efficiency
 - Encourage solar.
 - Promote bike & pedestrian infrastructure.
- Promote Water Conservation
- Promote Waste Reduction / Recycling
- Promote green Buildings.
 - Provide incentives for LEED buildings
 - Incentives for reuse of existing buildings
- Educate residents
 - Water conservation
 - Recycling
 - EV's
- Promote Resiliency
 - Review Hazard Mitigation Plans for emergencies
 - Work with CL&P on reasonable tree trimming

Chester, CT

- Goal: Support and Promote Sustainability and Resiliency
 - Increase use of renewable energies
 - Energy audits at all town buildings
 - Install solar cells

- Support alternative and clean fuel technologies
 - Install ev charging stations in town parking lots
- Reduce waste
 - Educate residents
 - Encourage reduction of single use containers
 - Increase use of electronic files in municipal operations
 - Support regional recycling
- Implement and Maintain Stormwater Management Plan
- Continue participation in the CT Sustainable Communities Program
 - Create a sustainability committee
 - Regularly look to and learn from the program
- Continue Active Participation with CT River Gateway Commission
- Improve Chester's resilience to natural hazards
 - Support regional Natural Hazards Mitigation Plan
 - Avoid construction in areas prone to flooding
 - New tree plantings to include a variety of species
 - Establish town-wide urban forestry program

Enfield, CT

- Introduction
 - Strive for Sustainability: economic / environmental / social
 - Can't work on just one / must be working for all three – a balance
 - Future is unsure – embrace change
- Environmental sustainability
 - Review environmental regulations
 - Adopt / promote LID
 - Setting open space preservation and trail priorities
 - Create mixed use opportunities
 - Walkable neighborhoods
- Economic sustainability
 - Create opportunities for economic development
 - Seek innovative economic opportunities
 - Reduce parking
 - User-friendly permit process
- Social sustainability
 - create opportunities for broad range of housing
- Energy
 - Promote solar, geothermal / ev's / green infrastructure
- Food
 - Support local farms
- Water
 - Invest in water conservation / green infrastructure

Hartford, CT

- Energy
 - Promote solar / ev stations / clean energy vehicles / energy efficient buildings
 - Fauna
 - Promote water quality / clean up watercourses / pollinator gardens / and remove invasives
 - Flora
 - Tree planting program / provide open space / and removal of invasives
 - Resiliency
 - Plan for climate change re the riverfront / plan for emergencies
 - River
 - Connect Hartford to river / reduce runoff by disconnecting
 - Waste
 - Promote large scale composting / ban Styrofoam in restaurant use / create recycling at public sites
-

As a comparison, the following is an outline of Hebron's 2014 Plan of Conservation and Development's Sustainability section.

Hebron's 2014 POCD

- Introduction
 - Town Initiatives
 - Siemens energy efficiency study
 - Clean Energy Committee
 - Burnt Hill Park solar panels
 - School solar panels and retrofit lighting
 - PZC efforts
 - Focus development in Hebron Center
 - IHZ study (resulted in MUOD)
 - Requires a minimum 20% open space in subdivisions
 - Requires LID practices
 - Energy Conservation and Alternative Energy Sources
 - Support solar panels / geothermal / wind
 - Goals and Policies
-

Based on the above I have drafted an outline of a potential Sustainability section of our 2024 POCD for your consideration. Once we have agreed on an outline of this section, and the topics that it should include, I will provide a full draft for your review.

DRAFT

Outline of the Sustainability Section

1. Introduction –
 - a. definition of what we mean by Sustainability
 - b. balance of environmental / economic / social concerns
 - c. a summary of many of the goals and policies of other sections of this Plan
2. Accomplishments
 - a. Consistent with other sections of our plan
 - b. Town Initiatives
 - c. PZC actions
 - d. Private actions
3. Environmental Sustainability Efforts
 - a. Refer to more detailed policies throughout the Conservation Section of the Plan
 - b. Increase Educational Efforts
 - i. Information on Website
 - ii. Develop handout at Town Hall
 - iii. Workshops / Field Trips
 - c. Promote Energy Conservation and Generation
 - i. Town buildings
 - ii. Review regulations and policies to promote energy generation
 - d. Promote Walkability
 - i. Trails in open space and parks, and sidewalks in town center and mixed-use areas
 - ii. Mixed-use town center
 - e. Continue Open Space preservation
 - f. Continue participation in the CT Sustainable Communities Program
4. Economic Sustainability Efforts
 - a. Promote Mixed-Use development
 - b. Devise a permit-friendly approval process for development meeting Town policies
 - c. Look to further reduce parking and require / incentivize pervious parking
 - d. Work with EDC and Developers and Realtors to encourage innovative development
5. Social Sustainability
 - a. Develop a Complete Streets Plan
 - b. Create connected pedestrian system with benches / parklets / third places
 - c. Promote findings of recently approved Housing Study
 - d. Continue to provide a wide range of town festival and recreation opportunities

Memo

To: Planning and Zoning Commission

From: Michael K. O'Leary, AICP
Planning Consultant

Date: 10/27/2023

Re: Section 4.H.I Water

Attached is a Draft of the Water section of the Municipal Infrastructure section of the Plan of Conservation and Development. Matt was able to provide me with the latest version of the CT Water Company's Water Supply Plan which they are required to assemble periodically and file with the Town. Most of the updated information on the various water districts came from a reading of that Plan. I have included an Accomplishments section (not part of the 2014 Water section) to be consistent with other sections of the Pan. This information I assembled from our Implementation Pages, the water Supply Plan, and my knowledge and files on activities that have occurred since 2014.

I am happy to hear any comments on this section.

Attachment

H. Utilities

I. Water

Both the residential and business sections of the Town of Hebron rely to a large extent on private wells for their drinking water supply. This is typical in a rural, residential New England community of this size and density. To a great extent, private wells adequately provide for the water supply needs of the Town.

However, there are several areas of Town where there is a public water supply system, and in these areas, it is generally supplied by the Connecticut Water Company (CWC), who in 2008 acquired the former Birmingham Utilities systems in Hebron. CWC is a privately owned water company, headquartered in Clinton, CT, and has been granted a franchise from the State of CT Public Utilities Regulatory Authority (PURA) to operate a water company in Hebron. CWC also operates under the review and oversight of the State of CT Department of Public Health to ensure that the systems, and the water supplied, meets the current public health standards.

Currently CWC owns and operates several public water supply systems within Hebron, bringing public water to residences and businesses in these areas: Amston Lake; Wellswood; London Park; Hebron Center; and Christ Lutheran Church.

Amston Lake System

The Amston Lake neighborhood is the largest area in Hebron served by CWC. The Amston Lake System was originally designed and built to serve a seasonal community. The system presently serves approximately 350 customers in Hebron, Lebanon, and Colchester, many of which are now year-round users.

Map # 29



This system is supplied by two drilled rock wells located in different parts of the system. The Church Street Well is located off Church Street in Hebron. The Island Beach Well, is located in Lebanon. An additional well, the Firehouse well, located on Deepwood Road in Hebron, is reserved for emergency use. The two active wells have a combined yield of 63 gallons per minute (gpm).

The Church Street well was added to the system in 2015 and represented a significant improvement to the system. This improvement was undertaken primarily to meet the peak water supply demands during the summer months in the Amston Lake neighborhood. This well has a withdrawal rate of 40 gpm. The water is treated and then pumped to the 75,000-gallon atmospheric storage tank located on St. Ronan Road. The Island Beach Well has a withdrawal rate of 23 gpm. The water is treated and after treatment the water is stored onsite in a 62,000 gallon atmospheric storage tank. Water is then boosted to the St. Ronan tank. All wells are equipped with emergency standby power for continued service during power disruptions.

The system's highest demands occur in the summer and exceed 50,000 gallons per day (gpd). The lowest demand days occur in the winter months when only year round customers are served. CWC has obtained a Water Diversion Permit from the CT Department of Energy and Environmental Protection (DEEP). The Water Supply Plan indicates that based on operating experience available supply is limited to 91,000 gpd.

The distribution system in Hebron consists of approximately 18,600 feet of water mains. Many of the older original mains, which were cast iron or galvanized pipes, have been replaced with ductile iron pipe or PVC pipe in recent years. Installation of individual water meters at each service location was accomplished to encourage water conservation. As of 2018, 99% of service connections were metered. The 2018 Water Supply plan indicates a priority is the development of a backup source for the Church Street well.

London Park System

This London Park System serves approximately 78 residences in a subdivision along London Road. The system was originally constructed in the 1950's.

The system is supplied by two stratified drift wells located off Jan Drive. Each well pumps at approximately 25 gpm. The combined 50 gpm is blended prior to being treated. The water is then stored onsite in a 27,000 gallon atmospheric storage tank prior to being pumped into the distribution system. As of 2018, the distribution system includes 9,500 feet of pipe. Emergency standby power for continued service during power disruptions is available. All service connections are metered. Based on operating experience the available supply is 72,000 gpd but is limited in the absence of a diversion permit to 50,000 gpd.

Wellswood System

This system was constructed in 1993 to serve a cluster housing subdivision of 21 single-family homes on Wellswood Road. Two drilled rock wells supply the system with each well pumping at approximately 5 gpm. No treatment is required. The water is stored in the two 2,500 gallon atmospheric storage tanks. A 1,000 gallon hydropneumatics tank with booster pumps supplies water to the distribution system. As of 2018, the distribution system includes 850 feet of pipe. Emergency standby power for continued service during power disruptions is available. The system has an available water supply of 10,000 gpd with an average daily demand of 1,500 gpd. Each unit is individually metered to encourage water conservation.

There are no plans for expansion or upgrades to this system in the near future.

Hebron Center System

The Hebron Center System was originally constructed in 2002 / 2003 to initially serve the new RHAM high and middle school complex, a planned age-restricted housing development on Loveland Road and the Hebron Business Park on Liberty Drive. The Town of Hebron, the Regional School District #8, the water company, and private businesses all partnered to develop this system. Full fire protection, including fire hydrants, is provided in this system. The system was designed to allow an expansion of the system throughout the center of Town, including the Village Square District. In 2018, the Hebron Center System incorporated both the Mill at Stonecroft system and the Country Manor system.

This system is served by three drilled rock wells at the Hebron Center site, a single drilled rock well located on the adjacent Country Manor parcel, and the newest drilled rock well located on Wall Street. These five wells have a combined yield of approximately 100 gpm. All water from these wells enters a central treatment building where they are treated for iron and manganese and chlorinated. The water is then pumped into a 183,000-gallon storage tank before being pumped into the distribution system. As of 2018 the distribution system includes 21,406 feet of pipe. Two additional wells that formerly supplied the former Mill at Stonecroft system as reserved for emergency use. Emergency standby power for continued service during power disruptions is available. Each service is individually metered to encourage water conservation.



As this system expands, new well sources and interconnections with other CWC systems are likely. CWC Water Supply Plan (2018) acknowledges that in Hebron

Center, supply is sufficient for average daily purposes, it is limited during peak demand periods and that additional supply is needed for the system to adequately meet peak demand and to meet planned system growth through the planning period. The Plan mentions the efforts to work with the Town to seek other locations for new wells in Hebron Center and also mentions the intent to investigate the ultimate interconnection of the Hebron Center System with the Amston Lake system. CT DEEP has authorized a Diversion Permit for the well field which allows a combined withdrawal of up to 105,000 gpd from the three wells Hebron Center wells, and 50,000 gpd from the Country Manor Well, and ___ from the Wall Street well. According to the company's Water Supply plan based on experience the available water supply is limited to 96,000 gpd. The diversion permit further limits the use to the area of Hebron Center, and to no more than 250 service customers.

Christ Lutheran Church System

This system serves the church and a day care facility on the same site on Church Street. The system is supplied by two drilled rock wells, which pump at approximately 3 and 7 gpm. No treatment is required. The water is stored in a 5,000 gallon atmospheric storage tank.

There are no immediate plans to expand or upgrade this system.

In addition to the systems owned and operated by the Connecticut Water Company, there is another public Community Water System in Hebron providing water supply to a small residential neighborhood.

Abby Drive System

This is a system serving exclusively the Abby Drive neighborhood located off North Street in the northern part of Hebron. The system serves approximately 25 single family homes. The owner of the system is Abby Water, LLC located in Columbia, CT. The system has a single six inch diameter drilled well, located inside the pump house at 10 Abby Drive. The well has a reported capacity of 25 gpm. The system includes a 6,000 gallon atmospheric storage tank. Water is transferred to a 2,500 gallon pressure storage tank via booster pumps prior to being introduced into the Abby Drive distribution system.

Conservation Efforts

The CWC has a Water Conservation Plan as part of its operations to promote wise use of water to make the most efficient use of current supplies. The Plan includes educational materials provided to all customers, encouraging large water users to conserve water through water use audits, and by communicating directly with customers on practical ways to avoid waste. They have conducted a Water Drop Watcher program for elementary school classes to teach students about water conservation. And they have initiated a Water Drop Challenge to single family homes to reduce water usage and providing a bill credit for successful participants,

Accomplishments:

1. The Planning and Zoning Commission, with the recommendations from the Chatham Health District, amended the Subdivision Regulations to improve well protection radii.
2. With each expansion of the Hebron Center System, hydrants have been part of those improvements to continue to provide fire protection services,
3. In 2015, the CWC added a new productive 40 gpm well to the Amston Lake system to address peak demand requirements.
4. During the past 10 years the CWC has replaced many of the older original water mains, which were cast iron or galvanized pipes, with new ductile iron pipe or PVC pipes; and, they have installed individual water meters at each service location to encourage water conservation.
5. In 2018, the CWC tied the Mill at Stonecroft and Country Manor water systems into the Hebron Center system.
6. In 20__, the CWC added the Wall Street well into the Hebron Center System.

Goals and Policies

Goal: Continue to develop appropriate policies that protect private water supply wells, the principal source of water for current and future residents of Hebron.

Policies:

1. Actively seek the assistance and expertise of the CT Department of Public Health and the Chatham Health District to develop appropriate protective regulations for private water supply wells.
2. Incorporate into the Town Subdivision Regulations, and other ordinances as appropriate, the highest protective standards for private water supply wells.

Goal: Encourage the proper development and management of public water supply systems in appropriate locations and where needed to support present and future land uses as identified in this Plan.

Policies:

1. Encourage CWC to continue to invest in the existing Hebron public water supply systems to deliver the highest quality product to Hebron residents
2. Encourage CWC to continue to incorporate infrastructure that will promote water conservation measures.
3. Work with CWC and the CT Department of Public Health to promote water conservation through educational efforts and other measures.
4. Encourage the provision of hydrants and full fire protection for all new public water systems within Hebron's business districts. And work with the Fire Department to determine needed mechanisms, such as a Town Ordinance, to achieve this objective.
5. Encourage efforts to extend the Hebron Center System into other appropriate areas within Hebron Center.
6. Encourage the CWC to continue to investigate the interconnections of the Hebron Center and Amston Lake systems and investigate potential additional sources in the Raymond Brook Marsh and aquifer area.
7. Work with the CWC to develop additional water supply sources in the Hebron Center system to support appropriate economic development growth.
8. Encourage CWC and the State regulatory agencies to evaluate any potential impacts to the surrounding recharge areas as further water systems and expansions are proposed.
9. Through proper planning and site design, attempt to use open space dedications and wetland buffer areas as the protective areas around public water supply wells.

9. Rights to future drinking water supplies on town-owned land should remain in Town ownership.
8. Public water supplies located in Hebron should primarily (or exclusively) serve Hebron town residents / businesses

Memo

To: Planning and Zoning Commission

From: Michael K. O'Leary, AICP
Planning Consultant

Date: 10/27/2023

Re: Summary of Status Table

Following up on my memo and discussion at the last workshop, I am providing a summary of the Status Table that we have been using throughout this process. The main purpose of this Table is to highlight the sections that we have reviewed and approved as a Final Draft (blue highlighting) the sections that we have yet to approve (yellow highlighting).

Again, it is my goal to have all Sections in Final Draft form by the end of 2023. As noted last month, I am looking at the first few months of 2024 being reserved for the necessary procedures leading up to the adoption of the POCD so that it can be approved and effective no later than June 2024. This does leave us some time for minor revisions in 2024, getting all the sections in a final format inclusive of maps, so that they can be published on the Town website and forwarded to those groups required by State Statute. But I would not advise any wholesale changes after the end of this year.

After the Nov. 1st workshop, the majority of remaining sections are dependent on the Facility Study being conducted by the Public Building Committee. I was informed that the initial report should be available now, but I haven't seen this report as the date of this memo. I will follow up with the Committee Chair.

Attachment

**The Town of Hebron - Plan of Conservation and Development - 2024 Update –
Overview and Status..... Highlighting Sections Completed (Blue)
Highlighting Sections to be Completed (Yellow)**

Section Name	Coordinate With Other Agencies	Notes / Status	Target Date
Forward		Final Draft: 9/10/22	
Section 1. Community Profile		Final Draft:9/28/23	
Section 2. Conservation Plan & Policies			
A. Sustainability	Green Committee; Conservation Comm.; Town Manager; Building Committee;	Memo with outline submitted to PZC 10/24/23	End of 2021
B. Underground Drinking Water Supplies	Town Engineer; Conservation Comm.; CT Water Co.; Parks & Rec.	Final Draft: 11-30-21	2021 (Jan. – June)
C. Stream Corridors and Bodies of Water	Conservation Comm.; Parks & Rec.; OSLAC; Salmon River Partnership	Final Draft: 11-30-21	2021 (Jan. – June)
D. Amston Lake	AL Tax District; Town Engineer; PW Director; CT Water Co.; Conservation Comm.;	Final Draft: 11-30-21	2021 (Jan. – June)
E. Private Open Space and Institutional Lands	Conservation Comm.; Lions; Hemlocks; Blackledge; Tallwood; Parks & Rec.; OSLAC	Final Draft:1-2-22	2021 (Jan. – June)
F. Agriculture and Farming	Hebron Farmers; CT Farm Bureau; Hebron Farmers Market; Park & Rec.; Maple Fest; Conservation Comm.	Final Draft:9-29-22	2021 (Jan. – June)
G. Wildlife, Plant Life and Other Significant Natural Features	Conservation Comm.; Historic Prop. Comm (SNF sec); Green Committee	Final Draft: 2-22-22	2021 (July – Dec)
H. Scenic Vistas and Streetscapes	OSLAC; Parks & Rec.; Conservation Comm.	Final Draft: Jan 2022	2021 (July – Dec)

I. Areas of Historical Heritage	Historic Properties Commission; Historical Society;	Final Draft: Jan 2022 Final Draft: 10-5-23	2021 (July – Dec)
J. Recreation	Parks & Rec.; Boosters; OSLAC; Conserv, Comm.	Final Draft: 3-22-22	2021 (July – Dec)
K. The Open Space Plan	OSLAC; Parks & Rec.; Conserv.Comm.; HPC;	Final Draft: 4-26-22	2021 (July – Dec)
Section 3. Development Plan & Policies			
A. Introduction		Final Draft: 12/1/22	
B. Business Districts			
I. Town Center - Overall Boundary and Concept	Economic Development Commission; Town Center Project	Final Draft: 12/1/22	2022
II. Hebron’s Main Street - Route 66 Main Street Business District	Economic Development Commission; Town Center Project	Final Draft: 1/24/23	2022
III. Hebron Green District	EDC; HPC; Town Center Proj.	Final Draft: 1/24/23	2022
IV. Village Square District	Economic Development Commission; Town Center Project	Final Draft: 1/24/23	2022
V. Transitional Areas	Economic Development Commission	Final Draft: 1/24/23	2022
VI. Neighborhood Convenience District	Economic Development Commission	Final Draft: 1/24/23	2022
VII. Commercial Technology Zone	Economic Development Commission	Final Draft: 1/24/23	2022
VIII. Amston Village District	Economic Development Commission	Final Draft: 1/24/23	2022
C. Residential Development			
I. Residential Land Analysis		Final Draft: 7/29/23	2023
II. Plan for Residential Growth		Final Draft: 2/20/23	2023
III. Potential Housing and Population Growth		Final Draft: 10/4/23	2023

IV. Housing Diversity		Final Draft: 3/1/23	2023
D. Future Land Use		Draft: 10/19/23	
Section 4. Municipal Infrastructure			
A. Education	Board of Education; Public Building Committee	Facilities Study in Progress	2022
B. Emergency Services	Town Manager; Public Building Committee	Facilities Study in Progress	
I. Fire Protection	Fire Chief	Facilities Study in Progress	2022
II. Emergency Medical Services	Fire Chief	Facilities Study in Progress	2022
III. Police Services	Resident State Trooper;	Facilities Study in Progress	2022
IV. Emergency Management		Facilities Study in Progress	2022
C. Public Works	Public Works Director; Public Building Committee	Previous Facilities Study	2023
D. Town Offices	Town Manager; Public Building Committee	Facilities Study in Progress	2023
E. Library	Library Board of Trustees; Library Dir.; Public Building Committee	Facilities Study in Progress	2023
F. Cemeteries	Historical Society; Historic Properties Commission	FINAL Draft: 10/5/23	2023
G. Roadways, Bridges and Walkways	Public Works Director	Final Draft: 7/28/23	2023
H. Utilities			
I. Water	CT Water Company; Health District	DRAFT: 10/24/23	2023
II. Sanitary Sewers	WPCA; Public Works Dir.	Final Draft: 7/28/23	2023
I. Telecommunication		Request for guidance sent to Town Attorney May 2023	2023
Section 5. Consistency with State and Regional Plans			
		FINAL Draft:9/17/23	2023

