
REAL ESTATE APPRAISAL REPORT
OF
PROPERTY LOCATED AT

244 Monument Street
Groton, Connecticut

FOR

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

FLANAGAN ASSOCIATES

150 BRUSH HILL ROAD, LYME, CONNECTICUT 06371

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November 16, 2023

Jonathan J. Reiner
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 244 Monument Street, Groton, Connecticut, owned by the Town of Groton, known as the former Groton Heights Elementary School; I submit herewith an appraisal report which describes the methods of approach and contains data gathered in the investigation.

Subject property consists of a 2.0-acre land parcel improved with a 20,374-square foot, one and two-story, masonry structure built as the Groton Heights Elementary School. This is a 1912 vintage structure with a gymnasium addition in 1964-1965. It is currently vacant. Mechanical systems are not being maintained and it has been unheated for seven years. It has deteriorated in condition since our last appraisal in 2018. The building has had a new roof cover installed within the last five years so leaking evident during our last inspection has stopped. The building continues to be posted as a health risk due to air quality problems. Its overall condition is fair. It is in a good location adjacent to the Groton Monument at Fort Griswold Battlefield, a state park.

It is noted that properties such as subject sometimes command the affection of the community and its re-use might have to be sensitive to this and a variety of other concerns. This is evident in the most recent sales prices of similar re-use properties owned by the Town of Groton. In most of these transactions a preferred proposed development plan, its affect on the tax rolls or its inclusion of a public use out weighs the initial sales price. Sales for a nominal sum or for one dollar take the net benefit of the particular development to the community into consideration. This is a feature that differentiates these transactions from true market value transactions. However, if market participants come to expect the sellers of these types of properties are willing to, in effect, trade future benefits against a current market value sales price then sales for a nominal sum may become the norm.

Underlying zoning at this location is "R-5.2" Residential. A December 2017 amendment to the City of Groton zoning regulations incorporated a new "Historic/Institutional Adoptive Reuse" regulation. This regulation was created to specifically address the redevelopment of properties such as the subject. It allows for a variety of potential uses together with the existing permitted uses in the underlying zoning district. This is considered a positive influence on value.

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. 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. The date of appraisal is November 14, 2023, 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 November 14, 2023, is:

\$255,000
(TWO HUNDRED FIFTY-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

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EXECUTIVE SUMMARY

Property Address: 244 Monument 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: November 14, 2023

Date of Inspection: November 14, 2023

Land Area 2.0 acres

Zone: "R-5.2" Residential

Property Type: Elementary School (vacant)

Building Area: 20,374 square feet (excluding basement area)

Highest and Best Use: Redevelopment of the building on site for an alternative use.

VALUES INDICATED:

Cost Approach to Value N/A

Direct Sales Comparison Approach \$255,000

Income Approach to Value N/A

FINAL OPINION OF VALUE \$255,000

SUBJECT PHOTOS



STREET VIEW - MONUMENT STREET



STREET VIEW - MONUMENT STREET



FRONT VIEW - MAIN BUILDING



STREET VIEW - SMITH STREET



STREET VIEW - SMITH STREET



REAR VIEW - MAIN BUILDING



STREET VIEW - SMITH STREET



STREET VIEW - SMITH STREET



VIEW OF GYMNASIUM BUILDING FROM SMITH STREET



FRONT VIEW - MAIN BUILDING FROM LIBRARY LAND



VIEW OF GYMNASIUM FROM LIBRARY LAND



INTERIOR VIEW - BASEMENT



INTERIOR VIEW - BASEMENT



INTERIOR VIEW - BASEMENT



INTERIOR VIEW - BASEMENT



EXTERIOR ENTRY - SOUTH



INTERIOR STAIRWELL



INTERIOR VIEW - FIRST LEVEL



INTERIOR VIEW - FIRST LEVEL



INTERIOR VIEW - FIRST LEVEL



INTERIOR VIEW - FIRST LEVEL



INTERIOR VIEW - FIRST LEVEL



INTERIOR VIEW - FIRST LEVEL



INTERIOR VIEW - SECOND LEVEL



INTERIOR VIEW - SECOND LEVEL



INTERIOR VIEW - SECOND LEVEL



INTERIOR VIEW - SECOND LEVEL



INTERIOR VIEW - SECOND LEVEL



INTERIOR VIEW - SECOND LEVEL



INTERIOR VIEW - SECOND LEVEL



CONNECTOR TO GYMNASIUM



CONNECTOR TO GYMNASIUM



INTERIOR - GYMNASIUM



INTERIOR - GYMNASIUM

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 244 Monument Street, Groton, Connecticut and is owned by the Town of Groton. The town of Groton Assessor's Office identifies the property as Account No. 168918412020E. 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 available for redevelopment 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 November 14, 2023, 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-5.2" zoning district of the city of Groton.

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

Subject property is considered a conforming use.

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.

A December 2017 amendment to the City of Groton zoning regulations incorporated a new "Historic/Institutional Adoptive Reuse" regulation. This regulation was created to specifically address the redevelopment of properties such as the subject. It allows for a variety of potential uses together with the existing permitted uses in the underlying zoning district.

ASSESSMENT AND TAX DATA

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

ACCOUNT	LAND	BUILDING	TOTAL
168918412020E	\$192,080	\$727,720	\$919,800

This assessment is designed to represent 70% of October 1, 2021 values, the date of the most recent revaluation of taxable property in the city of Groton.

The applicable tax rate for the city of Groton is 25.80 mills. Therefore, the current property tax for subject property is as follows:

ACCOUNT	ASSESSMENT	MILL RATE	TAX BURDEN
168918412020E	\$919,800 x	0.0258	= \$23,730.84

The 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 a 2.0-acre land parcel improved with a 20,374-square foot, one and two-story, masonry structure built as the Groton Heights Elementary School. This is a 1912 vintage structure with a gymnasium addition in 1964-1965. It is currently vacant. Mechanical systems are not being maintained and it has been unheated for seven years. It has deteriorated in condition since our last appraisal in 2018. The building has had a new roof cover installed within the last five years so leaking evident during our last inspection has stopped. The building continues to be posted as a health risk due to air quality problems. Its overall condition is fair. It is in a good location adjacent to the Groton Monument at Fort Griswold Battlefield, a state park.

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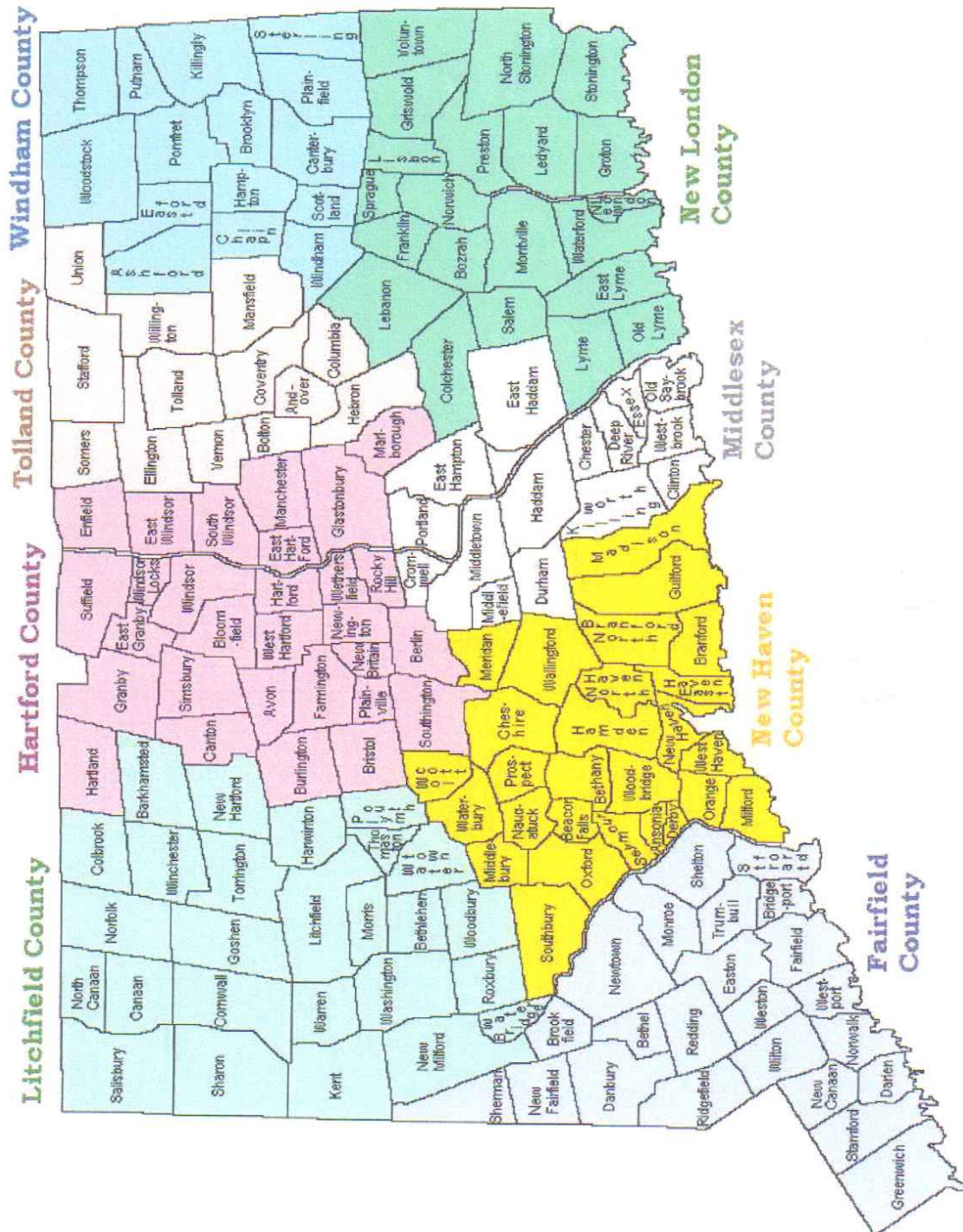
Assignment Conditions: This assignment contains no hypothetical nor extraordinary conditions.

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 improved property sales, and valuation based on an estimated exposure time.

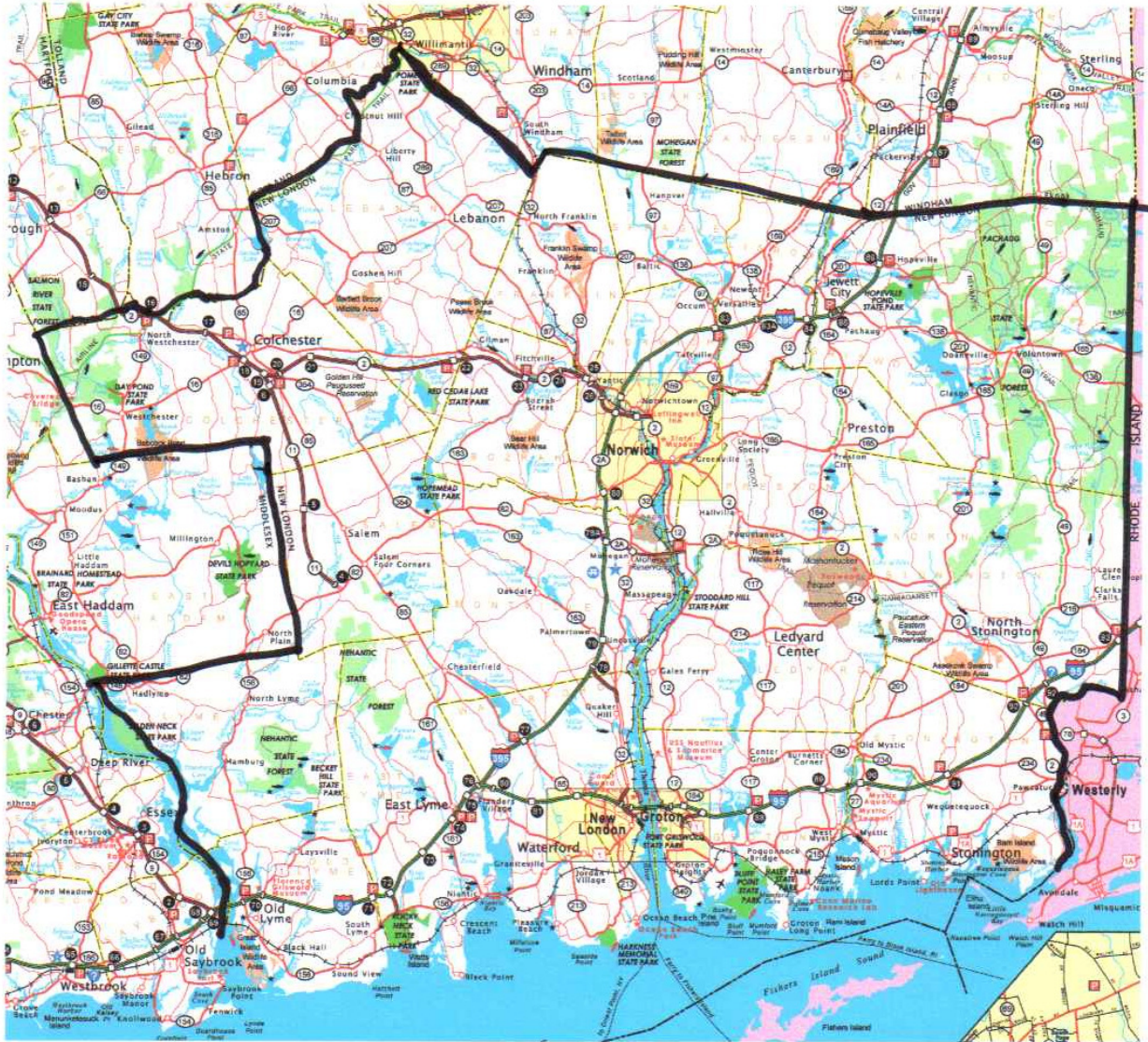
The Sales Comparison Approach to value is processed in this appraisal.

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

CONNECTICUT STATE MAP



REGIONAL MAP



Groton, Connecticut

General

ACS, 2017–2021	Groton	State
Current Population	38,686	3,605,330
Land Area <i>mi</i> ²	31	4,842
Population Density <i>people per mi</i> ²	1,244	745
Number of Households	16,043	1,397,324
Median Age	34	41
Median Household Income	\$73,999	\$83,572
Poverty Rate	9%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government	12,971	
Local Government		54%
2 Manufacturing	10,944	
Transportation Equipment Mfg		77%
3 Accommodation and Food Services	1,701	
Food Services and Drinking Places		88%
4 Health Care and Social Assistance	1,608	
Social Assistance		39%
6 Professional, Scientific, and Tech Svc	1,577	
Professional, Scientific, and Tech Svc		100%
Total Jobs, All Industries	31,320	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	247	239	276	377	367

Total Active Businesses 3,147

Key Employers

Data from Municipalities, 2023

- General Dynamics Electrick Boad
- US Navy Submarine Base
- Pfizer Global R&D
- Thayer Mahan Inc
- Medtronic Inc.

Demographics

ACS, 2017–2021

Age Distribution

	Groton	State
Under 10	4,043 10%	11%
10 to 19	4,833 12%	13%
20 to 29	7,760 20%	13%
30 to 39	5,122 13%	12%
40 to 49	3,828 10%	12%
50 to 59	4,363 11%	15%
60 to 69	4,331 11%	12%
70 to 79	2,311 6%	7%
80 and over	2,095 5%	4%

Race and Ethnicity

	Groton	State
Asian	7%	5%
Black	6%	10%
Hispanic or Latino/a	13%	17%
White	67%	65%
Other	7%	4%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

	Groton	State
English	78	86%
Spanish	6	12%

Educational Attainment

	Groton	State
High School Diploma Only	25	26%
Associate Degree	8	8%
Bachelor's Degree	21	22%
Master's Degree or Higher	17	18%

Housing

ACS, 2017–2021

	Groton	State
Median Home Value	\$250,100	\$286,700
Median Rent	\$1,333	\$1,260
Housing Units	17,893	1,527,039

	Groton	State
Owner-Occupied	51	66%
Detached or Semi-Detached	57	65%
Vacant	8	10%

Schools

CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Groton School District	PK-12	4,104	199	90%
Statewide	-	513,513	19,014	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Groton School District	40%	53%
Statewide	42%	48%

TOWN DATA

2023 Town Profile

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Groton, Connecticut

Labor Force

CT Department of Labor, 2022

	Groton	State
Employed	17,327	1,851,993
Unemployed	675	80,470

Unemployment Rate
Self-Employment Rate*
*ACS, 2017–2021



Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2017–2021

	Groton	State
Mean Commute Time *	17 min	26 min
No Access to a Car	8%	8%
No Internet Access	9%	9%

Commute Mode

Public Transport	4%
Walking or Cycling	8%
Driving	77%
Working From Home *	12%

Public Transit

CTtransit Service	-
Other Public Bus Operations	Southeast Area Transit District (SEAT)
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$143,980,978
Property Tax Revenue	\$94,446,881
per capita	\$2,442
per capita, as % of state avg.	76%
Intergovernmental Revenue	\$46,773,764
Revenue to Expenditure Ratio	104%

Municipal Expenditure

Total Expenditure	\$138,480,969
Educational	\$90,080,828
Other	\$48,400,141

Grand List

Equalized Net Grand List	\$5,907,920,847
per capita	\$153,628
per capita, as % of state avg.	95%
Commercial/Industrial Share of Net Grand List	30%
Actual Mill Rate	25.11
Equalized Mill Rate	15.89

Municipal Debt

Moody's Rating (2023)	Aa1
S&P Rating (2023)	AA+
Total Indebtedness	\$94,311,384
per capita	\$2,452
per capita, as % of state avg.	90%
as percent of expenditures	68%
Annual Debt Service	\$9,578,173
as % of expenditures	7%



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advancect.org/site-selection/ct-sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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CONNECTICUT

Connecticut

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TOWN MAP



NEIGHBORHOOD DATA

Subject neighborhood is located in the Groton Heights section of the City of Groton. It is in the north-central section of the city south of Bridge Street rising from Thames Street on the west, east to the area surrounding Monument Street. It is that area north of Electric Boat and west of Washington Park. Reference is invited to the "Neighborhood Map" immediately following this narrative description.

Land use is generally single and multi-family residential with public uses to include churches, the Groton Heights Elementary School, Bill Library, and the State-owned Fort Griswold State Park Monument and Museum. There are commercial uses to the north along Bridge Street, to the west along Thames Street, and to the east along North Street and Mitchell Street.

The Groton Business District is located along Poquonnock Road and Long Hill Road - one of the busiest in southeastern Connecticut. The area features numerous retail businesses including shopping centers, service facilities, banks, restaurants, and gasoline service stations. Vehicular traffic is heavy.

Major places of employment in the Groton area and major residential concentrations in the Groton area are within short reach from this location. There is good access to and from all points in Groton and to and from Interstate 95, the main north-south highway along the east coast of the United States.

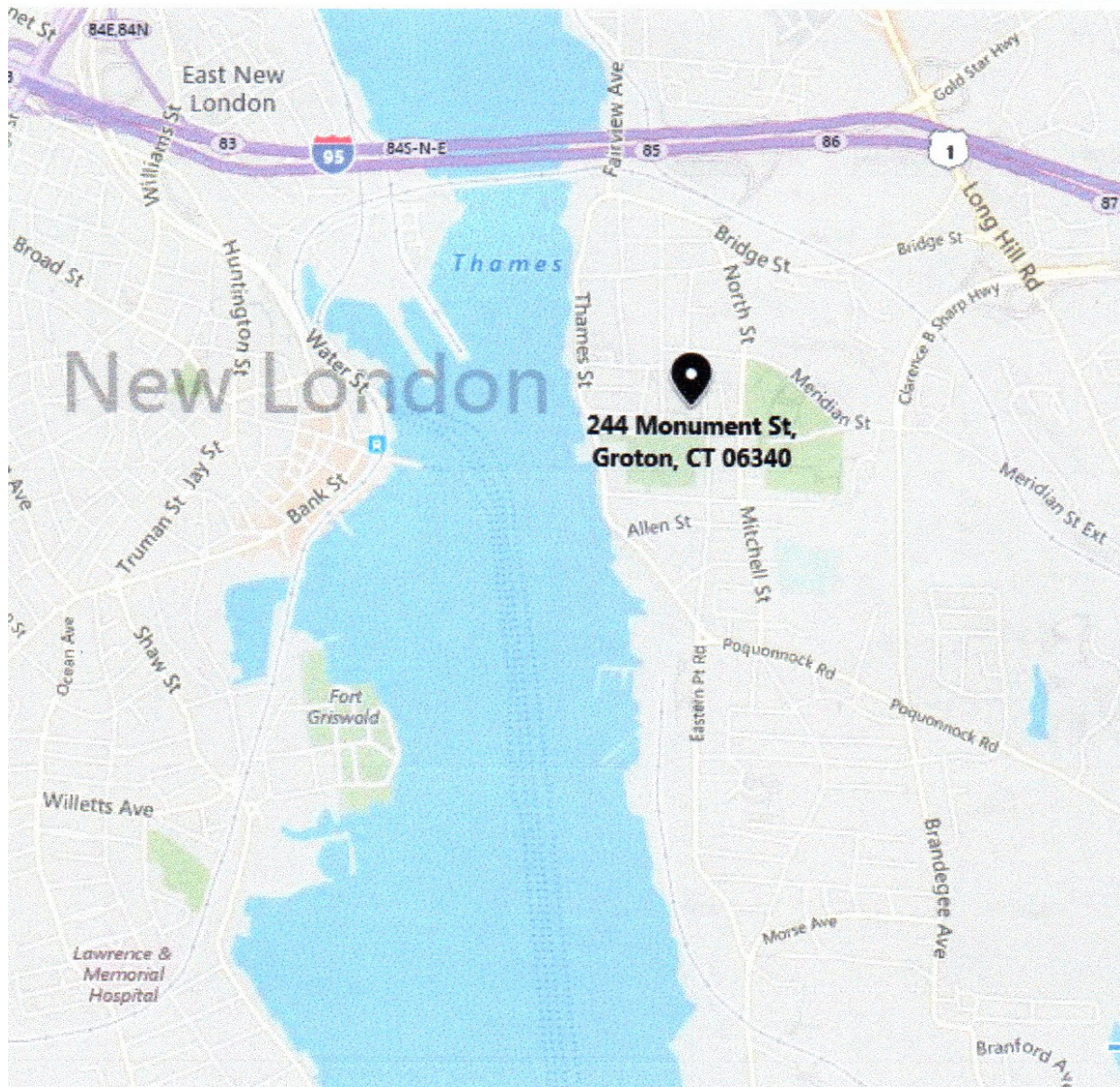
Amtrak railroad tracks cross through the neighborhood in a general east-west direction. Groton-New London Airport is located just to the south.

The area just south of this neighborhood 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. Pfizer is winding down its operations here. Many of their facilities in other sections of town have been taken over by Electric Boat which has seen an increase in employment. The presence of these large industries tend to generate heavy vehicular traffic at the morning and evening hours. Commercial uses include restaurants, convenience stores, credit unions, rooming houses, and parking lots to accommodate the industrial uses.

There is good access from the neighborhood via Thames Street and Bridge Street provided to Interstate 95 south bound.

The neighborhood is served by municipal water and sanitary sewer services. There are also street lights, sidewalks, curbs, and storm drains. The city maintained streets are macadam surfaced.

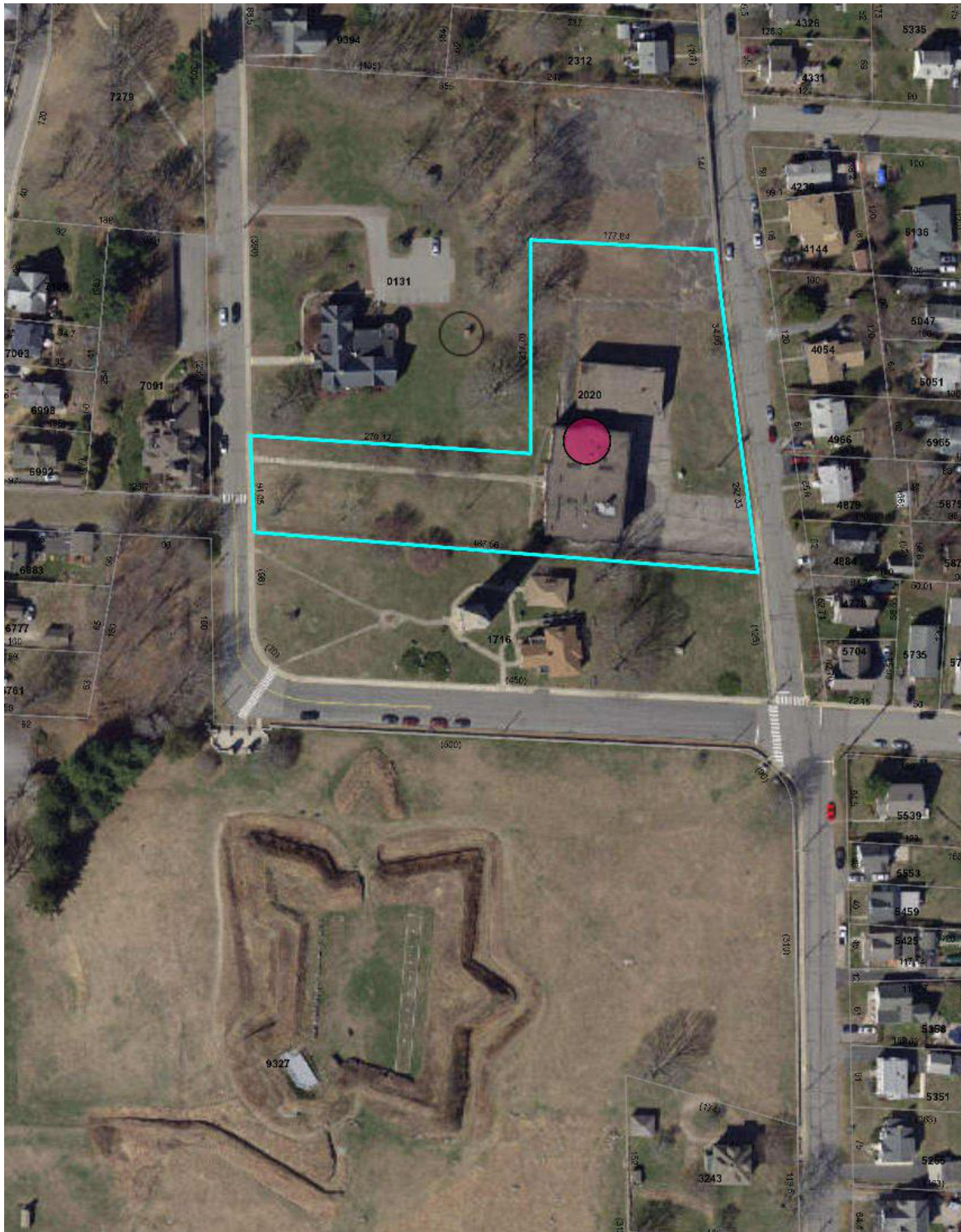
NEIGHBORHOOD MAP



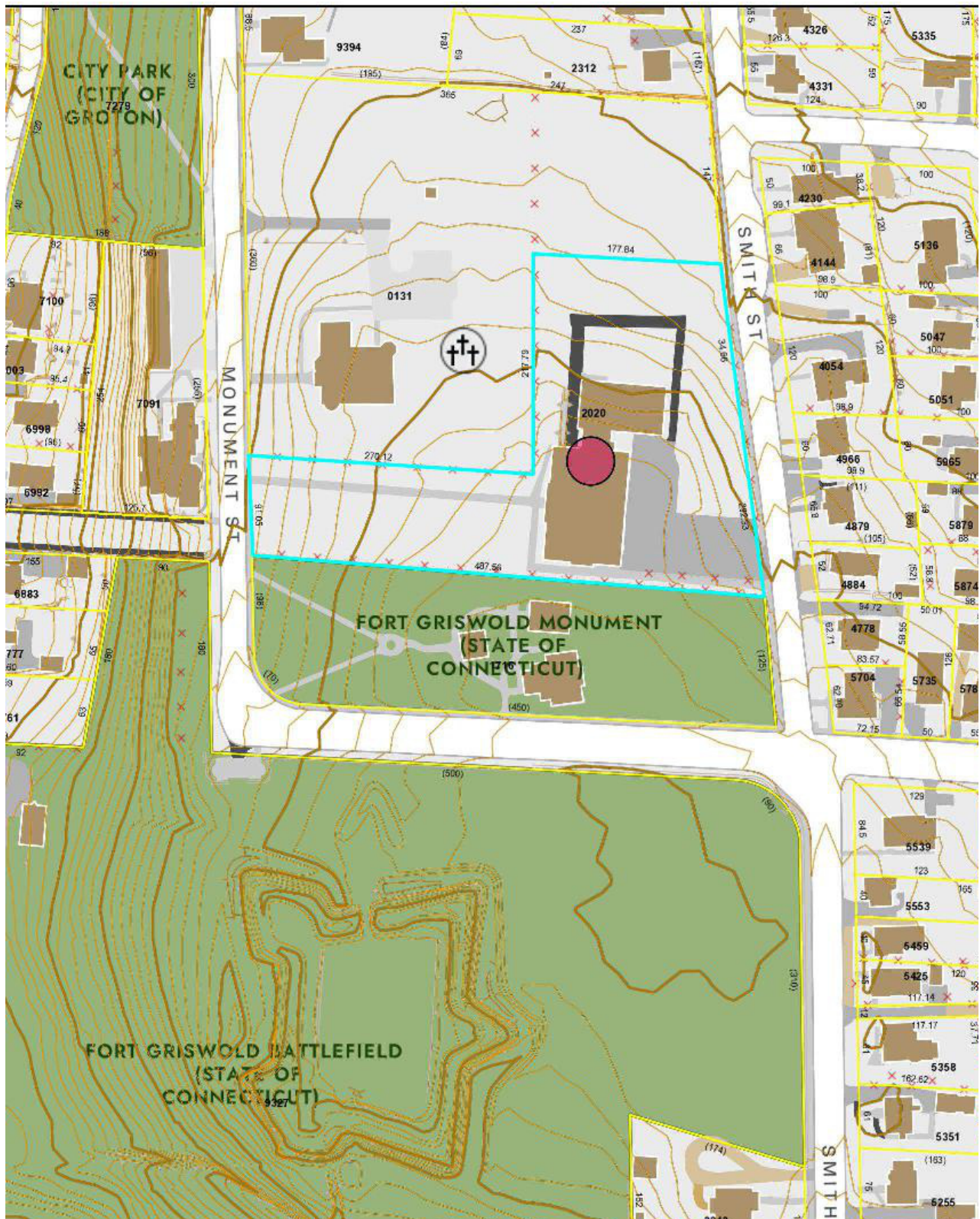
SITE DATA

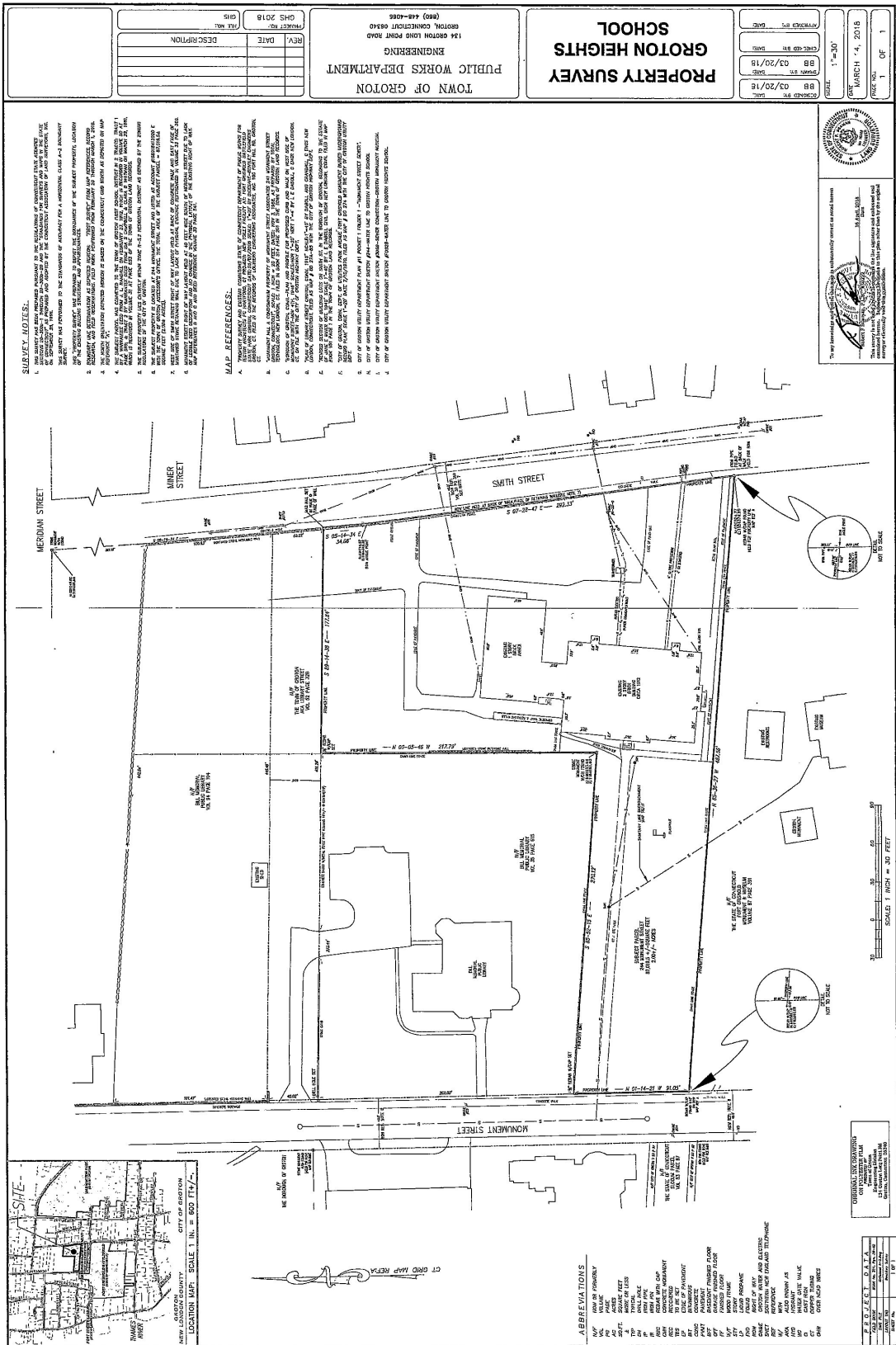
<u>Location</u> -	Subject site is located on the east side of Monument Street through to Smith Street, north of their intersections with Park Avenue. Reference is invited to the site sketches immediately following this description
<u>Area</u> -	2.0 acres or 87,019.5 square feet (per recent survey)
<u>Frontage</u> -	91.05 feet of street frontage on Monument Street and 326.99 feet of street frontage on Smith Street
<u>Shape</u> -	The parcel is irregular in shape.
<u>Topography</u> -	The parcel is level at street grade with Monument Street, rises to the building on-site then drops gently to the east and to the north above the grade of Smith Street.
<u>Current Use</u> -	Elementary School (vacant)
<u>Site Improvements</u> -	School building and gym, blacktopped parking area, concrete walks, and retaining walls.
<u>Easements or Encroachments</u> -	None noted
<u>Wetlands</u> -	None apparent
<u>Flood Hazard Designation</u> -	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.
<u>Utilities</u> -	Municipal water and sewer services are available. This site is also afforded electric and gas services.
<u>Zoning</u> -	"R-5.2" Residential (minimum of 5,000 square feet required)
<u>Comments</u> -	This parcel has an irregular shape. It is adjacent to the State-owned Fort Griswold State Park and the Bill Memorial Library.

SITE SKETCHES









IMPROVEMENT DATA

Subject site is improved with a 20,374-square foot, former municipal elementary school building. It was constructed 1912. A gymnasium addition was added in 1964-1965. The following description of subject improvements is based on an interior and exterior inspection conducted on November 14, 2023. 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 -	12,279 square feet
Second Level -	8,095 square feet
Gross Finished Area -	20,374 square feet
Basement Level -	8,095 square feet (not included in gross area above)
Construction -	Masonry (concrete block, limestone, sills and trim) Some decorative wood trim at the roof line

EXTERIOR FINISH

Foundation -	Concrete
Exterior Walls -	Brick
Windows -	Metal frame windows on original section / Some clerestory windows on gym section
Roof -	Recent membrane cover over a wood deck
Other -	Decorative columned entryways - Truckwell to rear of gym building - three entries to basement level.

INTERIOR FINISH

	Halls	Classes/Offices	Toilet Rooms	Gym
Floors	Conc/Carpet	Hardwood/Carpet	Concrete	Tile
Walls	Plaster	Plaster	Brick	Brick
Ceilings	Plaster	Plaster	Concrete	Metal Tile
Lighting	Fluorescent	Fluorescent	Fluorescent	Fluorescent

Layout -

The main building has a basement level with two levels above. Each has a wide, central hallway with two main stair towers at each end of the hall. There is a third stairway at the main entry that accesses the first level only. The basement level houses a boy's and a girl's toilet room with rows of sinks and stalls, the boiler room, two classrooms, a staff room, lavatory, and various storage rooms. The two upper levels each have six 25' x 35' rooms off a central hallway. Eleven of the rooms are classrooms. One is split into a principal's office and nurse's office each with a lavatory. These two rooms flank the main stairway to the first level. Ceiling height on the upper level is 12 feet. The basement has 10-foot ceilings. The gym building is connected to the main building by a one-story addition. There are stairways between these levels. Ceiling height in the gym is 22 feet. There is a raised stage with wood floor at the west end. Leaks in the roof of the main building and the gym roof has resulted in some interior damage as well as mold problems.

MECHANICALS

Heat -

Two oil-fired H.B. Smith steam boilers. Condition unknown. See underground storage tank documentation in Addenda.

Air Conditioning -

Some through wall units

Electrical -

400 amps

Other -

Intrusion alarms

Sprinkler -

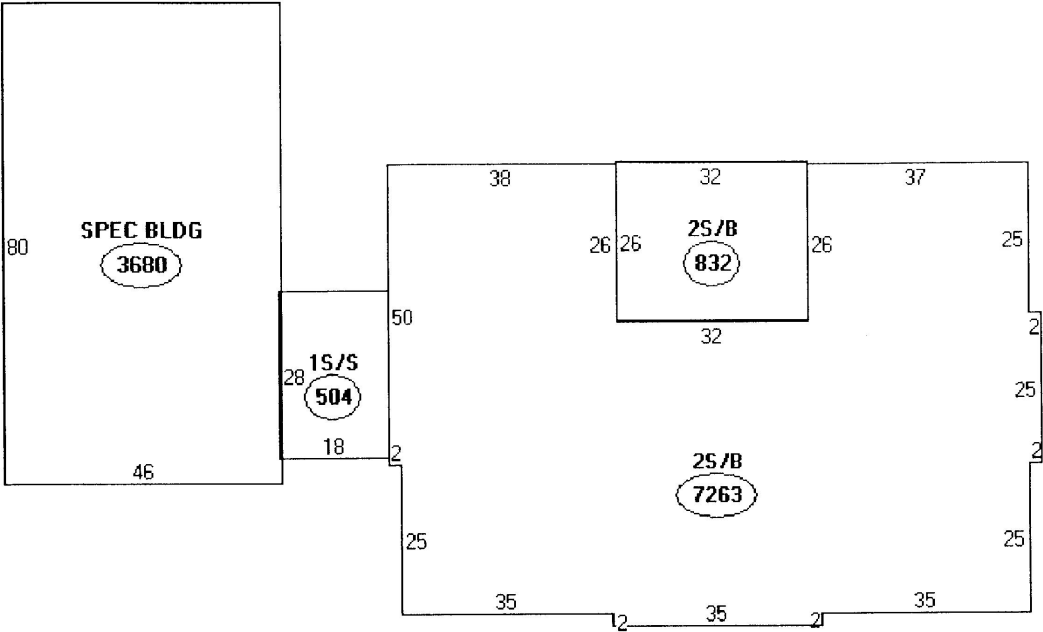
100% wet

Comments &

Conditions -

The property is currently vacant. Mechanical systems have not been maintained. It has been unheated for seven years. Roof leaks in the main building and the gymnasium building have stopped with the installation of a new roof cover. Your attention is invited to the "Mystic Air Quality Consultant Report" section that is contained in the Addenda to this report. It itemizes areas of concern regarding asbestos. These items are considered typical of a building of this vintage and use. It is noted that the property is posted at the entrances that Tyvek suits and respirators are required to enter the building. This structure appears adequate for use as a reuse property. It is in fair overall condition for its design and age.

BUILDING SKETCHES



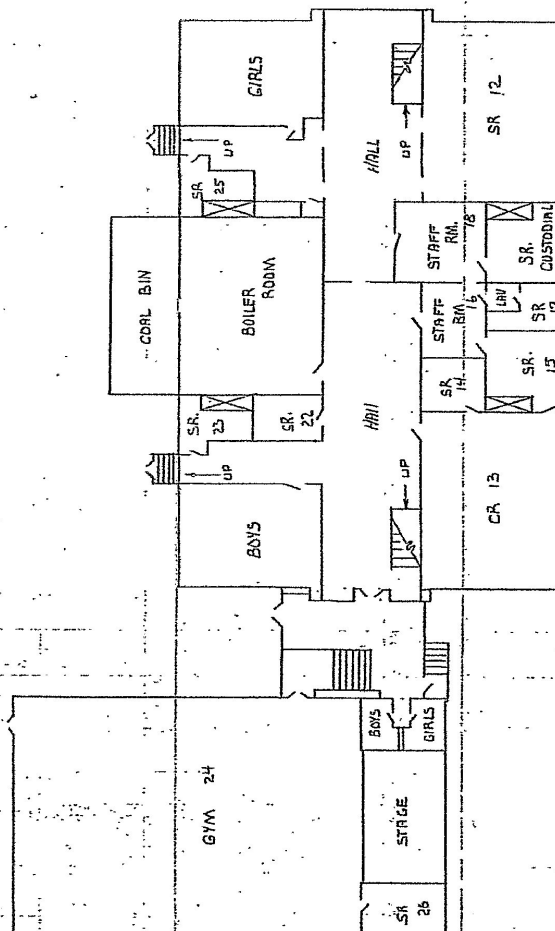
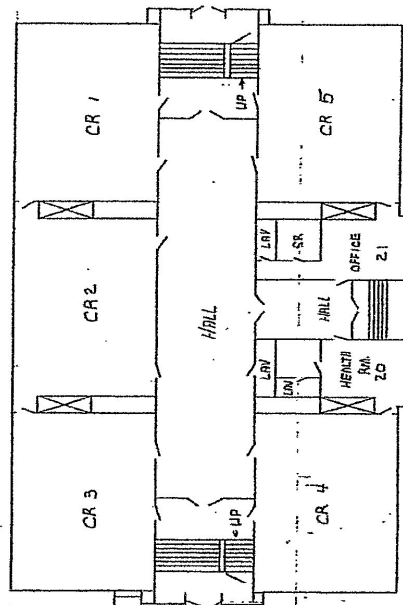
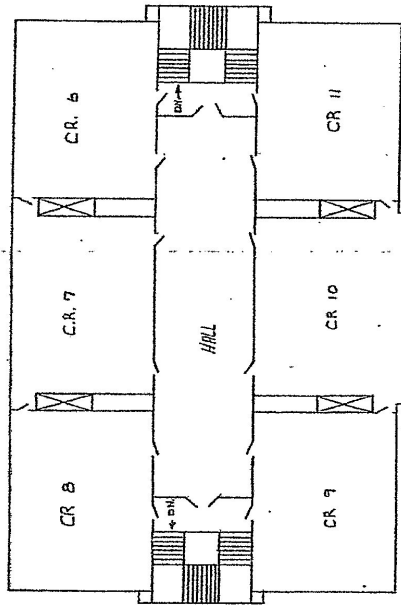
GROTON HEIGHTS SCHOOL

SCALE 1" = 20'

S-24-B5 C.W.H.

SR - STORAGE ROOM

CR - CLASS ROOM



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 Data, 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.

Implied in these definitions is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners. Hence, in certain situations the highest and best use of land may be for parks, greenbelts, preservation, conservation, wildlife habitats, and the like.

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

Physically Possible - Subject property consists of a 2.0-acre tract of vacant land. 91.05 feet of street frontage on Monument Street and 326.99 feet of street frontage on Smith Street. The parcel is irregular in shape. The parcel is level at street grade with Monument Street, rises to the building on-site then drops gently to the east and to the north above the grade of Smith Street. 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 City of Groton land use regulations. It is zoned "R-5.2" Residential. Permitted land uses are open space land or conservation areas, and parks and playgrounds. Uses requiring building permits are one-family detached dwellings; one-family semi-detached dwellings; two-family detached dwellings. Special permitted uses are varied. A complete list is contained in the "Zoning Regulations" section in the Addenda to this report. The "R-5.2" Residential zone requires 5,000 square feet of land and 50 feet of frontage as well as other requirements. Subject's land area and frontage exceed the minimum required by zoning. A residential development is possible.

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, public-type uses. Land sales in subject's neighborhood have traditionally been put to residential development. Subject's 2.0-acre size and physical make up would appear to allow at least an eight-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 or for a public use is, therefore, considered to be its most 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 a 2.0-acre tract of land improved with a 20,374-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 development of subject property is controlled by Groton zoning and land use regulations. Permitted land uses are residential in nature (see previous section). Special exception uses are varied. Subject's land area and frontage exceeds the minimum required by zoning. The physical characteristics of the existing building would lend itself to reuse in consideration of current zoning.

Financially Feasible - Subject's building is eligible for reuse in keeping with the patterns of reuse of properties of this type. A commercial or residential multi-family use is probable.

Maximally Productive Use - Subject's use as a public or private reuse development parcel 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 months.

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 not currently capable of generating income and requiring renovation for reuse.

SALES COMPARISON APPROACH

Reference is invited to the listing of "Comparable Improved Properties" contained in this report. The circumstances regarding these sales have been verified with a party to each sale and are used as evidence of the value of subject property. They are summarized as follows:

SUMMARY OF COMPARABLE IMPROVED PROPERTIES

PROP. NO.	LOCATION	PRICE	DATE	ACRE	BLDG SQ. FT.	RATE/ SQ. FT.	BLDG TYPE	RE-USE
1	120 West Street Groton	\$41,000	09/14/23	8.65	20,378	\$2.01	Former School	65 Apts
2	55 Seely School Dr Groton	\$1.00	06/26/23	13.677	29,758	-	Former School	304 Apts
3	193-201 Main St Norwich	\$315,000	09/21/22	0.21	17,388	\$18.12	Historic Bldg	17 Apts 2 Retail
4	244 Monument St Groton	\$255,200	Offer rescinded 02/21/23	2.0	20,374	\$12.53	Former School	Ind use
5	120 Cedar Grove Ave New London	\$100,000	05/02/22	3.89	33,951	\$2.95	Former school + 3 houses	Former Apt Dev. Site
6	337-341 Main St Norwich	\$1.00	07/12/21	0.64	49,134	-	YMCA	Mixed Use
7	90 Garfield Ave New London	\$239,000	09/23/19	3.59	95,708	\$2.50	Mill	90 Apts

These sales were analyzed on the basis of price per square foot 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 2019 through to the present.

Subject property consists of a 2.0-acre land parcel improved with a 20,374-square foot, one and two-story, masonry structure built as the Groton Heights Elementary School. This is a 1912 vintage structure with a gymnasium addition in 1964-1965. It is currently vacant. Mechanical systems are not being maintained and it has been unheated for seven years. It has deteriorated in condition since our last appraisal in 2018. The building has had a new roof cover installed within the last five years so leaking evident during our last inspection has stopped. The building continues to be posted as a health risk due to air quality problems. Its overall condition is fair. It is in a good location adjacent to the Groton Monument at Fort Griswold Battlefield, a state park.

It is noted that properties such as subject sometimes command the affection of the community and its re-use might have to be sensitive to this and a variety of other concerns. This is evident in the most recent sales prices of similar re-use properties owned by the Town of Groton. In most of these transactions a preferred proposed development plan, its affect on the tax rolls or its inclusion of a public use out weighs the initial sales price. Sales for a nominal sum or for one dollar take the net benefit of the particular development to the community into consideration. This is a feature that differentiates these transactions from true market value transactions. However, if market participants come to expect the sellers of these types of properties are willing to, in effect, trade future benefits against a current market value sales price then sales for a nominal sum may become the norm.

Underlying zoning at this location is "R-5.2" Residential. A December 2017 amendment to the City of Groton zoning regulations incorporated a new "Historic/Institutional Adoptive Reuse" regulation. This regulation was created to specifically address the redevelopment of properties such as the subject. It allows for a variety of potential uses together with the existing permitted uses in the underlying zoning district. This is considered a positive influence on value.

Property No. 1 is located in the City of Groton. This is the former Colonel Ledyard School, an elementary school owned and operated by the City of Groton. It is the sale of an 8.65-acre land parcel with 817.36 feet of street frontage on Clarence B. Sharp Highway. The parcel gradually drops in a northern direct to meet the Birch Plain Creek located in its very northern section. This parcel is improved with a 20,378-square foot, one-story, school building constructed in 1963 and closed for many years. Brick/masonry construction, flat composition roof, wall height 12 feet. Building in below-average condition. The buyer plans to build 65 apartment units. He will add a floor to the existing building and develop 27 one-bedroom units and two, two bedroom units in Phase One. Phase Two will include six, three-bedroom townhouse units and a new building to include 20, one-bedroom units and 10, two-bedroom units. The sales contract and deed require the above described development to occur or a reverter clause would bring the property back to the ownership of the Town of Groton. This property sold at a discount to encourage reuse of the Town's surplus property. The developer has not yet broke ground. In comparison to the subject, it is inferior in location, larger in land size but similar in usable land. It is similar in building area but dissimilar in that it is a one-story building. The building is in fair overall condition but superior to subject.

Property No. 2 is located in the town of Groton. It is the sale for one dollar of a 13.677-acre parcel with 50 feet of street frontage on the terminus of Seely School Drive and 1,200± feet of non access frontage Route 95. The parcel is level at the grade with Seely School Drive dropping slightly through to the building site then dropping off rather sharply at 8-10 degrees to the east. This parcel is improved with a 29,758-square foot, one-story, masonry structure built in 1952-1955 as the William Seely Elementary School. In addition to the school building, included are a blacktopped parking area, recreational facilities, oil storage building, and concrete truck well. This is a residentially zoned parcel adjacent to a vibrant commercial area with highway exposure. There is limited road frontage. Half the parcel is level, and half the parcel is sloping. The developer has proposed to remove all the buildings and construct 304 apartment units with amenities to include a pool, walking trail, dog park and clubhouse. This property sold at a discount to encourage reuse of the towns surplus property. The buildings have been removed and building development has begun. In comparison to the subject, it is larger in land size, larger in building size, superior in building condition and equally desirable in location.

Property No. 3 is located in the city of Norwich. It is the sale of a 0.21-acre parcel with 60± feet of street frontage on Main Street. The parcel gradually drops from the road frontage. A brick/masonry framed, three-story mill structure was built in 1895. It has 17,388 square feet with three and four stories in a downtown Norwich location. The previous owner/seller had planned on redeveloping the buildings for affordable housing units. The proposal was for 17 apartments and two commercial units at street level. The seller has gone bankrupt and sold to the current property owner in 2022. According to the Town Planner, Deanna Rhodes, the new buyer is unable to build until some minor conditions of approval have been met. The approvals expire shortly. The City of Norwich had committed American Rescue Plan Act funds for redevelopment. It is thought that the current buyer/developer has abandoned the property due to the cost to redevelop the building. In comparison to the subject, it is smaller in land and building areas, inferior in building condition and in location. This is a good example of the perils in redeveloping long vacant structures in difficult market environments. Subject is considered superior on an overall basis but the sale price of the sale property may have been too high to make it feasible for redevelopment.

Property No. 4 is the offer on subject property from Thayer Mahan from 2019 that was rescinded in early 2023. The property was to be redeveloped with offices and lab space to house a local business that needed expansion area and would relocate to site. There was a land swap with the town involved as well as some other further cooperation between the Town and the buyer. The property appeared to be a good fit for the buyer but a mix of market conditions and a change in the work environment made the deal less attractive to the buyer and the offer was rescinded. The offer, however, is good evidence of the value of the subject property. It was to sell at the rate of \$12.53 per square foot of building area to include land. The building would be preserved and incorporated into a larger development.

Property No. 5 is located in the city of New London. It is the most recent sale of a 3.89-acre parcel with frontage on Cedar Grove Avenue and on Elm Street. It is level at street grade, remaining generally level. It is located behind commercial uses south of Colman Street. This parcel is improved with a 30,486-square foot, one-story, school building constructed in 1962 and closed in 2006. Brick/masonry construction, flat composition roof, gas-fired hot-air heat, no air conditioning, steel frame, wall height 14 feet. Building in below-average condition. Three additional, adjacent single-family homes were also included in the sale. The main building is the former Edgerton School, an elementary school once owned and operated by the City of New London. It was first purchased in 2007 from the City for \$325,000 and a retail and apartment development was planned. The development never came to be and the property was resold for \$350,000. In 2016, it was purchased for \$600,000 for development of 124 units of affordable housing and never received the necessary government funding. Plans were abandoned. It most recently sold for \$100,000 on May 2, 2022. The three adjacent houses were sold off to a single buyer five months later for \$100,000. The net investment for the buyer, a developer, is nominal. There are no current plans for development. In comparison to the subject, it is larger in land and building areas. It is dissimilar in location. It is included here for informational purposes only.

Property No. 6 is located in the City of Norwich. It is the sale of a 0.64-acre parcel with 178.5 feet of street frontage on Main Street. The parcel gradually drops from the road frontage. A brick/masonry framed, two-story structure built in 1880. It has 49,134 square feet with 10-foot wall heights. Also included are two indoor pools and 3,400 square feet of asphalt paving. This is the former YMCA building in downtown Norwich. The building had fallen into disrepair and came to be owned by the City of Norwich. According to the Town Planner, Deanna Rhodes, the building is currently being redeveloped for commercial office uses to include the headquarters for the construction company that bought the property. An article published in the Norwich Bulletin newspaper, states that on March 20, 2023 the City formally accepted \$2 million from the State of Connecticut for brownfield remediation, which it was granted last April to help it and Mattern Construction redevelop the sale property. The City also approved selling the YMCA property to Mattern for \$1, and properties on White Street and the corner of Erin and White streets for \$1. The plan is to make the site the new headquarters for Mattern Construction, while including other retail spaces. In comparison to the subject, it is smaller in land and larger in building area, inferior in building condition and in location. This is a good example of the perils in redeveloping long vacant structures in difficult market environments. Subject is considered superior on an overall basis.

Property No. 7 is located in the city of New London. It is the sale of a 3.59-acre parcel with 325 feet of street frontage on Garfield Avenue and 250 feet of street frontage on McDonald Street. The parcel is level with no wetlands. This parcel is improved with two former mill buildings totaling 95,708 square feet. They were built in 1920 and renovated in 1995. It is known as the Edward Bloom Silk Mill. Also included is 40,000 square feet of asphalt paving. The mills are scheduled to be redeveloped into 90 market rate and affordable apartments. This is a 2019 sale with redevelopment starting in 2023-2024 after a tax break agreement had been reached between the owners and the City of New London. The developer will save \$2.16 million in taxes over a 20-year period. In comparison to the subject, it is larger in land size, much larger in building area and inferior in location. This is a good example of the perils in redeveloping long vacant structures in difficult market environments. Subject is considered superior on an overall basis.

Property No. 1, No. 2, and No. 4, the Groton sales, are given most weight here. Property No. 1 and No. 2 are transactions of former schools put to reuse as development sites for apartments. They are also indicative of an environment where the seller is more interested in future benefits for the community than maximizing a current sales price.

Property No. 4, the offer on subject property that was only recently rescinded, is considered the best current value indicator for the subject property. It is rounded to \$255,000 as the current opinion of value for the subject property.

It is, therefore, the opinion of this appraiser that the value of the subject property as of November 14, 2023 is, \$255,000.

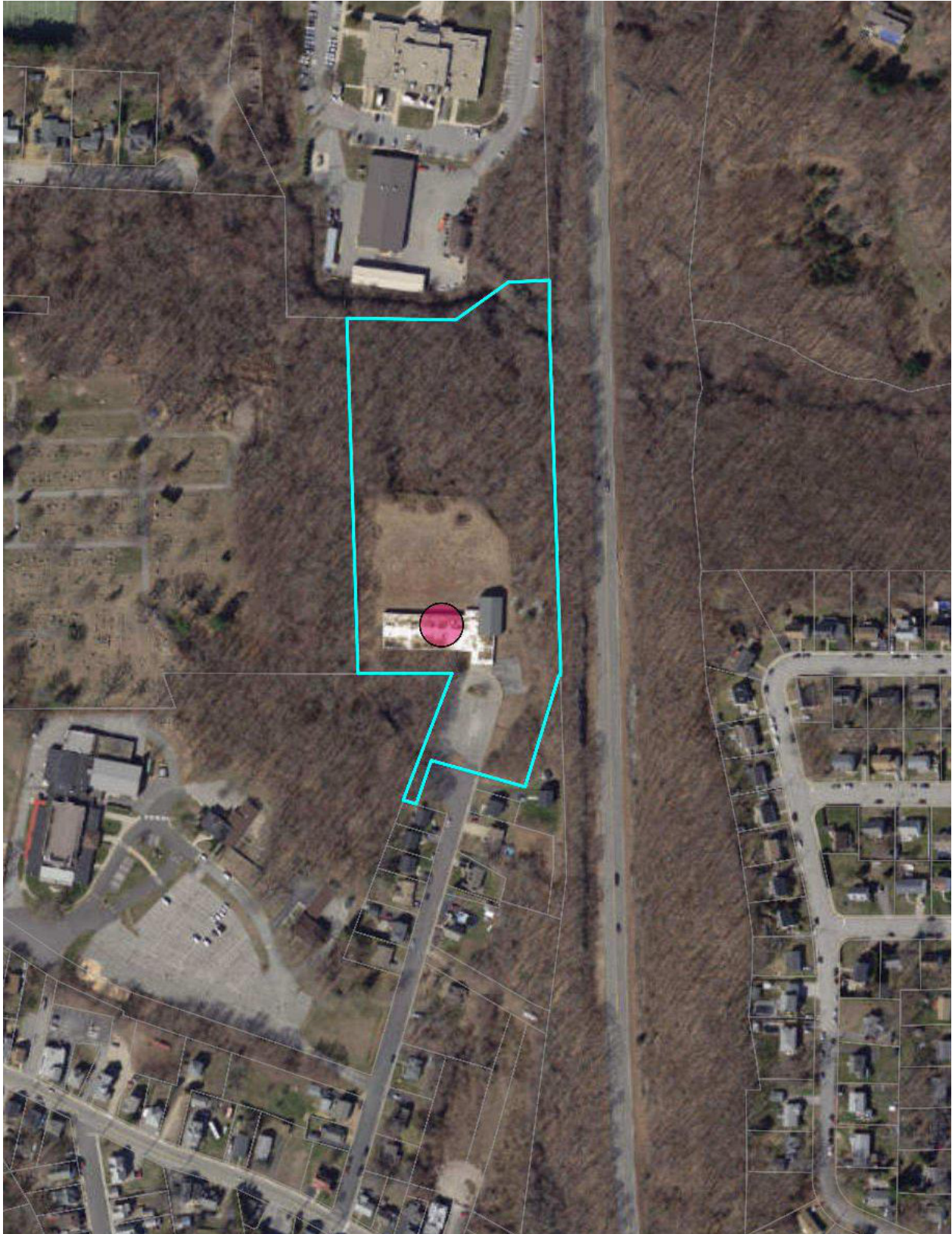
COMPARABLE IMPROVED PROPERTIES

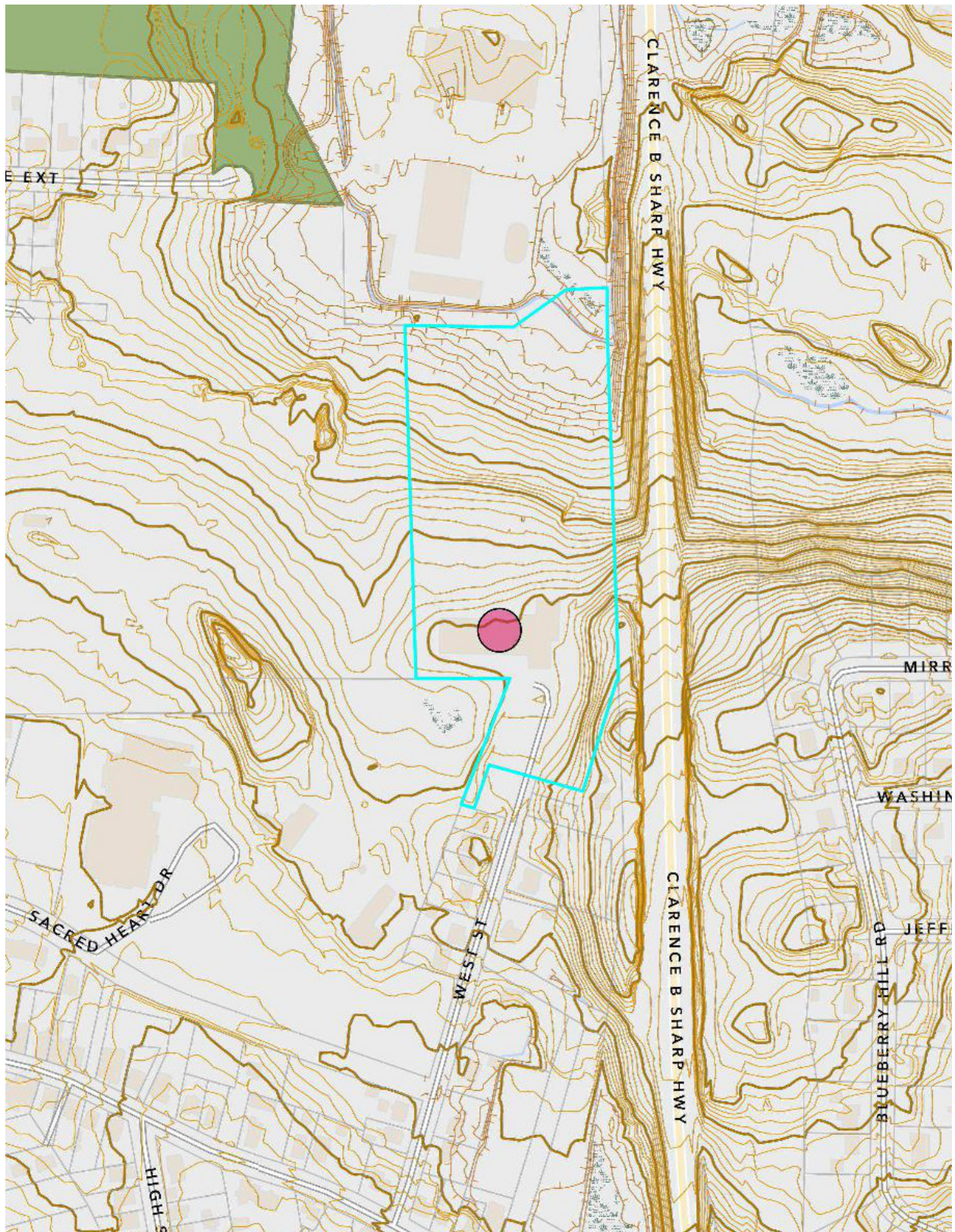
<u>IMPROVED PROPERTY NO.</u>	1
PROPERTY TYPE:	Former school
LOCATION:	120 West Street, Groton, Connecticut
GRANTOR:	Town of Groton
GRANTEE:	Bellsite Development, LLC
DATE OF SALE:	September 14, 2023
SALES PRICE:	\$41,000 or \$2.01 per square foot of building area to include land
DEED REFERENCE:	Groton Land Records, Volume 1296, Page 239
LAND AREA:	8.65 acres
ZONING:	"R-8" Residential - The property is currently zoned residential (City of Groton R-8). However, the recently adopted Section 6.13 Historic/Institutional Adaptive Reuse Zoning became effective on December 21, 2017 within the City of Groton. This zoning allows for a variety of additional uses such as multi-family, professional offices, restaurant or retail, as well as the existing permitted uses in the underlying zoning districts. Although a residential use may be part of a future development, the Town assumes that there may be other suitable uses for the property. The Town desires to entertain the best plans possible for this property.
FRONTAGE:	817.36 feet of street frontage on Clarence B. Sharp Highway
TOPOGRAPHY:	The parcel gradually drops in a northern direct to meet Birch Plain Creek located in the very northern section of the parcel.
IMPROVEMENTS:	This parcel is improved with a 20,378-square foot, one-story, school-type building constructed in 1963 and closed for many years. Brick/masonry construction, flat composition roof, wall height 12 feet. Building is in below-average condition.
UTILITIES:	Electricity, water and sewer are available. Natural gas is not available.
COMMENTS:	This is the former Colonel Ledyard School, an elementary school once owned and operated by the City of Groton. It is the sale of an 8.65-acre land parcel with 817.36 feet of street frontage on Clarence B. Sharp Highway. The parcel gradually drops in a northern direct to meet Birch Plain Creek located in its very northern section. This parcel is improved with a 20,378-square foot, one-story, school building constructed in 1963 and closed for many years. Brick/masonry construction, flat composition roof, wall height 12 feet. Building in below-average condition. The buyer plans to build 65 apartment units. He will add a floor to the existing building and develop 27 one-bedroom units and two, two-bedroom units in Phase One. Phase Two will include six, three-bedroom townhouse units and a new building to include 20, one-bedroom units and 10, two-bedroom units. The sales contract and deed require the above described development to occur or a reverter clause would bring the property back to the ownership of the Town of Groton.



120 WEST STREET, GROTON

SITE SKETCH - PROPERTY NO. 1





IMPROVED PROPERTY NO.

2

PROPERTY TYPE: Former school

LOCATION: 55 Seely School Drive, Groton, Connecticut

GRANTOR: City of Groton

GRANTEE: Donmar Residential, LLC

DATE OF SALE: December 15, 2020

SALES PRICE: \$1.00

DEED REFERENCE: Groton Land Records, Volume 1243, Page 1176

LAND AREA: 13.68 acres

ZONING: "CR" Residential

FRONTAGE: 50 feet of street frontage on the terminus of Seely School Drive and 1,200± feet of non access frontage Route 95

TOPOGRAPHY: The parcel is level at the grade with Seely School Drive dropping slightly through to the building site then dropping off rather sharply at 8-10 degrees to the east.

IMPROVEMENTS: This parcel is improved with a 29,758-square foot, one-story masonry structure built in 1952-1955 as the William Seely Elementary School. School building, blacktopped parking area, recreational facilities, oil storage building, and concrete truck well.

UTILITIES: Municipal water and sewer services are available. This site is also afforded electric and gas services.

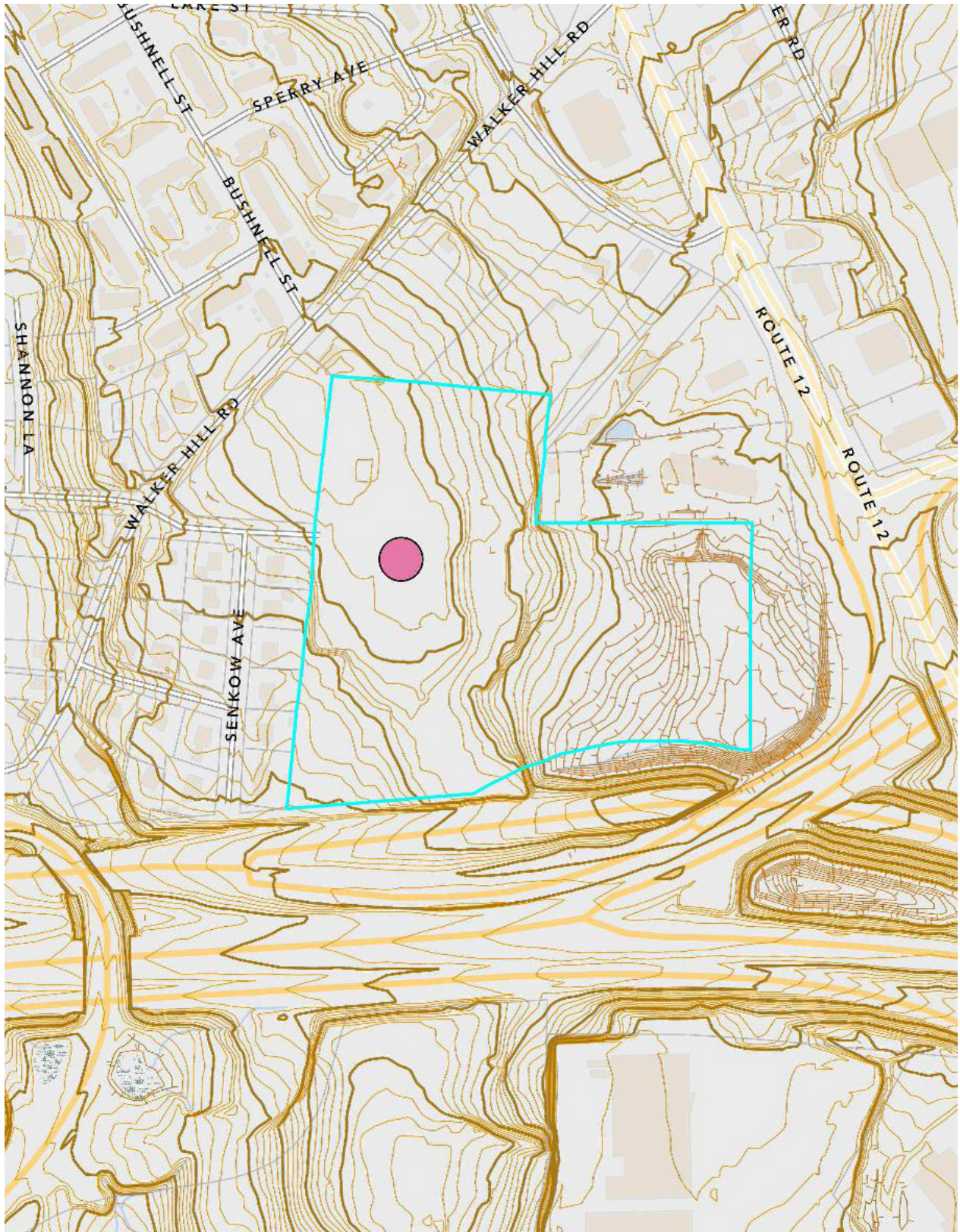
COMMENTS: This is a residentially-zoned parcel adjacent to a vibrant commercial area with highway exposure. There is limited road frontage. Half the parcel is level, and half the parcel is sloping. This is the former William Seely Elementary School. The buyer plans to develop 304 units of apartments with recreational amenities per agreement with the Town of Groton.



55 SEELY SCHOOL DRIVE, GROTON

SITE SKETCH - PROPERTY NO. 2





IMPROVED PROPERTY NO.

3

PROPERTY TYPE: Historic Building

LOCATION: 201 Main Street, Norwich, Connecticut

GRANTOR: Women's Institute Realty

GRANTEE: Heritage Reid Hughes, LLC

DATE OF SALE: September 21, 2022

SALES PRICE: 315,000 or \$18.12 per square foot of building area to include land

DEED REFERENCE: Norwich Land Records, Volume 3375, Page 167

LAND AREA: 0.21 acres

ZONING: "GC" General Commercial

FRONTAGE: 60± feet of street frontage on Main Street

TOPOGRAPHY: The parcel gradually drops from the road frontage.

IMPROVEMENTS: A brick/masonry framed, three-story structure built in 1895. It has 8,527 square feet with 10-foot wall heights. Also included are a 6,228-square foot unfinished basement, 1,146-square foot unfinished garage, 12,452-square foot unfinished upper story, two patios and a wood deck.

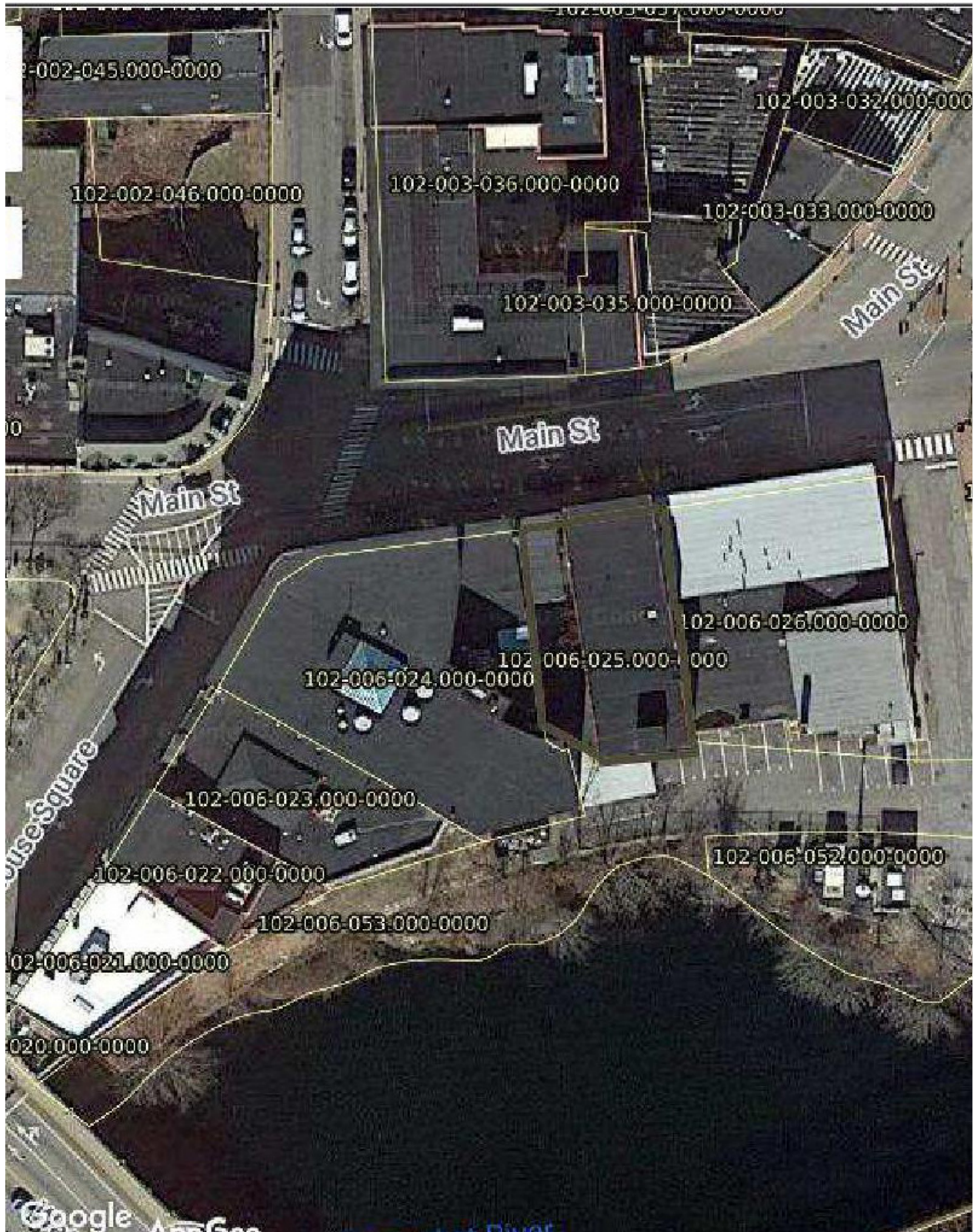
UTILITIES: Municipal water and septic service serve this site. Electricity and telephone services are available.

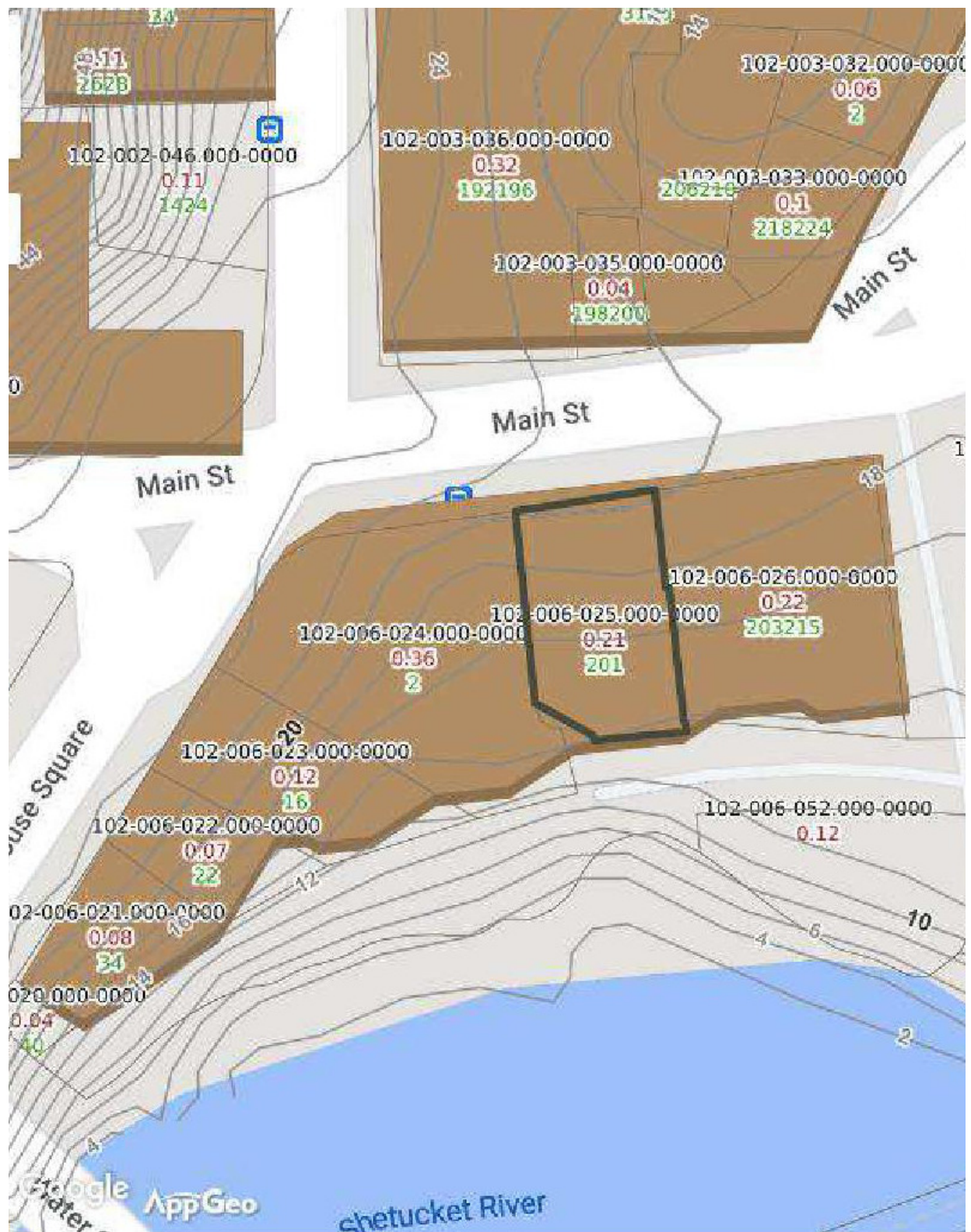
COMMENTS: The previous owner/seller had planned on redeveloping the buildings for affordable housing units. The proposal was for 17 apartments and two commercial units at street level. The seller has gone bankrupt and sold to the current property owner in 2022. According to the Town Planner, Deanna Rhodes, the new buyer is unable to build until some minor conditions of approval have been met. The approvals expire shortly. The City of Norwich had committed American Rescue Plan Act funds for redevelopment. It is thought that the current buyer/developer has abandoned the property due to the cost to redevelop the building.



201 MAIN STREET, NORWICH

SITE SKETCH - PROPERTY NO. 3





IMPROVED PROPERTY NO.

4

PROPERTY TYPE: Former school

LOCATION: 244 Monument Street, Groton, Connecticut

GRANTOR: Town of Groton

GRANTEE: Thayer Mahan

SALES PRICE: \$255,200

LAND AREA: 2.0 acres or 87,019.5 square feet (per recent survey)

ZONING: "R-5.2" Residential (minimum of 5,000 square feet required)

FRONTAGE: 91.05 feet of street frontage on Monument Street and 326.99 feet of street frontage on Smith Street

TOPOGRAPHY: The parcel is level at street grade with Monument Street, rises to the building on-site then drops gently to the east and to the north above the grade of Smith Street.

IMPROVEMENTS: School building and gym, blacktopped parking area, concrete walks, and retaining walls.

UTILITIES: Municipal water and sewer services are available. This site is also afforded electric and gas services.

COMMENTS: This parcel has an irregular shape. It is adjacent to the State-owned Fort Griswold State Park and the Bill Memorial Library. Subject property consists of a 2.0-acre land parcel improved with a 20,374-square foot, one and two-story, masonry structure built as the Groton Heights Elementary School. This is a 1912 vintage structure with a gymnasium addition in 1964-1965. The property is currently vacant. Mechanical systems have not been maintained. It has been unheated for seven years. Roof leaks in the main building and the gymnasium building have stopped with the installation of a new roof cover. It is noted that the property is posted at the entrances that Tyvek suits and respirators are required to enter the building. This structure appears adequate for use as a reuse property. It is in fair overall condition for its design and age.

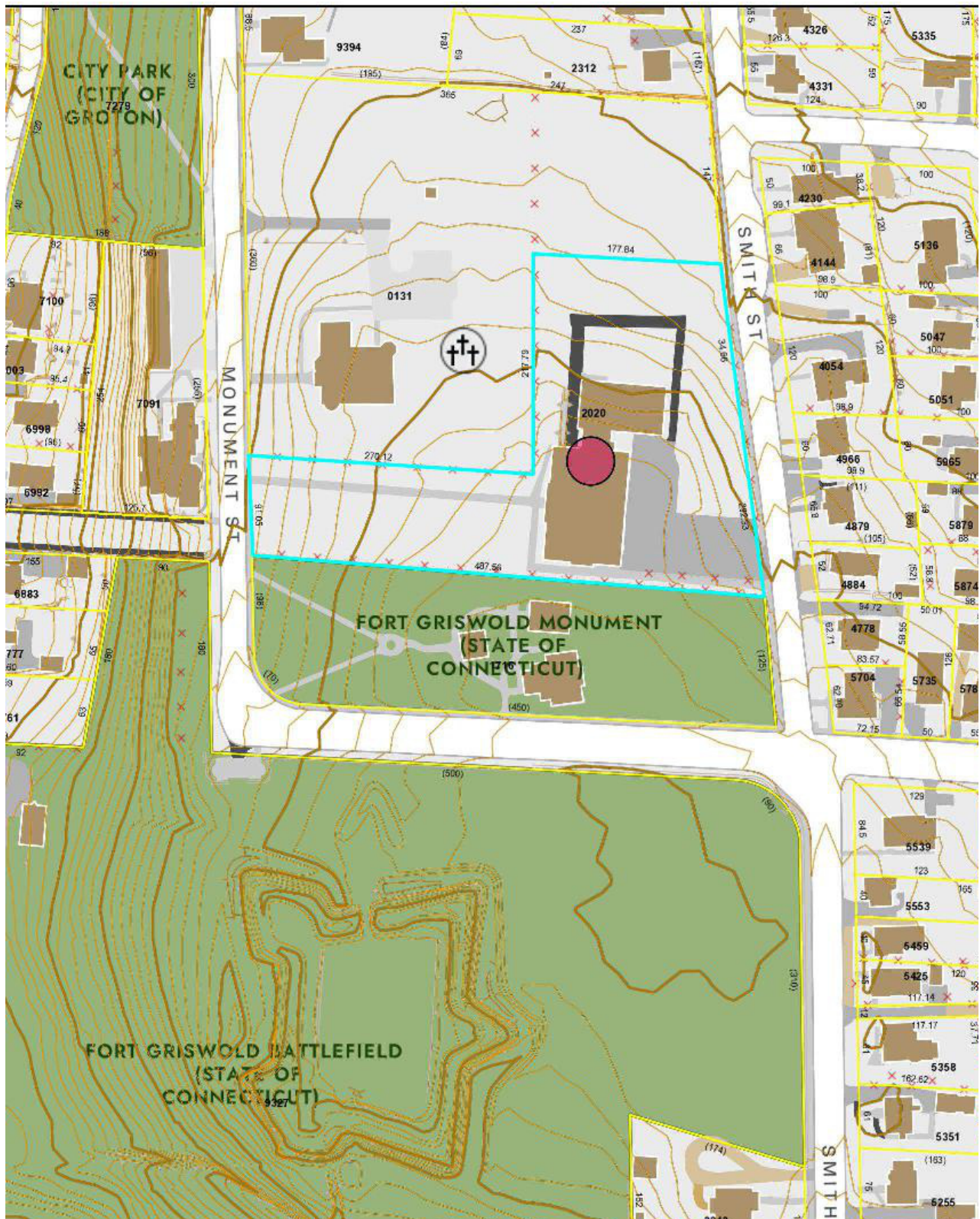


244 MONUMENT STREET, GROTON

SITE SKETCH - PROPERTY NO. 4









IMPROVED PROPERTY NO.

5

PROPERTY TYPE: Former school

LOCATION: 120 Cedar Grove Avenue, New London, Connecticut

GRANTOR: FW Edgerton, LLC

GRANTEE: Longshore Groton, LLC

DATE OF SALE: May 2, 2022

SALES PRICE: \$100,000 or \$3.28 per square foot of building area to include land
Price stated in the deed.

DEED REFERENCE: New London Land Records, Volume 2459, Page 72

LAND AREA: 3.33 acres

ZONING: "C-2" Commercial

FRONTAGE: 113± feet on Cedar Grove Avenue and 38± feet on Elm Street

TOPOGRAPHY: Level at street grade, remaining generally level. Located behind commercial
uses south of Colman Street.

IMPROVEMENTS: This parcel is improved with a 30,486-square foot, one-story, school
building constructed in 1962 and closed for many years. Brick/masonry
construction, flat composition roof, gas-fired hot-air heat, no air conditioning,
steel frame, wall height 14 feet. Building in below-average condition. There
are also three adjacent single-family homes included in the sale. The homes
total 3,465 square feet.

UTILITIES: Municipal water and sanitary sewer services are available. Electricity and
telephone services are available.

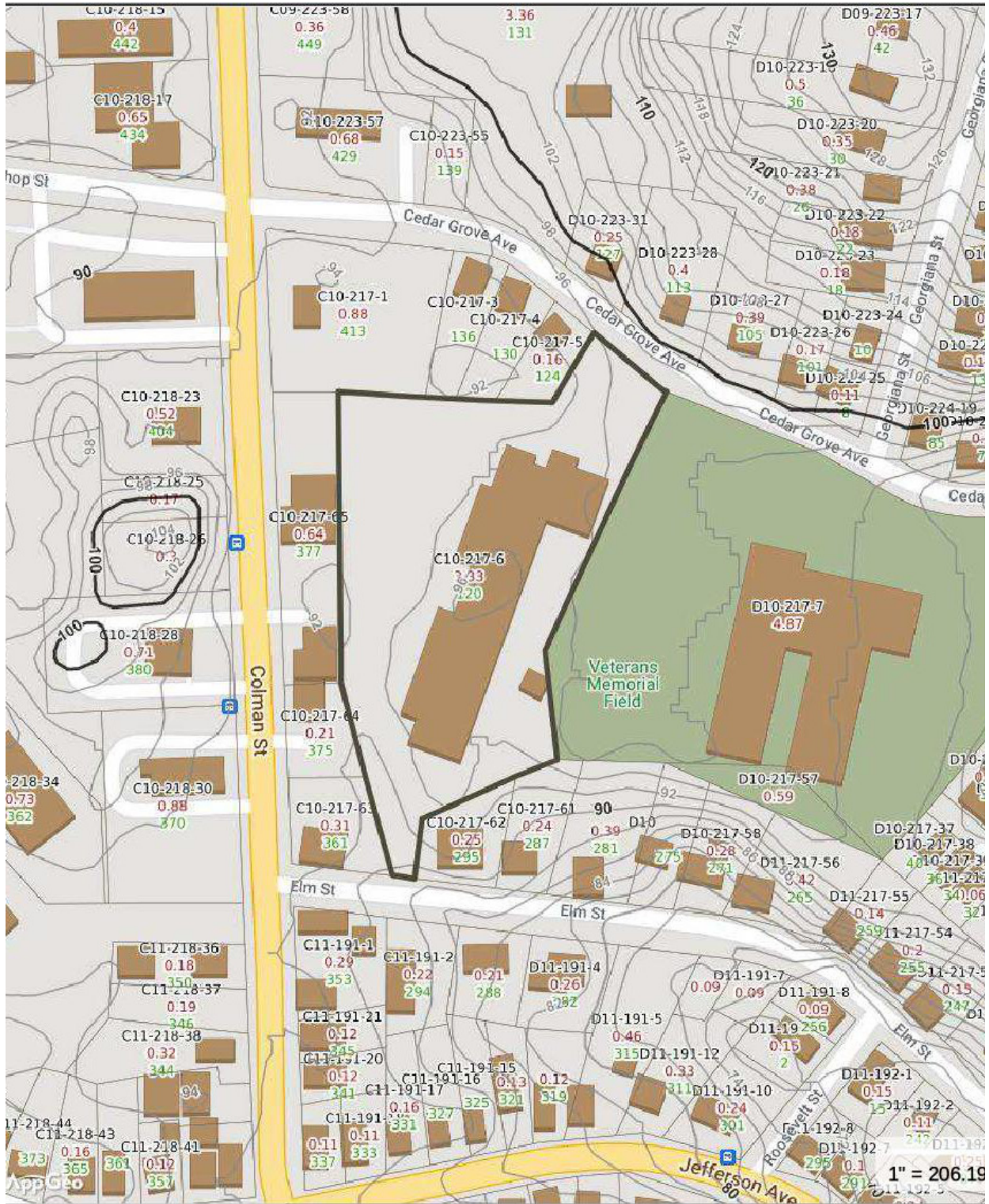
COMMENTS: This is the former Edgerton School, an elementary school once owned and
operated by the City of New London. It was first purchased in 2007 from the
City for \$325,000 and a retail and apartment development was planned.
The development never came to be and the property was resold for
\$350,000. In 2016 it was purchased for \$600,000 for development of 124
units of affordable housing and never received the necessary government
funding. Plans were abandoned. It most recently sold for \$100,000 on May
2, 2022. The three adjacent houses were sold off to a single buyer five
months later for \$100,000. The net investment for the buyer, a developer,
is nominal. There are no current plans for development.



120 CEDAR GROVE AVENUE, NEW LONDON

SITE SKETCH - PROPERTY NO. 5





Print map scale is app

IMPROVED PROPERTY NO.

6

PROPERTY TYPE: Former YMCA

LOCATION: 337-341 Main Street, Norwich, Connecticut

GRANTOR: YMCA of Southeastern Conn, Inc.

GRANTEE: City of Norwich

DATE OF SALE: July 12 2012

SALES PRICE: \$1.00

DEED REFERENCE: Norwich Land Records, Volume 3267, Page 16

LAND AREA: 0.64 acres

ZONING: "CC" General Commercial

FRONTAGE: 178.5 feet of street frontage on Main Street

TOPOGRAPHY: The parcel gradually drops from the road frontage.

IMPROVEMENTS: A brick/masonry framed, two-story structure built in 1880. It has 49,134 square feet with 10-foot wall heights. Also included are two pools, 3,400 square feet of asphalt paving, an open porch and a wood deck.

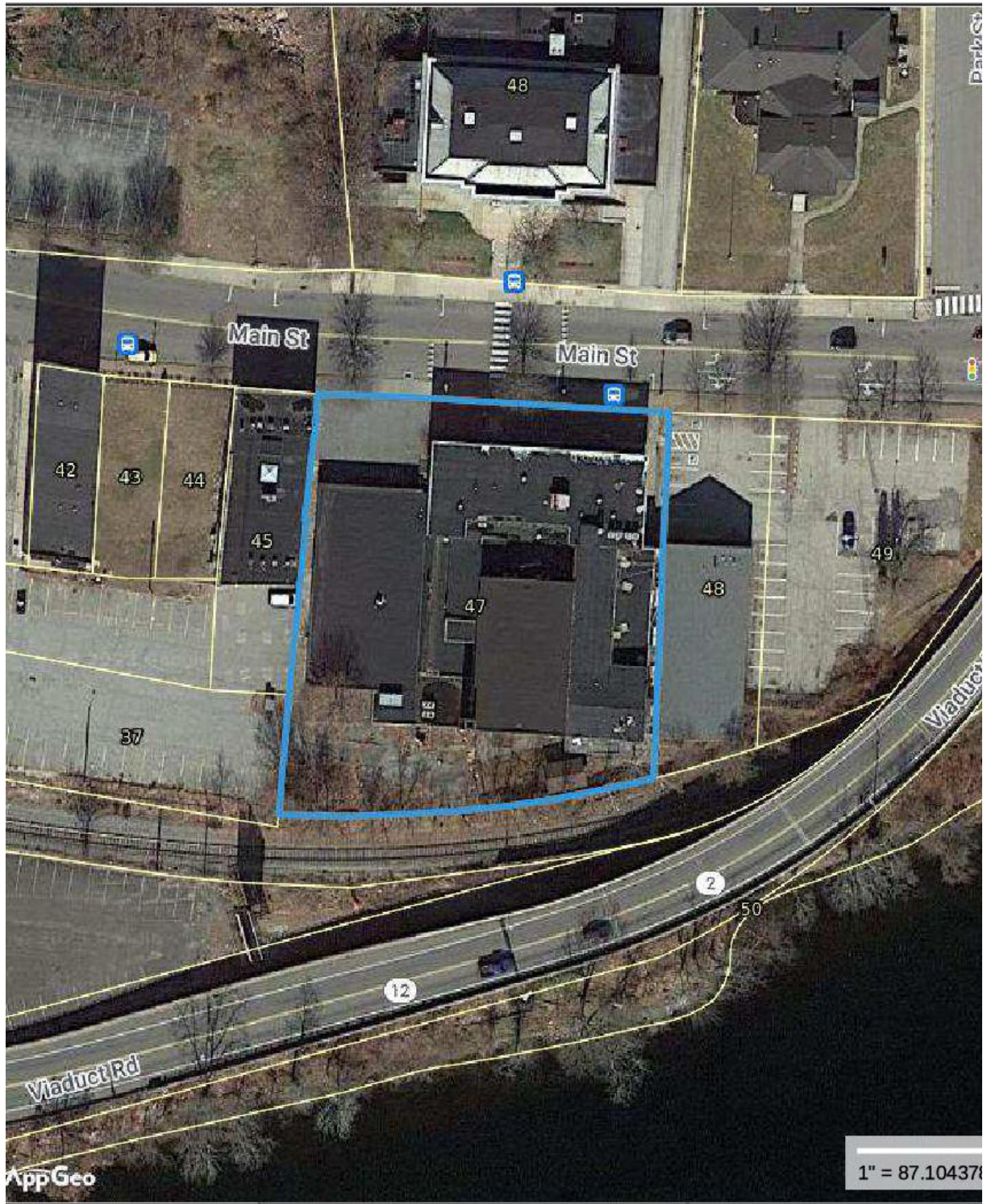
UTILITIES: Municipal water and septic service serve this site. Electricity and telephone services are available.

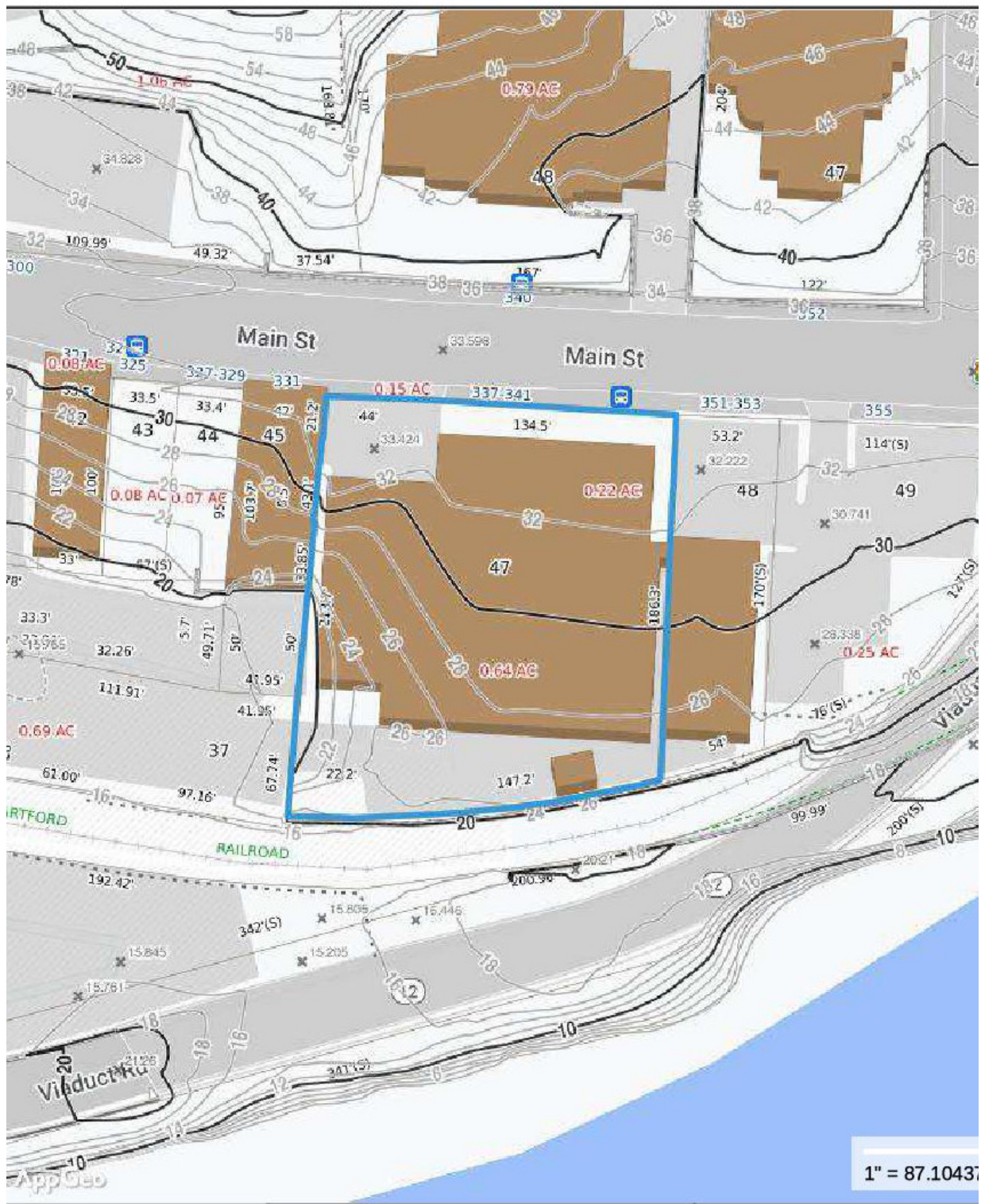
COMMENTS: This is the former YMCA building that had fallen into disrepair and came to be owned by the City of Norwich. According to the Town Planner, Deanna Rhodes, the building is currently being redeveloped for commercial office uses to include the headquarters for the construction company. In an article published in the Norwich Bulletin newspaper, states that on March 20, 2023 the City formally accepted \$2 million from the State for brownfield remediation, which it was granted last April to help it and Mattern Construction redevelop the YMCA property at 337 Main Street. The City also approved selling the YMCA property to Mattern for \$1, and properties on White Street and the corner of Erin and White streets for \$1. The plan is to make the site the new headquarters for Mattern Construction, while including other retail spaces.



337-341 MAIN STREET, NORWICH

SITE SKETCH - PROPERTY NO. 6





IMPROVED PROPERTY NO.

7

PROPERTY TYPE: Former mill

LOCATION: 90 Garfield Avenue, New London, Connecticut

GRANTOR: Faria Mills, LLC

GRANTEE: Garfield Mills, LLC

DATE OF SALE: September 23, 2019

SALES PRICE: \$239,000 or \$2.50 per square foot of building area to include land

DEED REFERENCE: New London Land Records, Volume 2318, Page 213

LAND AREA: 3.59 acres

ZONING: "C1" Commercial

FRONTAGE: 325 feet of street frontage on Garfield Avenue and 250 feet of street frontage on McDonald Street

TOPOGRAPHY: The parcel is level with no wetlands.

IMPROVEMENTS: This parcel is improved with two buildings totaling 95,708 square feet built in 1920 and renovated in 1995. It is known as the Edward Bloom Silk Mill. Also included is 40,000 square feet of asphalt paving.

UTILITIES: Municipal water and sewer services are available. This site is also afforded electric and gas services.

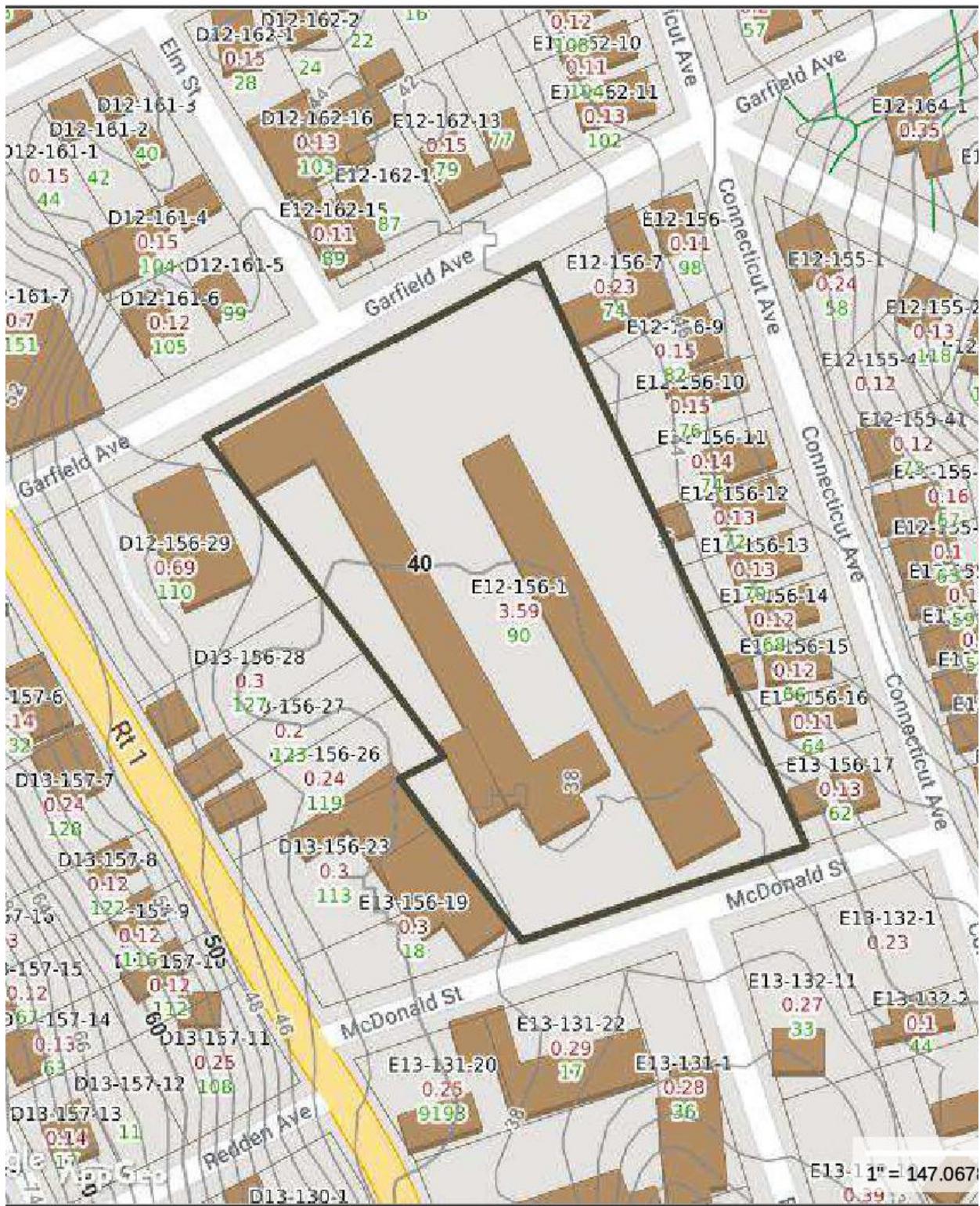
COMMENTS: The mills are scheduled to be redeveloped into 90 market rate and affordable apartments. This is a 2019 sale with redevelopment starting in 2023-2024 after a tax break agreement had been reached between the owners and the City of New London. The developer will save \$2.16 million in taxes over a 20 year period.



90 GARFIELD AVENUE, NEW LONDON

SITE SKETCH - PROPERTY NO. 7





VALUE CONCLUSION

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

Sales Comparison Approach	\$255,000
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It is the opinion of the appraiser that the market value of subject property, as of November 14, 2023, is:

\$255,000
(TWO HUNDRED FIFTY-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.
- This property was appraised previously as of June 5, 2018 The opinion of value as of that date is \$367,000.
- 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: \$255,000
Date of Appraisal: November 14, 2023



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

STEPHEN R. FLANAGAN, MAI

150 BRUSH HILL ROAD
LYME, CONNECTICUT 06371

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
Uniform Appraisal Standards for Federal Land Acquisition. (Yellow Book)
Comprehensive Appraisal Workshop
Highest and Best Use and Market Analysis

Valuation Analysis & Report Writing (Exam 2-2)
Case Studies in Real Estate Valuation (Exam 2-1)
Capitalization Theory & Tech., Part A (Exam 1B-A)
Capitalization Theory & Tech., Part B (Exam 1B-B)
Real Estate Law
Real Estate Appraisal Principles (Exam 1A-1/8-1)
Basic Valuation Procedures (Exam 1A-2)
Real Estate Appraisal I, Residential Valuation
Real Estate Appraisal II,
Intro to Income Property Appraisal
Real Estate Finance
Real Estate Principles and Practices

Reviewing Residential Appraisal Reports
Understanding and Evaluating Sick House Syndrome
Prof. Guide to the Uniform Res. Appraisal Report
The Appraiser as Expert Witness: Prep. & Testimony
Rates and Ratios
Real Estate Disclosure
General Demonstration Appraisal Report Writing
Dynamics of Office Building Valuation
Understanding Ltd Appraisal & Report Writing Options
Analyzing Operating Expenses
Appraising Partial Interests
Appraising Unique and High Value Properties
Conservation Easements
Small Hotel/Motel Valuation
Environmental Risk & the Real Estate Appraisal Process
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

GROTON

PUBLIC WORKS

MEMORANDUM

TO: Gary J. Schneider, Director of Public Works

**FROM: Greg A. Hanover, P.E.
Supervisor of Technical Services**

DATE: July 27, 2007

SUBJECT: Groton Heights School Property

Engineering has completed our investigation of the property ownership at the Groton Heights School. Enclosed are the maps and pertinent deeds for your use.

SUMMARY:

- The Town of Groton owns the two parcels shown as Tracts I & II (outlined in red) on the attached map.
- The Town leased Tract V (outlined in blue) from the Bill Memorial Library Association. This was a ten year recurring lease to use the land for school purposes.
- The Bill Memorial Library Association owns the two parcels shown as Tracts III & IV.

One item of interest we found while doing our research is that there is a 40' wide paper street known as Library Street located along the northern boundary of Tracts I & III. While this paper street is not shown on GIS it is referenced in many of the deeds and shown on a 1915 map (enclosed). This street was deeded to the Town in 1914 for highway purposes. I am not sure why it was deeded to the Town since the Borough of Groton (now the City of Groton) was incorporated in 1903.

In any event, we could find no evidence that either the Town or the City has ever abandoned Library Street. A portion of Library Street was included in the lease description (Tract V) however the lease also recognizes Library Street as a paper street. If the City were to ever abandon Library Street, the Town, or whoever owns Tract I, would certainly have an interest in acquiring the 40' strip along Tract I.

Enclosures



**GROTON HEIGHTS SCHOOL
DEED HISTORY**

March 29, 1881 (V31 P653) –	Ida S. Campbell & Clara B. Whitman to First School District of Groton (TRACT II)
June 18, 1889 (V35 P615) -	William A. Smith to Frederic Bill (TRACT III)
February 23, 1912 (V50 P599) -	J.L. Randall to First School District of Groton (TRACT I)
November 14, 1914 (V52 P328) -	Jane E. Miner to Town of Groton (“Library Street”)
May 4, 1921 (V60 P549) -	Fanny G. Rogers, Elizabeth Gorton, & Ella B.G. Mansfield*to Julia A. Bill (TRACT IV) (Fanny G. Rogers exec. for Jane E. Miner V64 P495)
November 16, 1935 (V94 P104) -	Julia A. Bill willed to Bill Memorial Library Association (TRACT IV)
April 13, 1992 (V545 P193) -	<u>LEASE</u> Bill Memorial Library to Town of Groton (TRACT V)

To all People to whom these presents shall come, Greeting:

Know ye, THAT *We, Ida S Campbell & Clara B Whitman, of Groton, County of New London.*
State of Connecticut
 for the consideration of *One Dollar.*
 received to ~~our~~ full satisfaction of *Edmund W White, Trustee Committee of the First School District in Groton.*
 do give, grant, bargain, sell and confirm unto the said *Edmund W White, Committee of said District, & his*
Successors and assigns forever, a certain piece or tract of Land, Situate in said Town
of Groton, near Groton Monument; Bounded and described as follows: Beginning
at the South West Corner of said Tract on Prospect Street. Thence Westward on said
Prospect Street ninety feet (90) Thence Eastward, parallel with the North line of the
present School Lot to the East line of the Lot belonging to the Groton Monument measuring
two hundred and seventy feet (270) more or less. Thence Southward ninety feet (90) to the
North East Corner of the land of said Association. Thence Westward by and with the land
of said Association to the present School Lot to the place of beginning. being the same
piece of land deeded to us by William A Smith, as by his deed to us dated the 29th day of October
A.D. 1880. Which see.

TO HAVE AND TO HOLD the above granted and bargained premises with
 the appurtenances thereof unto *him* the said *Grantee, his*
 heirs and assigns forever, to *him* and their own proper use and behoof. And also, *We* the said *Grantors.*
 do for *our* selves & heirs, executors and
 administrators covenant with the said *Grantee, his*
 heirs and assigns, that at and until the ensueing 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 whatever.

AND, FURTHERMORE, *We*, the said *Grantors*
 do, by these presents, bind *our* selves and *our* heirs forever, to Warrant and Defend the above granted and bargained
 premises to the said *Grantee, his*
 heirs and assigns against all claims and demands whatever.

In Witness Whereof, *We*, have hereunto set *our* hand, and seal, this *5th* day of *November*
 A. D. 1880.

Signed, sealed and delivered, in presence of

Belle A Coffey,

John J Coffey,

Ida S Campbell
Clara B Whitman

State of Connecticut, New London County, ss. Groton, November 5th A.D. 1880.

PERSONALLY APPEARED *Ida S Campbell & Clara B Whitman*

signer & sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

Entered March 27th 1881.

John J Coffey, Notary Public

To all People to whom these presents shall come—Greeting:

Know ye, THAT *William A. Smith*, of the Town of Groton, County of New London, New State of Connecticut, for the consideration of *Two Thousand Eight hundred forty five Dollars* received to my full satisfaction of *Frederic Bill*, of said Town, County & State, do give, grant, bargain, sell and confirm unto the said *Frederic Bill*, his heirs & assigns, a Certain Lot of Land, Situate in said Town of Groton, and bounded & described as follows, To Wit: (Commencing at the South West Corner of the tract, at the junction of Monument Street with the North West Corner of the School House Lot, on Groton Heights, thence Easterly by said School House Lot, two hundred & seventy four feet (274) to the rear of said School House Lot, to a proposed Street, thence North by said proposed Street two hundred & seventy feet (270) to Pleasant Street—so called—thence Westerly by said Pleasant Street two hundred & seventy four (274) feet to Monument Street, and thence Southwesterly by Monument Street two hundred & two feet (202) to said School House Lot, at the point of beginning. And the Grantor hereby grants & dedicates a tract of land forty feet in width along the East & North sides of the lot hereby conveyed to the use of the Grantee herein & other owners of lots bounded by the same to be opened by grantor within two years from date.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto *him* the said *Grantee* his heirs and assigns forever, to his and their own proper use and behoof. And also, I the said *Grantor* do for my self my heirs, executors and administrators, covenant with the said *Grantee* his heirs and assigns, that at and until the ensueing of these presents I am 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 whatever.

AND FURTHERMORE, I the said *Grantor*, do, by these presents, bind my self and my heirs forever, to Warrant and Defend the above granted and bargained premises to the said *Grantee* his heirs and assigns against all claims and demands whatever.

In Witness Whereof, I have hereunto set my hand and seal, this 13th day of June A. D. 1889,

Witnessed and delivered in presence of
John C. Deary
Ralph Wheeler

William A. Smith

Attest, I, *Thomas D. Avery*, Justice of the Peace, New London, June 13, A.D. 1889.

PERSONALLY APPEARED

William A. Smith signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.

Witness June 13th 1889.

Thomas D. Avery

Ralph Wheeler
Justice of the Peace

To all People to Whom these Presents Shall Come--Greeting:

Know Ye, THAT I, J. L. Randall of Groton, in the County of New London and State of Connecticut,

For the consideration of Three Thousand Seven Hundred and fifty (3750) dollars, received to ~~my~~ full satisfaction of The First School District of Groton, in the State of Connecticut, do give, grant, bargain, sell and confirm unto the said First School District, a certain tract of land in the Village of Groton, near the Groton Monument, bounded and described as follows, Viz: Beginning in the West line of Smith Street at the ~~Northwest~~ corner of the Monument Lot belonging to the State of Connecticut, thence Westerly with said Monument Lot Two Hundred and sixteen (216) feet, (this distance was erroneously given as 316 feet in deed of Jane E. Miner to the Grantor herein) to other land of the Grantee, thence Northerly with said Grantee's other land and land of the Bill Memorial Library Association Three Hundred and eight (308) feet, more or less to a street called in some old deeds Pleasant Street but hereafter to be known as LIBRARY STREET, thence Easterly with said Street One Hundred and Seventy nine (179) feet, more or less to Smith Street, thence Southerly with Smith Street Three Hundred and twenty two (322) feet more or less to the corner of Monument Lot at the point of departure. Being the same and all the same land described in deed of Jane E. Miner to the Grantor dated February 10th 1912 and recorded in Groton Land Records, Vol. 50, p. 595.

The tract as described is subject to a right of way along its Westerly side as will appear in deed of William A. Smith to Frederick Bill, dated June 13th 1899 and recorded in Book 35 page 615 of the Groton Land Records.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee its successors ~~xxxx~~ and assigns forever, to it and their own proper use and behoof. AND ALSO I the said Grantor do for my self, my heirs, executors and administrators, covenant with the said Grantee, its successors ~~xxxx~~ and assigns, that at, and until the ensembling of these presents I am 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 whatever. ~~except the right of way above mentioned.~~

And Furthermore, I the said Grantor do by these presents, bind my self and my heirs forever to WARRANT and DEFEND the above granted and bargained premises, to the said Grantee, its successors ~~xxxx~~ and assigns, against all claims and demands whatever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this twenty third day of February A. D. 1912.

Signed, sealed and delivered }
in presence of

H. L. Prentiss
Loren E. Daboll

J. L. Randall, (Seal)

STATE OF CONNECTICUT, ss. ~~xxxx~~ N. New London, February 23, A. D. 1912

PERSONALLY APPEARED, J. L. Randall

Signer and Sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me,

Seal.

Loren E. Daboll - - - - - Notary Public,
Justice of the Peace,
Commissioner of the Superior
Court for New London County.

Received for record Feb. 23, 1912, at 12 h 30 m. P. M., and recorded by me.

- Know all Men by these Presents, THAT I, Jane E. Miner of Groton in the Town of Groton and State of Connecticut,

for divers good causes and considerations thereunto moving, especially for One Dollar and other good and valuable considerations received to my full satisfaction of

The Town of Groton in the State of Connecticut,

have remised, released, and forever QUIT CLAIMED, and do by these presents for myself and my heirs, justly and absolutely remise, release and FOREVER QUIT CLAIM unto the said Town of Groton and to 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 piece or parcel of land in the Village of Groton in said Town of Groton, bounded and described as follows, Viz: Beginning in the East line of Monument Street at the corner of the coping at the Northwesterly corner of the Bill Memorial Library Lot; thence Easterly with the line of the coping and face of double wall which form the North boundary line of said Library lot and continuing the same course with the North line of land belonging to the First School District a total distance of 452 25/100 feet to a mere stone in the East line of Smith Street; thence Northerly with Smith Street 40 41/100 feet to a drill mark (T) on bottom stone of wall; thence Westerly in a line parallel with the first described line and 40 feet distant therefrom at right angles 447 8/10 feet more or less, to Monument Street; thence Southerly with Monument Street 40 feet more or less, to the point of departure. The above tract is an open way, now known as Library Street, and the purpose hereby is to convey it to the Town for the purpose of a public Highway and for no other. This deed is given and received on the express condition that if a sidewalk shall be required on the above described Street within a term of five years from date, the Releasor shall not be required to pay for the same or any portion thereof.

To Have and to Hold the above described premises unto the said Releasor, its successors and assigns, to the only use and behoof of the said Releasor heirs and assigns forever. So that neither I the said Releasor, nor any other person 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 of them shall by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this September A. D. 1914. day of

Signed, sealed and delivered }
in presence of

M. H. Bridgman

Jane E. Miner (Seal) [L. s.]

Ernest E. Rogers
STATE OF CONNECTICUT,
Hartford
PERSONALLY APPEARED,

ss. XXXXX Hartford, Conn., Oct. 20, A. D., 1914
Jane E. Miner

Signer and Sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me, Seal. Myron H. Bridgman,-----

Notary Public,
Justice of the Peace,
Commissioner of the Superior
Court for New London County.

Received for record Nov. 14th, 1914, at 8 h. - m. A. M., and recorded by me,

Henry L. Bailey Town Clerk.

To all People to whom these Presents shall come—Greeting:

Know Ye, THAT We, Fanny G. Rogers, Elizabeth Gorton, and Ella B. G. Mansfield, all of the City and County of New London, and State of Connecticut for the consideration of **one dollar** received to **our** full satisfaction of **Julia A. Bill** of Groton, Town of Groton, County of New London, and State of Connecticut

do give, grant, bargain, sell and confirm unto the said **Julia A. Bill**, all that certain tract of land in the Borough and Town of Groton, in the County of New London, and State of Connecticut, and near the Fort Griswold Reservation, and bounded and described as follows:

Beginning at a point where Monument Street and Library Street meet at the Southwest corner of the tract to be conveyed; thence run Easterly along Library Street four hundred forty-eight (448) feet, more or less to Smith Street; thence run Northward along Smith Street a distance of one hundred ten (110) feet, more or less, to lands of the above-mentioned Fanny G. Rogers, Elizabeth Gorton, and Ella B. G. Mansfield; thence run Westerly by and along the land of said Fanny G. Rogers, et al, and land of the First Ecclesiastical Society of Groton to Monument Street; thence Southerly by and along said Monument Street one hundred twenty-two (122) feet, more or less, to the point of departure.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said **grantee her** heirs and assigns forever, to **her** and their own proper use and behoof. AND ALSO **we** the said **grantors** do for **our selves and our** heirs, executors and administrators, covenant with the said **grantee her** heirs and assigns, that at, and until the ensembling of these presents **we are** well seized of the premises as a good indefeasible estate in fee simple, and have a 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.

And Furthermore, **we** the said **grantors** do by these presents, bind **our selves** and **our** heirs forever to WARRANT and DEFEND the above granted and bargained premises to **her** the said **grantee her** heirs and assigns, against all claims and demands whatsoever.

IN WITNESS WHEREOF, **we** have hereunto set **our hands** and seal **s**, this 2nd day of **May**, in the year of **our Lord**, 1921.

Signed, sealed and delivered
in presence of
Arthur P. Anderson
Ernest E. Rogers

Fanny Gorton Rogers (Seal)
Elizabeth Gorton (Seal)
Ella B.G. Mansfield (Seal)

STATE OF CONNECTICUT, } ss.
NEW LONDON COUNTY

GRATUIT

May 2nd, 1921.

PERSONALLY APPEARED, Fanny G. Rogers, Elizabeth Gorton, and Ella B. G. Mansfield

Signer **s** and Sealer **s** of the foregoing

instrument, and acknowledged the same to be **their** free act and deed, before me,

I. R. Stamp (Seal) Arthur P. Anderson

\$5.00 cancelled

Notary Public.

NOTARY PUBLIC
Justice of the Peace.
Commissioner of the Superior
Court for New London County.

Received for record May 4, 1921 :xxx, at 9 h. 30 m. A.M., and recorded by me.

Henry R. Bailey Town Clerk.

certain lot of land, with ^{the} buildings thereon standing, situated at West Mystic in said Town of Groton and bounded and described as follows, to wit: beginning at its Northeast corner at its intersection with West Mystic Avenue formerly known as Cherry Street on the East and land of the Groton and Stonington Street Railway Company on the North; thence Southwesterly along West Mystic Avenue One hundred fifty-four (154) feet six (6) inches more or less to land of Ida F. Crandall; thence Westerly along said Ida F. Crandall land Ninety (90) feet Seventy and one half (70½) inches to other land of said Ida F. Crandall; thence Northerly along said other land of said Ida F. Crandall One hundred five (105) feet more or less to land of The Groton and Stonington Street Railway Company; thence Easterly along land of said Company One hundred thirty-three (133) feet six (6) inches to the point of beginning,-- being a portion of the premises conveyed to me by Martha Crandall and Charles F. Crandall by deed dated September 18, 1896 and recorded in Groton Land Records Book 40 Page 369

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said SAVINGS BANK, and its assigns forever, to its and their own proper use and behoof. And also, I the said Grantor do for myself my heirs, executors and administrators, covenant with the said SAVINGS BANK and its assigns that at and until the ensueing of these presents I am well seized of the premises as a good and 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 encumbrances whatever, except 2 mortgages to said Savings Bank for \$900. each.

AND FURTHERMORE, I the said Grantor do by these presents bind myself and my heirs forever to warrant and defend the above granted and bargained premises to the said SAVINGS BANK, and its assigns, against all claims and demands whatever, except as aforesaid.

ALWAYS PROVIDED, That these presents are upon condition that where as I the said Grantor am justly indebted to the said SAVINGS BANK, by my 3rd Note of hand of even date herewith for the sum of One thousand (\$1000) Dollars, payable to said SAVINGS BANK on demand, with interest at the rate of six per cent. per annum, payable semi annually, in advance, viz: on the first days of June and December, in each year, until said Note is paid.

NOW if I shall well and truly pay said Note according to its tenor and effect, then this deed shall be void; otherwise to be and remain in full force and virtue.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this fourth day of May A. D. 1921.

Signed, sealed and delivered in presence of
L. Lester Watrous
Robert R. Cogdon

Charles T. Crandall L. S.
L. S.
L. S.
L. S.
L. S.

STATE OF CONNECTICUT,
NEW LONDON COUNTY,

S. S. New London,

May 4, A. D. 1921

Personally Appeared, Charles T. Crandall signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, before me,

Robert R. Cogdon, Notary Public.

Received for Record May 5, 1921.
at 8 A. M.

An Instrument purporting to release and
discharge this Mortgage is recorded in Book

Attest *Henry L. Bailey*, Town Clerk

No. 71, page 317
Charles T. Crandall, Ass't. Town Clerk

(WARRANTY DEED)

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME: GREETING: KNOW YE, that I, Fanny G. Rogers, of the City and County of New London, and State of Connecticut, Executrix of the will of Jane E. Miner, late of Groton, deceased, by virtue of an order of the Court of Probate for the District of Groton, dated the 29th day of April A. D. 1921 authorizing and directing me to sell at public auction or private sale the real estate of the said deceased.

And in consideration of the sum of one dollar and other valuable considerations received to my full satisfaction of Julia A. Bill of the Town of Groton, County of New London, State of Connecticut do grant, bargain, sell and confirm unto the said grantee all the right, title, interest, claim and demand which the said Jane E. Miner had at the time of her decease, in and to the following described land:

All that certain tract or parcel of land with the buildings thereon, situated in the Town of Groton, bounded and described as follows:
Bounded North by parsonage property of the First Ecclesiastical Society of Groton and land of Fanny Gorton Rogers, Elizabeth Gorton and Ella B. G. Mansfield; East by land of Fanny Gorton Rogers, Elizabeth Gorton and Ella B. G.

Mansfield; South by Library Street; West by Monument Street.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto her the said grantee, her heirs and assigns, to her and their own proper use and benefit forever. And I, the said Executrix, do hereby covenant with her, the said grantee, her heirs and assigns, that I have full power and authority, as Executrix aforesaid, to grant and convey the above described premises in manner and form aforesaid, and for myself and my heirs, executors and administrators, I do further covenant to warrant and defend the same to her, the said grantee, her heirs and assigns, against the claims of any person or persons whatsoever, claiming by, from or under me, as Executrix aforesaid.

IN WITNESS WHEREOF, I as such Executrix have hereunto set my hand and seal this 2nd day of May, A. D. 1921.

Signed, sealed, and delivered in presence of
Elizabeth Gorton
Ernest E. Rogers

Fanny Gorton Rogers (Seal)
Executrix.

STATE OF CONNECTICUT,
County of New London, SS.

May 2nd, 1921.

Personally appeared FANNY G. ROGERS, EXECUTRIX, the signer and sealer of the foregoing instrument who acknowledged that she executed the same in the capacity and for the purposes therein stated, and that the same is her free act and deed, before me,

I. R. Stamps

\$9.50 cancelled (SEAL)

Arthur P. Anderson

NOTARY PUBLIC.

Received for Record May 4, 1921.
at 9.30 A. M.

Attest: *Henry L. Bailey* Town Clerk.

(QUITCLAIM DEED)

Know All Men By These Presents, That the THAMES IMPROVEMENT COMPANY, a Connecticut Corporation by F. V. Chappell, Treasurer, of New London, in the County of New London and State of Connecticut, for the consideration of ONE DOLLAR and other valuables received to our full satisfaction of THOMAS J. McNAMARA of Clinton, in the County of Worcester and Commonwealth of Massachusetts, have remised, released and forever Quitclaimed, and by these presents for Thomas J. McNamara, Trustee, his heirs, we fully, clearly and absolutely remise, release and forever Quit-Claim unto the said Thomas J. McNamara, Trustee, full and peaceable possession and seizin, and to his heirs and assigns forever, all such right, estate, title, interest and demand whatever as we have or ought to have in or that certain lot of parcel of land, situate in the Town of Groton, said County of New London, being numbered D-One (D1) on a plan of Thames Improvement Company, surveyed by Daboll and Crandall, C. E. Dated December 1916. Said plan to be filed with Groton Land Records, Book of Plans.

Said premises are situated on the Westerly line of Brandegee Avenue so-called on said plan, bounded and described as follows, to wit:- Beginning at a stake in the Southeasterly corner of Lot No. C1, land now or formerly of one Johanson; running thence westerly along the Southerly line of said lot, about One hundred fifty-three and 5/10 (153.5) feet to a stake in land formerly of Hamilton and Denison; thence Southerly to a stake inland formerly or now of Christopher L. Avery Sixty-four (64) feet; thence Easterly to a stake in said Brandegee Avenue, One hundred fifty (150) feet; thence Northerly along said Avenue, Eighty-two (82) feet to the point of beginning. Same containing about Ninety six hundred thirty (9630) square feet more or less.

TO HAVE AND TO HOLD the above described premises to him the said Releasee, his heirs and assigns, to the only use and behoof of the said Thomas J. McNamara, Trustee, his heirs and assigns forever, so that neither we the said Thames Improvement Company, nor our successors, nor any other person or persons for us, or in our 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. The intent and only purpose of this deed is to release and discharge a mortgage which we, the said Releasees have upon the above mentioned premises, and no other part of said mortgaged tract.

IN WITNESS WHEREOF, we the Thames Improvement Company has caused its corporate seal to be affixed and these presents to be signed in its name and behalf by F. V. Chappell, its Treasurur, this third day of May, 1921.

STATE OF CONNECTICUT

County Of New London, ss Mystic, November 14th, A.D. 1935

Personally appeared Russell W. Potter and Doris W. Potter, husband and wife, signer and sealer of the foregoing instrument, and acknowledged the same to be their free act and deed, before me,

(SEAL)

C.H. Reynolds, Notary Public

Received for Record Nov. 15, 1935

Attest *Henry L. Bailey* Town Clerk.

(CERTIFICATE OF REVERSE)

State of Connecticut
County of New London ss Probate Court
District of Groton

I, Arthur P. Anderson, Judge of the Court of Probate for the District of Groton, hereby certify that the last place of residence of Julia Avery Bill, deceased, was Groton, in said District; that said deceased died testate, owning real estate; that the estate of said deceased has been settled in said Probate Court; that said deceased left a will, which said will was duly proved, approved and recorded in the records of this Court; that in said will, there is devised to The Bill Memorial Library Association, of Groton, Connecticut, the land owned by said deceased, on Monument Street in Groton, Connecticut, upon the express condition, that the buildings thereon shall be used for residence purposes only, and at no time, shall there be built or allowed to be built on said tract, more than two (2) residences, one on Monument Street, and one on Smith Street.

All the rest, residue and remainder of the real estate belonging to said deceased, which she owned at the time of her death or to which or any interest in which she may, at the time of her death, have been entitled, was given, devised and bequeathed to the Connecticut College for Women, of New London, Connecticut.

IN Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court, this 14th day of November, A.D. 1935.

(SEAL)

Attest; Arthur P. Anderson, Judge

Received for Record Nov. 16, 1935
at 9 A.M.

Attest *Henry L. Bailey* Town Clerk.

(MORTGAGE DEED)

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING: Know Ye, That I, John E. Blastow of the Town of Groton in the County of New London and State of Connecticut for the consideration of the sum of Fifteen Hundred (1500) Dollars received to my full satisfaction of The Savings Bank of New London, a Corporation incorporated by the laws of the State of Connecticut, having its place of business in the Town and County of New London, in said State, do give, grant, bargain, sell and confirm unto the said Bank that certain lot of land, with the buildings thereon standing, situated on the Northerly side of Broad Street in said Town of Groton, and bounded and described as follows, to wit: Beginning at a point on said Broad Street eighty feet westerly from the Southwest corner of James A. Morgan's land on Broad Street and

An instrument purporting to release and discharge this mortgage is retained in book No. 1144, page 35
Henry L. Bailey Town Clerk

IN WITNESS WHEREOF the parties hereto have executed these presents this
6th day of MARCH, 1989.

WITNESSES:

Malcolm J. Brown
Stephanie Marshall

THE BILL MEMORIAL LIBRARY ASSOCIATION - ST

by William D. Thomson
Its President thereunto duly authorized

THE TOWN OF GROTON

by Bruce McDermott
Chairman, Board of Education thereunto
duly authorized

STATE OF CONNECTICUT

COUNTY OF New London, ss.

Groton, March 6, 1989

Personally appeared William D. Thomson President of The Bill Memorial
Library thereunto duly authorized, and acknowledged the same to be his free
act and deed, before me,

Lucy A. Crowley
Notary Public

STATE OF CONNECTICUT

COUNTY OF New London, ss.

Groton, March 1, 1989

Personally appeared Bruce McDermott, Chairman of the Board of
Education of the Town of Groton thereunto duly authorized, and acknowledged the
same to be his free act and deed, before me,

Lucy A. Crowley
Notary Public

RECEIVED FOR RECORD AT GROTON, CONN.
ON 4-13-92 AT 2:12 PM
ATTEST BARBARA TARBOX Town Clerk

Personally appeared Charles F. Ferguson, Jr. signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me,
Ellis W. Crouch NOTARY PUBLIC

Received for Record April 28, 1939.

ATTEST. *Henry L. Bailey*.....Town Clerk.

RELEASE.

KNOW ALL MEN BY THESE PRESENTS, THAT I, Robert Tetrault, of New London, do hereby release and discharge a certain mortgage from John H. and Lena M. Smith, of Groton, to me dated September 19, 1938, and recorded in the Land Records of the Town of Groton County of New London and State of Connecticut in Vol. 78, at Page 429 to which reference may be had:

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of May in the year of our Lord nineteen hundred and thirty nine.

Signed, Sealed and Delivered in presence of

Samuel M. Gruskin

Willard A. Moran

Robert Tetrault

L.S.

L.S.

L.S.

STATE OF CONNECTICUT,)

County of New London) ss. May 1st, A. D. 1939.

Personally Appeared Robert Tetrault, Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed before me.

Samuel M. Gruskin

Commissioner of the Superior Court.

Received for Record May 1, 1939 at 1 P. M.

ATTEST. *Henry L. Bailey*.....Town Clerk.

SUPPLEMENTAL LEASE.

THIS INDENTURE made by and between The Bill Memorial Library Association, a corporation organized and existing under the laws of this State, party of the first part, and the First School District of Groton, a municipal corporation, party of the second part, WITNESSETH:

WHEREAS by an Indenture of Lease dated September 8th, 1938, and recorded in Groton Land Records, Volume 97, page 345, the party of the first part did lease to the party of the second part, certain premises in Groton under the terms and conditions in said Indenture described; and

WHEREAS in said Indenture the term of said lease was not stated;

NOW THEREFORE the parties hereto agree that the term of said lease is twenty (20) years from July 1st, 1938, to wit, from July 1st, 1938, to July 1st, 1958, and the parties further agree that said Indenture dated September 8th, 1938, and recorded in Groton Land Records, Volume 97, page 345, is modified in respect to the term thereof and in all other respects remains in full force and effect.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals and to a duplicate of the same tenor and date this 25th day of April, 1939.
Signed, sealed and delivered in presence of)

Mary B. White) as to
Charles E. White) A.B.C.

) THE BILL MEMORIAL LIBRARY ASSOCIATION
) BY Alvah B. Cone (L.S.)

) ITS PRESIDENT

J. Morgan Adams) as to

) THE FIRST SCHOOL DISTRICT OF GROTON

Irving H. Poppe) A.M.C.

) BY Arthur M. Card (L.S.)

) CHAIRMAN OF THE SCHOOL COMMITTEE

State of Connecticut,
New London County ss. Mystic Ct., September 6, 1938.

Personally appeared Herman P. Earnshaw and Mary Earnshaw signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me,

(SEAL)

Ann A. Wilbur, Notary Public

Received for Record Sept. 8, 1938

Attest *Henry L. Bailey*, Town Clerk.

(LEASE)

THE BILL MEMORIAL LIBRARY ASSOCIATION TO THE FIRST SCHOOL DISTRICT OF THE
TOWN OF GROTON.

This Indenture of Lease made and executed this first day of July 1938 by and between The Bill Memorial Library Association, a corporation organized and existing under the laws of this State, party of the First Part, and The First School District of Groton, a municipal corporation, party of the Second Part, witnesseth;

The party of the first part hereby leases to the party of the second part the following described premises located on Smith Street, in the Borough and Town of Groton:

Beginning at a point in the westerly boundary of Smith Street, approximately three hundred and sixty-three feet (363') south of the southerly boundary of Meridian Street, said point being the northeast corner of the plot of land herein described; thence southerly by and along the westerly boundary of Smith Street one hundred and forty (140) feet, more or less, to a point designated by a granite merestone with a drill hole in the center; thence westerly by and along the northerly boundary of lands of the First School District one hundred and eighty feet (180), more or less, to a granite merestone with a drill hole in the center, said merestone being at the corner of the wire fence enclosing the Bill Memorial Library grounds; thence northerly in a line parallel to and coexistent with the easterly boundary of said Library grounds extended one hundred and forty-seven feet (147') more or less, to the center of a field stone wall; thence easterly by and along said field stone wall and lands owned on the north side by others one hundred and seventy feet, (170), more or less, to the point of departure.

The party of the second part agrees to pay as rent for the premises the sum of one dollar (\$1.00) annually payable upon the first day of July in each and every year.

The parties agree that the leased premises shall be used by the lessee for school purposes; that no building shall be built thereon during the term of this lease and the lessee shall pay any taxes which may be laid by any public authority upon the premises during the term of this lease; and furthermore, if it shall hereafter be determined by public authority to open or improve Library Street as a public highway, this lease shall not be affected by the land required and taken for that purpose.

IN WITNESS WHEREOF, the parties hereto have executed these presents this 8th day of September, 1938.

WITNESSES:

Pauline M.Christie
Mary F.Cone

THE BILL MEMORIAL LIBRARY ASSOCIATION

By Alvah B.Cone

Its President thereunto duly authorized.

Pauline M.Christie
Mary F.Cone

THE FIRST SCHOOL DISTRICT OF THE TOWN OF GROTON
by Arthur M.Card
Chairman of its School Committee thereunto
duly authorized.

State of Connecticut,
County of New London, ss Groton, September, 8th, A.D.1938

Personally appeared Alvah B.Cone, President of the Bill Memorial Library Association, thereunto duly authorized, and acknowledged the same to be his free act and deed, before me,

(SEAL)

Irving H.Peppe, Notary Public

State of Connecticut,
County of New London, ss. Groton September, 8th, A.D 1938.

Personally appeared Arthur M.CARD, Chairman of the School Committee of the First School District of the Town of Groton thereunto duly authorized, and acknowledged the same to be his free act and deed, before me,

(SEAL)

Irving H.Peppe, Notary Public

Received for Record Sept.9, 1938
at 9 A.M.

Attest Henry L. Bailey Town Clerk.

(DEED)

No. 11 Sec.11

KNOW ALL MEN BY THESE PRESENTS: That the Proprietors of the Starr Burying Ground Association, of Groton, in consideration of fifty Dollars paid to them by Mrs. Emma White of NOank in the Town of Groton, Connecticut, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to the said Emma E.White and her heirs and assigns a lot of land in the Starr Burying Ground in the County of New London, State of Connecticut, located in the New Part and numbered #11 in Section No.11 of the new part being a lot 16' by 15' as shown on plan made July 1905 by DAboll and Crandall

TO HAVE AND TO HOLD the above granted ----- premises unto the said Emma E.White of Neank in Groton, Connecticut aforesaid, her heirs and assigns for the sepulture of the dead forever; subject to the By-Laws, Rules and Regulations made or to be made in conformity therewith, and entitled to the rights and privileges by said By-LAWS, Rules and Regulations secured.

This Deed is given on condition that the grantee shall devote the premises to the specific purpose for which the Burying Ground was established, and to

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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Parks and playgrounds.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8. Public utility rights-of-way and structures.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Public building or facility.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10. Churches and places of religious worship.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11. Cemeteries.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. The keeping of domesticated animals as pets but not an animal hospital.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. The keeping of horses or similar livestock animals with one such animal permitted per three acres of land.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Home office when conducted in accordance with Section 6.3.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Family day care home.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Retaining walls less than three feet (3') in height.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. Other fences or walls not over 7 feet in height (yard setbacks shall not apply but shall comply with corner visibility requirements).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8. Sale of alcoholic beverages when accessory to an approved club, lodge or association.	<input checked="" type="checkbox"/>				
9. Special events when accessory to an authorized club, lodge or association provided that any state or local permits are obtained.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Minor home occupations when conducted in accordance with Section 6.3.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Retaining walls three feet (3') or more in height.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Bed and breakfast establishments, subject to the requirements of Section 6.5 of these Regulations.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Private garages for more four or more motor vehicles.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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"/>

Section 3.4

RESIDENCE ZONES Dimensional Standards

Effective December 1, 2016

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.D R-5.2 District

R-5.2 District	
Minimum Lot Area	5,000 square feet per dwelling unit
Maximum Number Of Lots In A Subdivision	Developable Land / 5,000 SF
Minimum Lot Width	50 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	4 feet
Minimum Rear Yard Setback	25 feet Or 25% of lot depth, whichever is lesser
Maximum Building Coverage	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

ZONING MAP

Existing Zoning Map City of Groton

Legend

City of Groton Zoning Residential Zones

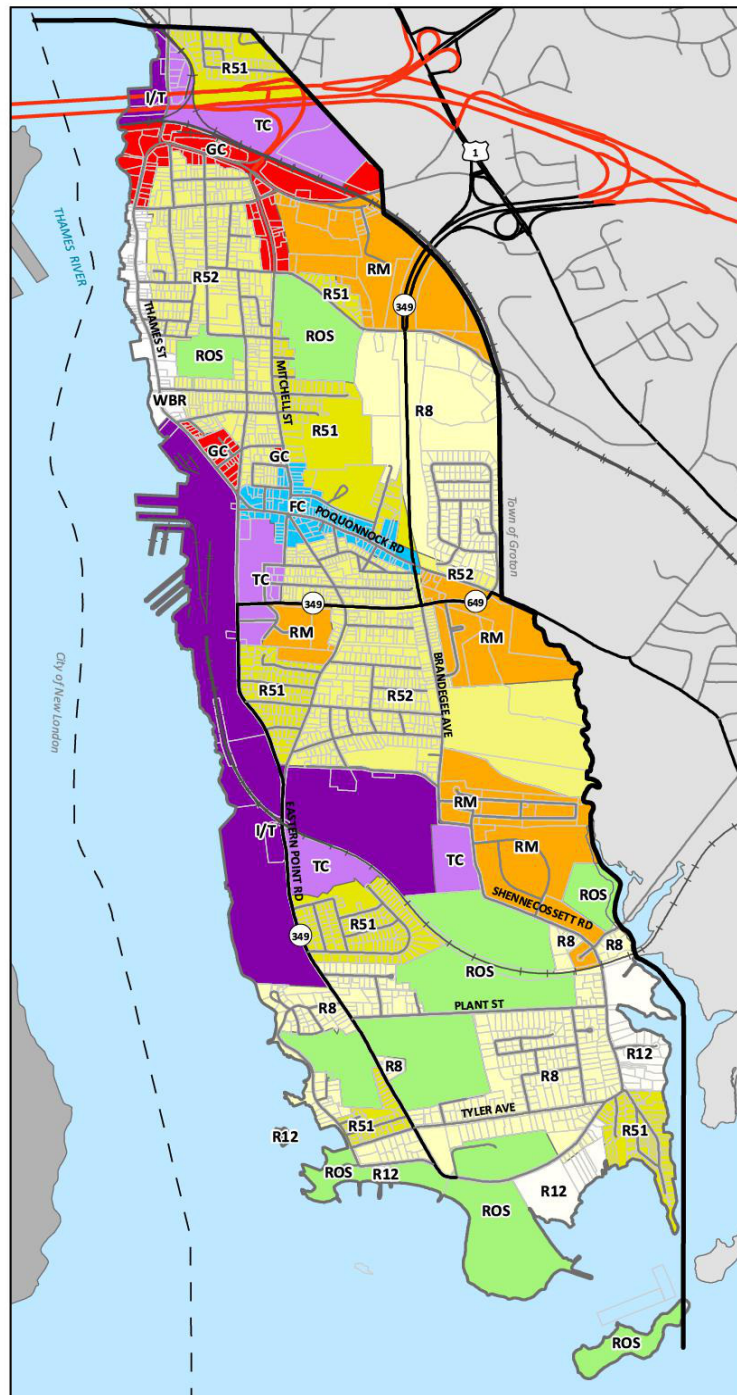
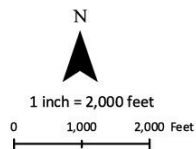
- R-12 - Residence Zone
- R-8 - Residence Zone
- R-5.2 - Residence Zone
- R-5.1 - Residence Zone
- RM - Multi-Family
Residence Zone

Business / Technology Zones

- WBR - Waterfront
Business/Residence Zone
- FC - Five Corners
- GC - General Commercial
Zone
- I/T - Industrial /
Technology
- TC - Technology Campus

Other Zones

- ROS - Recreation Open
Space Zone



National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

FLOOD PLAIN MAP

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, APD
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

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 OF FLOOD HAZARD

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

Cross Sections with 1% Annual Chance

Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary

OTHER FEATURES

Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

Digital Data Available
No Digital Data Available
Unmapped

MAP PANELS

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 **10/25/2023 at 9:25 AM** 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 zones, labels, scale, north arrow, coordinate data, community identification, FIRM panel number, and FIRM effective date. Map images for unmapped and unmoderated areas cannot be used for regulatory purposes.

SOILS MAP & DATA



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	CT nonwetland	Charlton, very stony (50%)	2.0	100.0%
			Chatfield, very stony (30%)		
			Rock outcrop (5%)		
			Hollis, very stony (5%)		
			Sutton, very stony (5%)		
Totals for Area of Interest				2.0	100.0%

Description

Connecticut Inland Wetland Soils

The State of Connecticut defines inland wetlands based on soils. The Connecticut Inland Wetlands and Watercourses Act defines wetland soils to include any of the soil types designated as poorly drained, very poorly drained, alluvial, or floodplain by the National Cooperative Soil Survey, as may be periodically amended, of the Natural Resources Conservation Service of the United States Department of Agriculture.

Map units dominated by Connecticut inland wetland soils may have inclusions of non-wetland soils, and non-wetland map units may have inclusions of Connecticut inland wetland soils. On site investigation is necessary to determine the presence or absence of wetland soils in a particular area.

Rating Options

Aggregation Method: Dominant Component



WETLANDS MAP

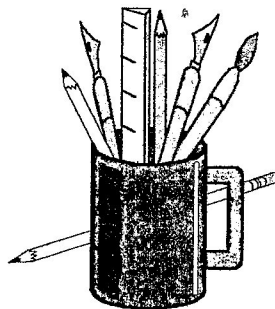


MISCELLANEOUS

ASBESTOS THREE YEAR REINSPECTION AND MANAGEMENT PLAN UPDATE

GROTON HEIGHTS SCHOOL
MONUMENT 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 3, 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 Groton Heights 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 4,000 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 boiler packing in the basement boiler room was reassessed. The condition of the sheetrock, fire doors, throughout the building were also re-evaluated.

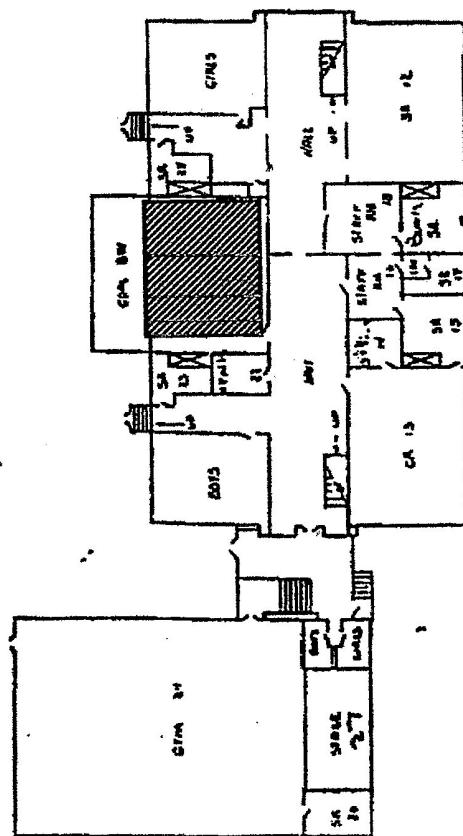
The window caulking and glazing compounds found throughout the building were listed as newly found and assumed ACBMin 1999. All of asbestos containing materials and assumed asbestos containing materials found during the reinspection are listed in a roster and placed on a diagram on the following pages.



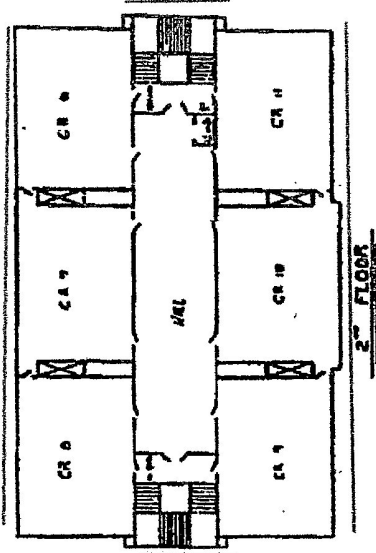
LA - CIVIL RIGHTS
JAN 27 1964

Sheetrock and fire doors throughout building

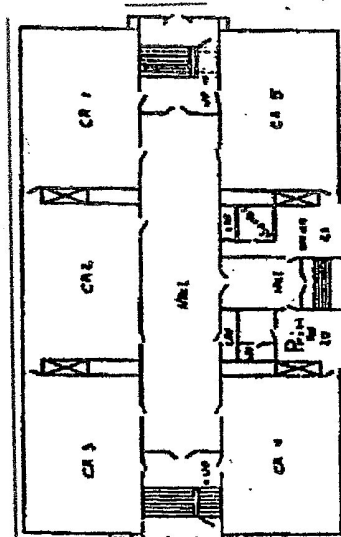
2



CVN , ANSEMENT



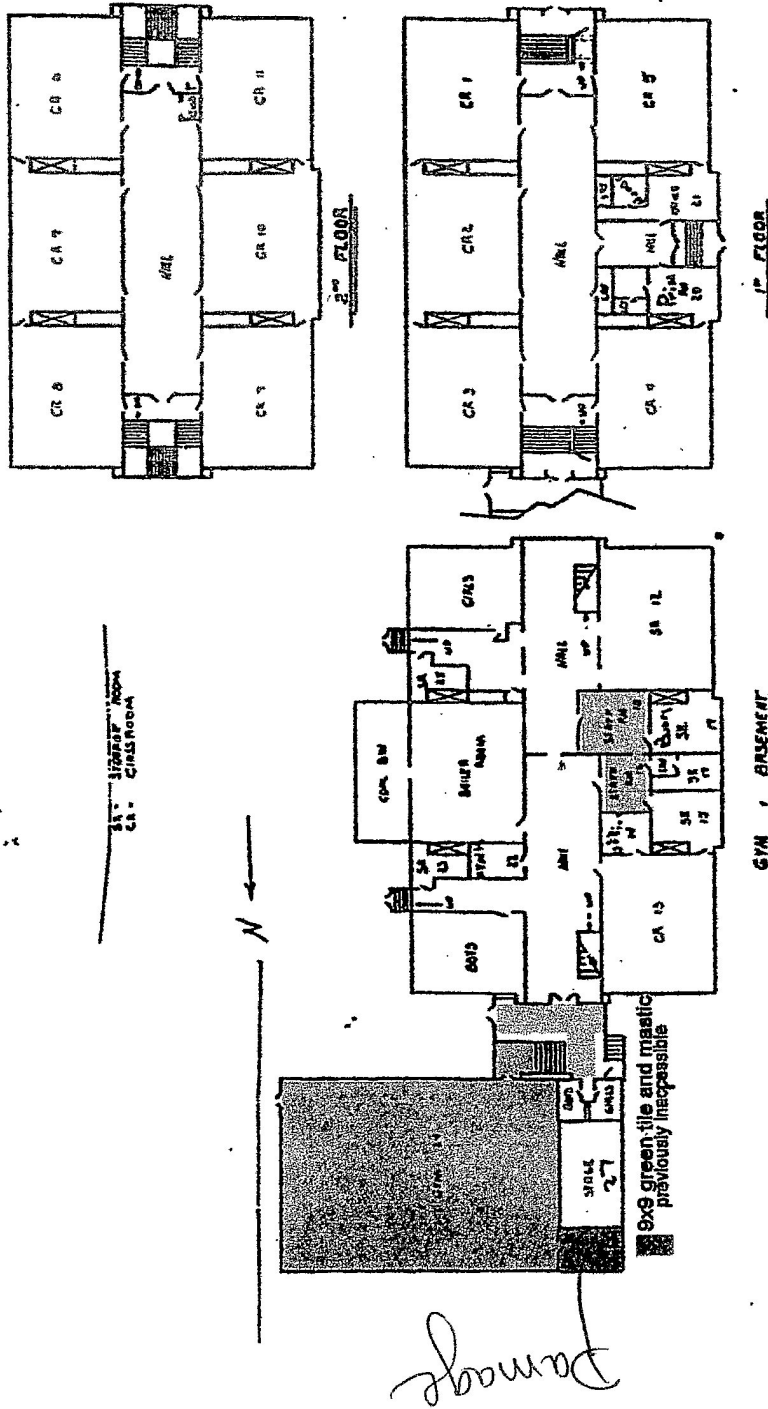
2nd FLOOR



WORLD

scale 1 to 4

Amended diagram
5/2000



Carpet covering floor wood floors (cement in basement)

1x1 beige floor tile

1x1 white/gray tile

1x1 light green and orange tile

The stairwells have composite flooring (not susp)

Bathrooms have ceramic tile

Groton Heights School

scale 1" = 40'

SECTION 1

1. **FACILITY NOTIFICATION**

2. **PG. 1 of 2**

3. **FOR STATE AGENCY USE ONLY**

4. **DATE RECEIVED BY DEP**

5. **DATE ENTERED**

6. **STATE ID.**

7. **NO**

8. **YES**

9. **NO**

10. **YES**

11. **NO**

12. **NO**

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98. **NO**

99. **NO**

100. **NO**

SECTION 2

1. **FACILITY NOTIFICATION**

2. **PG. 1 of 2**

3. **FOR STATE AGENCY USE ONLY**

4. **DATE RECEIVED BY DEP**

5. **DATE ENTERED**

6. **STATE ID.**

7. **NO**

8. **YES**

9. **NO**

10. **YES**

11. **NO**

12. **NO**

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100. **NO**

SECTION 3

1. **FACILITY NOTIFICATION**

2. **PG. 1 of 2**

3. **FOR STATE AGENCY USE ONLY**

4. **DATE RECEIVED BY DEP**

5. **DATE ENTERED**

6. **STATE ID.**

7. **NO**

8. **YES**

9. **NO**

10. **YES**

11. **NO**

12. **NO**

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