
REAL ESTATE APPRAISAL REPORT
OF
PROPERTY LOCATED AT

120 West Street
Groton, Connecticut

FOR

Jonathan J. Reiner, AICP - Director
Planning and Development Services
Town of Groton
134 Groton Long Point Road
Groton, CT 06340

FLANAGAN ASSOCIATES

567 VAUXHALL STREET EXTENSION, SUITE 104, WATERFORD, CONNECTICUT 06385

FLANAGAN ASSOCIATES

REAL ESTATE APPRAISERS AND CONSULTANTS

567 VAUXHALL STREET EXTENSION, SUITE 104, WATERFORD, CT 06385

Telephone (860) 444-2033 Fax (860) 444-7091

June 18, 2019

Jonathan J. Reiner, AICP - Director
Planning and Development Services
Town of Groton
134 Groton Long Point Road
Groton, CT 06340

Dear Mr. Reiner:

Pursuant to your request for an appraisal of the market value of real property located at 120 West Street, Groton, Connecticut, owned by the Town of Groton, known as the former Colonel Ledyard Elementary School; I submit herewith a summary report which describes the methods of approach and contains data gathered in the investigation.

Subject property consists of an 8.32-acre land parcel with a 20,378-square foot, one-story masonry structure built as the Colonel Ledyard Elementary School. It is currently vacant and unheated. This is a 1963 vintage structure with a gym. It is in a residential location. There is no commercial exposure.

It is noted that Section 6.13 of the City of Groton zoning regulations provides for Historic/Institutional Adaptive Reuse of municipal, state, or institution-owned buildings. This provision allows for uses in addition to those currently allowed by zoning if the qualified building is reused in a compatible way with the surrounding neighborhood. There are various design standards and decision considerations that must be met but the net effect is to provide much more flexibility in reuse of institutional-type structures in a variety of ways. This appears to require the retention of the existing building. Major demolition does not appear to be allowed.

The "R-8" zone requires a minimum of 8,000 square feet for dwelling units. Subject's 8.32 acres or 362,419 square feet could support 45.3 multi-family dwelling units. The adaptive re-use regulations provide for 20% increase in that number. This would produce a legal maximum of 54 multi-family units or 6.49 units per acre. The existence of the institutional building on site is considered a positive value influence as it qualifies the site for adaptive re-use. It is considered a negative value influence in that it is in fair condition and would present significant design challenges.

The definition of market value is contained in the body of this report. This appraisal is made for possible disposition purposes in fee simple title subject to recorded easements and rights-of-way. It is made in conformance with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP) and the Supplemental Standards of the Appraisal Institute, and it may not be used or relied upon by anyone other than the client, for any purpose whatsoever, without the express written consent of the appraiser. The date of appraisal is June 7, 2019, the date of inspection of the property.

In the opinion of this appraiser, the market value of subject property, identified and described in the body of this report, as of June 7, 2019, is:

\$945,000
(NINE HUNDRED FORTY-FIVE THOUSAND DOLLARS)

This value is contingent upon the granting of all necessary building permits/subdivision approvals and other licenses and approvals by controlling governmental agencies regulating the use of land.

It has been a pleasure being of service to you.

Very truly yours,



Stephen R. Flanagan, MAI
CERTIFIED GENERAL REAL ESTATE APPRAISER
LICENSE NO. RCG.0000202

TABLE OF CONTENTS

	<u>PAGE</u>
EXECUTIVE SUMMARY.....	1
VALUES INDICATED	1
FINAL OPINION OF VALUE.....	1
SUBJECT PHOTOS.....	2
ASSUMPTIONS AND LIMITING CONDITIONS.....	16
IDENTIFICATION OF SUBJECT PROPERTY	17
THREE-YEAR SALE HISTORY OF SUBJECT PROPERTY.....	17
PERSONAL PROPERTY/INTANGIBLE ASSETS	17
PURPOSE OF THE APPRAISAL.....	17
INTENDED USE	17
INTENDED USER.....	17
DEFINITIONS	18
ZONING DATA.....	18
ASSESSMENT AND TAX DATA	18
SCOPE OF THE WORK	19
CONNECTICUT ECONOMIC DATA	20
CONNECTICUT STATE MAP.....	24
REGIONAL MAP.....	25
TOWN DATA	26
TOWN MAP.....	28
NEIGHBORHOOD DATA	29
NEIGHBORHOOD MAP.....	30
SITE DATA	31
HIGHEST AND BEST USE.....	39
VALUATION PROCESS.....	42
MULTI-FAMILY LAND SALES	47
CERTIFICATION.....	58
ADDENDA.....	60
LEGAL DESCRIPTION	
PERTINENT ZONING REGULATIONS	
ZONING MAP	
FLOOD PLAIN MAP	
SOILS MAP & DATA	
WETLANDS MAP & DATA	
CT ECONOMIC INDICATORS - JUNE 2019	
STATE OF CONNECTICUT DEMOGRAPHIC DATA - 07/01/18	
SUBJECT LISTING	
MISCELLANEOUS	

EXECUTIVE SUMMARY

Property Address: 120 West Street, Groton, Connecticut

Owner of Record: Town of Groton

Purpose of Appraisal: To provide an opinion of the market value of the fee simple interest in the property being appraised as of the date of appraisal.

Date of Appraisal: June 7, 2019

Date of Inspection: June 7, 2019

Land Area 8.32 acres

Zone: "R-8" Residential (minimum of 8,000 square feet required)

Property Type: Elementary School (vacant)

Building Area: 20,378 square feet

Highest and Best Use: Redevelopment of the site to include the building for multi-family use.

VALUES INDICATED:

Cost Approach to Value N/A

Direct Sales Comparison Approach \$945,000

Income Approach to Value N/A

FINAL OPINION OF VALUE \$945,000

SUBJECT PHOTOS



STREET VIEW - WEST STREET



FRONTAGE ON WEST STREET



PARKING AREA / PLAYING FIELDS



FRONT VIEW - IMPROVEMENTS



FRONT VIEW - IMPROVEMENTS



FRONT VIEW - IMPROVEMENTS



SIDE VIEW - IMPROVEMENTS



REAR VIEW - IMPROVEMENTS



REAR VIEW - IMPROVEMENTS



REAR VIEW - IMPROVEMENTS



SIDE VIEW - IMPROVEMENTS



REAR ACREAGE



REAR ACREAGE



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



MECHANICAL SYSTEMS



MECHANICAL SYSTEMS

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is made subject to the assumptions and limiting conditions as follows:

1. No liability is assumed by the appraiser for matters of a legal nature affecting the property, such as title defects, encroachments or liens. The title is assumed to be good and marketable. The property is appraised as being free and clear of any indebtedness or easements, unless otherwise stated.
2. The plots and measurements, while not representing an actual survey of the property, were derived from reliable records.
3. Unless otherwise stated, mechanical equipment, heating and plumbing systems, and electrical systems have not been specifically tested, and they are assumed to be in working condition. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable than otherwise comparable property. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such things.
4. No specific test for vermin has been made by the appraiser, unless otherwise stated.
5. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, mold or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde, foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field of environmental impacts upon real estate if so desired.
6. The distribution of land and improvement values applies only under the existing program of utilization and conditions stated in this report. Separate valuations for either the land or improvements may not be used in conjunction with any other appraisal.
7. The information and opinions furnished by others and used in this report are considered reliable and correct, however, no responsibility is assumed as to their accuracy.
8. Neither all nor any part of the contents of this report shall be conveyed to any person or entity, other than the appraiser's or firm's client, through advertising, solicitation materials, public relations, news, sales, or other media without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the appraiser or firm with which the appraiser is connected, or any reference to Appraisal Institute or Member of Appraisal Institute. Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, client shall make such party aware of all the assumptions and limiting conditions of the assignment.
9. The appraiser, by reason of this appraisal, is not required to give testimony in court or attendance on its behalf, unless arrangements have been made previously therefore.
10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I (we) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

IDENTIFICATION OF SUBJECT PROPERTY

Subject property is located at 120 West Street, Groton, Connecticut and is owned by the Town of Groton. The town of Groton Assessor's Office identifies the property as Account No. 168807695041E. The legal description is contained in deeds located in the Groton Land Records. Various deeds are contained in the Addenda to this report.

THREE-YEAR SALE HISTORY OF SUBJECT PROPERTY

This property has not sold in the past three years. It is listed as a re-use parcel by the Town of Groton. There is currently no asking price.

PERSONAL PROPERTY/INTANGIBLE ASSETS

For this appraisal, real property is valued. No other assets including personal property (movable item of property; an item not permanently affixed), and trade fixtures (items owned by tenant for use in conducting a business), are considered in this report.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to provide an opinion of the market value of subject property, as of June 7, 2019, the date of inspection of the property. This appraisal is made in fee simple title that is with the understanding that the present ownership of subject property includes all the rights which may be lawfully owned subject to recorded easements and rights-of-way.

This appraisal may not be used or relied upon by anyone other than the client, for any purpose whatsoever, without the express written consent of the appraiser. In addition, this appraisal report is considered incomplete and cannot be relied upon without the cover letter.

This appraiser certifies that he has the appropriate knowledge and expertise required to complete this appraisal competently.

INTENDED USE

The intended use of this appraisal report is to assist the client, Town of Groton, by providing an opinion of the market value of subject property for disposition purposes.

INTENDED USER

Town of Groton

DEFINITIONS

Market Value

The most widely accepted components of market value are incorporated in the following definition: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015).

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015).

ZONING DATA

Subject property is located in a "R-8" Residential zoning district of the town of Groton.

A list of permitted uses and the pertinent yard and bulk requirements taken from Groton zoning regulations and a copy of the town of Groton zoning map are contained in the Addenda to this report.

Subject property is a legal, pre-existing use. Its reuse may require a zoning variance.

This appraisal is made subject to the granting of all necessary building permits and other licenses and approvals by controlling governmental agencies regulating the use of land.

ASSESSMENT AND TAX DATA

Subject property has an assessed value for the town of Groton ad valorem taxes as follows:

ACCOUNT	LAND	BUILDING	TOTAL
168807695041E	\$241,780	\$292,880	\$534,660

This assessment is designed to represent 70% of October 1, 2016 values, the date of the most recent revaluation of taxable property in the town of Groton.

The applicable tax rate for the town of Groton is 27.40 mills. Therefore, the current property tax for subject property is as follows:

ACCOUNT	ASSESSMENT	MILL RATE	TAX BURDEN
168807695041E	\$534,660 x	0.02740	= \$14,649.68

The assessment appears to be in conformance with similar property types in the town of Groton.

Subject property is currently tax exempt as a town-owned property.

SCOPE OF THE WORK

The appraiser has the responsibility to identify the appraisal problem, to identify the solution, and to apply the solution. These steps constitute the outline of the scope of work.

Relevant Property Characteristics Subject property consists of an 8.32-acre land parcel with a 20,378-square foot, one-story masonry structure built as the Colonel Ledyard Elementary School. It is currently vacant and unheated. This is a 1963 vintage structure with a gym. It is in a residential location. There is no commercial exposure.

It is noted that Section 6.13 of the City of Groton zoning regulations provides for Historic/Institutional Adaptive Reuse of municipal, state, or institution-owned buildings. This provision allows for uses in addition to those currently allowed by zoning if the qualified building is reused in a compatible way with the surrounding neighborhood. There are various design standards and decision considerations that must be met but the net effect is to provide much more flexibility in reuse of institutional-type structures in a variety of ways. This appears to require the retention of the existing building. Major demolition does not appear to be allowed.

The "R-8" zone requires a minimum of 8,000 square feet for dwelling units. Subject's 8.32 acres or 362,419 square feet could support 45.3 multi-family dwelling units. The adaptive re-use regulations provide for 20% increase in that number. This would produce a legal maximum of 54 multi-family units or 6.49 units per acre. The existence of the institutional building on site is considered a positive value influence as it qualifies the site for adaptive re-use. It is considered a negative value influence in that it is in fair condition and would present significant design challenges.

Assignment Conditions: This assignment contains no hypothetical nor extraordinary conditions.

Description of the Scope of Work: This section of the appraisal report states the extent of the process of collecting, confirming, and reporting data. In this assignment, the appraiser has inspected the subject property and the immediate environment which has a direct effect on value and has gathered appropriate and pertinent market information such as costs, sales, rents, and rates which are used in the appraisal report. The scope of this report involves the collection and verification of data through field investigation and physical observation. Data sources include various public agencies, present ownership of subject property, and private realty and construction companies. The information used to form the opinions contained herein was verified and is considered to be both accurate and comprehensive in nature. Specifically, this work in this report includes the determination of highest and best use, the collection and analysis of sales of development parcels, and valuation based on an estimated exposure time.

The Sales Comparison Approach to value is processed in this appraisal.

The opinion of market value is based on fee simple title and judgment of current highest and best use of subject property.

CONNECTICUT ECONOMIC DATA

"The global economy in 2019 should continue its track of steady growth since mid 2016. However, the growth has peaked in some major economies, and risks of slower growth have risen", according to an article written by Alissa K. DeJonge, Vice President of Research, Connecticut Economic Research Center, Inc., "The 2019 Economic Outlook", in *The Connecticut Economic Digest* (January 2019 Edition), a joint publication of the state's Department of Labor and Department of Economic and Community Development.

"The World Bank projects a 3.7 percent growth rate in world output for this year, which is 0.2 percentage points lower than previously forecasted.

"Trends to note include:

- U.S.: Economic growth is still strong due to the effects of federal tax cuts, but 2019 growth is expected to be weaker as a result of uncertain trade environments, including the tariff negotiation with China.
- Europe: Affected by the ongoing Brexit negotiations, growth projections for the Euro area and the UK are also adjusted downward.
- Emerging Markets: Anticipated higher oil prices raise the growth prospects of many energy-exporting countries, but Argentina, Brazil, Iran and Turkey are affected by downward pressures such as geopolitical uncertainty or worsening financial conditions.
- Asia: China and several Asian economies are expected to experience weaker growth in 2019 under the shadow of the recent trade disputes.

"Across the world, the stagnant growth in working-age population and labor productivity foreshadows a more limited potential for long-term global economic growth. Coupled with fading monetary stimulation, the growth in most advanced economies is likely to decline to a rate slower than the average level before the global financial crisis in 2008.

"Growth in the U.S. will decline as the effects of the tariffs imposed on certain commodities are fully felt, and as tax cuts fade away in 2020. Given the relatively strong labor market in the U.S., the Federal Reserve is considering interest rate increases to curb inflation risk, thus posing downward pressure on the financial markets, although the rate hikes may not be as high as originally anticipated because the national economy has softened a bit. There is also growing evidence that the nation could see its next economic recession in 2020.

“The growth in China is likely to remain strong but will decline gradually. The prospects in many emerging markets and developing economies remain less than ideal as a result of the threat of regional conflicts. Policy uncertainty—including rising trade barriers—is a main driver of weaker growth prospects.

“**Notable Industry Trends:** In the United States, a number of larger industry trends will affect how businesses anticipate consumer demand, profitability and competitiveness. Some of these critical trends involve the insurance, healthcare, grocery retail, aerospace/defense and energy sectors, which are also important in Connecticut’s economy.

“**Insurance:** The insurance industry is undergoing a transformation with the incorporation of technology. InsurTech companies are propelling the industry forward, innovating to create a more personalized customer experience and streamline the back office. On the front end, insurers are reaching out to younger audiences with intuitive customer interfaces and customization. For administrative, back-end segments of the industry, technology is being used to streamline claims adjustments, assess risk, and create customized pricing. Workers who have expertise in data analytics are in demand in this industry, while the use of artificial intelligence is projected to replace the need for some workers who handle claims.

“**Healthcare:** Employers and health plans are trying to offer more convenient options to their consumers by providing more ways to receive care. Telehealth, the ability to talk with a healthcare provider at any time, is starting to take hold in the industry. Another trend involves mergers among providers, so choices are becoming concentrated. There is also consolidation among doctor groups, practicing as employees of hospitals or health systems which tends to increase prices.

“Some other trends that are improving patient quality of life, yet driving up costs in the short term, are advances in medical technology and innovation, along with the introduction of specialty drugs and gene therapies.

“Analysts expect in the short-term for healthcare prices to increase, although improvements will also be seen in patient outcomes and overall health. The CVS-Aetna deal is also an indicator of the restructuring of the healthcare delivery system in the state and across the country.

“**Grocery Stores:** A little over one year ago, the online giant Amazon purchased the Whole Foods grocery store chain. In reaction, incumbent stores such as Walmart, Costco and Target have increased online delivery and in-store pickup and have kept prices low despite high costs. While the entry of Amazon into the grocery business has the incumbents fighting for online grocery sales, customers’ preferences to purchase meat and produce from physical stores has kept the majority shopping in the same stores. It appears that the Whole Foods purchase by Amazon is part of a larger strategy that has many components. Still, this industry has been disrupted and the result has been increased technology and a play for customers who want to purchase goods online.

“Aerospace and Defense: This industry projects strong growth, driven by increasing commercial aircraft production due to passenger travel demand. Also, demand from the federal government reacting to geopolitical risks will boost the number of F-35s, Black Hawk helicopters, submarines and other weapons systems produced.

“Energy: The energy sector is seeing changes due to changing consumer demands and prices. After decreasing oil prices thorough 2018, the new year will likely bring about price hikes for home heating and gasoline. Residents and small businesses are mainly interested in lowering power bills and increasing their energy independence, and are also seeing more choices from power producers. Corporations and universities, like the residential segment, are interested in lowering costs and increasing independence, but can do so at a larger scale with microgrid technology. Installers are seeing tremendous demand for residential solar, and at a larger scale, demand for solar microgrids. Power generation companies are focusing on figuring out how to generate power in different ways and make it dispatchable and from a business model that works. Utility and distribution companies’ main concern is grid reliability and stability. Increased renewables adds to uncertainty on the grid so energy storage may be a way to smooth out renewables at higher penetration levels.

“Connecticut - Modest Economic Growth with Glimmers of Potential: After three years of population declines during the 2014-2016 period, Connecticut saw a very slight increase of 0.01 percent between 2016 to 2017. During the period from 2010 to 2017, as in many other states, Connecticut saw a steady increase of retirement age population, while the school age population (those below 25) and working age population (25-64) each experienced a small but steady decrease. Consistent with these demographic shifts has also been a substantial decline in the student population attending public schools. What do these demographic shifts mean for Connecticut? The overall population changes affect consumer demand and overall economic potential. In addition, the large generation of baby boomers continues to retire and because the next generation, the Gen Xers, are a smaller age group, this will further reduce the overall level of economic demand and output. This demand should eventually be mitigated by the larger Millennial generation coming up behind Gen X, but in the mid-term, there could be a dip in the amount of GDP produced in the state.

“In terms of numbers of new housing permits, 2017 was lower than the previous two years but still higher than the years following the last recession. While single-family housing permits made up 55 percent of the total in 2017, the share of multi-family (5 plus units including apartments) was 42 percent. This trend of apartment building, seen over the past several years, has been meeting demand from many consumers who either choose to downsize or could not afford to purchase a home. In 2017, the municipalities with the greatest number of multi-family permits issued included Norwalk (387 units), Milford (161 units), Windsor Locks (160 units), Stamford (104 units) and Greenwich (99 units).

“As seen from data for 2015 just released in December 2018, Connecticut economic growth accelerated, particularly in Hartford and Middlesex counties, due in large part to growth in aerospace manufacturing and insurance. With 4.6 percent growth between 2014 and 2015, Hartford’s economy was \$74.9 billion, ranking second in size after Fairfield County’s \$86.1 billion. Middlesex County’s economy grew by 4.1 percent between 2014 and 2015 to \$7.8 billion, ranking fifth among the eight counties in Connecticut.

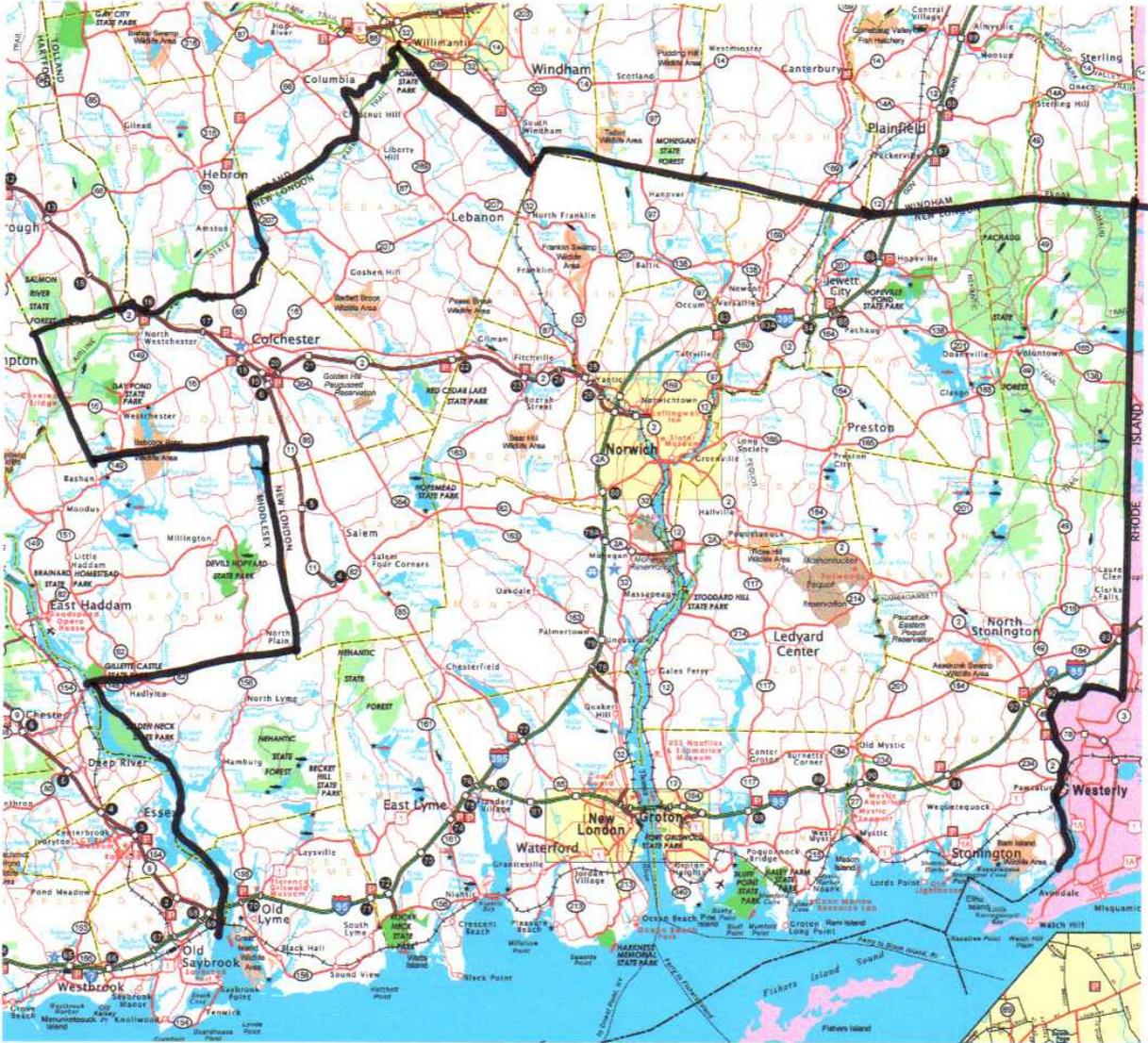
“An opportunity on the horizon for Connecticut’s economy involves investments in its federally-designated Opportunity Zones. Recent changes in the federal tax law created qualified opportunity zones to encourage tax-favored investment in distressed communities throughout the U.S. If investing capital gains in opportunity zones, investors may defer or eliminate those gains. There are 72 zones (defined by Census tract) in 27 municipalities across Connecticut, and receiving infusions of capital to develop downtown and other areas will serve to boost the Connecticut economy.

“**Conclusion:** The global economic growth in 2019 looks similar to what it has been in 2018, although several countries are expected to see slower growth because of trade restrictions or geopolitical risks. The national economy will continue to be relatively strong in 2019 although not quite as strong as in 2018, largely due to trade issues, and there is a growing concern that an economic recession in the United States may start in 2020.

“Connecticut’s economy, while still lagging behind most states and the nation as a whole, is seeing glimmers of acceleration among certain industries such as aerospace, insurance and energy, although the start of a national recession would mitigate many of the positive advances in the economy. The potential of additional investments being made as a result of the Opportunity Zone program bodes well for a state rich with assets yet needing a boost in order to gain economic momentum and have sustained economic growth.”

The statistical reports of general economic indicators from the current issue of *The Connecticut Economic Digest* are contained in the Addenda to this report.

REGIONAL MAP

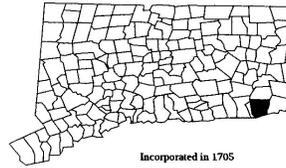


Groton, Connecticut

CERC Town Profile 2018 Produced by The CT Data Collaborative

Town Hall
45 Fort Hill Road
Groton, CT 06340
(860) 441-6630

Belongs To
New London County
LMA Norwich - New London - Westerly
Southeastern Planning Area



Incorporated in 1705

Demographics									
Population									
	Town	County	State						
2000	39,907	259,088	3,405,565						
2010	40,115	274,055	3,574,097						
2012-2016	39,763	272,033	3,588,570						
2020	40,326	283,665	3,604,591						
'16 - '20 Growth / Yr	0.3%	1.0%	0.1%						
	Town	County	State						
Land Area (sq. miles)	31	665	4,842						
Pop./Sq. Mile (2012-2016)	1,281	409	741						
Median Age (2012-2016)	34	41	41						
Households (2012-2016)	16,051	106,170	1,354,713						
Med. HH Inc. (2012-2016)	\$64,074	\$67,574	\$71,755						
	Town	State							
Veterans (2012-2016)	3,644	188,759							
Age Distribution (2012-2016)									
	0-4	5-14	15-24	25-44	45-64	65+	Total		
Town	2,702 7%	3,740 9%	7,387 19%	11,033 28%	9,329 23%	5,572 14%	39,763 100%		
County	13,893 5%	31,068 11%	38,356 14%	66,070 24%	78,837 29%	43,809 16%	272,033 100%		
State	188,812 5%	439,100 12%	494,529 14%	878,077 24%	1,033,029 29%	555,023 15%	3,588,570 100%		
Economics									
Business Profile (2016)									
Sector	Units	Employment							
Total - All Industries	1,034	26,480							
23 - Construction	50	156							
31-33 - Manufacturing	NA	NA							
44-45 - Retail Trade	136	2,018							
62 - Health Care and Social Assistance	104	1,584							
72 - Accommodation and Food Services	128	2,198							
Total Government	56	3,599							
Top Five Grand List (2017)									
	Amount								
Pfizer Inc	\$290,888,011								
Electric Boat	\$284,054,934								
Ledges Groton #199y LP	\$27,845,860								
Groton Development Assoc Ltd	\$19,920,670								
Groton Fuel Cell I LLC	\$19,687,500								
Net Grand List (SFY 2015-2016)	\$3,820,151,399								
Major Employers (2017)									
Electric Boat Corporation	U. S. Navy Submarine Base								
Pfizer, Inc.	Town of Groton								
1109th TASMG - CT Army									
National Guard									
Education									
2017-2018 School Year									
	Grades	Enrollment							
Groton School District	PK-12	4,381							
Smarter Balanced Test Percent Above Goal (2016-2017)									
	Grade 3	Grade 4	Grade 8						
	Town	State	Town	State	Town	State			
Math	57.6%	53.1%	51.0%	50.0%	40.1%	41.8%			
ELA	55.3%	51.8%	52.5%	54.1%	48.1%	53.7%			
Pre-K Enrollment (PSIS)									
	2016-2017								
Groton School District	205								
4-Year Cohort Graduation Rate (2016-2017)									
	All	Female	Male						
Connecticut	87.9%	90.9%	85.1%						
Groton School District	84.8%	93.5%	76.1%						
Rate of Chronic Absenteeism (2016-2017)									
	All								
Connecticut	9.9%								
Groton School District	11.3%								
Public vs Private Enrollment (2012-2016)									
	Town	County	State						
Public	90.4%	89.5%	86.8%						
Private	9.6%	10.5%	13.2%						

TOWN DATA

Groton, Connecticut

CERC Town Profile 2018



Connecticut
Economic
Resource Center

Government							
Government Form: Council - Manager							
Total Revenue (2016)	\$126,267,855	Total Expenditures (2016)	\$128,364,974	Annual Debt Service (2016)	\$6,380,310		
Tax Revenue	\$80,035,498	Education	\$84,010,289	As % of Expenditures	5.0%		
Non-tax Revenue	\$46,232,357	Other	\$44,354,685	Eq. Net Grand List (2016)	\$5,265,116,792		
Intergovernmental	\$43,716,941	Total Indebtedness (2016)	\$49,831,703	Per Capita	\$134,106		
Per Capita Tax (2016)	\$2,026	As % of Expenditures	38.8%	As % of State Average	88.6%		
As % of State Average	70.6%	Per Capita	\$1,269	Moody's Bond Rating (2016)	Aa2		
		As % of State Average	51.2%	Actual Mill Rate (2016)	20.95		
				Equalized Mill Rate (2016)	15.11		
				% of Net Grand List Com/Ind (2016)	23.6%		
Housing/Real Estate							
<i>Housing Stock (2012-2016)</i>			<i>Distribution of House Sales (2013)</i>				
	Town	County	State		Town	County	State
Total Units	18,131	121,426	1,493,798	Less than \$100,000	82	363	3,417
% Single Unit (2012-2016)	45.1%	64.8%	59.1%	\$100,000-\$199,999	101	629	7,522
New Permits Auth (2017)	36	295	4,547	\$200,000-\$299,999	78	628	6,031
As % Existing Units	0.2%	0.2%	0.3%	\$300,000-\$399,999	31	295	3,380
Demolitions (2017)	0	35	1,403	\$400,000 or More	61	275	5,960
Home Sales (2013)	353	2,190	26,310				
Median Price	\$247,100	\$241,500	\$269,300	<i>Rental (2012-2016)</i>			
Built Pre-1950 share	23.1%	29.7%	29.7%		Town	County	State
Owner Occupied Dwellings	7,521	70,136	900,223	Median Rent	\$1,169	\$1,039	\$1,094
As % Total Dwellings	46.9%	66.1%	66.5%	Cost-burdened Renters	47.0%	49.5%	52.5%
Subsidized Housing (2017)	4,045	13,893	168,576				
Labor Force							
	Town	County	State	<i>Connecticut Commuters (2015)</i>			
Residents Employed	17,571	129,714	1,795,519	Commuters Into Town From:			
Residents Unemployed	830	6,878	96,273	Groton, CT	4,997	Town Residents Commuting To:	
Unemployment Rate	4.5%	5.0%	5.1%	Stonington, CT	1,749	Groton, CT	4,997
Self-Employed Rate	7.3%	8.2%	9.9%	Ledyard, CT	1,727	New London, CT	1,413
Total Employers	1,034	7,359	117,337	New London, CT	1,454	Stonington, CT	1,041
Total Employed	26,480	122,174	1,666,580	Waterford, CT	1,449	Ledyard, CT	827
				Norwich, CT	1,190	Waterford, CT	779
				East Lyme, CT	1,086	Norwich, CT	639
						Montville, CT	600
Quality of Life							
<i>Crime Rates (per 100,000 residents) (2016)</i>		<i>Distance to Major Cities</i>		<i>Residential Utilities</i>			
	Town	State		Miles	<i>Electric Provider</i>		
Property	1,700	1,780	Hartford	45	Groton Utilities Electric Division		
Violent	131	224	Providence	46	(860) 446-4000		
			Boston	86	<i>Gas Provider</i>		
<i>Disengaged Youth (2012-2016)</i>			New York City	110	Eversource Energy		
	Town	State	Montreal	301	(800) 989-0900		
Female	14.0%	4.5%			<i>Water Provider</i>		
Male	1.4%	5.5%			Groton Utilities Water Division		
					(860) 446-4000		
Library circulation per capita	9.58				<i>Cable Provider</i>		
					Thames Valley Communications, Inc		
					(860) 446-4009		

TOWN MAP



NEIGHBORHOOD DATA

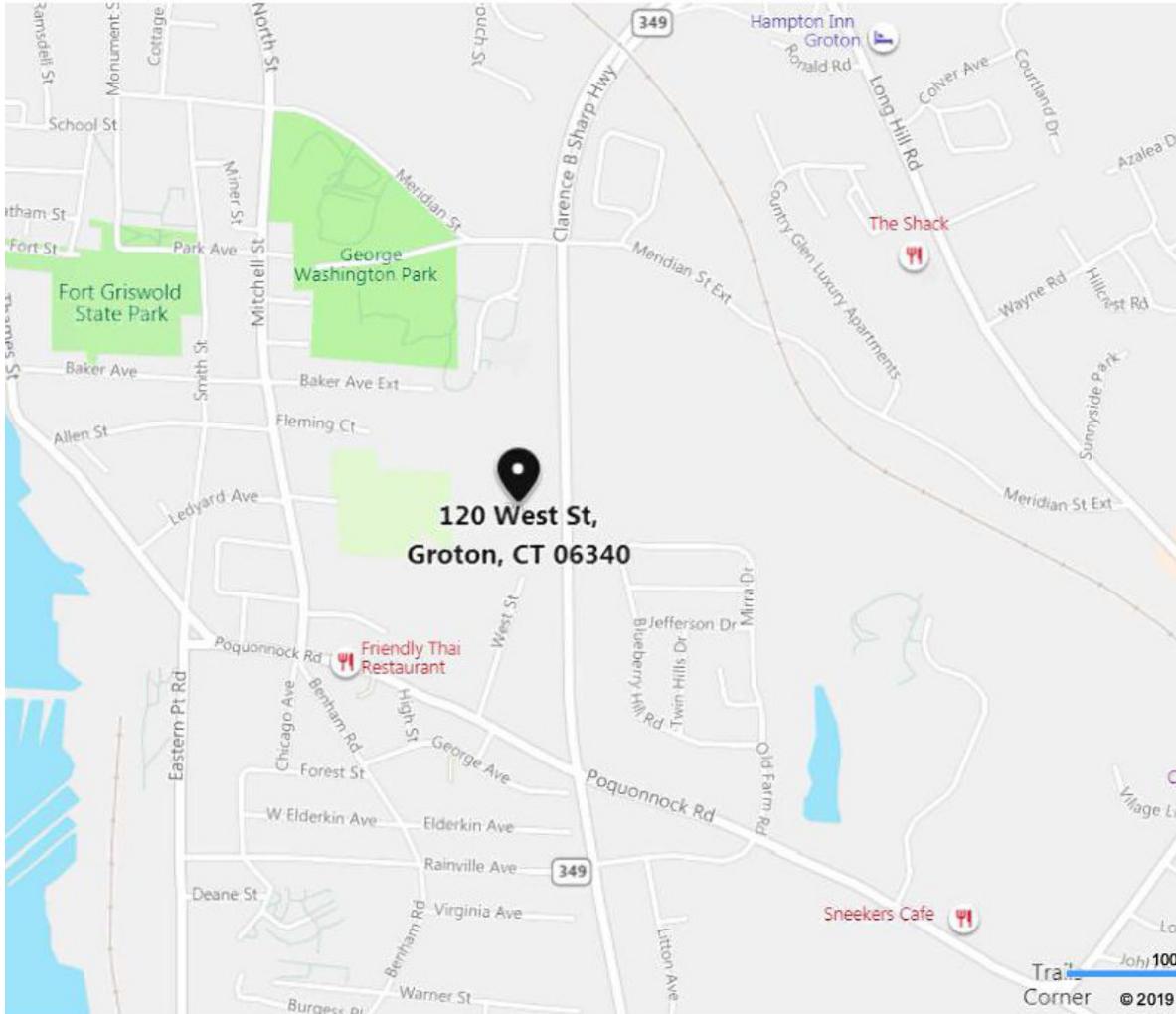
Subject neighborhood is located in the southern section of the city of Groton district of the town of Groton. Reference is invited to the “Neighborhood Map” immediately following this narrative description.

The neighborhood consists of single and multi-family residential, commercial, and industrial uses. It is dominated by the location of the Electric Boat Division of General Dynamics Corporation and Pfizer, Incorporated, two large industrial employers. Both have locations on the river front as well as on the east side of Eastern Point Road which runs along the Thames River. A sizeable oil storage depot owned by Amerada Hess is also located on the river front. Commercial uses include restaurants, convenience stores, credit union, rooming houses, and parking lots to accommodate the industrial uses. There are also office buildings, a church with a school and daycare center, and various retail uses.

The southern part of the neighborhood consists primarily of single-family residences, but there are also various apartment complexes and condominium complexes in the area. Other uses include several small boatyards, a marina, a municipal golf course, an Elk’s Club, and the Avery Point branch of the University of Connecticut. Eastern Point Beach, which is used exclusively by residents of the city of Groton, is to the south.

The neighborhood is served by municipal water and sanitary sewer services. There are also street lights, sidewalks, curbs, and storm drains. Streets are two lane and blacktopped. Access to the neighborhood is good via the Defense Access Highway linking with Interstate 95 which is to the north of subject neighborhood. Route 1, Groton’s main commercial roadway, is also to the north of subject neighborhood.

NEIGHBORHOOD MAP



SITE DATA

Location - Subject site is located on the north side of the terminus of West Street and the west side of the Defense Access Highway. Reference is invited to the site sketches immediately following this description.

Area - 8.32 acres

Frontage - 200± feet of street frontage on the terminus of West Street and 720± feet of non access frontage on the Defense Access Highway. The exact amount of frontage on West Street is not clear. The assessor's maps indicate 200± feet. A deed from the Town of Groton to the City of Groton that includes the entirety of West Street from Poquonnock Road to its terminus does not agree with the assessor's map.

Shape - The parcel is irregular in shape.

Topography - The parcel is level at the grade of West Street through to the building on site then drops gently through the rear schoolyard then more sharply to the rear property line.

Current Use - Former Elementary School (vacant)

Site Improvements - School building and gym, blacktopped parking area, concrete walks

Easements or Encroachments - No easements are described in the deeds contained in the Addenda to this report. There does, however, appear to be a pole line easement adjacent to the west property line.

Wetlands - Wetlands encumber 0.4 acres or 5.2% of the parcel.

Flood Hazard Designation - This parcel is located in Flood Hazard Zone "X", an area outside the limits of a 1% or 0.2% annual chance flood. A copy of the pertinent section of Panel Number 09011C0502J, revised August 5, 2013, is contained in the Addenda to this report.

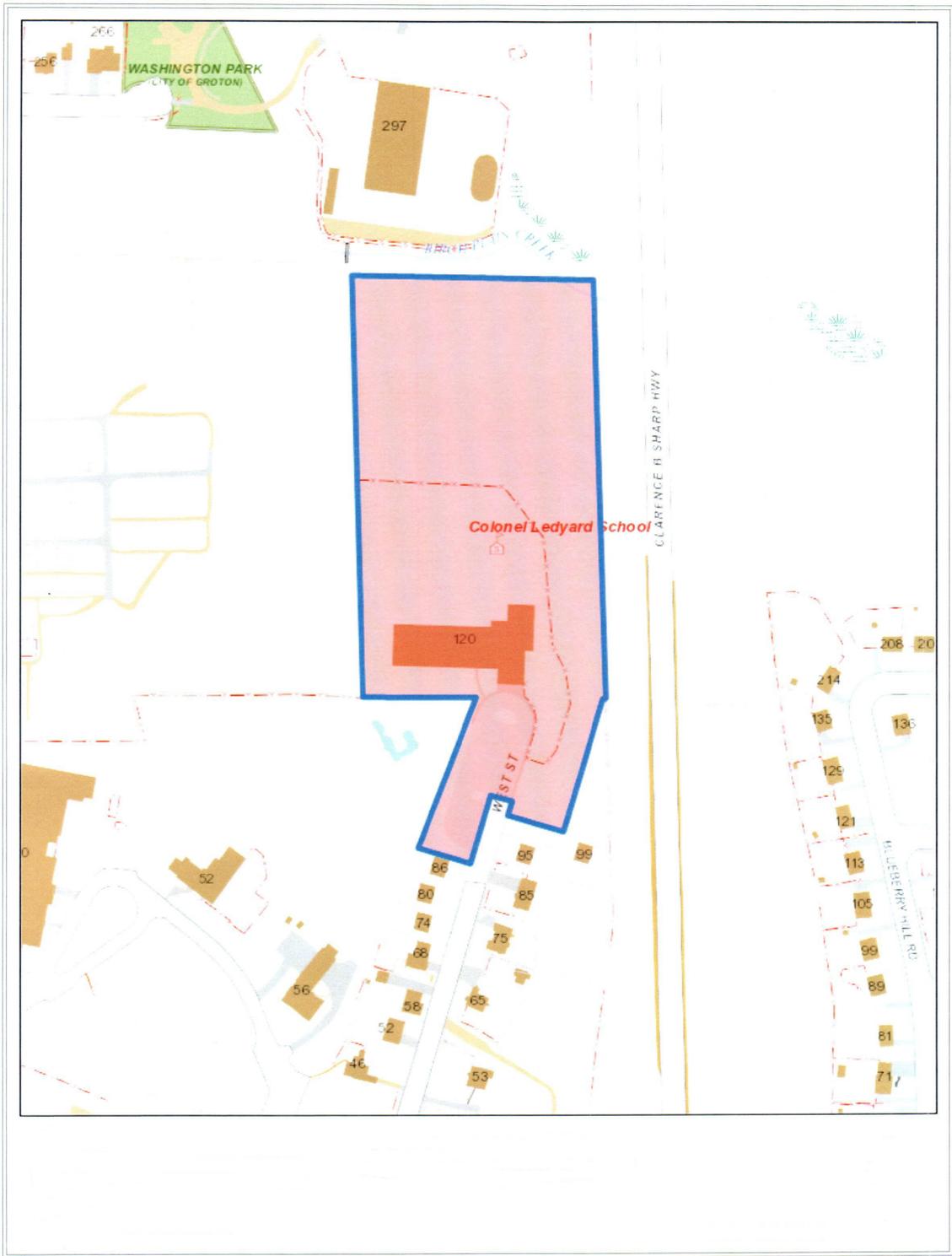
Utilities - Municipal water and sewer services are available. This site is also afforded electric and gas services.

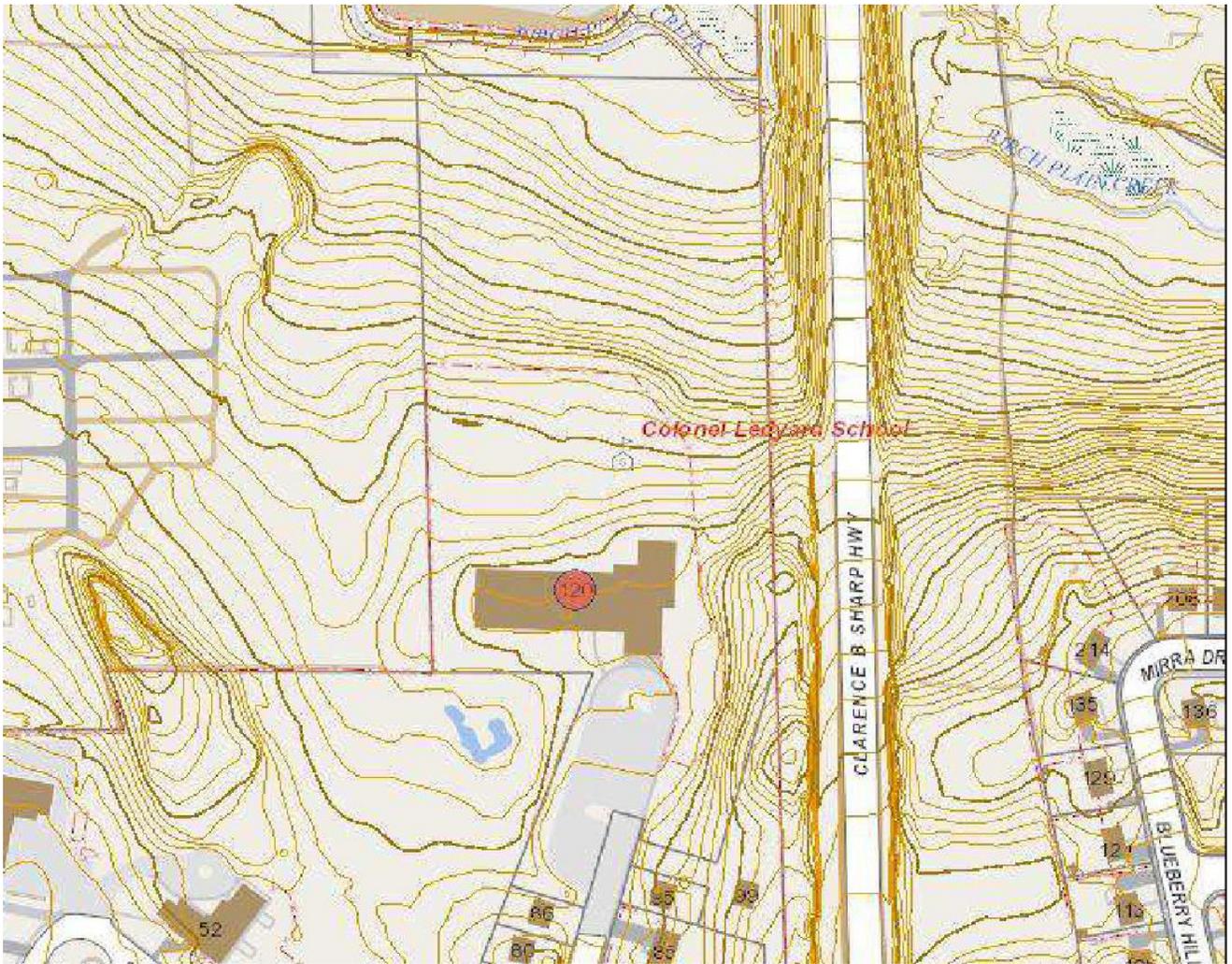
Zoning - "R-8" Residential (minimum of 8,000 square feet required)

Comments - The southern half of this parcel is generally level and clear. The northern half slopes sharply to the rear and is in its natural state.

SITE SKETCHES







BUILDING DATA

There is a 20,378-square foot, former elementary school building constructed in 1963 on site. The following description of this building is based on an interior and exterior inspection conducted on June 7, 2019. Additional information has been provided by a property manager as well as data contained in the Groton town offices. Reference is invited to the building sketches immediately following this description.

BUILDING AREA

First Level -	20,378 square feet
Gross Area -	20,378 square feet
Basement Level -	None (Maintenance crawl space runs under main hallway - reported mold problem)
Construction -	Masonry (Brick-faced, concrete block)

EXTERIOR FINISH

Foundation -	Concrete
Exterior Walls -	Brick (12 feet high) some concrete panels
Windows -	Metal frame / Boarded over
Roof -	Flat metal deck, tar and gravel cover - Metal frame, gable-shaped, asphalt shingle cover on gym addition

INTERIOR FINISH

	Halls	Classes/Offices	Toilet Rooms	Gym
Floors	Block Tile	Block Tile/Carpet	Ceramic Tile	Block Tile *
Walls	Block	Block	Ceramic Tile	Block
Ceilings	2' x 4' Drop	Drop	Drywall / Skylight	2' x 2' Drop
Lighting	Fluorescent	Fluorescent	Fluorescent	Fluorescent

* Wood floor stage

Layout - This single-story structure is “L” shaped with a wide central hallway. There are school offices, nurse’s station, toilet rooms, and teacher’s lounge in the southeastern corner of the building. To the rear of the area is the gym with a wood floor stage and a kitchen area. There are 10 classrooms, boy’s and girl’s rooms, boiler room, and media room off the central hallway running to the west. There is a mechanical crawlspace accessed from the boiler room running under the central hallway.

MECHANICALS

Heat -

One oil-fired, hot water H.B. Smith system. (See underground storage tank documentation in Addenda.)

Air Conditioning -

100% window units

Electrical -

400 amps

Sprinkler -

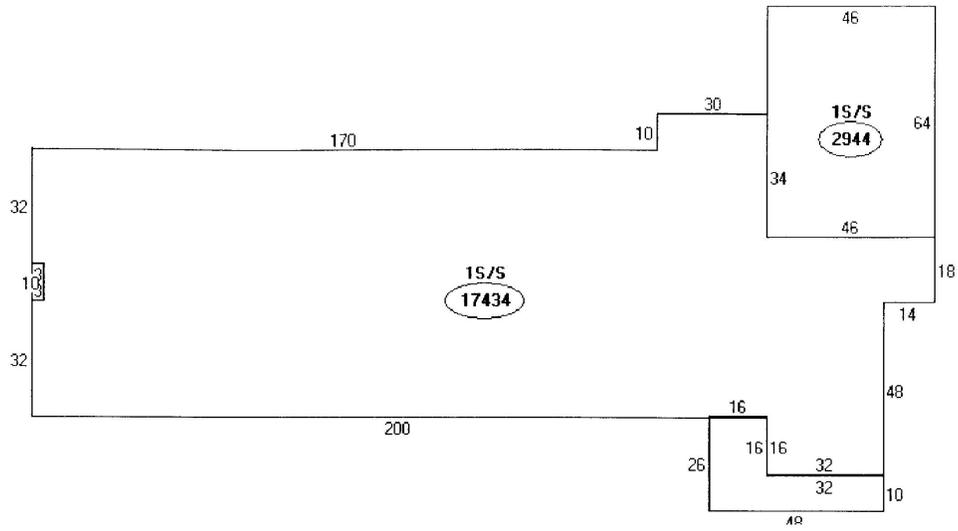
None

Comments &

Conditions -

This structure appears adequate for use as an elementary school. It is in fair overall condition. Your attention is invited to the "Mystic Air Quality Consultant" report section that is contained in the Addenda to this report. It is a vintage 2002 report which itemizes areas of concern regarding asbestos. These items are considered typical of a building of this vintage and use. This structure appears adequate for use as a reuse property. It is in fair overall condition for its design and age. It is not currently heated.

BUILDING SKETCHES

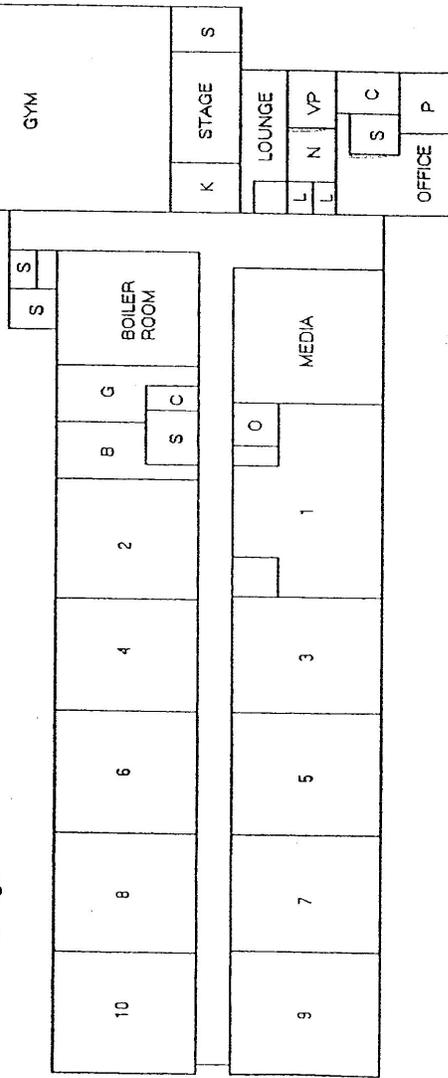


1

Colonel Ledyard Elementary School
 120 West St. Groton, CT. 06340 (860)449-5645

North on I-95 to Exit 87
 Exit 87 turns into the Clarence B. Sharp Highway
 Proceed on Clarence B. Sharp Highway to Rainville Ave. (2nd stoplight)
 Turn left onto Rainville Ave.
 At next stoplight turn left onto Poquonnock Rd.
 Proceed 3/10ths miles to West St.
 Turn right onto West St. to end

South on I-95 to Exit 87 (Left-Hand Exit)
 Exit 87 turns into Clarence B. Sharp Highway
 Proceed on Clarence B. Sharp Highway to Rainville Ave. (2nd stoplight)
 Turn left onto Rainville Ave.
 At next stoplight turn left onto Poquonnock Rd.
 Proceed 3/10ths mile to West St.
 Turn right onto West St. to end



HIGHEST AND BEST USE

Highest and best use is the conceptual basis for providing an opinion of market value of subject property. Two highest and best use judgments are made by the appraiser:

1. The highest and best use of the site as if vacant and saleable.
2. The highest and best use of the improved property if the parcel is improved with buildings and other site improvements.

The subject improvements (buildings) located on subject site may not be the current highest and best use of the site but together with the site may represent the highest and best use of the property viewed as one indivisible entity.

Consequently, the highest and best use section will be divided into two distinct sections. The first section will analyze the highest and best use of the land as though vacant. The second section will analyze the highest and best use of the property as improved.

Reference is invited to the following sections of this report which have an impact on highest and best use: Connecticut Economic Indicators, Town Data, Neighborhood Data, Site Data, and Improvement Data.

Highest and best use is defined as:

1. The reasonable and probable use that supports the highest present value of vacant land or improved property, as defined, as of the date of appraisal.
2. The reasonably probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value.
3. The most profitable use.

HIGHEST AND BEST USE AS IF VACANT - CRITERIA FOR HIGHEST AND BEST USE ARE DISCUSSED:

Physically Possible - Subject property consists of an 8.32-acre tract of vacant land. The physical characteristics of this parcel makes it suitable to support development of various types of improvements.

Legally Permissible - The development of subject property is controlled by the City of Groton land use regulations. It is zoned "R-8" Residential. Permitted land uses in the "R-8" Residential zone are open space lands or conservation areas, parks and playgrounds, and single-family detached dwellings. Telecommunications facilities require site plan approval. Uses that require special permit approval and site plan approval include public and private schools, public utility rights-of-way and structures, public buildings or facilities, churches or places of religious worship, and cemeteries. The "R-8" Residential zone requires 8,000 square feet of land as well as other requirements. Subject's land area of 8.32 acres exceeds the minimum required by zoning. However, West Street is currently at the maximum length (1,200 feet per zoning). It can not be extended without a variance. It currently serves 16 lots. A cul-de-sac can only legally serve 20 lots without a variance.

Financially Feasible - Permitted uses are primarily residential or activities associated with a residence. Special exception uses are varied. Upon review of land sales in subject's neighborhood and existing land use, there is demonstrable, albeit limited, demand for residential development. Land sales in subject's neighborhood have traditionally been put to residential development. Subject's 8.32-acre size and physical make up would appear to allow a limited multi-lot subdivision. There is no demonstrable demand for vacant land to be put to any other legally permitted or special permit use.

Maximally Productive Use - Subject's use as a multi-lot residential development parcel limited by the length of the cul-de-sac of West Road that can be extended only by a variance to zoning. The 20-lot maximum number of lots on a cul-de-sac is also a limiting factor without a variance. Limited residential development is considered to be its maximally productive use. This is evidenced by recent sales of vacant land in Groton and the surrounding areas.

HIGHEST AND BEST USE AS IF IMPROVED -
CRITERIA FOR HIGHEST AND BEST USE ARE DISCUSSED:

Physically Possible - Subject property consists of an 8.32-acre tract of land to include a 20,378-square foot, former school building. The physical characteristics of this land and building makes it suitable to support development of various types of improvements.

Legally Permissible - The redevelopment of subject property is controlled by the City of Groton land use regulations. It is zoned "R-8" Residential. Permitted land uses are primarily residential or residentially supported. Special exception uses are limited. Subject's existing use as a school is a permitted use; however, it is functionally obsolete for that use. It is understood that this property abuts the City of Groton Police Department and city offices. Its use by the City has been explored and is not considered probable. The removal of subject building at an estimated cost of \$310,000 (per City land use officials) for residential reuse cannot be justified due to subject's developmental limitations described in the previous section. It is also noted that Section 6.13 of the City of Groton zoning regulations provides for Historic/Institutional Adaptive Reuse of municipal, state, or institution-owned buildings. This provision allows for uses in addition to those currently allowed by zoning if the qualified building is reused in a compatible way with the surrounding neighborhood. There are various design standards and decision considerations that must be met but the net effect is to provide much more flexibility in reuse of institutional-type structures in a variety of ways. This appears to require the retention of the existing building. Major demolition does not appear to be allowed.

The "R-8" zone requires a minimum of 8,000 square feet for dwelling units. Subject's 8.32 acres or 362,419 square feet could support 45.3 multi-family dwelling units. The adaptive re-use regulations provide for 20% increase in that number. This would produce a legal maximum of 54 multi-family units or 6.49 units per acre. The existence of the institutional building on site is considered a positive value influence as it qualifies the site for adaptive re-use. It is considered a negative value influence in that it is in fair condition and would present significant design challenges.

Financially Feasible - The subject property may be eligible for reuse in a way that is or is not currently allowable by zoning but is in keeping with the patterns of reuse of properties of this type of the possible uses allowed under the Adaptive Reuse regulations. Multi-family development would provide the highest return to the land. The various other uses to include retail, restaurant, office, and other uses would require greater commercial exposure than is available at subject site.

Maximally Productive Use - Subject's use as a multi-family development parcel utilizing the existing building on site is, therefore, considered to be its maximally productive use. This is evidenced by sales of various types of reuse properties in the greater southeastern Connecticut region.

Exposure time is defined as follows:

Exposure time

1. The time a property remains on the market.
2. The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015).

The exposure time for subject property is estimated at six to eight month.

VALUATION PROCESS

There are three generally recognized approaches to value, which may be used in estimating the value of real estate.

COST APPROACH - A set of procedures through which a value indication is derived for the fee simple estate by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive or profit; deducting depreciation from the total cost; and adding the estimated land value. Adjustments may then be made to the indicated value of the fee simple estate in the subject property to reflect the value of the property interest being appraised. Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015).

SALES COMPARISON APPROACH - The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available. Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015).

INCOME CAPITALIZATION APPROACH - Specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by the capitalization of property income. Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015).

The Direct Sales Comparison Approach was found to be most appropriate in providing the opinion of the market value of the subject property. Both the income and cost approaches were considered but not used as neither applied to the appraisal problem involved, i.e. the valuation of a property where the building's former institutional or governmental-type use would allow for an adaptive re-use in ways in addition to those currently allowed by zoning. These uses include multi-family use. Subject's land area of 8.32 acres would allow 54 residential units when development is projected under the Historic/Institutional Adaptive Re-use regulations.

SALES COMPARISON APPROACH

The Sales Comparison Approach is employed in providing an opinion of the market value of subject site. This approach is defined in this report. Reference is invited to the listing of "Multi-Family Land Sales" contained in this report. These sales are used as evidence of the value of subject site. They are summarized as follows:

SUMMARY OF MULTI-FAMILY LAND SALES

SALE NO.	LOCATION	DATE	PRICE	ACRES	ZONE	UNITS APPROVED	RATE/ UNIT	UNITS/ ACRE	BLDGS RAZED
1	105 Boston Post Road Waterford	04/23/17	\$1,300,000	10.78	R-MF	90	\$14,444	8.35	Y
2	21, 27 & 29 Plains Rd Essex	01/31/17	\$1,350,000	3.75	B	52	\$25,961	13.86	Y
3	Route 12 Groton	11/21/16	\$1,625,000	12.42	NMDD	147	\$11,054	11.84	N
4	North Main St Old Saybrook	09/22/15 10/02/15	\$4,500,000	11.29	B-2	186	\$24,194	16.47	Y
5	88 & 86 South Broad St Stonington	10/15/14	\$980,000	3.56	LS-5	43	\$22,791	12.07	Y

These sales were analyzed on the basis of price per approved apartment unit as this unit of comparison appears to be the best measure of market behavior. No adjustments were required for financing.

The sales are all located in Southeastern Connecticut and have occurred from 2014 through to the present.

Subject property, by comparison, consists of an 8.32-acre land parcel zoned "R-8" Residential. Included is a 20,378-square foot, one-story masonry structure built as the Colonel Ledyard Elementary School. It is currently vacant and unheated. This is a 1963 vintage structure with a gym. It is in a residential location. There is no commercial exposure.

It is noted that Section 6.13 of the City of Groton zoning regulations provides for Historic/Institutional Adaptive Reuse of municipal, state, or institution-owned buildings. This provision allows for uses in addition to those currently allowed by zoning if the qualified building is reused in a compatible way with the surrounding neighborhood. There are various design standards and decision considerations that must be met but the net effect is to provide much more flexibility in reuse of institutional-type structures in a variety of ways. This appears to require the retention of the existing building. Major demolition does not appear to be allowed.

The "R-8" zone requires a minimum of 8,000 square feet for dwelling units. Subject's 8.32 acres or 362,419 square feet could support 45.3 multi-family dwelling units. The adaptive re-use regulations provide for 20% increase in that number. This would produce a legal maximum of 54 multi-family units or 6.49 units per acre. The existence of the institutional building on site is considered a positive value influence as it qualifies the site for adaptive re-use. It is considered a negative value influence in that it is in fair condition and would present significant design challenges.

The sale properties will be compared to subject as follows:

Sale No. 1 is located to the west in the town of Waterford. This is considered an inferior mixed use neighborhood in comparison with subject. Land area is similar to subject. Topography is generally level. This property had been abandoned for use as an outdoor movie theater about 30 years ago. There had been a number of plans to redevelop the property but none came to fruition. In 2014, application was made to develop a 90-unit, over 55 housing complex. There will be an affordable housing component. The complex is known as Victoria Gardens and includes a mix of one and two-bedroom units. Underlying zoning is "R-MF" Residential Multi-Family. Public water and sewer services are available. Some minor buildings were removed prior to development.

Sale No. 2 is located to the west in the town of Essex. This is considered a superior mixed use neighborhood but in an area that can command higher residential rent levels. Land area is smaller than subject. Topography is generally level. There was a restaurant and an industrial building that were removed after the sale to make way for a 52-unit multi-family housing complex. There will be an affordable housing component. The complex is to be known as Essex Station and will contain three buildings housing 30 one-bedroom units and 22 two-bedroom units. Public water is available. On-site septic systems are in use.

Sale No. 3 is located just to the north between Route 12 and Pleasant Valley Road North in the town of Groton. This is a similar location in comparison with subject. Land area is smaller than subject. Zoning is commercial. Topography is far inferior requiring very extensive site work. The sale property has "NMDD" zoning which allows a greater density of development in comparison with subject which makes the project viable. There were no buildings on site at the time of the sale. There are approvals to construct a 147-unit multi-family housing complex in three identical buildings housing 49 units each. The complex is to be known as Pleasant Valley Apartments. There will be a clubhouse and other amenities. Units will include studio, one bedroom and two bedroom types. Public water and sewer services are available.

Sale No. 4 is located to the west in the town of Old Saybrook. This is considered a superior mixed use neighborhood but in an area with higher residential rental levels. Land area is smaller than subject although the density of development allowed is superior to that at subject property. Zoning is commercial. Topography is level. There was a 20-unit motel-type building removed to make way for development of a 186-unit multi-family housing complex. There will be eight three-story buildings of one and two-bedroom units of which 20% will be dedicated as affordable. Additional features include a clubhouse, recreational amenities and carports. The complex is to be known as Post and Main. Public water is available. On-site septic systems are in use.

Sale No. 5 is located to the east in the Pawcatuck section of the town of Stonington. This is a mixed use neighborhood. Land area is smaller than subject. Zoning is commercial. Topography is rolling. There was a furniture store and warehouse on site that was removed after the sale to make way for a 43-unit multi-family apartment complex. There will be two, three-story elevator buildings housing one, two, and three-bedroom units. There will be an affordable housing component. The complex is to be known as Spruce Ridge and will join a recently constructed sister complex next door. There will be an exercise room and community room with kitchen available for social gatherings. Public water and sewer services are available.

Since financing, use, zoning and utility services are considered similar, no adjustments are required. Adjustments are considered for the following factors: the passage of time, location, size and condition.

A discussion of the adjustments on these specific factors including the following:

Time/Market Conditions - A review of the real estate market in the area indicates no increase nor decrease in value levels during the time period covered by these sales.

Location - Subject property's locational attributes are compared to the comparable sales. These attributes include proximity to highways and employment centers, commercial exposure, and other factors.

Size - It is axiomatic in the real estate market that smaller properties tend to sell at higher unit prices. Conversely, larger properties tend to sell at lower unit prices. There is no attempt here by the appraiser to make a mathematical calculation for these size differences but rather a judgmental adjustment is applied taking all value factors into consideration.

Condition/Physical - The physical elements of subject property are compared to the comparable sales. These include development potential, wetlands, and topography. A judgmental adjustment is applied to the sales data when these attributes are considered.

In this comparison process, an adjustment chart with individual adjustment factors is presented. They are summarized and applied to subject property for an opinion of value. The adjustments are as follows:

SALE NO.	PRICE/ UNIT	MARKET/ TIME	TIME ADJ. PRICE	LOCA- TION	SIZE	CONDITION PHYSICAL	NET ADJ.	ADJ. PRICE/ UNIT
1	\$14,444	---	\$14,444	+20%	---	---	+20%	\$17,333
2	\$25,961	---	\$25,961	-20%	-10%	-10%	-40%	\$15,577
3	\$11,054	---	\$11,054	---	---	+50%	+50%	\$16,581
4	\$24,194	---	\$24,194	-20%	---	-10%	-30%	\$16,936
5	\$22,791	---	\$22,791	---	-10%	-5%	-15%	\$19,372

The range of adjusted sales is \$15,577 to \$19,372 per unit. Equal reliance is placed on all five sales.

In summary, a unit value indicator of \$17,500 per unit is selected for subject property. The opinion of value is as follows:

$$54 \text{ units} \times \$17,500 \text{ per unit} = \$945,000$$

MULTI-FAMILY LAND SALES

COMPARABLE LAND SALE NO. 1

PROPERTY TYPE: Multi-family land sale

LOCATION: 105 Boston Post Road, Waterford, Connecticut

GRANTOR: ARJO, LLC (Sherman)

GRANTEE: Victoria Gardens Waterford, LLC

DATE OF SALE: April 23, 2017

SALES PRICE: \$1,300,000 or \$14,444 per unit

DEED REFERENCE: Waterford Land Records, Volume 1505, Page 296

LAND AREA: 10.78 acres

ZONING: "R-MF" Residential/Multi-Family

FRONTAGE: 154.83 feet on Boston Post Road (75 effective feet)

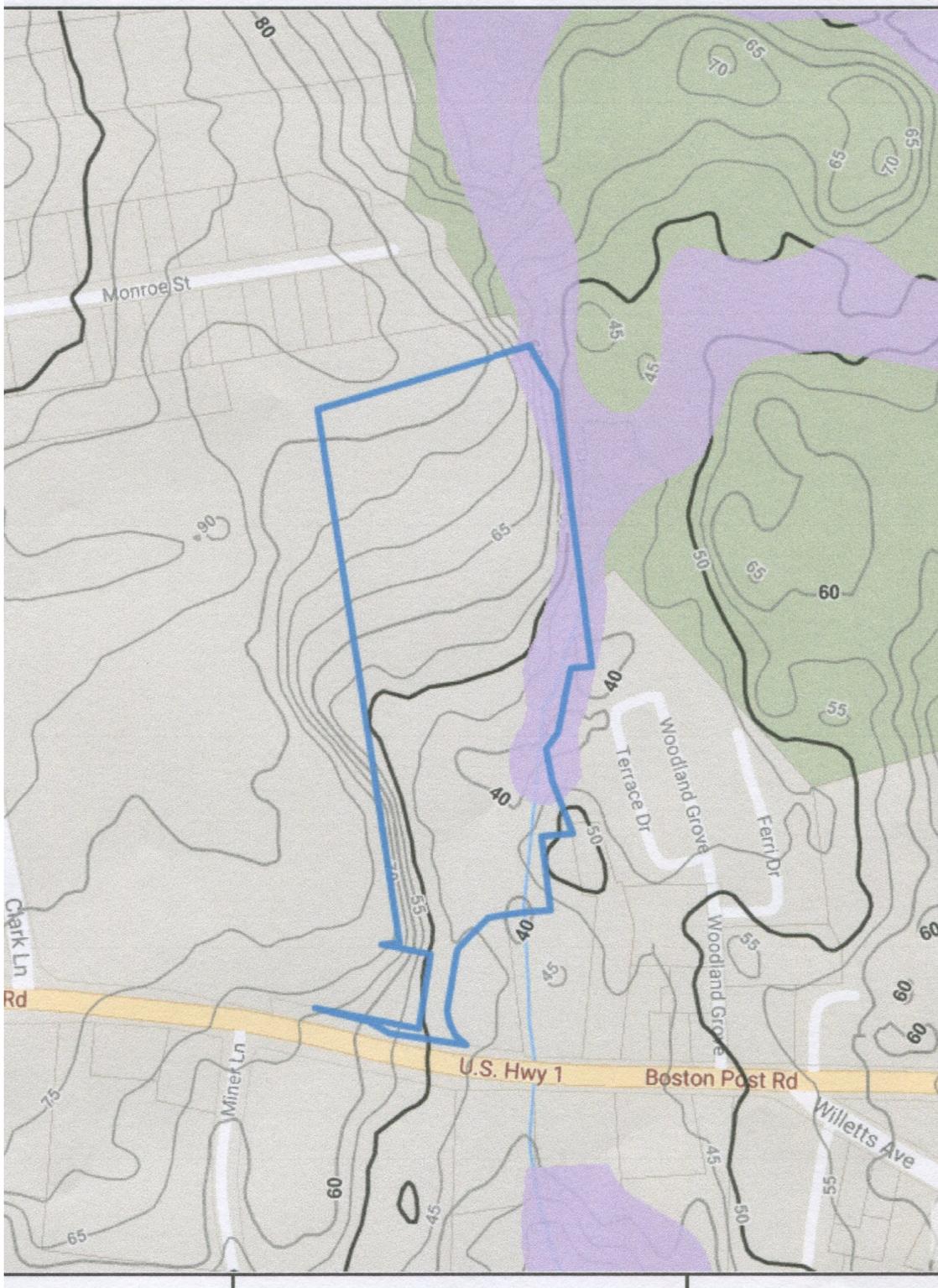
TOPOGRAPHY: The parcel rises from street grade at 60 feet ASL then rises gently to the northern property line at 85 feet ASL. It is generally clear.

BUILDINGS: There was an old concession booth and the frame of an outdoor theater screen on site that were removed after the sale.

UTILITIES: Municipal water and sewer services are provided this site. Electricity and gas services are available.

COMMENTS: This parcel had been approved for multi-family development many times over the last 30 years since it closed as a drive-in theater. The most recent 90-unit plan was applied for in 2014 and broke ground in 2017. There will be a single three-story building with one and two-bedroom units. This is a CHFA funded affordable housing complex for occupants 55 years and older. It is to be known as Victoria Gardens.

SITE SKETCH - SALE NO. 1



COMPARABLE LAND SALE NO. 2

PROPERTY TYPE: Multi-family land sale

LOCATION: 21, 27, and 29 Plains Road, Essex, Connecticut

GRANTOR: Costa Family, LLC & Truehold Essex, LLC

GRANTEE: 21 White Plains Road, LLC

DATE OF SALE: January 31, 2017

SALES PRICE: \$1,350,000 or \$25,961 per unit

DEED REFERENCE: Essex Land Records, Volume 318, Page 18 &
Essex Land Records, Volume 318, Page 15

LAND AREA: 3.75 acres in two sections of 2.05 and 1.70 acres

ZONING: "B" Business

FRONTAGE: 480 feet on Plains Road

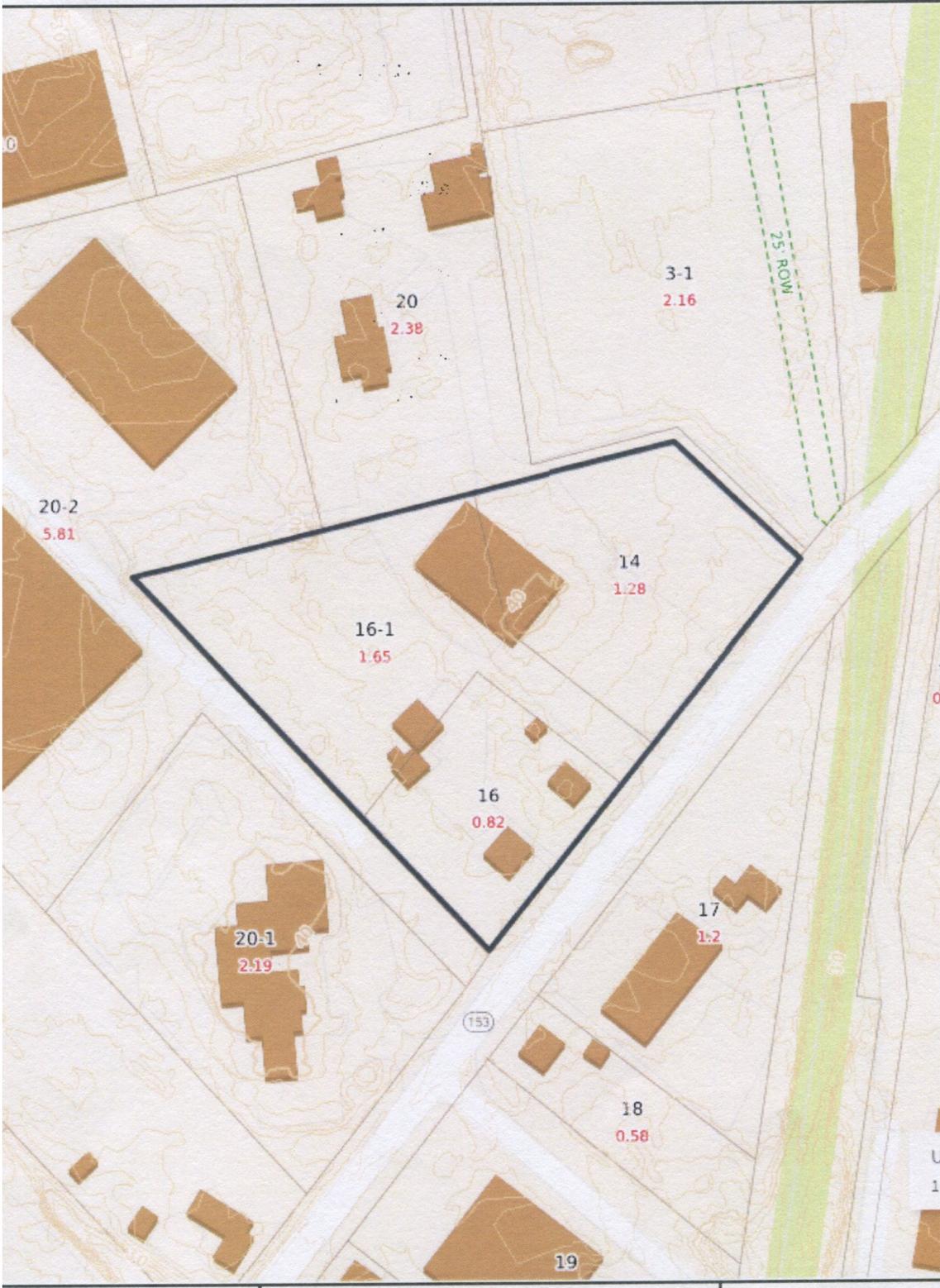
TOPOGRAPHY: Generally level

BUILDINGS: A restaurant building and an industrial building were removed after the sale.

UTILITIES: An on-site well and septic system would serve this site. Electricity service is available.

COMMENTS: There were two buildings removed prior to redevelopment of this site with a 52-unit multi-family apartment complex known as Essex Station. There are three buildings housing 30 one-bedroom units and 22 two-bedroom units. This complex was funded with a loan that required a moderate income component.

SITE SKETCH - SALE NO. 2



COMPARABLE LAND SALE NO. 3

PROPERTY TYPE: Multi-family land sale

LOCATION: Route 12, Groton, Connecticut

GRANTOR: Lighthouse Point, LLC

GRANTEE: Pleasant Valley Apartments

DATE OF SALE: November 21, 2016

SALES PRICE: \$1,625,000 or \$11,054 per unit

DEED REFERENCE: Groton Land Records, Volume 1174, Page 999

LAND AREA: 12.42 acres

ZONING: "NMDD" Nautilus Memorial Design District

FRONTAGE: 1642.45 feet on Route 12, 58.81 feet on Crystal Lake Road, and
1527.27 feet on Pleasant Valley Road North

TOPOGRAPHY: Topography is rolling and rough with areas of ledge dropping from
120 feet ASL in its southwestern corner to 60 feet ASL in its
northeastern corner following the grade of Route 12.

BUILDINGS: None

UTILITIES: Municipal water and sewer services are provided this site. Electricity
and gas services are available.

COMMENTS: A 147-unit residential apartment complex was approved for
development. There will be three identical buildings each with 49
units. There will be studio, one-bedroom and two-bedroom units.
The development will include a clubhouse.

SITE SKETCH - SALE NO. 3

Town of Groton



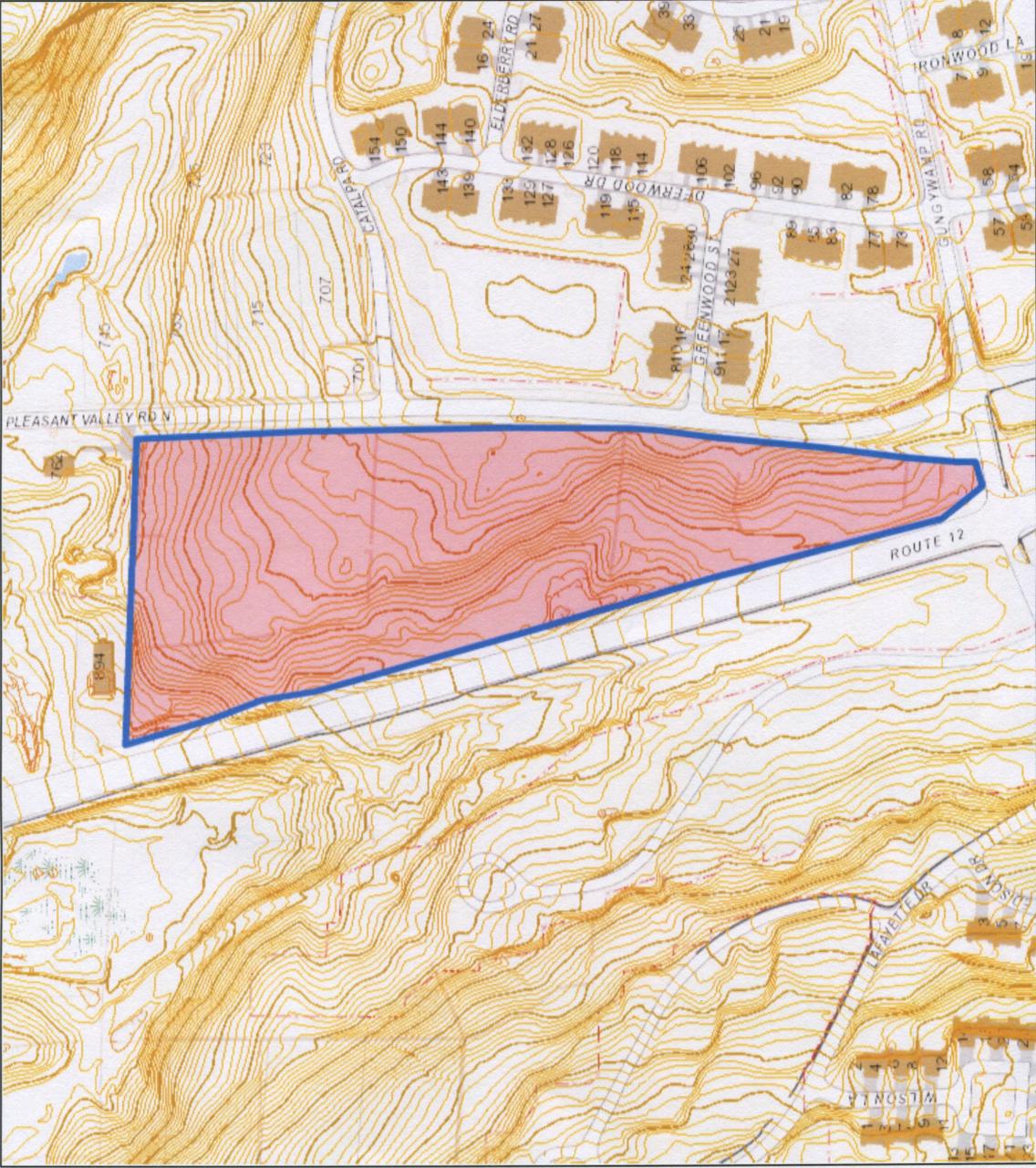
ROUTE 12



Disclaimer:
The planimetric and topographic information depicted on this map was derived from aerial photography and ground truth data collected and digitized in April 2009. The parcel and property line information is based on the most current available information, including recorded deeds, maps, tax assessor records, and other records of information in the Town of Groton. The intent of this map is to provide a visual representation of the information contained in the records of the Town of Groton and is not intended to be used for legal purposes. The Town of Groton and its mapping companies assume no liability for errors or omissions in this map. THE TOWN OF GROTON IS NOT RESPONSIBLE FOR THE INFORMATION CONTAINED IN THIS MAP.
NATIONAL DATUM:
Geographic Data: North American Datum of 1983 (NAD83)
Map: North American Vertical Datum of 1988 (NAVD88).

Map Scale: 1" = 246 ft.

Date: 5/25/2018



Map Provided using GeoSource/CES/Standard Annotation

COMPARABLE LAND SALE NO. 4

PROPERTY TYPE: Multi-family land sale

LOCATION: North Main Street, Old Saybrook, Connecticut

GRANTOR: Jadim Realty & OM Shiv Sai Guru, Inc.

GRANTEE: GM Saybrook Owner, LLC

DATE OF SALE: September 22, 2015 and October 2, 2015

SALES PRICE: \$4,500,000 or \$24,194 per unit

DEED REFERENCE: Old Saybrook Land Records, Volume 608, Page 650 &
Old Saybrook Land Records, Volume 609, Page 68

LAND AREA: 11.29 acres in two parcels of 2.26 and 9.03 acres

ZONING: "B-2" Commercial

FRONTAGE: 49.93 and 50 feet in two sections

TOPOGRAPHY: Generally level

BUILDINGS: A 20-unit motel building was removed after the sale.

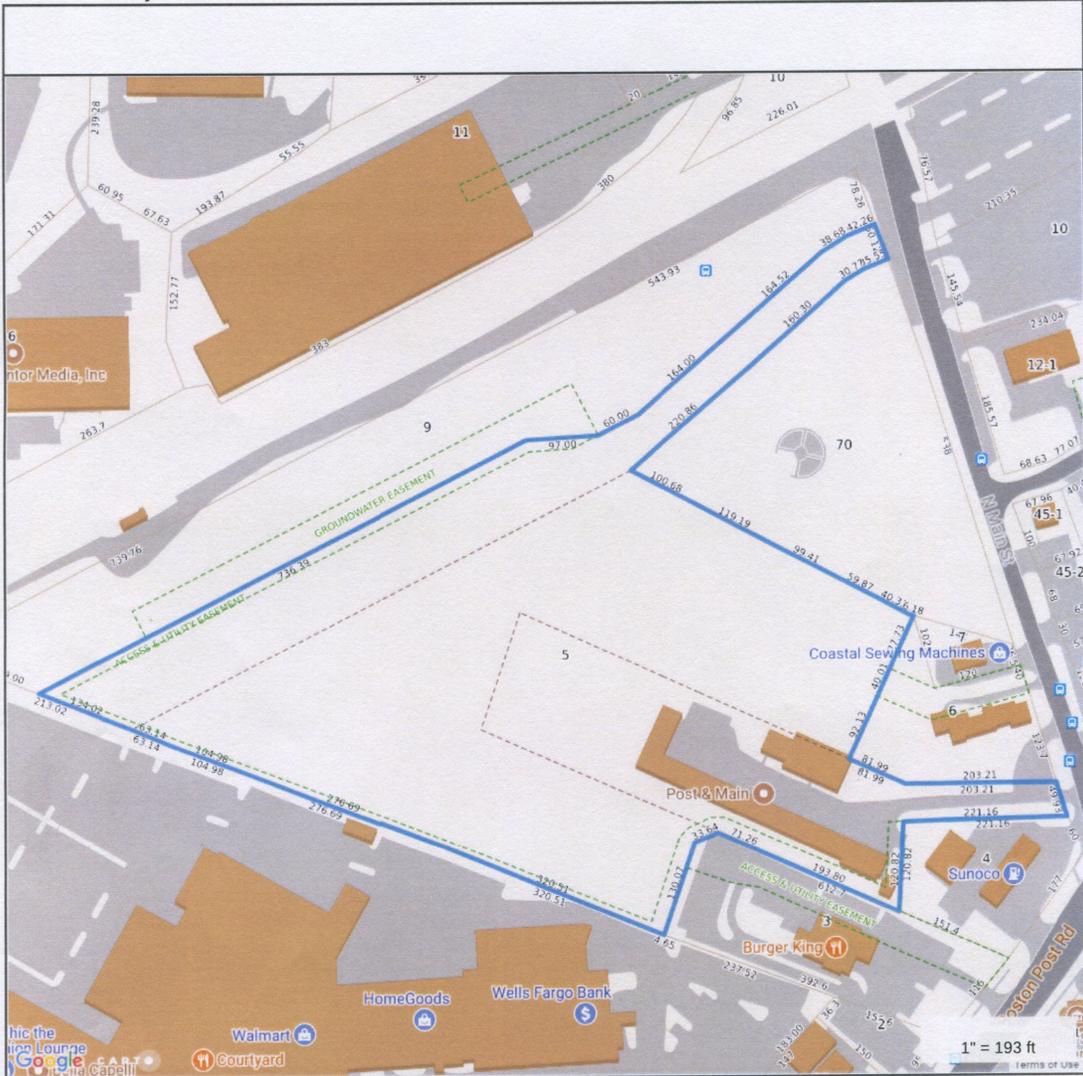
UTILITIES: Public water is available. A septic system would serve this site.
Electricity and gas services are available.

COMMENTS: This property was purchased in two transactions. One of the parcels had a motel-type structure that was removed after the sale. The sales prices were \$1,200,000 and \$3,300,000 for a total of \$4,500,000. It was approved for development of 186 one and two-bedroom apartment units of which 20% were to be affordable-type units. The complex is known as Post and Main and features a clubhouse and various other recreational facilities. There are eight, three-story buildings. This is a good location in close proximity to shopping and the Old Saybrook Amtrak railroad station.

SITE SKETCH - SALE NO. 4

Town of Old Saybrook, CT

May 25, 2018



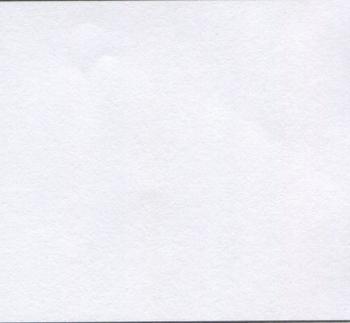
Property Information	
Property ID	040/005-0000
Location	7 NORTH MAIN ST
Owner	GM SAYBROOK OWNER



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Old Saybrook, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated October 2016
Properties updated 05/25/2018



COMPARABLE LAND SALE NO. 5

PROPERTY TYPE: Multi-family land sale

LOCATION: 88 & 86 South Broad Street, Stonington, Connecticut

GRANTOR: Leonard & Sandra Epstein

GRANTEE: Spruce Meadows, LLC

DATE OF SALE: October 15, 2014

SALES PRICE: \$980,000 or \$22,791 per unit

DEED REFERENCE: Stonington Land Records, Volume 733, Pages 37 and 39

LAND AREA: 3.56 acres

ZONING: LS-5 Local Shopping

FRONTAGE: 450 feet on South Broad Street

TOPOGRAPHY: Topography rises from street grade to the central section of the site.

BUILDINGS: A furniture store with warehouse was removed after the sale.

UTILITIES: Municipal water and sewer services are provided this site. Electricity and gas services are available.

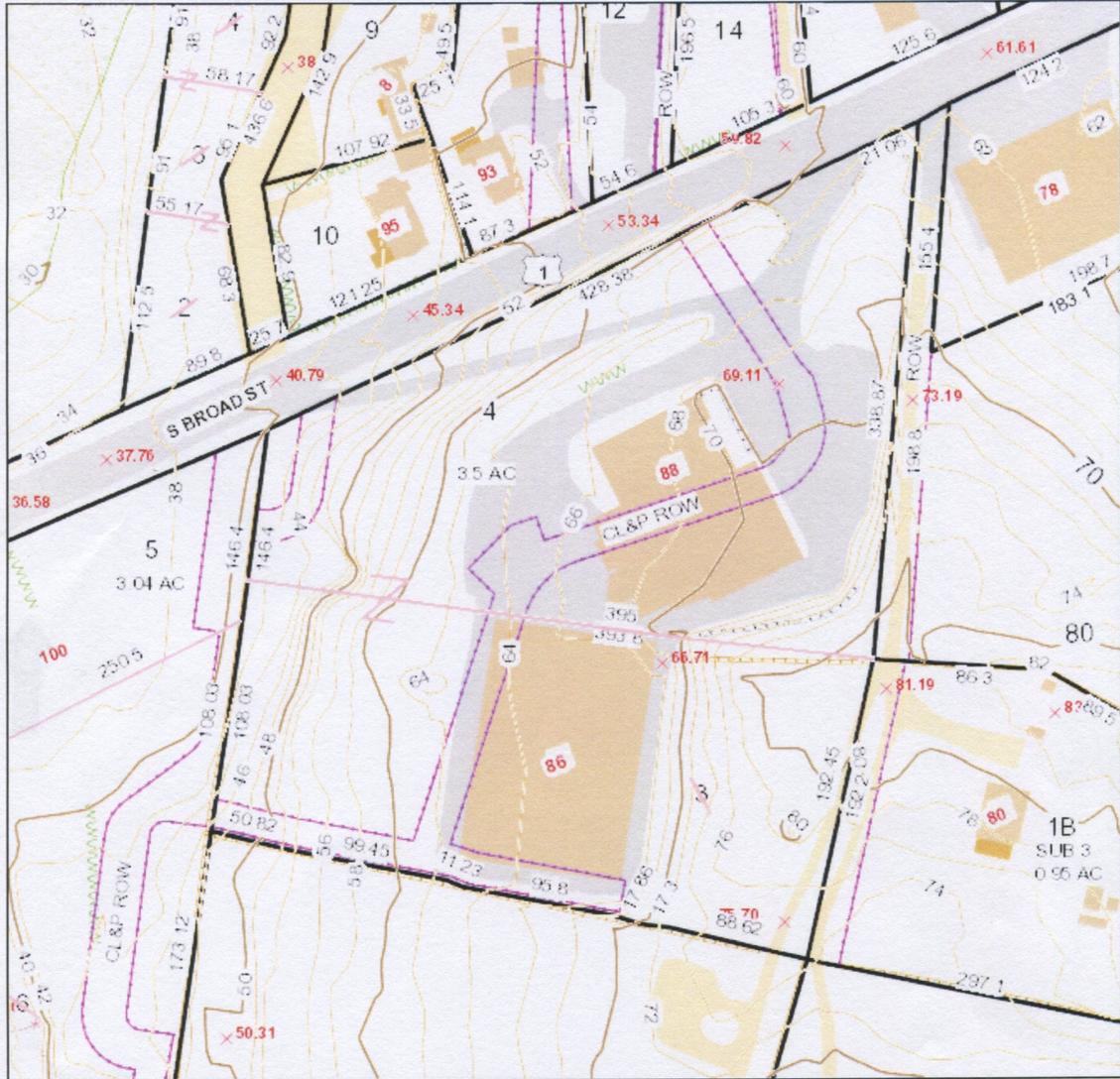
COMMENTS: A furniture store with warehouse was removed after the sale to make way for development of a 43-unit sister complex to the recently constructed apartment complex next door. There will be two buildings housing one, two, and three-bedroom units. It is to be called Spruce Ridge. There will be elevator buildings with deck or patios serving each unit. Features include a gymnasium, community rooms, and common kitchen. There are market rate and affordable units.

SITE SKETCH - SALE NO. 5

Town of Stonington
Geographic Information System (GIS)



Date Printed: 5/25/2018



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Stonington and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 100 feet



VALUE CONCLUSION

The result of the Sales Comparison Approach to value used in this report is:

Sales Comparison Approach	\$945,000
---------------------------	-----------

It is the opinion of the appraiser that the market value of subject property, as of June 7, 2019, is:

\$945,000
(NINE HUNDRED FORTY-FIVE THOUSAND DOLLARS)

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with the assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors that cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.
- This appraiser certifies that he has the appropriate knowledge and expertise required to complete this appraisal competently.

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

The opinion of market value of subject property, as described in this report, is certified as follows:

Opinion of Value: \$945,000
Date of Appraisal: June 7, 2019



Stephen R. Flanagan, MAI
CERTIFIED GENERAL REAL ESTATE APPRAISER
LICENSE NO. RCG.0000202

STEPHEN R. FLANAGAN, MAI
567 Vauxhall Street Extension
Waterford, CT 06385

STATE OF CONNECTICUT CERTIFIED GENERAL REAL ESTATE APPRAISER
LICENSE NO. RCG.0000202

Professional Experience:

Owner, Flanagan Associates (EIN 45-4040399), Appraisers - Consultants, since 1988;
Real estate appraiser, concentrating in residential/commercial, apartment, office, industrial, highest & best use studies, subdivision analysis, valuation of partial interest, conservation easements and development rights, appraisal review, public utilities, partial takings, and land development appraisals since June 1984 - to present. Data Collector, Finnegan Revaluation Co., Groton, CT -July 1981 -December 1981.

Education and Training:

B.S. Business Economics - Southern Connecticut State University -1986

Licenses and Memberships:

State of Connecticut-Certified General Real Estate Appraiser - License No. RCG.0000202

Member Appraisal Institute, MAI Designation, 2003

Certified to perform municipal revaluation functions for assessment purposes for land/residential-commercial/industrial - State of Connecticut Certificate No. 845

Special Education:

CLASS	SEMINAR
Valuation of Conservation Easements Certificate Program	Reviewing Residential Appraisal Reports
Uniform Appraisal Standards for Federal Land Acquisition. (Yellow Book)	Understanding and Evaluating Sick House Syndrome
Comprehensive Appraisal Workshop	Prof. Guide to the Uniform Res. Appraisal Report
Highest and Best Use and Market Analysis	The Appraiser as Expert Witness: Prep. & Testimony
Valuation Analysis & Report Writing (Exam 2-2)	Rates and Ratios
Case Studies in Real Estate Valuation (Exam 2-1)	Real Estate Disclosure
Capitalization Theory & Tech., Part A (Exam 1B-A)	General Demonstration Appraisal Report Writing
Capitalization Theory & Tech., Part B (Exam 1B-B)	Dynamics of Office Building Valuation
Real Estate Law	Understanding Ltd Appraisal & Report Writing Options
Real Estate Appraisal Principles (Exam 1A-1/8-1)	Analyzing Operating Expenses
Basic Valuation Procedures (Exam 1A-2)	Appraising Partial Interests
Real Estate Appraisal I, Residential Valuation	Appraising Unique and High Value Properties
Real Estate Appraisal II,	Conservation Easements
Intro to Income Property Appraisal	Small Hotel/Motel Valuation
Real Estate Finance	Environmental Risk & the Real Estate Appraisal Process
Real Estate Principles and Practices	Public Act 490
	Using the Sq. Foot Cost Method for Comm. Properties
	Using the Segregated Cost Method for Comm. Properties
	HP12C Calculator Course for Res. Real Estate Use

Court Experience:

Appeared and testified as an expert witness before Superior Court, CT since 1987.

ADDENDA

LEGAL DESCRIPTION

VOLUME PAGE 465

(Warranty Deed)

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That we, WILLIAM D. JOHNSON and CLEMENTINA JOHNSON, both of the Town of Groton, County of New London, and State of Connecticut, for the consideration of One Dollar (\$1.00) and other good and valuable considerations, received to our full satisfaction of the TOWN OF GROTON, a municipal corporation located in said County of New London, and State of Connecticut, do give, grant, bargain, sell and confirm unto the said Town of Groton, a certain tract or parcel of land situated on the westerly side of West Street so-called in the Borough and Town of Groton, County of New London and State of Connecticut bounded and described as follows:

Beginning at the northwesterly corner of the herein described tract at a drill hole set in a stone wall; thence running southwesterly bounded westerly by land owned now or formerly by the Sacred Heart Church Corporation, a distance of 274.98 feet to a point; thence turning an interior angle of $86^{\circ} 26' 18''$ and running southeasterly bounded southerly by property owned now or formerly by Julia Cusati a distance of 101.18 feet to a point; thence turning an interior angle of $90^{\circ} 00' 00''$ and running northeasterly along the westerly line of West Street so-called a distance of 297.10 feet to a stone wall; thence turning an interior angle of $74^{\circ} 55' 28''$ and running northwesterly by and along a stone wall bounded northerly by land owned now or formerly by the Col. Ledyard Cemetery Assn. a distance of 87.10 feet to the point and place of beginning. Said last mentioned course making an interior angle of $108^{\circ} 38' 14''$ with said first mentioned course. Said tract containing an area of 0.6 acres, more or less, and said tract being the same as shown on a plan filed in the Groton Land Records titled "Plan of Property to be Acquired by the Town of Groton from

William D. & Clementine Johnson for School
Purposes West Street Groton Conn. Scale
1" = 40' June 1962 DiCesare-Bentley-
Welling Engr's. Groton, Conn. Revision A
9-4-62".

Being the same and all the same premises
conveyed to William D. Johnson and Clementina
Johnson by Caroline Weeman by warranty deed
dated June 17, 1955 and recorded in the
Groton Land Records in Volume 141, page
601 and being subject to the restrictions
therein described or referred to.

TO HAVE AND TO HOLD the above granted and bargained
premises, with the appurtenances thereof, unto it, the said
grantee, its successors and assigns forever, to its and
their own proper use and behoof.

AND ALSO, we, the said grantors, do for ourselves,
our heirs, executors and administrators, covenant with the
said grantee, its successors and assigns, that at and until
the ensealing of these presents, we are well seized of the
premises as a good indefeasible estate in FEE SIMPLE;
and have good right to bargain and sell the same in manner
and form as is above written; and that the same is free
from all incumbrances whatsoever, except as hereinbefore
mentioned and except taxes assessed against said premises
by the Town and Borough of Groton for the levy of September
1, 1962 which taxes the grantee herein assumes and agrees
to pay.

AND FURTHERMORE, we, the said grantors, do by these
presents bind ourselves and our heirs, executors and ad-
ministrators forever to WARRANT AND DEFEND the above granted
and bargained premises to it, the said grantee, its
successors and assigns, against all claims and demands

whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of October 1962.

Signed, sealed and delivered in presence of:

James B. Stuart
JAMES B. STUART

William D. Johnson (L.S.)
William D. Johnson

W. Lawrence Miner, Jr.
W. LAWRENCE MINER, JR.

Clementina Johnson (L.S.)
Clementina Johnson

STATE OF CONNECTICUT)
COUNTY OF NEW LONDON) ss. October 3, 1962.

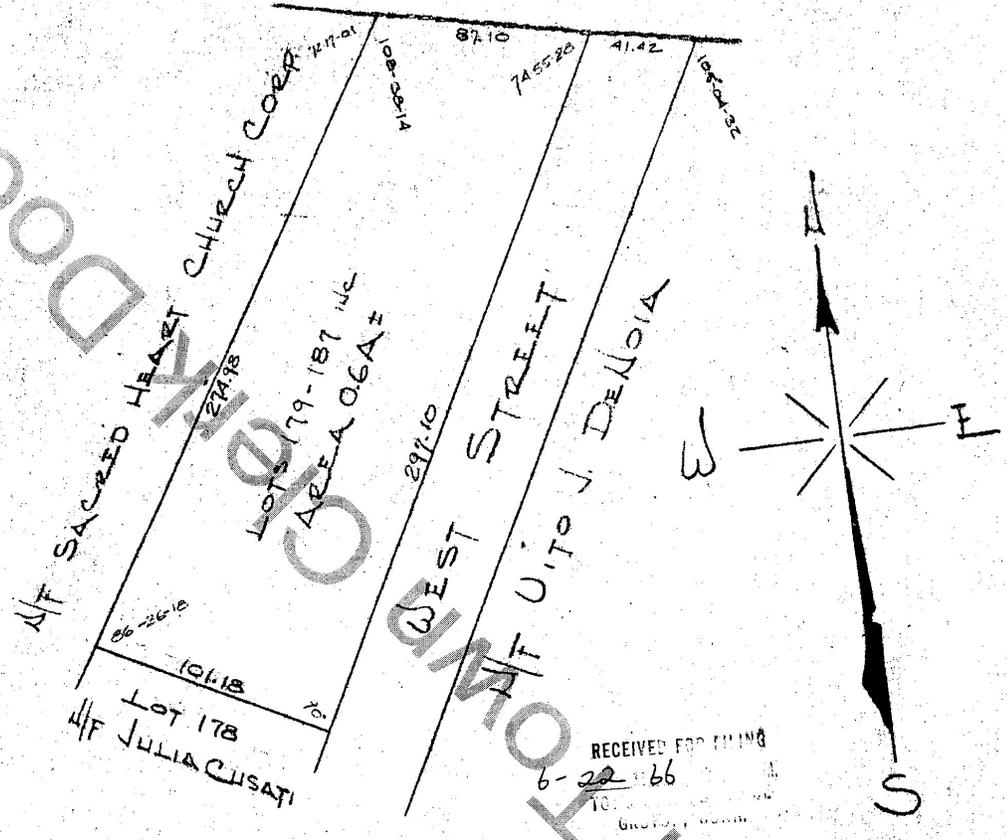
PERSONALLY APPEARED, WILLIAM D. JOHNSON and CLEMENTINA JOHNSON, signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed, before me,

W. Lawrence Miner, Jr.
Notary Public
W. LAWRENCE MINER, JR.



RECEIVED for Record in the Town Clerk's Office of Glaston, Conn. Oct 9, 1962
A. D. _____ at 11 o'clock, _____ M.
Attest: *Messrs. J. F. ...*
TOWN CLERK

W/F COL LEDYARD CEMETERY ASSN



RECEIVED FOR FILING
6-22-66

TOWN CLERK



I HEREBY CERTIFY THAT THIS MAP IS
SUBSTANTIALLY CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

Lawrence M. Bentley
LAWRENCE M. BENTLEY, L. S. 5628
DATE: *June 19, 1962*

PLAT OF PROPERTY TO BE ACQUIRED BY
THE TOWN OF GROTON FROM
WILLIAM D & CLEMENTINE JOHNSON
FOR SCHOOL PURPOSES
WEST STREET GROTON, CONN.
SCALE 1"=10' JUNE 1962
D/CESARE BENTLEY-WELWING-EDGES
GROTON, CONN.
REVISION A 1962, ADDED ALLGESS DISTANCES

52-191

(Warranty Deed)

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That THE COL. LEDYARD CEMETERY ASSOCIATION, a corporation organized and existing under the laws of the State of Connecticut, located in the Town of Groton, County of New London, and State of Connecticut, acting herein by Ralph L. Davidson, President and Robert C. Allyn, Secretary, hereunto duly authorized, for the consideration of One Dollar (\$1.00) and other good and valuable considerations received to its full satisfaction of the TOWN OF GROTON, a municipal corporation located in said County of New London and State of Connecticut, do give, grant, bargain, sell and confirm unto the said Town of Groton, a certain tract or parcel of land situated at the northerly end of West Street in the Borough of Groton and Town of Groton, County of New London and State of Connecticut, bounded and described as follows:

Beginning at the southeasterly corner of the herein described tract at a drill hole set at the intersection of two stone walls; thence running westerly by and along a stone wall, bounded southerly by land now or formerly of Vito J. DeNoia, a distance of 315.64 feet to a drill hole; thence turning an interior angle of $180^{\circ} 56' 00''$ and continuing westerly by and along said stone wall, bounded southerly in part by said DeNoia land, in part by the northerly end of West Street, so-called, and in part by lands now or formerly of William D. and Clementine Johnson, a distance of 233.37 feet to a drill hole; thence turning an interior angle of $179^{\circ} 04' 45''$ and continuing westerly by and along said stone wall, bounded southerly by lands now or formerly of Sacred Heart Church Corporation, a distance of 186.00 feet to an iron pipe; thence turning an interior angle of $93^{\circ} 10' 40''$ and

running northerly bounded westerly by remaining lands of Colonel Ledyard Cemetery Association, a distance of 753.66 feet to a drill hole; thence turning an interior angle of $92^{\circ} 01' 35''$ and running easterly by and along a stone wall, bounded northerly by lands now or formerly of John J. DeLaura et al, a distance of 36.25 feet to a drill hole; thence turning an interior angle of $172^{\circ} 31' 00''$ and continuing easterly by and along said stone wall a distance of 110.09 feet to a drill hole; thence turning an interior angle of $182^{\circ} 53' 30''$ and continuing easterly by and along said wall a distance of 68.53 feet to a drill hole; thence turning an interior angle of $211^{\circ} 30' 00''$ and continuing easterly by and along said stone wall a distance of 130.38 feet to a drill hole; thence turning an interior angle of $150^{\circ} 30' 00''$ and continuing easterly by and along said stone wall a distance of 376.92 feet to a drill hole set in the wall corner; thence turning an interior angle of $97^{\circ} 18' 00''$ and running southerly by and along a stone wall, bounded easterly by lands now or formerly of Twin Hills of Groton, Inc., a distance of 231.64 feet to a drill hole; thence turning an interior angle of $153^{\circ} 04' 30''$ and continuing southerly by and along said stone wall a distance of 35.66 feet to a drill hole; thence turning an interior angle of $194^{\circ} 00' 30''$ and continuing southerly by and along said stone wall a distance of 140.12 feet to a drill hole; thence turning an interior angle of $187^{\circ} 41' 00''$ and continuing southerly by and along said stone wall a distance of 234.90 feet to a drill hole; thence turning an interior angle of $185^{\circ} 00' 30''$ and continuing southerly by and along said stone wall a distance of 201.50 feet to the point and place of beginning. Said last course making an interior angle of $80^{\circ} 18' 00''$ with said first course; said tract containing an area of thirteen acres, more or less, and said tract being the same as shown on a plan to be filed in the Groton Land Records titled, "Plan of Property to be Acquired by The Town of Groton from Col. Ledyard Cemetery Assn.

for school purposes West Street Groton, Conn. Scale 1" = 40' June 1962 DiCesare-Bentley-Welling Engr's. Groton, Conn. Revision "A" 9-4-62".

Being a portion of the premises conveyed to the Grantor then known as Groton Cemetery Association, by Abbie A. Mitchell by her deed dated August 8, 1890 and recorded in the Groton Land Records in Volume 35, page 700 and a portion of the premises conveyed to the Grantor under the name of Groton Cemetery Association by Sarah A. Mitchell by her deed dated April 30, 1907 and recorded in said land records in Volume 48, page 546.

The grantee by the acceptance of this deed covenants and agrees with the grantor that the grantee will erect at its expense a suitable fence along the common boundary lines between the herein conveyed premises and the remaining land of the grantor prior to that date on which the building to be erected on the herein conveyed premises is occupied for school purposes.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, its successors and assigns forever, to its and their own proper use and behoof.

AND ALSO, it, the said grantor, does for itself, its successors and assigns, covenant with the said grantee, its successors and assigns, that at and until the sealing of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, it the said grantor, does by these presents bind itself and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises

- 4 -

to it, the said grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, it has hereunto set its name and seal this 9th day of October 1962.

Signed, sealed and delivered in presence of:

COL. LEDYARD CEMETERY ASSOCIATION

W. Lawrence Miner
MAURINE B. MINER

By Ralph L. Davidson (L.S.)
Ralph L. Davidson, President

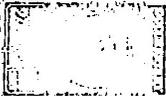
A. Clayton Greenleaf
A. Clayton Greenleaf

Robert C. Allyn (L.S.)
Robert C. Allyn, Secretary

STATE OF CONNECTICUT)
COUNTY OF NEW LONDON) ss. October 9, 1962.

PERSONALLY APPEARED, RALPH L. DAVIDSON, President and ROBERT C. ALLYN, Secretary, of COL. LEDYARD CEMETERY ASSOCIATION, hereunto duly authorized, signers and sealers of the foregoing instrument and acknowledged the same to be its and their free act and deed, before me,

RECEIVED for Record in the Town Clerk's Office of Groton, Ct. Oct 10 A.D. 1962
Attest: W. Lawrence Miner, Jr. Notary Public



W. Lawrence Miner, Jr.
Notary Public
W. Lawrence Miner, Jr.



Mr JOHN J. DELAURA ET AL

OTHER LAND OF COL LEYARD CEMETERY ASSN

Mr TOWN HILLS OF GROTON, INC

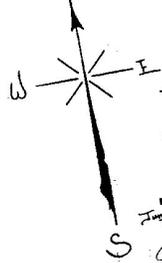
AREA 13 ACRES ±

Mr SACRED HEART CHURCH CORP

Mr UTO J. DELLOIA

Mr WILLIAM D. SCHMIDT
CHESAPEAKE VICTORIAN

WEST ST



PLAN OF PROPERTY TO BE ACQUIRED BY
THE TOWN OF GROTON FROM
COL LEYARD CEMETERY ASSN
FOR SCHOOL PURPOSES
WEST STREET GROTON CONN
SCALE 1"=40' JULY 1962
D. C. SARE-BEATLEY-WELLS-EDGES
GROTON, CONN.

REVISION 'X' 7-1-62 - ADDED ANGLES AND DISTANCES

REGISTERED FOR FILING
JULY 1962
TOWN CLERK
GROTON, CONN.

I HEREBY CERTIFY THAT THIS MAP IS
SUBSTANTIALLY CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF
D. C. SARE-BEATLEY-WELLS-EDGES
LAND & SURVEY, L.L.C.
MAY 13, 1962



Official Town Clerk Document

53-2

COL. LEDYARD

Know All Men By These Presents

That I, VITO J. DeNOIA, of the Town of Groton, County of New London and State of Connecticut,

for divers good causes and considerations thereunto moving, especially for \$1.00 and other good and valuable considerations received to my full satisfaction of

TOWN OF GROTON, a municipal corporation located in the County of New London and State of Connecticut,

have remised, released, and forever quit-claimed, and do by these presents, for myself and heirs, justly and absolutely remise, release, and forever QUIT-CLAIM unto the said

TOWN OF GROTON, its successors

and assigns forever, all such right and title as I, the said Releasor, have or ought to have in or to a certain parcel of land situated on the easterly side of West Street in said Town of Groton, County of New London and State of Connecticut, as shown on a "Plan of Property to be Acquired by the Town of Groton from Vito J. DeNoia for School Purpose West Street, Groton, Conn. Scale 1" = 40' July 1962 DiCesare - Bentley - Walling - Engr's Groton Conn." with Revisions A and B as noted thereon and more particularly bounded and described as follows:

Commencing at the southwest corner at a merestone in the easterly line of West Street at its intersection with the northerly line of a Future Street as shown on said plan which point is 956.25 feet, more or less, northerly from the northerly line of Poquonnock Road measured along the easterly line of said West Street; thence northerly along the easterly line of West Street a distance of 213.31 feet, more or less, to a stone wall and land formerly of Col. Ledyard Cemetery Association, now of the Town of Groton; thence easterly along said stone wall 103.56 feet to land of Vito J. DeNoia; thence turning an interior angle of $74^{\circ} 55' 28''$ and running southerly bounded easterly by said DeNoia land a distance of 240.25 feet to the northerly line of a future street; thence turning an interior angle of $90^{\circ} 00' 00''$ and running westerly by and with the northerly line of said future street a distance of 100 feet to the easterly line of West Street and the point and place of beginning. Said parcel of land containing an area of 0.5 acres, more or less; and said parcel meaning to be lots 188 - 189 - 190 - 191 - 192 - 193 - 194 - and all remaining lands north of Lot 188 and south of said Cemetery boundary as shown on a plan entitled "Plan of Oakland Park Groton Connecticut, owned and for sale by Thomas J. McNamara, Clinton Massachusetts 1917 Scale 1" = 50' by George E. Fitcher, C.E."

To Have and to Hold the premises unto it, the said Releasee,

and to its successors heirs and assigns, to the only use and behoof of the said Releasee, its successors

heirs and assigns forever, so that neither I, the said Releasor,

nor any other person or persons in my name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, I have hereunto set my hand and seal this 31st day of October in the year of our Lord nineteen hundred and sixty-three.

Signed, Sealed and Delivered in presence of

Helen A. LaPorte Helen A. LaPorte Joseph E. Moukawsher Joseph E. Moukawsher

Vito J. DeNola Vito J. DeNola

State of Connecticut, County of New London Personally Appeared

ss. New London October 31, A.D. 1963

VITO J. DeNOLA

RECORDS FOR RECORD IN THE TAX OFFICE OF THE STATE OF CONNECTICUT

Singer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed before me.



Joseph E. Moukawsher Notary Public, State of Connecticut, Commissioner of the Superior Court

COL LEDYARD

Grant

VOL 207 PAGE 310

KNOW ALL MEN BY THESE PRESENTS: That I, VITO J. DeNOIA, of the Town of Groton, County of New London and State of Connecticut, for One Dollar (\$1.00) and other good and valuable considerations, received to my full satisfaction of the TOWN OF GROTON, a municipal corporation located in the County of New London and State of Connecticut, the receipt whereof is hereby acknowledged, does give, grant, bargain, sell and convey unto the Town of Groton, its successors and assigns forever, the following:

All the right, title and interest of the Grantor, Vito J. DeNoia, in and to West Street as shown on a plan entitled "Plan of Oakland Park, Groton, Connecticut, owned and for sale by Thomas J. McNamara, Clinton, Massachusetts, 1917 Scale 1" = 50' by George E. Pitcher, C.E.", extending from land shown on said plan as land of Colonel Ledyard Cemetery Association, now of the Town of Groton, and Poquonnock Road, subject however to such rights of travel as others may have in and to West Street. There is also reserved to the Grantor, his heirs and assigns, the right to use West Street for all purposes of travel to and from Poquonnock Road to other land of the Grantor located on the above described plan.

TO HAVE AND TO HOLD the above granted and bargained premises unto it, the said grantee, its successors and assigns forever, to it and their own proper use and behoof.

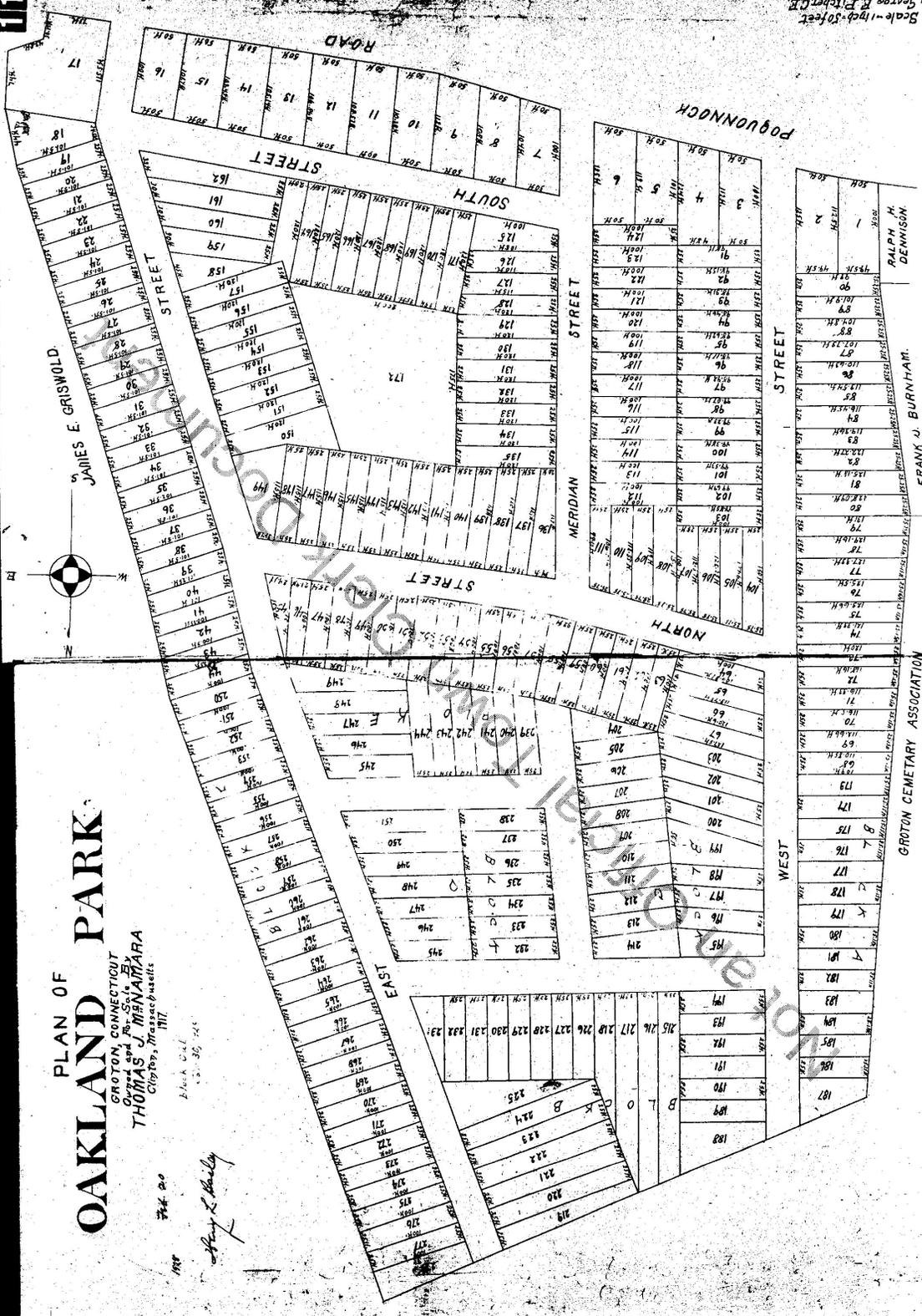
IN WITNESS WHEREOF, I, VITO J. DeNOIA,

PLAN OF OAKLAND PARK

GROTON, CONNECTICUT
BY
THOMAS J. MENAMARA
City of Boston, Massachusetts
1917

216 A 2-11
188-20, 248

Frederic L. Bailey



FRANK J. BURKHART

GROTON CEMETARY ASSOCIATION

V 46-114

Quit-Claim Deed

KNOW ALL MEN BY THESE PRESENTS: That the TOWN OF GROTON, a municipal corporation located in the County of New London and State of Connecticut, acting herein by Walter P. Blanker, its Acting Town Manager, hereunto duly authorized, hereinafter referred to as Releasor, for divers good causes and considerations thereunto moving, especially for One Dollar (\$1.00) and other good and valuable considerations received to its full satisfaction of the CITY OF GROTON, a municipal corporation located in said County of New London and State of Connecticut, hereinafter referred to as Releasee, has remised, released and forever quit-claimed, and does by these presents, for itself and its successors justly and absolutely remise, release and forever quit-claim unto the said Releasee, its successors and assigns forever, for the purpose of a public highway, all such right and title as it the said Releasor has or ought to have in or to a certain tract or parcel of land situated in the City and Town of Groton, bounded and described as follows:

Beginning at a merestone set on the north side of Poquonnock Road and the east side of West Street, so-called; thence northerly along lands now or formerly of Angelina Lester, et al and Herman L. White, et al, a proposed street, and lands now or formerly of Harry Apicelli, Beatrice Waligurski and Vito J. DeNoia, and a proposed street for a total distance of 956.25 feet to a merestone; thence turning an interior angle of 90° 00' and running westerly along land of the Town of Groton (Col. Ledyard School property) 110.00 feet to a merestone; thence turning an interior angle of 90° 00' and running southerly along land of the Town of Groton 94.18 feet, more or less; thence turning an interior angle of 90° 00' and running easterly along land now or formerly of Julia Cusati 70.00 feet; thence turning an interior angle of 270° 00' and running southerly along lands now or formerly of Julia Cusati, James A. Contino, et al., William M. Parke, et al., Sacred Heart

- 2 -

Church Corporation, Alphonse Mauro, et al., and Henry R. Reed, et al., for a total distance of 853 feet, more or less, to the northerly side of Poquonnock Road; thence easterly along the northerly side of Poquonnock Road 41 feet, more or less, to the point of beginning.

Being the land shown on a map entitled "West Street in Oakland Park Groton, Conn. To be Conveyed by The Town of Groton to The City of Groton 1" = 40' May 1964 Dept. of Public Works Town of Groton".

The above described premises having been conveyed to the Town of Groton by the following deeds: (1) that of Flora I. McNamara, Administratrix of the Estate of Patrick B. McNamara, dated December 13, 1962 and recorded in the Groton Land Records in Volume 199, Page 565; and (2) that of Vito J. DeNoia dated October 31, 1963 and recorded in said Land Records in Volume 207, Page 310.

Together with all of the easements, slope rights and drainage rights acquired by the Town of Groton, and now owned by it, in connection with its construction of West Street, including but without limiting the generality of the foregoing the following grants in all of which the Town of Groton is the Grantee:

Slope Rights:

- (1) Henry R. Reed, et al., dated April 19, 1963 and recorded in said Land Records in Volume 204, Page 209.
- (2) Alphonse Mauro, et al., dated April 3, 1963 and recorded in said Land Records in Volume 204, Page 207.
- (3) Sacred Heart Church Corp., dated February 12, 1964 and recorded in said Land Records in Volume 209, Page 244.
- (4) William M. Parke, et al., dated April 2, 1963 and recorded in said Land Records in Volume 204, Page 213.
- (5) Angelina Lester, et al., recorded on July 29, 1963 in said Land Records in Volume 204, Page 211.
- (6) James A. Contino, et al., dated April 8, 1963 and recorded in said Land Records in Volume 204, Page 218.

(7) Julia Cusati, dated May 4, 1963.

(8) Herman L. White, et al., dated July 8, 1963 and recorded in said Land Records in Volume 204, Page 216.

(9) Harry Apicelli, dated April 10, 1963 and recorded in said Land Records in Volume 204, Page 205.

(10) Beatrice Waligurski, dated July 29, 1963 and recorded in said Land Records in Volume 210, Page 265.

(11) Vito J. DeNoia, dated October 31, 1963 and recorded in said Land Records in Volume 207, Page 308.

Drainage Rights:

Four certain drainage easements and the facilities located therein more particularly described in the grant of the same to the Town of Groton from Sacred Heart Church Corporation dated February 12, 1964 and recorded in said Land Records in Vol. 209, Page 240.

TO HAVE AND TO HOLD the premises unto it the said Releasee, and to its successors and assigns, to the only use and behoof of the said Releasee, its successors and assigns forever, so that neither it, the said Releasor, nor any other person or persons in its name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

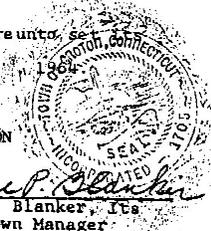
IN WITNESS WHEREOF, it has hereunto set its name and seal this 11th day of June 1964.

Signed, sealed and delivered in presence of:

Horace M. Newbury
Horace M. Newbury
Hazel W. McGrath
Hazel W. McGrath

TOWN OF GROTON

By *Walter F. Blanker*
Walter F. Blanker, Its
Acting Town Manager



- 4 -

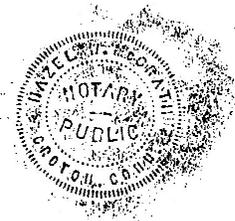
STATE OF CONNECTICUT)
COUNTY OF NEW LONDON) ss.

June 11th 1964

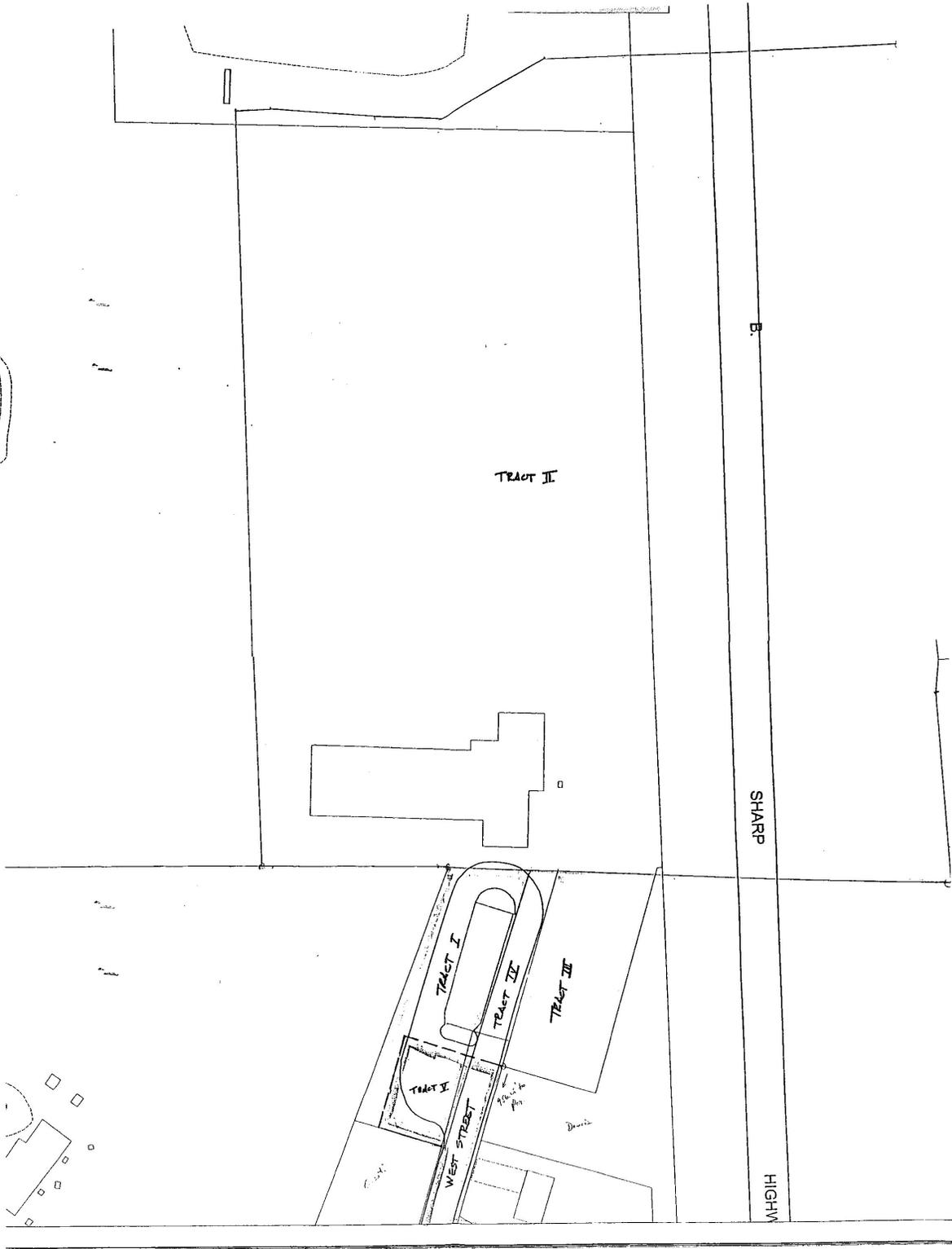
PERSONALLY APPEARED, WALTER P. BLANKER,
Acting Town Manager of the TOWN OF GROTON,
hereunto duly authorized,

signer and sealer of the foregoing instrument and ac-
knowledged the same to be its and his free act and deed,
before me,

Hazel W. McGrath
Notary Public
Hazel W. McGrath



RECEIVED FOR RECORD AT GROTON, CONN.
ON 3-24-66 AT 11:55 A.M.
Attest Sally M. Sawyer, Town Clerk



PERTINENT ZONING REGULATIONS

Section 3.2

RESIDENCE ZONES

Permitted Principal Buildings, Structures and Uses

Effective December 1, 2016

3.2. Permitted Principal Buildings, Structures and Uses

The following tables identify which uses are permitted in which residential zoning districts by which type of permit.

The locations of the zoning districts are depicted on the zoning map. The abbreviations used for the zoning districts are as follows:

- R-12 R-12 Residence Zone
- R-8 R-8 Residence Zone
- R-5.1 R-5.1 Residence Zone
- R-5.2 R-5.2 Residence Zone
- RM Multi-Family Residence Zone

The “checkmark” symbol in the table indicates that the use is allowed in that zone by the type of permit indicated in accordance with the standards outlined in these Regulations.



No “checkmark” means the use is not permitted in that zone by that type of permit. Check the other tables since a use may be permitted through a different type of permit.



3.2.A No Permit Required

	R-12	R-8	R-5.1	R-5.2	RM
1. Open space land or conservation areas.	<input checked="" type="checkbox"/>				
2. Parks and playgrounds.	<input checked="" type="checkbox"/>				

3.2.B Zoning / Building Permit Required (Staff)

	R-12	R-8	R-5.1	R-5.2	RM
1. One-family detached dwelling.	<input checked="" type="checkbox"/>				
2. One-family semi-detached dwelling.				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Two-family detached dwellings.				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

3.2.C Site Plan Approval Required (Commission)

	R-12	R-8	R-5.1	R-5.2	RM
1. Telecommunication Facilities, subject to the requirements of Section 6.12 of these Regulations.	<input checked="" type="checkbox"/>				

3.2.D Special Permit Approval and Site Plan Approval Required (Commission)

	R-12	R-8	R-5.1	R-5.2	RM
1. Multi-family dwellings and multi-family dwellings in groups subject to the requirements of Section 6.1 of these Regulations.					<input checked="" type="checkbox"/>
2. Rooming, boarding or lodging houses.					<input checked="" type="checkbox"/>
3. Congregate housing and/or assisted living facilities.					<input checked="" type="checkbox"/>
4. Convalescent, nursing or rest homes.					<input checked="" type="checkbox"/>
5. Hospitals.					<input checked="" type="checkbox"/>
6. Day care centers subject to the requirements of Section 6.4 of these Regulations.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Public and private schools.	<input checked="" type="checkbox"/>				
8. Public utility rights-of-way and structures.	<input checked="" type="checkbox"/>				
9. Public building or facility.	<input checked="" type="checkbox"/>				
10. Churches and places of religious worship.	<input checked="" type="checkbox"/>				
11. Cemeteries.	<input checked="" type="checkbox"/>				
12. Club, lodge or association.	<input checked="" type="checkbox"/>				
13. Boat clubs, beach clubs and marinas subject to the requirements of Section 6.11 of these Regulations.	<input checked="" type="checkbox"/>				
14. Vocational Training Facilities for persons with physical and developmental disabilities subject to the requirements of Section 6.9 of these Regulations.				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15. Community Residential Counseling Facilities, subject to the requirements of Section 6.8 of these Regulations					<input checked="" type="checkbox"/>
16. Halfway houses, subject to the requirements of Section 6.7 of these Regulations					<input checked="" type="checkbox"/>

Section 3.3

RESIDENCE ZONES

Permitted Accessory Buildings, Structures and Uses

Effective December 1, 2016

3.3. Permitted Accessory Buildings, Structures and Uses

3.3.A General Provisions

1. No accessory building or structure shall be built on any lot on which there is not a principal building.
2. Accessory buildings or structures in all residential districts shall be subject to the following:
 - a. No accessory building or structures shall be permitted in any front yard or any required side yard setback.
 - b. All accessory buildings and structures shall be located at least 6 feet from any principal building situated on the same lot.
 - c. Accessory buildings, structures, or uses in any rear yard shall not be closer than 4 feet from any side or rear property line.
 - d. The total of all accessory buildings and structures shall not occupy more than 40% of the required rear yard setback wherein they are located.
 - e. No free-standing accessory building or structure shall exceed 15 feet in height, unless otherwise permitted by these Regulations.

3.3.B No Permit Required

	R-12	R-8	R-5.1	R-5.2	RM
1. Accessory uses that are customary, subordinate, and incidental to a principal use permitted by Section 3.2.A or Section 3.2.B.	☑	☑	☑	☑	☑
2. The keeping of domesticated animals as pets but not an animal hospital.	☑	☑	☑	☑	☑
3. The keeping of horses or similar livestock animals with one such animal permitted per three acres of land.	☑	☑	☑	☑	
4. Home office when conducted in accordance with Section 6.3.	☑	☑	☑	☑	☑
5. Family day care home.	☑	☑	☑	☑	☑
6. Retaining walls less than three feet (3') in height.	☑	☑	☑	☑	☑
7. Other fences or walls not over 7 feet in height (yard setbacks shall not apply but shall comply with corner visibility requirements).	☑	☑	☑	☑	☑
8. Sale of alcoholic beverages when accessory to an approved club, lodge or association.	☑				
9. Special events when accessory to an authorized club, lodge or association provided that any state or local permits are obtained.	☑	☑	☑	☑	

3.3.C Zoning / Building Permit Required (Staff)

	R-12	R-8	R-5.1	R-5.2	RM
1. Accessory structures that are customary, subordinate, and incidental to a principal use permitted by Section 3.2.A, Section 3.2.B, Section 3.2.C, or Section 3.2.D.	<input checked="" type="checkbox"/>				
2. Private garages for up to three motor vehicles.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Tool shed, garden house, playhouse, tennis court, or swimming pool.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Tennis court fences	<input checked="" type="checkbox"/>				
5. Minor home occupations when conducted in accordance with Section 6.3.	<input checked="" type="checkbox"/>				
6. Retaining walls three feet (3') or more in height.	<input checked="" type="checkbox"/>				

3.3.D Site Plan Approval Required (Commission)

	R-12	R-8	R-5.1	R-5.2	RM
1. Group daycare homes to subject to the requirements of Section 6.4.				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

3.3.E Special Permit Approval and Site Plan Approval Required (Commission)

	R-12	R-8	R-5.1	R-5.2	RM
1. Major home occupations or any home-based business not conducted in accordance with Section 6.3.	<input checked="" type="checkbox"/>				
2. Bed and breakfast establishments, subject to the requirements of Section 6.5 of these Regulations.	<input checked="" type="checkbox"/>				
3. Private garages for more four or more motor vehicles.	<input checked="" type="checkbox"/>				
4. Fences or free-standing walls over 6 feet in height which do not meet yard setback or corner visibility requirements.	<input checked="" type="checkbox"/>				
5. The keeping of horses or similar livestock animals on a parcel with less than three acres of land per animal.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Buildings, structures and uses accessory to multi-family residential use including but not limited to a laundry center, community meeting room, resident mail room.					<input checked="" type="checkbox"/>

3.4. Dimensional Standards

3.4.A R-12 District

	R-12 District	
	Permitted Uses	Special Permit Uses
Minimum Lot Area	12,000 square feet	100,000 square feet
Maximum Number Of Lots In A Subdivision	Developable Land / 12,000 SF	Limited by minimum lot size
Minimum Lot Width	100 feet	150 feet
Minimum Lot Depth	no requirement	200 feet
Minimum Front Yard Setback	30 feet	50 feet
Minimum Side Yard Setback	10 feet	50 feet, but not required for a side yard abutting navigable water
Minimum Rear Yard Setback	30 feet	50 feet, but not required for a rear yard abutting navigable water
Maximum Building Coverage (Note 2)	20%	20%
Maximum Bldg. Height	35 feet	35 feet

- Notes -
1. Section 8.3 of the Regulations may provide flexibility related to some of these dimensional standards.
 2. See Section 6.2 for requirements related to rear lots

3.4.B R-8 District

R-8 District	
Minimum Lot Area	8,000 square feet
Maximum Number Of Lots In A Subdivision	Developable Land / 8,000 SF
Minimum Lot Width	75 feet
Minimum Front Yard Setback	25 feet Or Average setback line observed by buildings on same side of street between two intersecting streets, whichever is lesser
Minimum Side Yard Setback	8 feet
Minimum Rear Yard Setback	25 feet Or 25% of lot depth, whichever is lesser
Maximum Building Coverage (Note 2)	25%
Maximum Building Height	35 feet

- Notes -
1. Section 8.3 of the Regulations may provide flexibility related to some of these dimensional standards.
 2. See Section 6.2 for requirements related to rear lots

Section 6.13

USE-RELATED PROVISIONS
Historic/Institutional Adaptive Reuse

Effective December 1, 2016

6.13. Historic/Institutional Adaptive Reuse

6.13.A Purpose

The purpose of this regulation is to allow for the reuse or redevelopment of municipal, state or institution owned buildings to meet the changing needs of technology, the local economy, and shifting demographics. As technology, demographics and the local economy change public and institutional buildings become functionally obsolete, yet the structure continues to be important to the fabric of a neighborhood. This regulation will allow a significant building to remain by allowing uses that may not be allowed by the existing zoning.

This regulation is intended to:

- a. Allow the reuse or redevelopment of buildings owned or most recently owned by the City or Town of Groton, the State of Connecticut or an Institution to a use that may not be allowed by the existing zoning; and
- b. Allow flexible and innovative uses in order to promote development and preserve historically significant buildings that may be functionally obsolete; and
- c. Ensure that the new use is compatible with the surrounding neighborhood.

6.13.B Pre-requisite

In order to utilize this provision, the applicant must demonstrate that:

- a. The subject building is or has most recently been owned by the City or Town of Groton, the State of Connecticut or an Institution as defined in Section 2.2; and
- b. The building proposed for reuse is structurally capable of being redeveloped for the proposed use; and
- c. The building proposed for reuse contributes to the fabric of the neighborhood and community.

6.13 C Principal Uses Permitted by Special Permit and Site Plan Approval

Any residential, office, commercial, cultural, educational, community service or combination of such uses which is consistent with the purpose of this regulation and which is not detrimental to the character of the neighborhood in which the use is located as determined by the Planning and Zoning Commission. The burden of proof for determining compatibility of uses in a neighborhood shall be upon the applicant.

In addition to the uses allowed by the subject property's zoning district the following uses are generally considered compatible with the surrounding neighborhood, subject to any conditions the Planning and Zoning Commission may impose:

Residential Zoning Districts:

- a. Multiple Family Dwelling provided the open space requirements of Section 6.1.8 a, c, d, f and g are met or an equivalent public open space area is located within 1,000 feet of the property.
- b. Retail Business of less than 8,000 square feet
- c. Restaurant or Eating Facility of less than 6,000 square feet provided outdoor seating is not allowed
- d. Business Services and Professional Offices provided drive through facilities and ATMs are not allowed.
- e. Artist Studios and Galleries
- f. Personal Service Establishments
- g. Specialized Classrooms
- h. Community Residential Counseling Facilities and Rooming or Boarding Houses are not considered compatible with the surrounding neighborhood in residential zoning districts.

Business and Industrial Zoning Districts:

- a. Multiple Family Dwelling provided the open space requirements of Section 6.1.8 a, c, d, f and g are met or an equivalent public open space area is located within 1,000 feet of the property.
- b. Specialized Classrooms

No minimum lot size is required in order to utilize this historic/adaptive reuse section of the Regulations.

6.13.D Design Standards

- 1. The Dimensional Standards for the existing zone shall be used for the proposed use. If the dimensional standards are not clear for the existing zone comparable standards for such proposed use may be used. The Commission may increase the residential density up to twenty percent above what is allowed by the existing zoning if it finds that the increased density is compatible with the neighborhood, the building size is appropriate for such density, and that there are adequate public utilities to accommodate the additional density.
- 2. Nothing in these regulations shall be deemed to prevent additions and new structures on the site as allowed by the Planning and Zoning Commission.
- 3. Nothing in these regulations shall be deemed to require conformance with yard or height regulations where no enlargement, extension, or alteration of the existing building is planned that increases the degree of non-conformity; however, new building or site construction shall conform to the Dimensional Standards of the existing zone.

Section 6.13

Effective December 1, 2016

USE-RELATED PROVISIONS

Historic/Institutional Adaptive Reuse

4. The existing historic or institutional building(s) must be preserved as part of the reuse. Minor alterations or demolitions may be allowed if the Commission finds that the alteration or demolition does not significantly impact the existing building's contribution to the neighborhood or that the building(s) is structurally unsound. No more than 30 percent of the building(s) can be demolished unless the Commission finds that the building(s) to be demolished does not contribute to the historic context of the remaining building or site.
5. The Commission may allow a more flexible use than allowed by the existing zoning if it determines that the existing character of the building will not be substantially changed, that the building is appropriate for the proposed re-use and that the proposed re-use is similar in intensity to the previous use.
6. All applicable State and/or local licensing and permit requirements/standards shall be met.
7. Off Street parking and/or loading requirements shall be determined in accordance with the provisions of Sections 7.1, as needed. The parking space requirements for a use not specifically listed shall be determined by the Commission based on demand generation for a listed use of similar characteristics.
8. Any increase in density as part of the reuse shall adequately address off-site impacts, possibly through improvements that may be required such as roadway and drainage improvements to the access or frontage roadway.
9. A buffer strip shall be provided within the boundaries of the lot if the proposed use is more intense than those allowed by the existing zone.
 - a. The width of the buffer strip shall be at least as follows:

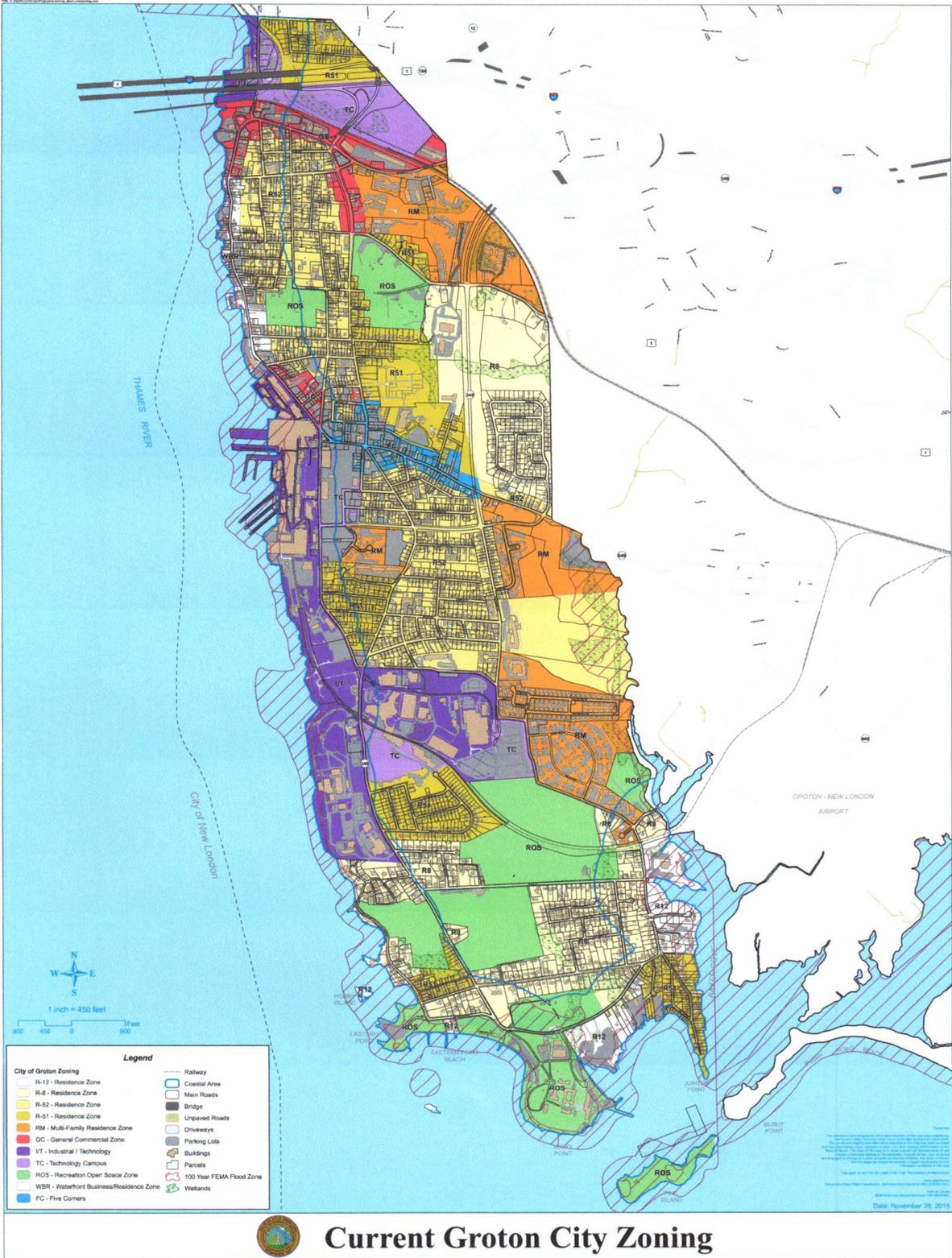
Residential Districts:	25 feet
Commercial Districts:	15 feet
Industrial Districts:	10 feet
 - b. The buffer shall shield the neighboring properties from noise, headlight glare, and visual intrusion and shall provide complete visual screening.
 - c. The Commission may, by Special Permit, reduce or eliminate the width requirement of the buffer strip where:
 - i. Existing topography, landscaping, and/or other features provide an adequate buffer and screening; or
 - ii. Lot size and shape or existing structures make it infeasible to comply with the minimum widths required above, provided screening (planting, fences, berms, etc.) or other methods are utilized to ensure the buffer area meets the intent of the Regulations; or
 - iii. The architectural features of the site are deemed visually important to the neighborhood and the Commission determines that all or some of the property should be left open to be seen.

6.13.E Decision Considerations

In evaluating the appropriateness of the proposed new use, the Planning and Zoning Commission, shall consider the following:

1. The historic use of the site
2. The preservation of all or a portion of the historic building(s)
3. The structural integrity of the building(s)
4. The character and density of the surrounding area
5. The topography of the site
6. The bulk of the buildings existing on the site and the impact of the proposed alterations on the surrounding neighborhood
7. Noise and lighting impacts of the proposed use on the surrounding properties
8. The impact of traffic from the proposed use on the surrounding neighborhood and the ability of the access roads to adequately handle the proposed traffic from the proposed use
9. The extent of the benefit to the welfare of the community to be derived by preserving the existing aesthetic appearance of the site.
10. The adequacy of the water supply, sewage disposal, stormwater management and other utility systems
11. The surrounding zoning as it relates to the proposed uses(s)
12. The allowed and prohibited uses as recommended by the Plan of Conservation and Development
13. The consideration of the bulk of the building(s) as it relates to the surrounding buildings

ZONING MAP



FLOOD PLAIN MAP

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee, See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transact
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transact Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/8/2019 at 7:23:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SOILS MAP & DATA



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	0.4	5.2%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	3.4	41.2%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	0.9	11.2%
306	Udorthents-Urban land complex	3.5	42.4%
Totals for Area of Interest			100.0%

WETLANDS MAP & DATA



Inland Wetlands (CT)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	CT wetland	Ridgebury, extremely stony (40%)	0.4	5.2%
			Leicester, extremely stony (35%)		
			Whitman, extremely stony (17%)		
			Swansea (2%)		
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	CT nonwetland	Canton, very stony (50%)	3.4	41.2%
			Charlton, very stony (35%)		
			Chatfield, very stony (5%)		
			Sutton, very stony (5%)		
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	CT nonwetland	Hollis (35%)	0.9	11.2%
			Chatfield (30%)		
			Rock outcrop (15%)		
			Charlton (7%)		
			Sutton (5%)		
			Brimfield (1%)		
			Unnamed, sandy subsoil (1%)		
			Unnamed, red parent material (1%)		
306	Udorthents-Urban land complex	CT nonwetland	Udorthents (50%)	3.5	42.4%
			Urban land (35%)		
			Unnamed, undisturbed soils (8%)		
			Rock outcrop (2%)		
Totals for Area of Interest					100.0%

CT ECONOMIC INDICATORS

JUNE 2019

STATE ECONOMIC INDICATORS

Total nonfarm
employment increased
over the year.

EMPLOYMENT BY INDUSTRY SECTOR

	Apr		CHANGE		Mar 2019
	2019	2018	NO.	%	
TOTAL NONFARM	1,695.3	1,683.7	11.6	0.7	1,695.0
Natural Res & Mining	0.5	0.5	0.0	0.0	0.5
Construction	60.0	58.1	1.9	3.3	62.3
Manufacturing	160.8	160.1	0.7	0.4	161.3
Trade, Transportation & Utilities	295.6	294.9	0.7	0.2	294.9
Information	32.8	31.8	1.0	3.1	32.8
Financial Activities	127.0	125.8	1.2	1.0	127.1
Professional and Business Services	218.7	219.7	-1.0	-0.5	217.1
Education and Health Services	338.2	334.6	3.6	1.1	337.6
Leisure and Hospitality	160.7	156.5	4.2	2.7	160.3
Other Services	64.4	65.9	-1.5	-2.3	64.3
Government*	236.6	235.8	0.8	0.3	236.8

Source: Connecticut Department of Labor * Includes Native American tribal government employment

Average weekly initial
claims rose from a year
ago.

UNEMPLOYMENT

	Apr		CHANGE		Mar 2019
	2019	2018	NO.	%	
Labor Force, resident (000s)	1,915.5	1,892.8	22.7	1.2	1,920.9
Employed (000s)	1,843.0	1,811.0	32.0	1.8	1,846.8
Unemployed (000s)	72.5	81.8	-9.3	-11.4	74.1
Unemployment Rate (%)	3.8	4.3	-0.5	---	3.9
Labor Force Participation Rate (%)	66.4	65.7	0.7	---	66.6
Employment-Population Ratio (%)	63.9	62.9	1.0	---	64.0
Average Weekly Initial Claims	4,319	3,511	808	23.0	2,828
Avg. Insured Unemp. Rate (%)	1.91	2.32	-0.41	---	2.06
	1Q 2019	1Q 2018			2018
U-6 Rate (%)	8.8	9.6	-0.8	---	8.9

Sources: Connecticut Department of Labor; U.S. Bureau of Labor Statistics

The production worker
weekly earnings rose
over the year.

MANUFACTURING ACTIVITY

	Apr		CHANGE		Mar 2019	Feb 2019
	2019	2018	NO.	%		
Production Worker Avg Wkly Hours	43.0	40.9	2.1	5.1	41.7	--
Prod. Worker Avg Hourly Earnings	27.58	25.94	1.64	6.3	27.50	--
Prod. Worker Avg Weekly Earnings	1,185.94	1,060.95	124.99	11.8	1,146.75	--
CT Mfg. Prod. Index, NSA (2009=100)	96.8	90.1	6.8	7.5	95.4	90.7
Production Worker Hours (000s)	3,810	3,536	274	7.7	3,674	--
Industrial Electricity Sales (mil kWh)*	249	237	11.7	4.9	248	231
CT Mfg. Prod. Index, SA (2009=100)	100.0	94.4	5.6	5.9	102.3	97.0

Sources: Connecticut Department of Labor; U.S. Department of Energy
*Latest two months are forecasted.

Personal income for third
quarter 2019 is
forecasted to increase 2.4
percent from a year
earlier.

INCOME

	3Q*		CHANGE		2Q*
	2019	2018	NO.	%	
Personal Income	\$272,324	\$265,852	6,472	2.4	\$270,691
UI Covered Wages	\$118,533	\$115,410	3,123	2.7	\$117,745

Source: Bureau of Economic Analysis
*Forecasted by Connecticut Department of Labor

ECONOMIC INDICATORS STATE

BUSINESS ACTIVITY

New auto registrations decreased over the year.

	MONTH	LEVEL	YY %	YEAR TO DATE		%
			CHG	CURRENT	PRIOR	CHG
New Housing Permits*	Apr 2019	721	148.6	1,812	1,359	33.3
Electricity Sales (mil kWh)	Mar 2019	2,291	1.7	7,083	7,130	-0.7
Construction Contracts						
Index (1980=100)	Apr 2019	240.0	-26.8	---	---	---
New Auto Registrations	Apr 2019	16,192	-14.7	61,558	69,482	-11.4
Exports (Bil. \$)	1Q 2019	4.38	17.2	4.38	3.74	17.2
S&P 500: Monthly Close	Apr 2019	2,945.83	11.2	---	---	---

Sources: Connecticut Department of Economic and Community Development; U.S. Department of Energy, Energy Information Administration; Connecticut Department of Revenue Services; F.W. Dodge; Connecticut Department of Motor Vehicles; Wisetrade.org

* Estimated by the Bureau of the Census

BUSINESS STARTS AND TERMINATIONS

Net business formation, as measured by starts minus stops registered with the Secretary of the State, was up over the year.

	MO/QTR	LEVEL	YY %	YEAR TO DATE		%
			CHG	CURRENT	PRIOR	CHG
STARTS						
Secretary of the State	Apr 2019	3,323	5.5	13,212	12,219	8.1
Department of Labor	3Q 2018	2,236	-9.7	8,136	8,699	-6.5
TERMINATIONS						
Secretary of the State	Apr 2019	2,111	105.4	8,160	5,351	52.5
Department of Labor	3Q 2018	1,765	-6.1	5,315	5,479	-3.0

Sources: Connecticut Secretary of the State; Connecticut Department of Labor

STATE REVENUES

Total revenues were up from a year ago.

	YEAR TO DATE			YEAR TO DATE		
	Apr 2019	Apr 2018	% CHG	CURRENT	PRIOR	% CHG
(Millions of dollars)						
TOTAL ALL REVENUES*	3,071.9	2,836.8	8.3	8,209.6	8,167.2	0.5
Corporate Tax	325.6	96.3	238.1	1,054.4	295.6	256.7
Personal Income Tax	1,762.3	1,706.3	3.3	4,338.0	5,102.6	-15.0
Real Estate Conv. Tax	12.7	14.5	-12.4	52.3	53.8	-2.8
Sales & Use Tax	467.2	418.4	11.7	1,540.6	1,578.7	-2.4
Gaming Payments**	20.4	23.4	-12.9	80.7	88.7	-9.0

Sources: Connecticut Department of Revenue Services; Division of Special Revenue

*Includes all sources of revenue; Only selected sources are displayed; Most July receipts are credited to the prior fiscal year and are not shown. **See page 23 for explanation.

TOURISM AND TRAVEL

Gaming slots fell over the year.

	MONTH	LEVEL	YY %	YEAR TO DATE		%
			CHG	CURRENT	PRIOR	CHG
Occupancy Rate (%)*	Apr 2019	63.3	3.6	55.8	55.4	0.7
Tourism Website Visitors	Apr 2019	266,221	-3.8	940,754	769,470	22.3
Air Passenger Count	Mar 2019	580,840	5.9	1,523,795	1,482,806	2.8
Gaming Slots (Mil.\$)***	Apr 2019	996.7	-11.8	3,941.9	4,332.7	-9.0

Sources: Connecticut Department of Transportation, Bureau of Aviation and Ports; Connecticut Commission on Culture and Tourism; Division of Special Revenue

*STR, Inc. Due to layoffs, Info Center Visitors data are no longer published.

***See page 23 for explanation

June 2019

THE CONNECTICUT ECONOMIC DIGEST 7

STATE ECONOMIC INDICATORS

Compensation cost for the nation rose 2.8 percent over the year.

EMPLOYMENT COST INDEX

Private Industry Workers (Dec. 2005 = 100)	Seasonally Adjusted			Not Seasonally Adjusted		
	Mar 2019	Dec 2018	3-Mo % Chg	Mar 2019	Mar 2018	12-Mo % Chg
UNITED STATES TOTAL	135.5	134.5	0.7	135.6	131.9	2.8
Wages and Salaries	135.9	134.8	0.8	135.9	132.0	3.0
Benefit Costs	134.6	133.9	0.5	134.7	131.6	2.4
NORTHEAST TOTAL	---	---	---	138.1	133.7	3.3
Wages and Salaries	---	---	---	137.6	133.4	3.1

Source: U.S. Department of Labor, Bureau of Labor Statistics

U.S. inflation rate was up by 2.0 percent over the year.

CONSUMER NEWS

(Not seasonally adjusted)	MO/QTR	LEVEL	% CHANGE	
			Y/Y	P/P*
CONSUMER PRICES				
CPI-U (1982-84=100)				
U.S. City Average	Apr 2019	255.548	2.0	0.5
Purchasing Power of \$ (1982-84=\$1.00)	Apr 2019	0.391	-2.0	-0.5
Northeast Region	Apr 2019	269.070	1.7	0.4
New York-Newark-Jersey City	Apr 2019	277.441	1.6	0.3
Boston-Cambridge-Newton**	Mar 2019	280.393	2.1	0.5
CPI-W (1982-84=100)				
U.S. City Average	Apr 2019	249.332	1.9	0.6

Source: U.S. Department of Labor, Bureau of Labor Statistics

*Change over prior monthly or quarterly period

**The Boston CPI can be used as a proxy for New England and is measured every other month.

Conventional mortgage rate fell to 4.14 percent over the month.

INTEREST RATES

(Percent)	Apr 2019	Mar 2019	Apr 2018
Prime	5.50	5.50	4.75
Federal Funds	2.42	2.41	1.69
3 Month Treasury Bill	2.43	2.45	1.79
6 Month Treasury Bill	2.46	2.51	1.98
1 Year Treasury Note	2.42	2.49	2.15
3 Year Treasury Note	2.31	2.37	2.52
5 Year Treasury Note	2.33	2.37	2.70
7 Year Treasury Note	2.43	2.47	2.82
10 Year Treasury Note	2.53	2.57	2.87
20 Year Treasury Note	2.76	2.80	2.96
Conventional Mortgage	4.14	4.27	4.47

Sources: Federal Reserve; Federal Home Loan Mortgage Corp.

COMPARATIVE REGIONAL DATA STATE

NONFARM EMPLOYMENT

All nine states in the region gained jobs over the year.

	Apr		CHANGE		Mar
	2019	2018	NO.	%	2019
<i>(Seasonally adjusted; 000s)</i>					
Connecticut	1,695.3	1,683.7	11.6	0.7	1,695.0
Maine	632.8	629.7	3.1	0.5	633.0
Massachusetts	3,674.6	3,637.5	37.1	1.0	3,670.5
New Hampshire	689.1	679.2	9.9	1.5	687.3
New Jersey	4,204.3	4,148.0	56.3	1.4	4,192.5
New York	9,790.9	9,655.7	135.2	1.4	9,764.6
Pennsylvania	6,056.1	5,997.8	58.3	1.0	6,046.7
Rhode Island	500.3	495.3	5.0	1.0	496.1
Vermont	318.4	314.3	4.1	1.3	316.9
United States	151,095.0	148,475.0	2,620.0	1.8	150,832.0

Source: U.S. Department of Labor, Bureau of Labor Statistics

LABOR FORCE

Six states posted increases in the labor force from last year.

	Apr		CHANGE		Mar
	2019	2018	NO.	%	2019
<i>(Seasonally adjusted)</i>					
Connecticut	1,915,547	1,892,836	22,711	1.2	1,920,914
Maine	696,531	699,366	-2,835	-0.4	697,637
Massachusetts	3,840,310	3,787,988	52,322	1.4	3,843,475
New Hampshire	767,493	760,646	6,847	0.9	766,534
New Jersey	4,449,479	4,420,992	28,487	0.6	4,451,699
New York	9,603,983	9,551,098	52,885	0.6	9,614,587
Pennsylvania	6,470,871	6,403,883	66,988	1.0	6,474,509
Rhode Island	553,043	555,597	-2,554	-0.5	554,124
Vermont	346,339	346,430	-91	0.0	345,844
United States	162,470,000	161,551,000	919,000	0.6	162,960,000

Source: U.S. Department of Labor, Bureau of Labor Statistics

UNEMPLOYMENT RATES

Eight states showed a decrease in its unemployment rate over the year.

	Apr		CHANGE	Mar
	2019	2018		2019
<i>(Seasonally adjusted)</i>				
Connecticut	3.8	4.3	-0.5	3.9
Maine	3.3	3.3	0.0	3.4
Massachusetts	2.9	3.5	-0.6	3.0
New Hampshire	2.4	2.6	-0.2	2.4
New Jersey	3.9	4.3	-0.4	4.1
New York	3.9	4.3	-0.4	3.9
Pennsylvania	3.8	4.3	-0.5	3.9
Rhode Island	3.7	4.1	-0.4	3.8
Vermont	2.2	2.7	-0.5	2.3
United States	3.6	3.9	-0.3	3.8

Source: U.S. Department of Labor, Bureau of Labor Statistics

STATE OF CONNECTICUT DEMOGRAPHIC DATA - 07/01/18

Population estimates, July 1, 2018, (V2018)	3,572,665	327,167,434
--	------------------	--------------------

PEOPLE

Population

Population estimates, July 1, 2018, (V2018)	3,572,665	327,167,434
Population estimates, July 1, 2017, (V2017)	3,588,184	325,719,178
Population estimates base, April 1, 2010, (V2018)	3,574,147	308,758,105
Population estimates base, April 1, 2010, (V2017)	3,574,114	308,758,105
Population, percent change - April 1, 2010 (estimates base) to July 1, 2018, (V2018)	Z	6.0%
Population, percent change - April 1, 2010 (estimates base) to July 1, 2017, (V2017)	0.4%	5.5%
Population, Census, April 1, 2010	3,574,097	308,745,538

Age and Sex

Persons under 5 years, percent	▲ 5.1%	▲ 6.1%
Persons under 18 years, percent	▲ 20.7%	▲ 22.6%
Persons 65 years and over, percent	▲ 16.8%	▲ 15.6%
Female persons, percent	▲ 51.2%	▲ 50.8%

Race and Hispanic Origin

White alone, percent	▲ 80.3%	▲ 76.6%
Black or African American alone, percent (a)	▲ 11.9%	▲ 13.4%
American Indian and Alaska Native alone, percent (a)	▲ 0.5%	▲ 1.3%
Asian alone, percent (a)	▲ 4.8%	▲ 5.8%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.1%	▲ 0.2%
Two or More Races, percent	▲ 2.4%	▲ 2.7%
Hispanic or Latino, percent (b)	▲ 16.1%	▲ 18.1%
White alone, not Hispanic or Latino, percent	▲ 67.0%	▲ 60.7%

Population Characteristics

Veterans, 2013-2017	180,111	18,939,219
Foreign born persons, percent, 2013-2017	14.2%	13.4%

Housing

Housing units, July 1, 2017, (V2017)	1,517,388	137,403,460
Owner-occupied housing unit rate, 2013-2017	66.6%	63.8%
Median value of owner-occupied housing units, 2013-2017	\$270,100	\$193,500
Median selected monthly owner costs -with a mortgage, 2013-2017	\$2,065	\$1,515
Median selected monthly owner costs -without a mortgage, 2013-2017	\$851	\$474
Median gross rent, 2013-2017	\$1,123	\$982
Building permits, 2017	4,547	1,281,977

Families & Living Arrangements

Households, 2013-2017	1,361,755	118,825,921
Persons per household, 2013-2017	2.55	2.63
Living in same house 1 year ago, percent of persons age 1 year+, 2013-2017	87.9%	85.4%
Language other than English spoken at home, percent of persons age 5 years+, 2013-2017	22.1%	21.3%

Computer and Internet Use

Households with a computer, percent, 2013-2017	88.2%	87.2%
Households with a broadband Internet subscription, percent, 2013-2017	82.1%	78.1%

Education

High school graduate or higher, percent of persons age 25 years+, 2013-2017	90.2%	87.3%
Bachelor's degree or higher, percent of persons age 25 years+, 2013-2017	38.4%	30.9%

Health

With a disability, under age 65 years, percent, 2013-2017	7.3%	8.7%
Persons without health insurance, under age 65 years, percent	▲ 6.4%	▲ 10.2%

Economy

In civilian labor force, total, percent of population age 16 years+, 2013-2017	66.5%	63.0%
In civilian labor force, female, percent of population age 16 years+, 2013-2017	62.2%	58.2%
Total accommodation and food services sales, 2012 (\$1,000) (c)	9,542,068	708,138,598
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	29,573,119	2,040,441,203
Total manufacturers shipments, 2012 (\$1,000) (c)	55,160,095	5,696,729,632
Total merchant wholesaler sales, 2012 (\$1,000) (c)	161,962,244	5,208,023,478
Total retail sales, 2012 (\$1,000) (c)	51,632,467	4,219,821,871
Total retail sales per capita, 2012 (c)	\$14,381	\$13,443

Transportation

Mean travel time to work (minutes), workers age 16 years+, 2013-2017	26.0	26.4
--	------	------

Income & Poverty

Median household income (in 2017 dollars), 2013-2017	\$73,781	\$57,652
Per capita income in past 12 months (in 2017 dollars), 2013-2017	\$41,365	\$31,177
Persons in poverty, percent	▲ 9.6%	▲ 12.3%

BUSINESSES

Businesses

Total employer establishments, 2016	89,416 ¹	7,757,807
Total employment, 2016	1,533,879 ¹	126,752,238
Total annual payroll, 2016 (\$1,000)	94,658,647 ¹	6,435,142,055
Total employment, percent change, 2015-2016	2.0% ¹	2.1%
Total nonemployer establishments, 2016	277,699	24,813,048
All firms, 2012	326,693	27,626,360
Men-owned firms, 2012	187,845	14,844,597
Women-owned firms, 2012	106,678	9,878,397
Minority-owned firms, 2012	56,113	7,952,386
Nonminority-owned firms, 2012	259,614	18,987,918
Veteran-owned firms, 2012	31,056	2,521,682
Nonveteran-owned firms, 2012	281,182	24,070,685

GEOGRAPHY

Geography

Population per square mile, 2010	738.1	87.4
Land area in square miles, 2010	4,842.36	3,531,905.43
FIPS Code	09	00

Value Notes

Includes data not distributed by county.

Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info icon to the left of each row in TABLE view to learn about sampling error.

The vintage year (e.g., V2018) refers to the final year of the series (2010 thru 2018). Different vintage years of estimates are not comparable.

Fact Notes

- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- © Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution.
- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item in place of data
- NA Not available
- S Suppressed; does not meet publication standards
- X Not applicable
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

<https://www.census.gov/quickfacts/fact/table/CT,US/PST045218>

SUBJECT LISTING



INVESTMENT OPPORTUNITY

Colonel Ledyard School

8.32 acres
1 building
20,378 sq ft

Investment opportunity... Vacant school property ready for redevelopment. The southern third of this property is developed with a school building, parking, and play field. The northern two thirds is wooded and slopes down to Birch Plain Creek and associated wetlands. The close proximity to Interstate 95, Clarence B Sharp Highway, and Electric Boat makes this property desirable.

HIGHLY ACCESSIBLE

- 2 Minute drive to I-95
- 10 Minute drive to Amtrak
- Minutes to downtown
- 4 Minute drive to Electric Boat

REUSE POTENTIAL

- Residential
- Neighborhood compatible uses

ZONED

R8

RESOURCES

www.exploremoregroton.com

Paige Bronk
 Economic & Community Development Manager
 860.448.4095 | pbronk@groton-ct.gov



www.exploremoregroton.com

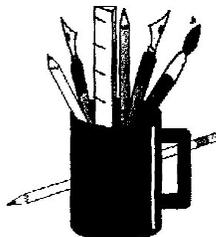
MISCELLANEOUS

1

ASBESTOS THREE YEAR REINSPECTION AND MANAGEMENT PLAN UPDATE

COLONEL LEDYARD SCHOOL
WEST STREET
GROTON, CONNECTICUT

MAY 2002



Prepared by:
MYSTIC AIR QUALITY CONSULTANTS, INC.
1204 NORTH ROAD
GROTON, CONNECTICUT

NARRATIVE of EPA AHERA 3 YEAR REINSPECTION

On May 8, 2002 the required AHERA and State of Connecticut Asbestos in Schools Rule 3 year reinspection by a State of Connecticut licensed inspector was completed at Colonel Ledyard School in Groton, Connecticut. At that time the condition of asbestos containing and assumed asbestos containing was assessed.

During the reinspection floor tile, which covers approximately 14,000 square feet in the building, was reassessed. A diagram itemizing the locations of the various floor tiles in the building is included. The roster of the floor tiles and estimated quantities follows this page.

In addition to the floor coverings, the condition of the sheetrock, fire doors, throughout the building were also re-evaluated.

The window caulking and glazing compounds found throughout the building as well as the cove base molding and its adhesive were listed as newly found assumed ACBM in 1999.

All of asbestos containing materials and assumed asbestos containing materials found during the reinspection are listed in a roster and placed on a diagram on the following pages.



TOWN OF GROTON

DEPARTMENT OF PUBLIC WORKS

ADMINISTRATION ENGINEERING FACILITIES MANAGEMENT ROADS & STREETS
FLEET MAINTENANCE WATER POLLUTION CONTROL FACILITY SOLID WASTE

TOWN HALL ANNEX
134 GROTON LONG POINT ROAD
GROTON, CT 06340-4873

TELEPHONE: (860) 448-4083
FAX: (860) 448-4094
EMAIL: pworks@town.groton.ct.us

March 6, 2009

Stephen R. Flanagan, MAI
Flanagan Associates
567 Vauxhall Street Ext., suite 104
Waterford, CT 06385

Re: School Property Appraisals

Dear Mr. Flanagan,

I have estimated the building demolition and site demolition/restoration for each of the five schools that the Town has asked you to appraise. These costs are as follows:

	Building	Site	Total
Colonel Ledyard	\$ 250,000	\$ 60,000	\$ 310,000
Eastern Point	650,000	200,000	850,000
Groton Heights	300,000	80,000	380,000
Noank	350,000	75,000	425,000
Seely	350,000	150,000	500,000

Please let me know if you need any additional information.

Sincerely,

Greg A. Hanover, P.E.
Supervisor of Technical Services
TOWN OF GROTON

GAH/td

SCHOOL DEMOLITION COSTS

5-Mar-09

School	Building Area (sf)	Building Demolition Cost	Site paving area (sf)	Site Demolition Restoration Cost	Total cost
Colonel Ledyard	20,400	\$ 250,000.00	28300	\$ 60,000.00	\$ 310,000.00
Eastern Point	55,600	\$ 650,000.00	100000	\$ 200,000.00	\$ 850,000.00
Groton Heights	26,400	\$ 300,000.00	42000	\$ 80,000.00	\$ 380,000.00
Noank	30,800	\$ 350,000.00	37300	\$ 75,000.00	\$ 425,000.00
Seely	29,560	\$ 350,000.00	74400	\$ 150,000.00	\$ 500,000.00

Notes:

Building demolition cost - \$12/SF

Site demolition/restoration cost - \$2/SF