
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

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

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June 5, 2018

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 being maintained; however, it has been unheated for two years and has deteriorated in condition since our last appraisal in 2009. Condition is fair-average. There are active roof leaks in the gymnasium addition, and the building has been posted as a health risk due to air quality problems. It is in a good location adjacent to The Groton Monument at Fort Griswold Battlefield, a state park.

Underlying zoning at this location is "R-5.2" Residential. A recent 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.

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 these concerns.

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 May 23, 2018, 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 May 23, 2018, is:

\$367,000
(THREE HUNDRED SIXTY-SEVEN THOUSAND DOLLARS)

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

It has been a pleasure being of service to you.

Very truly yours,



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

TABLE OF CONTENTS

	<u>PAGE</u>
EXECUTIVE SUMMARY	1
VALUES INDICATED	1
FINAL OPINION OF VALUE	1
SUBJECT PHOTOS	2
ASSUMPTIONS AND LIMITING CONDITIONS	8
IDENTIFICATION OF SUBJECT PROPERTY	9
THREE-YEAR SALE HISTORY OF SUBJECT PROPERTY	9
PERSONAL PROPERTY/INTANGIBLE ASSETS	9
PURPOSE OF THE APPRAISAL	9
INTENDED USE	9
INTENDED USER	9
DEFINITIONS	10
ZONING DATA	10
ASSESSMENT AND TAX DATA	11
SCOPE OF THE WORK	11
CONNECTICUT ECONOMIC DATA	13
CONNECTICUT STATE MAP	16
REGIONAL MAP	17
TOWN DATA	18
TOWN MAP	20
NEIGHBORHOOD DATA	21
NEIGHBORHOOD MAP	22
SITE DATA	23
IMPROVEMENT DATA	28
HIGHEST AND BEST USE	32
VALUATION PROCESS	35
SALES COMPARISON APPROACH	36
IMPROVED PROPERTY SALES	40
LOCATION MAP - IMPROVED PROPERTY SALES	55
VALUE CONCLUSION	56
CERTIFICATION	57

ADDENDA	59
LEGAL DESCRIPTION	
PERTINENT ZONING REGULATIONS	
ZONING MAP	
HISTORIC/INSTITUTIONAL ADOPTIVE REUSE ZONING REGULATIONS	
FLOOD PLAIN MAP	
SOILS MAP & DATA	
WETLANDS MAP	
STATE OF CONNECTICUT - DEMOGRAPHIC DATA	
ECONOMIC INDICATORS - MAY 2018	
SUBJECT INTERIOR PHOTOS	
SUBJECT LISTING	
MISCELLANEOUS	

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: May 23, 2018

Date of Inspection: May 23, 2018

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 \$367,000

Income Approach to Value N/A

FINAL OPINION OF VALUE \$367,000

SUBJECT PHOTOS



STREET VIEW - MONUMENT STREET



STREET VIEW - MONUMENT STREET



VIEW OF SUBJECT FROM MONUMENT STREET



FRONT VIEW - ORIGINAL BUILDING



STREET VIEW - SMITH STREET



STREET VIEW - SMITH STREET



REAR VIEW - SUBJECT IMPROVEMENTS



REAR VIEW - ORIGINAL BUILDING



GYMNASIUM ADDITION



GYMNASIUM ADDITION



TRUCK RAMP - NORTH SIDE OF BUILDING

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 May 23, 2018, 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 recent 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 town of Groton ad valorem taxes as follows:

ACCOUNT	LAND	BUILDING	TOTAL
168918412020E	\$178,640	\$624,750	\$803,390

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

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

ACCOUNT	ASSESSMENT	MILL RATE	TAX BURDEN
168918412020E	\$803,390 x	0.02740	= \$22,012.89

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 being maintained; however, it has been unheated for two years and has deteriorated in condition since our last appraisal in 2009. Condition is fair-average. There are active roof leaks in the gymnasium addition, and the building has been posted as a health risk due to air quality problems. It is in a good location adjacent to The Groton Monument at Fort Griswold Battlefield, a state park.

Underlying zoning at this location is "R-5.2" Residential. A recent 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. 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 these concerns.

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 ECONOMIC DATA

"Amid numerous uncertainties, the outlook for Connecticut's economy in 2018 has positive signs", according to an article written by Alissa K. DeJonge, "The 2018 Economic Outlook", in *The Connecticut Economic Digest* (January 2018 Edition), a joint publication of the state's Department of Labor and Department of Economic and Community Development.

"According to the U.S. Bureau of Economic Analysis, in 2016, the largest industry sector in Connecticut was Finance, Insurance, Real Estate, Rental, and Leasing, which accounted for 27.5 percent of the state's gross domestic product (GDP).

"Changes have been taking place within this industry in Connecticut during the past few years. Besides Aetna being acquired by CVS, technological advancement is also calling for innovation within the industry.

"Catherine Smith, Commissioner of Connecticut's Department of Economic and Community Development, perceives "innovation and change a given within the insurance industry. And it's challenging to keep in step with the many changes because the pace of change—as with time—waits for no one. One important driver of change is technology". She believes that "insurance companies must rapidly integrate new technologies into their operations to remain competitive.

"She pointed out that a number of public and private partners support innovation within companies as well as encourage the formation of new innovative tech firms. An example is Connecticut Innovations' VentureClash, a global investment challenge that identifies high potential early stage companies in digital health and financial technology. The winners receive investments from a \$5 million award pool as they build businesses in the state. VentureClash, among other programs, supports Fin Tech companies in the state, which in turn can help insurance and other financial service companies better compete and operate more efficiently, as well as deliver services and interact with clients in new ways.

"The defense manufacturing sector in Connecticut sees new growth opportunities ahead with the recent progress in a new defense bill. Congressional negotiators finalized a defense bill in late 2017 that should greatly boost the number of F-35s, Black Hawk helicopters, submarines and other weapon systems made in Connecticut.

"Four of the ten major industry supersectors lost employment in the past 12 months, while six increased employment.

"The state's private sector has now regained 89.7 percent (100,200) of the 111,700 private sector jobs lost in the Great Recession (March 2008 through February 2010) while the Government supersector shed 24,300 positions since March 2008. As a whole, Connecticut has recovered 69.9 percent (83,300 jobs) of the 119,100 seasonally adjusted jobs lost in the Great Recession. The job

recovery is into its 93rd month and the state needs an additional 35,800 jobs to reach an overall nonfarm employment expansion.

“The overall Connecticut population has been declining for the past three years.

“According to a study by Connecticut Office of Policy and Management and Connecticut Data Collaborative, declining birth rates and increasing death rates have affected the recent declines in Connecticut’s total population. The primary cause is increasing rates of net domestic out-migration (more people moving out of Connecticut to another U.S. state).

“The study shows that more households moved into Connecticut from New York and New Jersey (11,948 between 2011-2014) then left Connecticut (9,607) for those states. On the other hand, more people left Connecticut for Massachusetts and Florida than moved in from those states (11,263 vs. 7,273).

“There is a positive side. International migration has helped boost Connecticut’s population, as there has been about a 30 percent increase (or about 3,700 people) in the average number of net migrants per year since the recession ended compared to before the recession. The study also finds that compared to the state’s population distribution by education, “international migration pulls in most people at either the highest (graduate degree) or lowest (less than high school) education levels.

“In addition, the younger population in Connecticut has been declining while the population age 65 and over is increasing steadily. These are findings in the U.S. Census Bureau’s latest American Community Survey, which provides demographic estimates between the decennial counts of the nation’s population.

“During the period from 2010 to 2016, as with many other states, Connecticut has seen a steady increase of retirement-age population, while the school age population (below 25) and working age population (25-64) experienced a small but steady decrease. Consistent with these natural demographic shifts, there is also a substantial decline in the student population attending public schools. Compared to an average 2.7 percent increase over the next 10 years in the student population attending public schools throughout the nation, the U.S. Department of Education predicts that Connecticut is likely to experience a 14.2 percent decline in this population group—the second-largest proportional decline among all states.

“What do these demographic shifts mean for Connecticut? The overall population declines affect consumer demand and overall economic potential. In addition, the large generation of baby boomers continues to retire while the next generation, the Gen Xers, is a smaller age group, which will further reduce the overall level of economic demand and output. The demand decrease should eventually be mitigated by the larger Millennial generation, but in the mid-term, there could very well be a dip in the amount of GDP produced in the state, because of these demographic shifts.

“Connecticut residents increasingly believe that overall business conditions in the state are worsening, and an increasing percentage - now nearly half - expect that conditions will be about the

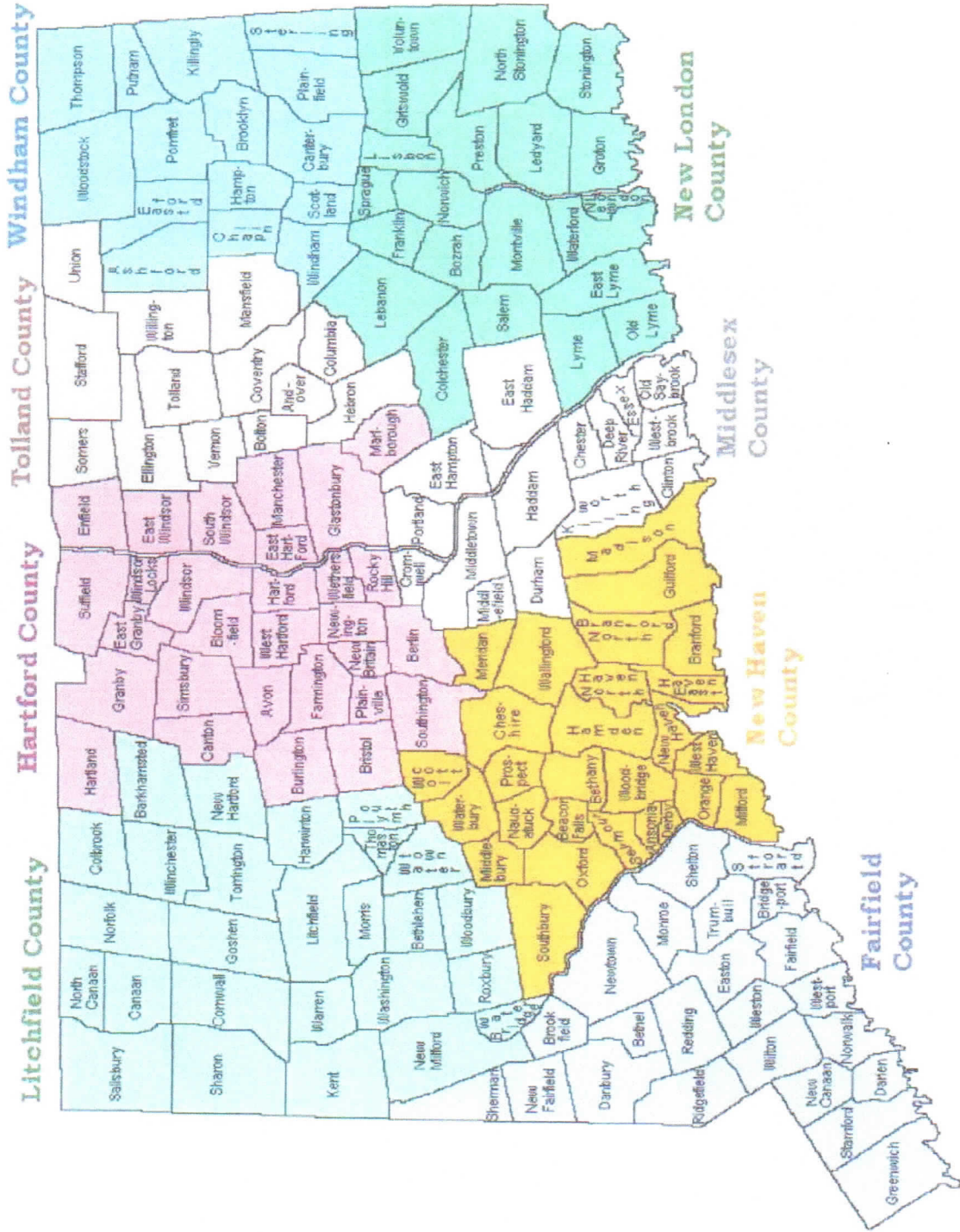
same six months from now, according to the 2017 Q3 InformCT Consumer Confidence Survey. More people are of the opinion that business conditions will continue to worsen than are of the view that they will improve. More than twice as many residents, 51 percent, do not believe the Connecticut economy is improving, compared with 24 percent that believe it is. That is a slightly less pessimistic view than the previous quarter, when the breakdown was 55 percent to 21 percent.

“A more stable policy and budget environment would help boost the recovery and growth including business and consumer confidence after the Great Recession.

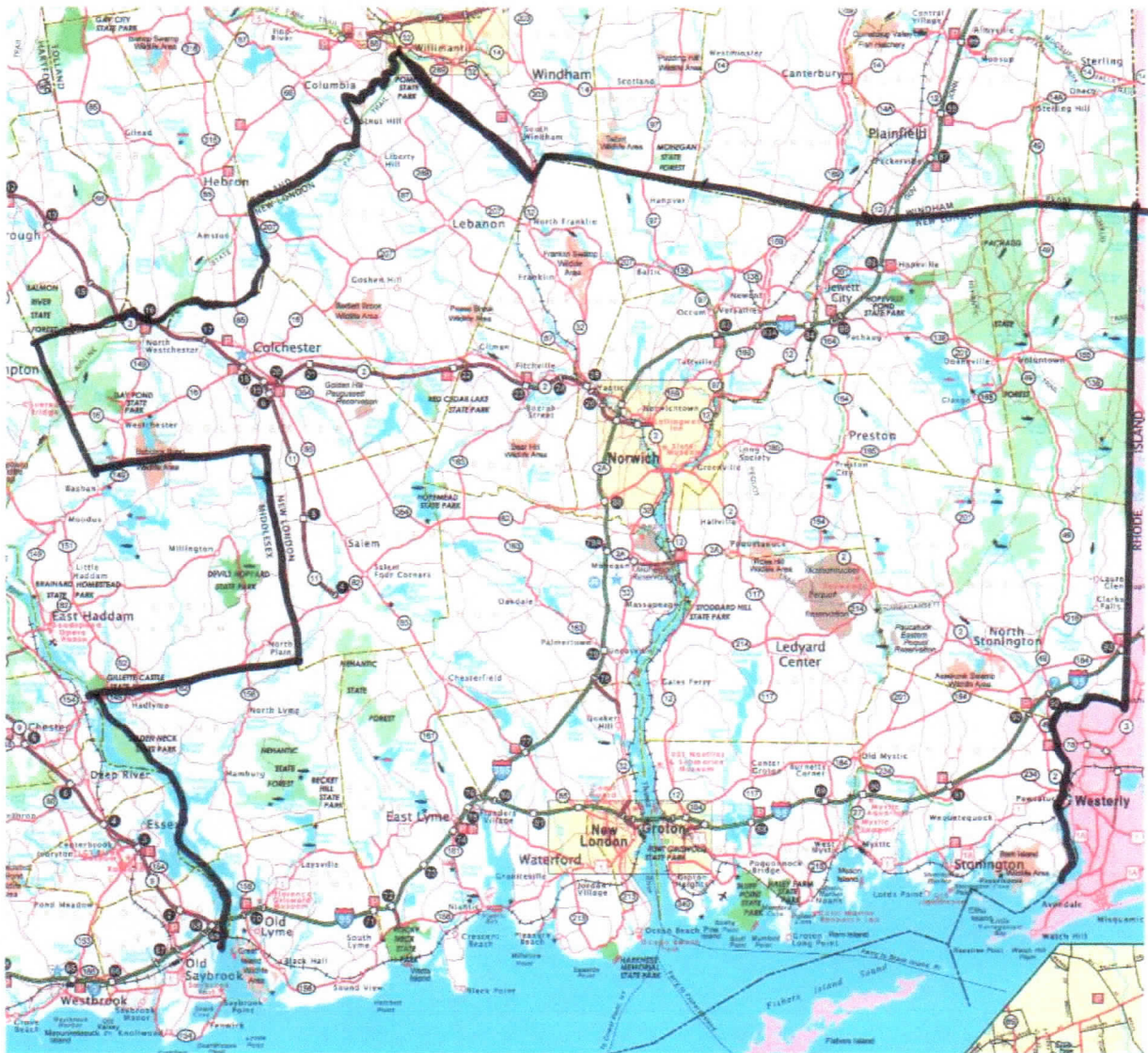
“Although the projections for global and national economic growth are positive, the estimate for Connecticut’s economic performance in 2018 is modest. A number of overall industry trends affecting business competitiveness all over the nation and globe will also affect how well companies do in the state. Any substantial changes in population or employment will affect Connecticut’s economy.

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

CONNECTICUT STATE MAP



REGIONAL MAP



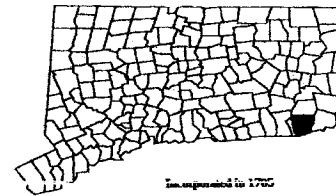
TOWN DATA

Groton, Connecticut

CERC Town Profile 2017 Produced by The CT Data Collaborative

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

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



Imagery from 1705

Demographics

Population				Race/Ethnicity (2011-2015)			
	Town	County	State		Town	County	State
2000	39,907	259,088	3,405,565	White Alone, Non-Hispanic	29,071	209,685	2,487,119
2010	40,115	274,055	3,574,097	Black Alone, Non-Hispanic	2,673	15,345	370,501
2011-2015	39,986	273,185	3,593,222	Asian	2,038	11,358	150,670
2020	40,326	283,665	3,604,591	Native American	204	1,614	8,908
'15 - '20 Growth / Yr	0.2%	0.7%	0.1%	Other/Multi-Race	3,529	22,207	283,800
				Hispanic (Any Race)	4,421	26,167	526,508
					Town	County	State
Land Area (sq. miles)	31	665	4,842	Poverty Rate (2011-2015)	8.3%	9.9%	10.5%
Pop./Sq. Mile (2011-2015)	1,289	411	742	Educational Attainment (2011-2015)			
Median Age (2011-2015)	34	41	40		Town	County	State
Households (2011-2015)	16,260	106,495	1,352,583	High School Graduate	7,643	29%	673,973 27%
Med. HH Inc. (2011-2015)	\$62,137	\$66,233	\$70,331	Associates Degree	1,974	7%	183,289 7%
				Bachelors or Higher	9,817	37%	925,607 38%
Age Distribution (2011-2015)							
	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	2,699 7%	3,776 9%	7,169 18%	11,256 28%	9,450 24%	5,636 14%	39,986 100%
County	13,989 5%	31,754 12%	38,572 14%	66,804 24%	79,519 29%	42,547 16%	273,185 100%
State	191,445 5%	446,058 12%	492,954 14%	885,518 25%	1,035,059 29%	542,278 15%	3,593,222 100%

Economics

Business Profile (2015)			Top Five Grand List (2014)		Amount
Sector	Units	Employment			
Total - All Industries	1,040	26,126	Pfizer Inc.		\$403,988,710
23 - Construction	40	160	Electric Boat Corp		\$260,705,225
31-33 - Manufacturing	NA	NA	Ledges Groton #199Y LP		\$21,222,950
44-45 - Retail Trade	143	2,061	Groton Devel Assoc		\$19,286,806
54 - Professional, Scientific, and Technical Services	144	1,871	Exit 88 Hotel LLC		\$18,753,980
72 - Accommodation and Food Services	123	2,256	Net Grand List (SFY 2014-2015)		\$3,909,603,306
Total Government	57	3,570	Major Employers (2016)		
			U S Navy Submarine Base	Electric Boat Corp	
			Pfizer Inc.	Town of Groton	
			TASMG (Helicopter Repair)		

Education

2016-2017 School Year			Smarter Balanced Test Percent Above Goal (2015-2016)					
	Grades	Enrollment	Grade 3		Grade 4		Grade 8	
Groton School District	PK-12	4,461	Town	State	Town	State	Town	State
			Math	49.7% 52.8%	57.0% 47.9%	32.7% 40.3%		
			ELA	50.7% 53.9%	65.0% 55.5%	47.8% 55.5%		
Pre-K Enrollment (PSIS)			Rate of Chronic Absenteeism (2015-2016)					
Groton School District		205						
4-Year Cohort Graduation Rate (2014-2015)								
	All	Female						
Connecticut	87.2%	90.1%						
Groton School District	87.5%	87.4%						

TOWN DATA

Groton, Connecticut

CERC Town Profile 2017



Connecticut
Economic
Resource Center

Government

Government Form: Council - Manager

Total Revenue (2015)	\$124,886,980	Total Expenditures (2015)	\$127,206,076	Annual Debt Service (2015)	\$6,537,049
Tax Revenue	\$78,601,542	Education	\$81,862,680	As % of Expenditures	5.1%
Non-tax Revenue	\$46,285,438	Other	\$45,343,396	Eq. Net Grand List (2015)	\$5,435,454,547
Intergovernmental	\$43,397,238	Total Indebtedness (2015)	\$54,540,001	Per Capita	\$136,941
Per Capita Tax (2015)	\$1,967	As % of Expenditures	42.9%	As % of State Average	92.4%
As % of State Average	70.5%	Per Capita	\$1,374	Moody's Bond Rating (2015)	Aa2
		As % of State Average	56.5%	Actual Mill Rate (2015)	20.13
				Equalized Mill Rate (2015)	14.36
				% of Net Grand List Com/Ind (2015)	25.1%

Housing/Real Estate

Housing Stock (2011-2015)

	Town	County	State
Total Units	18,506	121,258	1,491,786
% Single Unit (2011-2015)	46.3%	65.2%	59.2%
New Permits Auth (2015)	22	531	6,077
As % Existing Units	0.1%	0.4%	0.4%
Demolitions (2015)	5	89	1,230
Home Sales (2013)	353	2,190	26,310
Median Price	\$253,300	\$244,000	\$270,500
Built Pre-1950 share	22.4%	29.0%	29.3%
Owner Occupied Dwellings	7,847	70,847	906,227
As % Total Dwellings	48.3%	66.5%	67.0%
Subsidized Housing (2015)	4,076	14,048	172,556

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	82	363	3,417
\$100,000-\$199,999	101	629	7,522
\$200,000-\$299,999	78	628	6,031
\$300,000-\$399,999	31	295	3,380
\$400,000 or More	61	275	5,960

Labor Force

Place of Residence (2015)

	Town	County	State
Labor Force	18,396	136,579	1,890,506
Employed	17,419	128,526	1,782,269
Unemployed	977	8,053	108,237
Unemployment Rate	5.3%	5.9%	5.7%

Place of Work (2015)

	Town	County	State
Units	1,040	7,269	116,246
Total Employment	26,126	121,226	1,662,822
2012-'15 AAGR	-12.6%	13.2%	100.0%
Mfg Employment	NA	7,613	79,612

Connecticut Commuters (2014)

Commuters Into Town From:	Town Residents Commuting To:
Groton, CT	4,967
Stonington, CT	1,820
Ledyard, CT	1,745
New London, CT	1,413
Waterford, CT	1,255
Norwich, CT	1,205
Montville, CT	1,095
	640

Other Information

Crime Rate (2014)	Town	State
Per 100,000 residents	1,908	2,167

Distance to Major Cities	Miles
Hartford	45
Providence	46
Boston	86
New York City	110
Montreal	301

Families Receiving (2014)

	Town
Temporary Family Assistance (TFA)	144
Population Receiving (2014)	
Supplemental Nutrition Assistance Program (SNAP)	1,965

Residential Utilities

Electric Provider

Groton Utilities Electric Division
(860) 446-4000

Gas Provider

Eversource Energy
(800) 989-0900

Water Provider

Groton Utilities Water Division
(860) 446-4000

Cable Provider

Thames Valley Communications, Inc
(860) 446-4009

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.

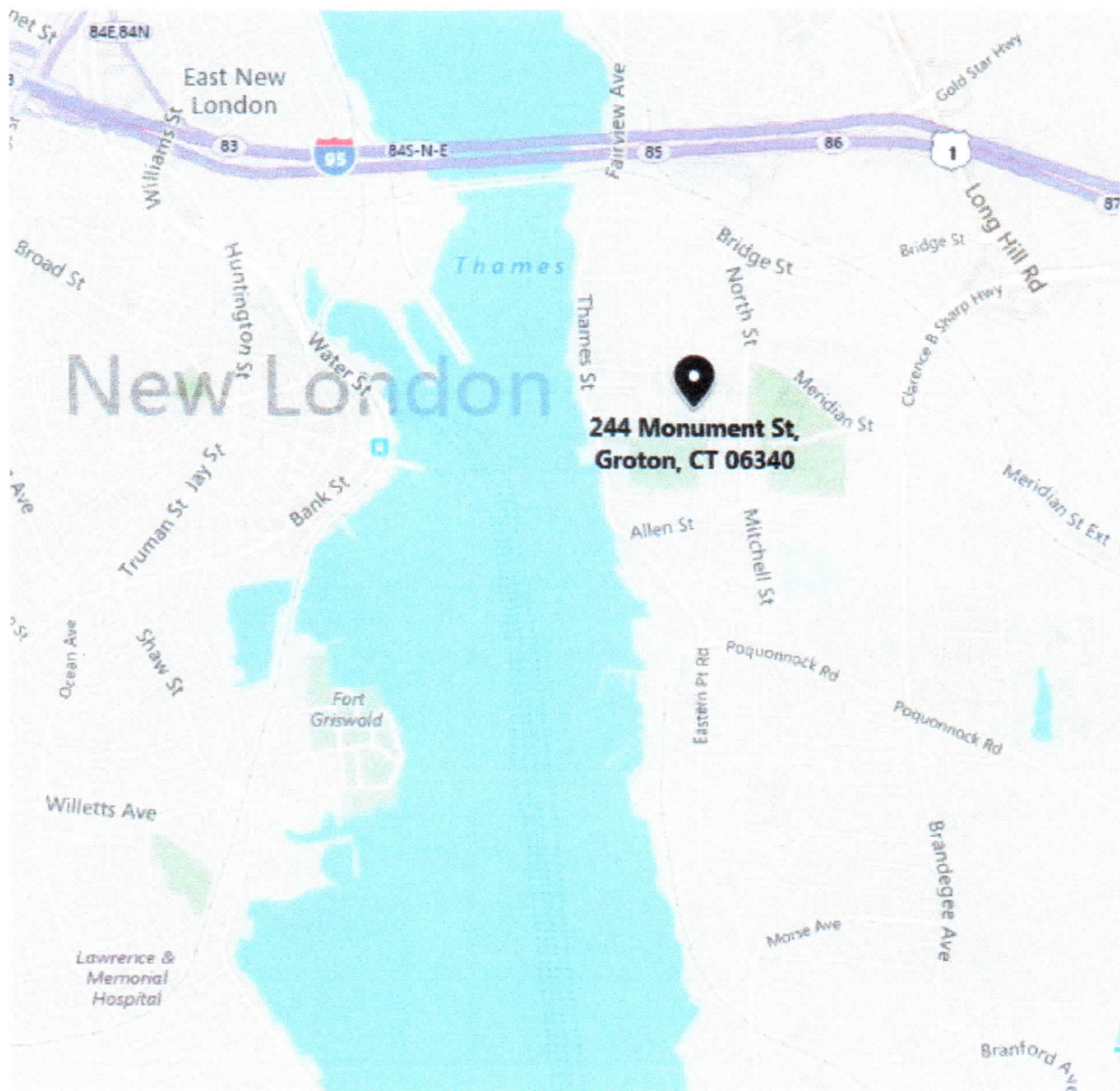
Amtrak railroad tracks cross through the neighborhood in a general east-west direction. Groton-New London Airport is located just to the south.

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



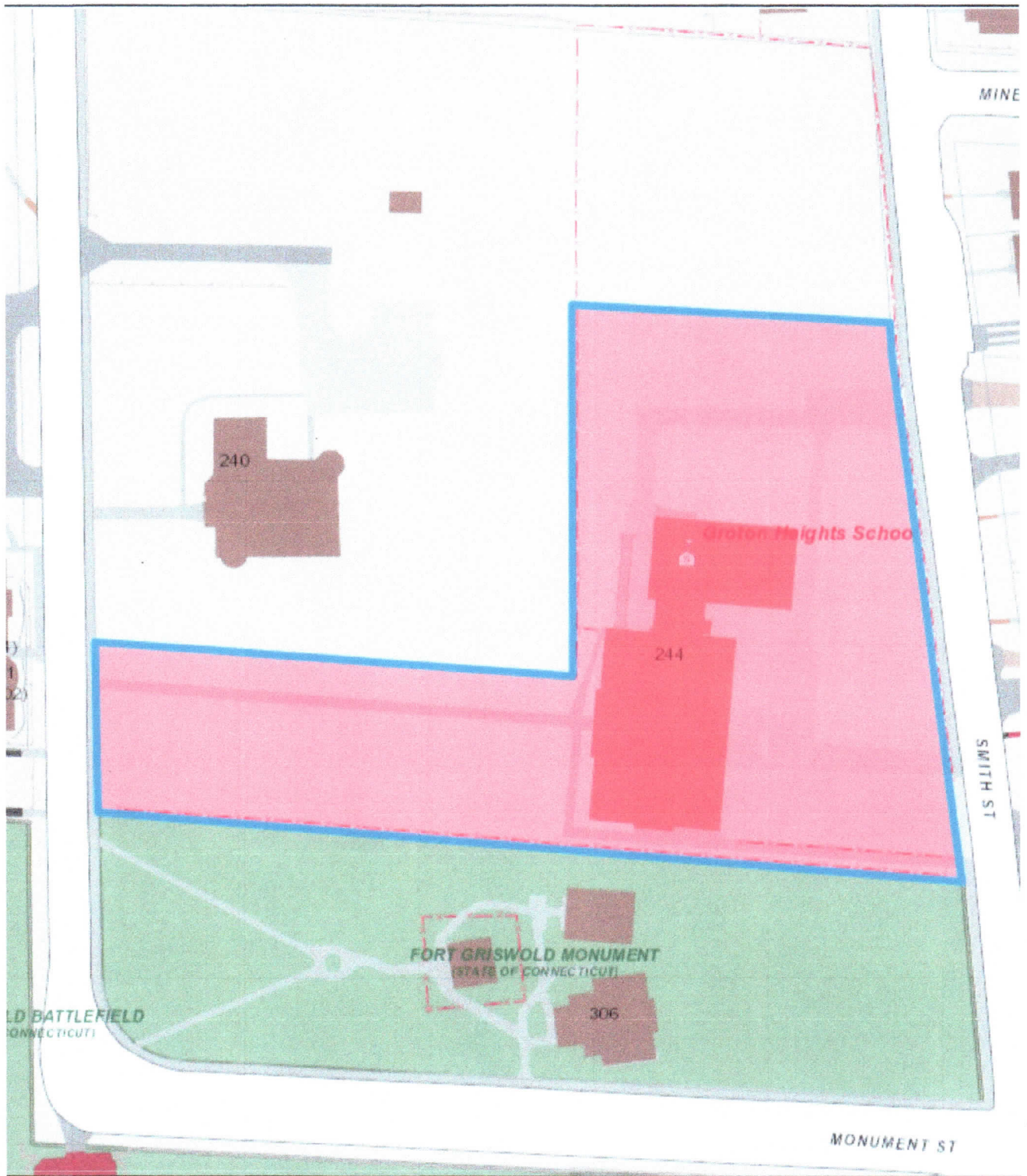
SITE DATA

<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> -	915 feet of street frontage on Monument Street and 326.99 feet of street frontage on Smith Street. (per recent survey)
<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 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, 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> -	"R52" Residential
<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.

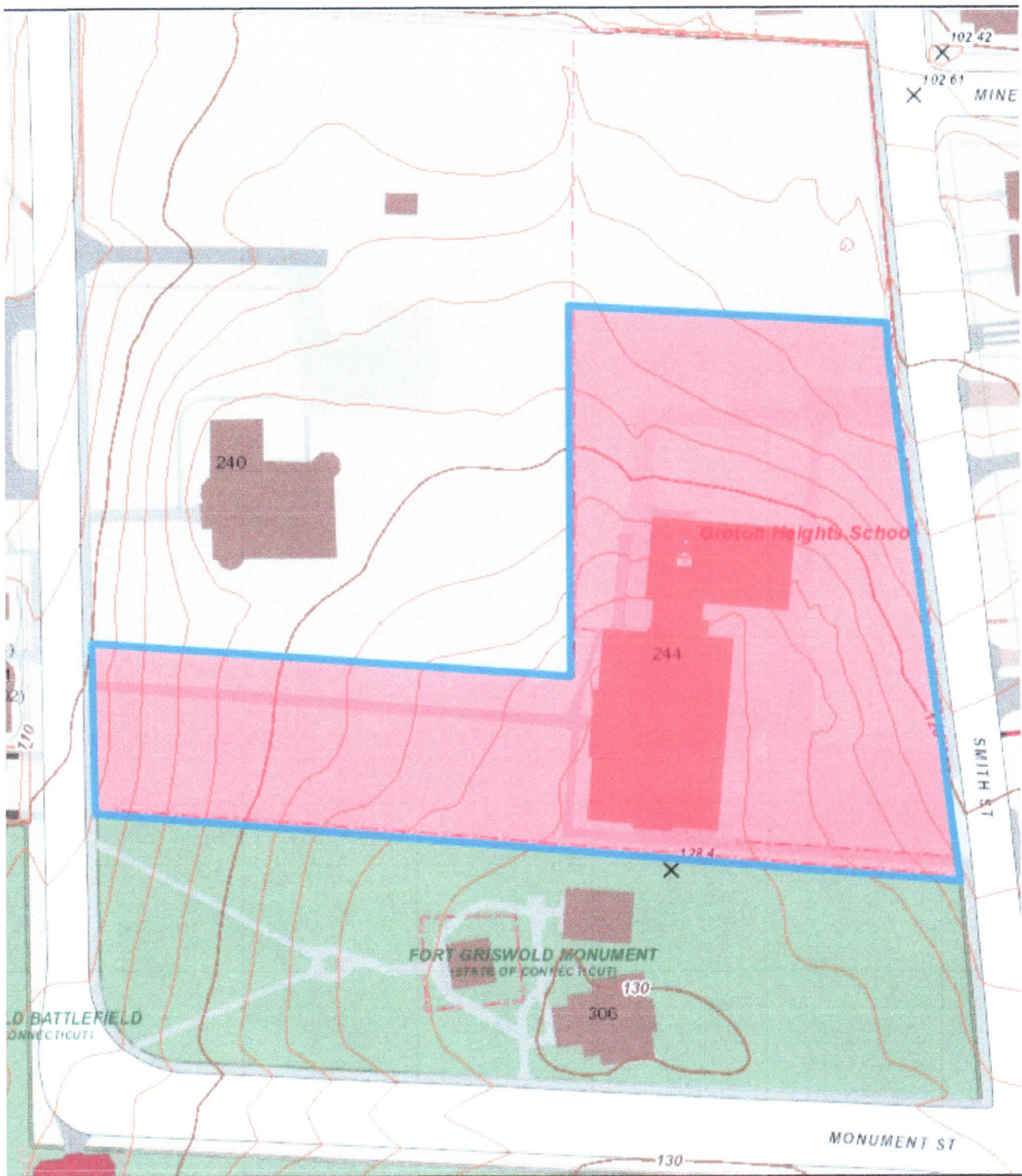
SITE SKETCHES



iIS Silverlight Application



GIS Silverlight Application



27

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 May 23, 2018. 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 -	Flat built-up 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 gym roof has resulted in some interior damage as well as mold problems.

MECHANICALS

Heat -

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

Air Conditioning -

Some through wall units

Electrical -

400 amps

Other -

Intrusion alarms

Sprinkler -

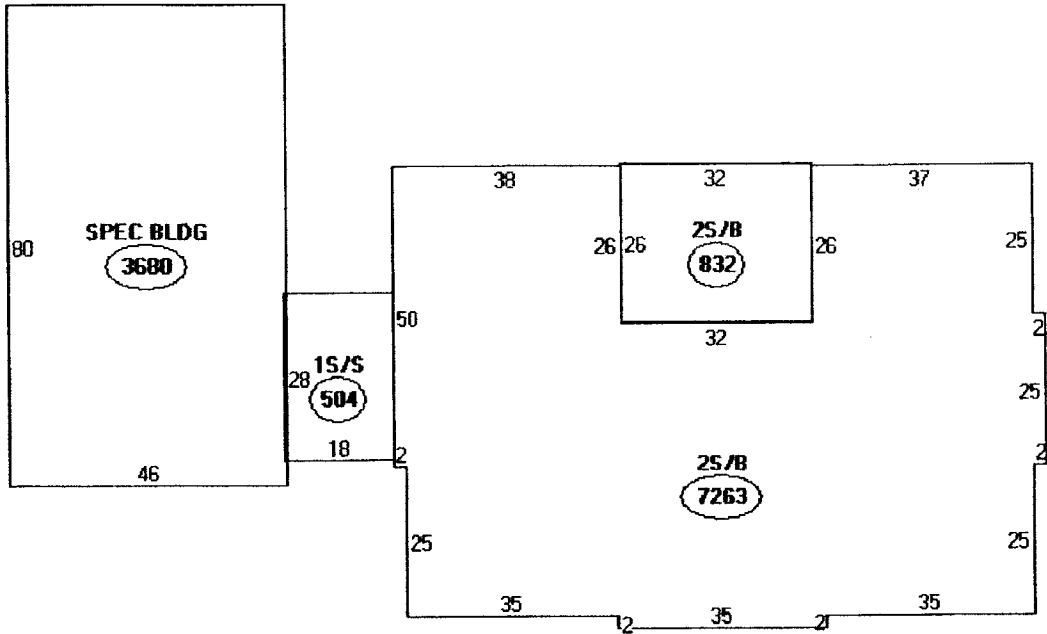
100% wet

Comments &

Conditions -

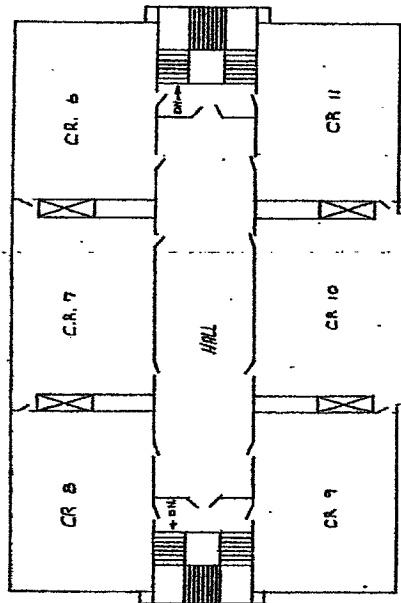
The property is currently vacant but mechanical systems have been maintained. It has been unheated for two years. Roof leaks are apparent in the gymnasium building. Your attention is invited to the "Mystic Air Quality Consultant Report" section that is contained in the Addenda to this report. It itemizes 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-average overall condition for its design and age.

BUILDING SKETCHES

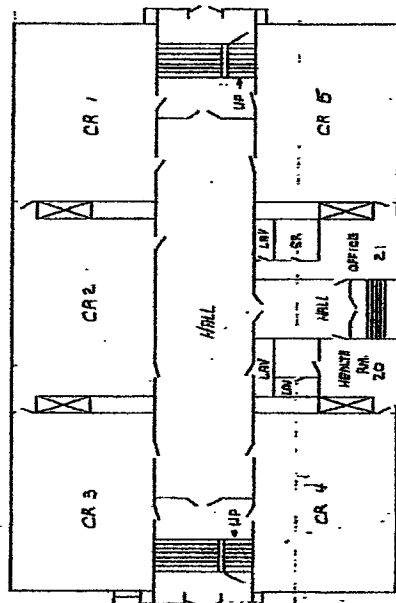


GROTON HEIGHTS SCHOOL

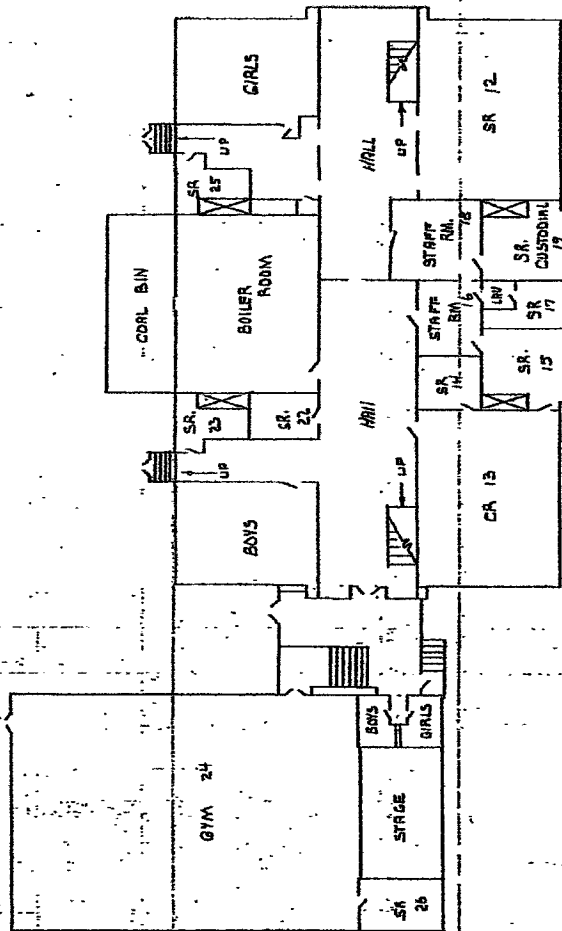
SCALE 1" = 20'
 S-SH-BB COWB
 SR - STORAGE ROOM
 CR - CLASS ROOM



2ND FLOOR



1ST FLOOR



GYM + BASEMENT

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. 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 Groton land use regulations. It is zoned "R-5.2" Residential. Permitted land uses are single-family detached dwelling, single-family semi-detached dwelling, two-family detached dwelling, parks and playgrounds, open space or conservation areas, accessory uses, family day care home, home office, and keeping of horses and domestic animals. Special permitted uses include day care centers, public or private schools, public utility right-of-way and structures, public buildings, churches, cemeteries, and vocational training facilities. The "R-5.2" Residential zone requires 5,000 square feet of land as well as other requirements. Subject's land area of 2.0 acres exceeds the minimum required by zoning. A multi-lot 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 land use regulations. It is zoned "R-5.2" Residential. Permitted land uses are primarily residential or residentially supported. Special exception uses are limited. A recent 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. Uses permitted under residential zoning districts are as follows:

- Multi-family dwelling provided the open space requirements are met or an equivalent public open space area is located within 1,000 feet of the property.
- Retail business of less than 8,000 square feet
- Restaurant or eating facility of less than 6,000 square feet provided outdoor seating service and drive-thru are not allowed.
- Business services and professional offices provided drive-thru facilities and ATMs are not allowed
- Artist studios and galleries
- Personal service establishments
- Specialized classrooms
- Community residential counseling facilities and rooming or boarding houses are not considered compatible with the surrounding neighborhood in residential zoning districts.

Financially Feasible - Subject's use as a multi-lot residential development parcel under the "R-5.2" zoning regulations would require the demolition of subject buildings at an estimated cost of \$380,000. A multi-lot residential subdivision at subject in consideration of these development costs would not produce a value in excess of subject property as it is currently improved. Subject's building is eligible for reuse in keeping with the patterns of reuse of properties of this type. A 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 "Improved Property Sales" 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 IMPROVED PROPERTY SALES

SALE NO.	LOCATION	PRICE	DATE	ACRE	BLDG SQ. FT.	RATE/ SQ. FT.
1	120 Cedar Grove Ave. New London	\$600,000	04/11/16	3.33	30,486	\$19.68
2	40 High Rock Road Groton	\$1,200,000	03/03/16	5.48	30,902	\$38.83
3	171 Rope Ferry Road Waterford	\$450,000	07/15/13	2.18	30,665	\$14.67
4	48 Guthrie Place New London	\$286,000	11/16/16	4.23	32,922	\$8.69
5	327 Laurel Hill Ave Norwich	\$250,000	03/22/18	0.70	9,272	\$26.96

These cash equivalent transactions require no adjustments for financing.

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 being maintained; however, it has been unheated for two years and has deteriorated in condition since our last appraisal in 2009. Condition is fair-average. There are active roof leaks in the gymnasium addition, and the building has been posted as a health risk due to air quality problems. It is in a good location adjacent to The Groton Monument at Fort Griswold Battlefield, a state park.

Underlying zoning at this location is "R-5.2" Residential. A recent 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.

Sale No. 1 is located in the city of New London on Cedar Grove Avenue. This is the sale of the former Edgerton Elementary School. Land area is 3.33 acres, larger than subject. Building area is 30,486 square feet, larger than subject, all on one level. It was built in 1962. Underlying zoning is commercial. The property was purchased for redevelopment as multi-family housing. It is proposed for development of 124 units of low-income housing, a use similar to that which subject could be put. Its direct comparison is somewhat limited but demonstrates demand and value levels for re-use properties put to residential use. This sale is not processed further.

Sale No. 2 is located in the town of Groton on High Rock Road. This is the sale of the former Pfizer Daycare Facility. Land area is 5.48 acres, larger than subject. Building area is 30,902 square feet, larger than subject, on two levels. It was built in 2000. Underlying zoning is commercial. This property was purchased for redevelopment as a sort of group home for patients in treatment at the Stonington Institute. It was approved under the Town's hotel/motel regulations. It is similar to subject property in location and superior in condition. Significant downward adjustment is necessary.

Sale No. 3 is located in the town of Waterford. This is the sale of a former convalescent home. Land area 2.18 acres, similar to subject. The building area is 30,665 square feet, larger than subject, all on one level. Underlying zoning is residential. The property was purchased for re-use as a group home for sober male adults but did not receive approval for that use. Its current proposed use is for senior apartments. A zone change is proposed. There is much opposition by neighbors. It has been vacant since 2009. Condition is considered similar to subject. Location is inferior.

Sale No. 4 is located in the southern section of the city of New London in close proximity to Long Island Sound. This is the sale of the Lighthouse Inne. Land area is 4.23 acres, larger than subject. Building area is 32,922 square feet, larger than subject. There are three buildings to include a 22,997-square foot single-family residence converted for use as an inne and restaurant. A second 9,059-square foot building housing guest rooms and a third 866-square foot building used as a spa. The largest building was constructed in 1902 and has much architectural detail. The two smaller buildings were constructed in 1952. The property was taken through foreclosure by the City of New London. It was auctioned after several attempts to lure a developer to this site. The new owners plan to renovate the property for an inne-type use. This property is similar to subject in that it is a re-use property with water influence. Condition is fair at best. This sale is included for information purposes only. It is not processed further.

Sale No. 5 is located to the north in the Laurel Hill section of city of Norwich. This is the sale of a similar vintage former elementary school built in 1900. It had been converted from this use to a restaurant-type use. Land area is 0.70 acre, smaller than subject. Building area is 9,272 square feet, smaller than subject. Underlying zoning is "WD" Waterfront Development. The structure has been vacant since April 2015 when the last restaurant use closed at this site. No plans have been announced for its re-use at this time. It is physically superior to subject. Location is considered inferior.

Sales No. 2, No. 4, and No. 5 will be processed further.

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

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

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

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

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

Land/Building Size - This adjustment may be made to land, to improvements, or to both. It is made on the basis of the economic Principle of Contribution and Principal of Marginal Utility which states:

"The concept that the value of a particular component is measured in terms of its contribution to the value of the whole property, or as the amount that its absence would detract from the value of the whole," and the economic Principal of Marginal Utility: "The increment of total utility added by the last unit of a good at any given point of consumption. In general, the greater the number of items, the lower the marginal utility, i.e., a greater supply of an item or product lowers the value of each item". These economic principles support the appraisal practice of giving varying amounts of weight to differences in size of land or building in the sales adjustment grid.

There is no attempt here by the appraiser to make a mathematical calculation for these size differences but rather a judgmental adjustment is applied taking all value factors into consideration.

Condition/Physical - The condition of subject property is compared to the comparable sales. The adjustment is applied to the sales data when the subject property's physical attributes are considered. This includes interior and exterior finish, mechanical systems, layout, and other factors.

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

SALE NO.	PRICE	MARKET/ TIME	TIME ADJ. PRICE	LOCATION	LAND SIZE	BLDG SIZE	LAND COND	BLDG COND	NET ADJ.	ADJ. PRICE
2	\$38.83	---	\$38.83	---	-10%	+5%	+5%	-50%	-50%	\$19.42
3	\$14.67	---	\$14.67	+20%	---	+5%	---	---	+25%	\$18.34
5	\$26.96	---	\$26.96	+20%	+10%	-20%	---	-50%	-40%	\$16.18

The range of adjusted sales is \$16.18 to \$19.42 per square foot. All three sales are given equal weight. Therefore, a unit value indicator of \$18.00 per square foot is selected.

The opinion of market value for subject property is as follows:

<p>20,374 square feet x \$18.00 per square foot = \$366,732 Rounded to \$367,000</p>
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IMPROVED PROPERTY SALES

IMPROVED PROPERTY SALE NO.

1

PROPERTY TYPE: Former school

LOCATION: 120 Cedar Grove Avenue, New London, Connecticut

GRANTOR: Colman Square Partners, LLC

GRANTEE: FW Edgerton, LLC

DATE OF SALE: April 11, 2016

SALES PRICE: \$600,000 or \$19.68 per square foot of building area to include land

DEED REFERENCE: New London Land Records, Volume 2161, Page 248

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-type 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.

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

COMMENTS: The buyer plans to build 124 units of low income housing on this site. This is the former Edgerton School, an elementary school once owned and operated by the City of New London.



120 CEDAR GROVE AVENUE, NEW LONDON

SITE SKETCH - SALE NO. 1



PROPERTY TYPE: Former Day Care Use

LOCATION: 40 High Rock Road, Groton, Connecticut

GRANTOR: Bright Horizons

GRANTEE: Stonington Behavioral Health

DATE OF SALE: March 3, 2016

SALES PRICE: \$1,200,000 or \$38.83 per square foot of building area to include land

DEED REFERENCE: Groton Land Records, Volume 1161, Page 921

LAND AREA: 5.48 acres

ZONING: "OMF" Office/Multi-family

FRONTAGE: 713.92 feet of street frontage on High Rock Road and 281.91 feet of street frontage on Poquonnock Road

TOPOGRAPHY: Most of this site is generally level at street grade.

IMPROVEMENTS: A wood frame, commercial structure originally built as a daycare facility. It has a one level section with 25,424 square feet and a two-level section with a total of 5,478 square feet for a total of 30,902 square feet.

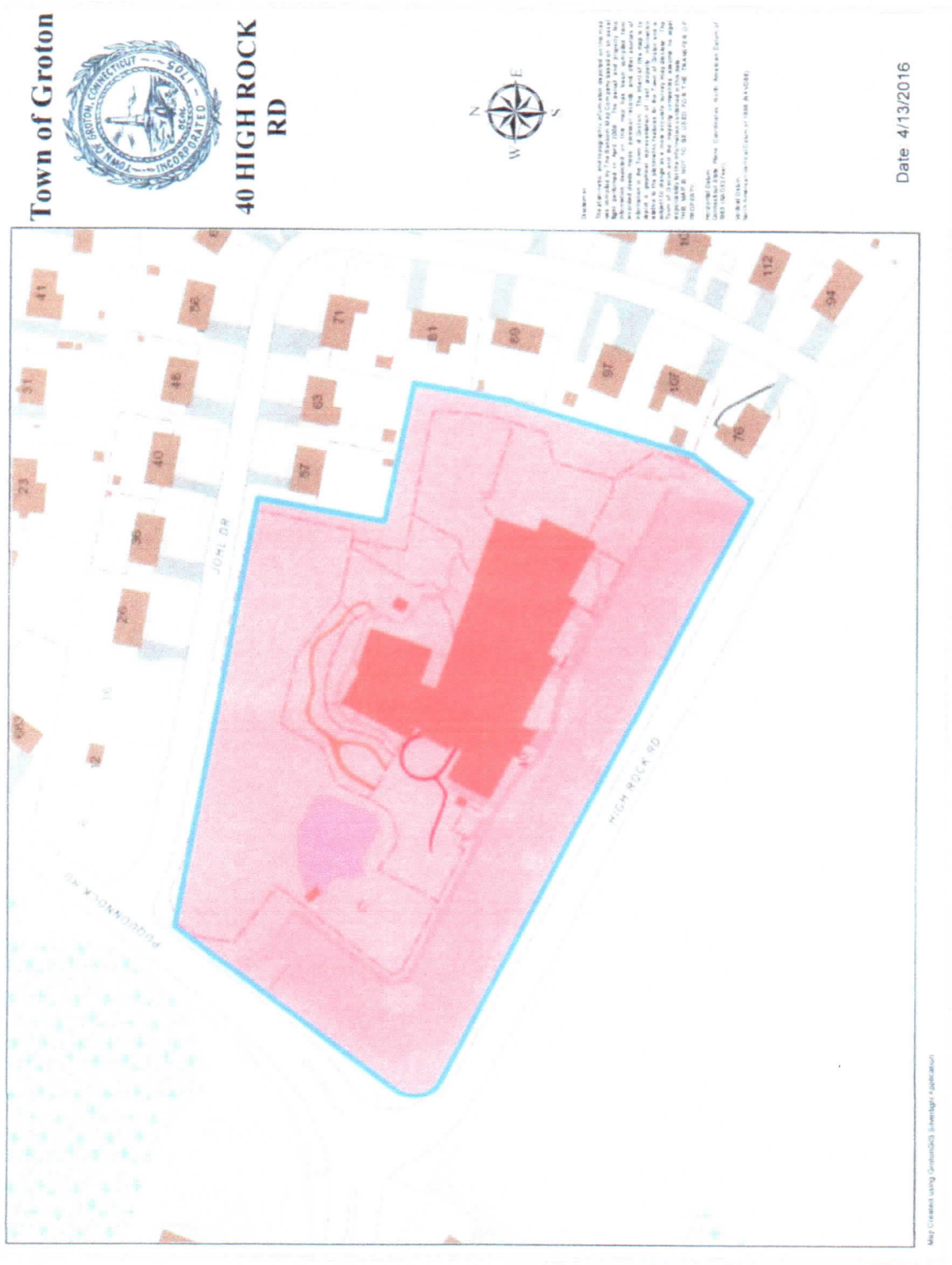
UTILITIES: Municipal water and septic service serve this site. Electricity and telephone services are available.

COMMENTS: There is a cut stone retaining wall in front of the one-story section of the structure. There is a pond in the east-central section of the site. Former daycare operation by Pfizer purchased for conversion to another use.



40 HIGH ROCK ROAD, GROTON

SITE SKETCH - SALE NO. 2



PROPERTY TYPE: Former Nursing Home

LOCATION: 171 Rope Ferry Road, Waterford, Connecticut

GRANTOR: CSE Waterford, LLC

GRANTEE: 171 Rope Ferry Road, LLC

DATE OF SALE: July 15, 2013

SALES PRICE: \$450,000 or \$14.67 per square foot of building area to include land

DEED REFERENCE: Waterford Land Records, Volume 1319, Page 64

LAND AREA: 2.18 acres

ZONING: "R-40" Residential

FRONTAGE: 370± feet on Rope Ferry Road and 315± feet on Spithead Road

TOPOGRAPHY: Level at street grade, remaining generally level

IMPROVEMENTS: This parcel is improved with a 30,665-square foot, wood frame, one-story, nursing home-type building built in 1940 as a nursing home and upgraded in 2001. Vacant since 2009. It was a skilled nursing facility with 90 beds.

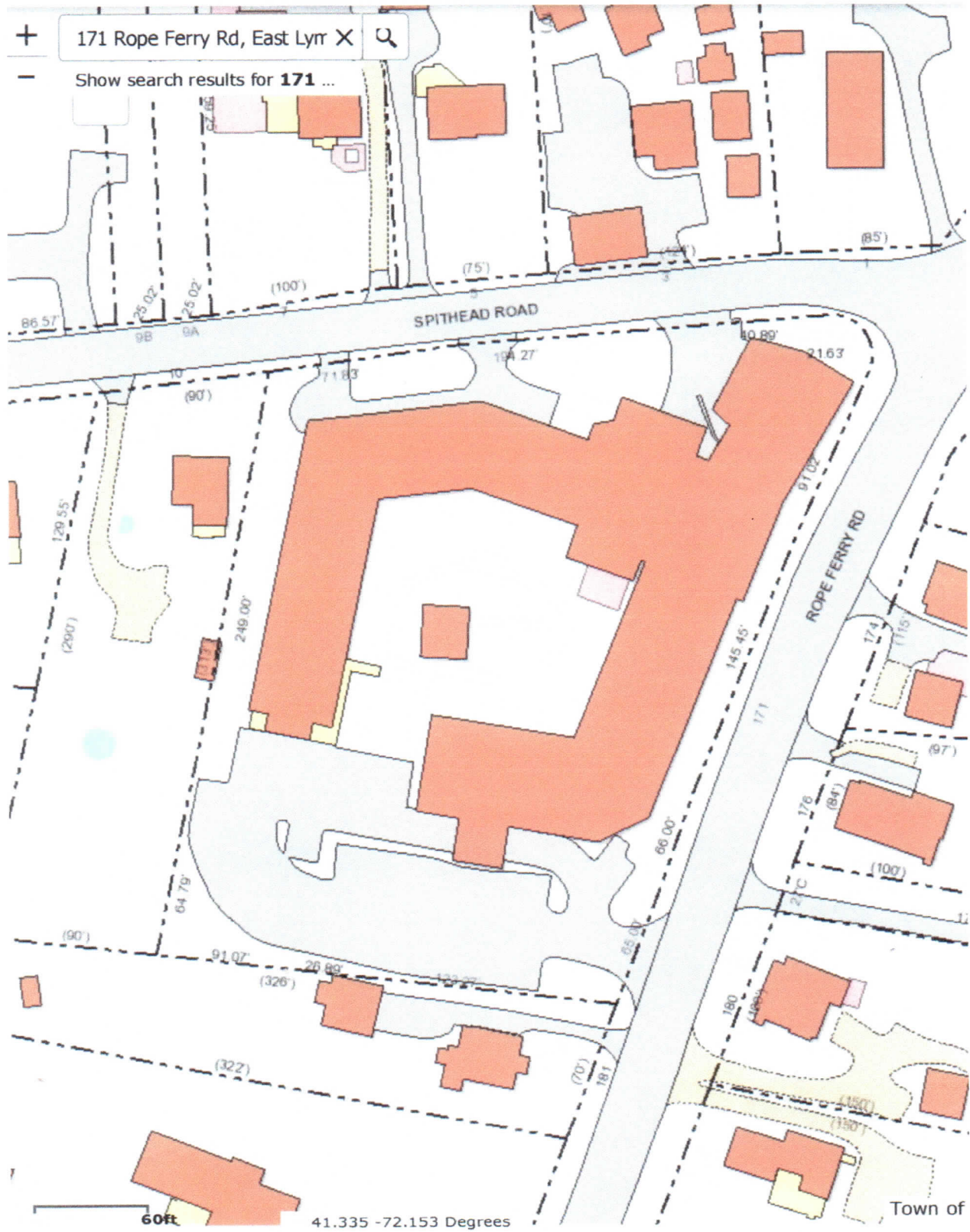
UTILITIES: Municipal water and sanitary sewer services are available. Electricity and telephone services are available.

COMMENTS: The buyer made application to convert the building to a sober house for 144 adult males. The application was unsuccessful. The building has remained vacant since the sale date. It is currently proposed to change the underlying zoning to allow for multi-family development. A 53-unit complex is proposed.



171 ROPE FERRY ROAD, WATERFORD

SITE SKETCH - SALE NO. 3



IMPROVED PROPERTY SALE NO.

4

PROPERTY TYPE: Former Inn/Restaurant

LOCATION: 48 Guthrie Place, New London, Connecticut

GRANTOR: City of New London

GRANTEE: Lighthouse Ventures, LLC

DATE OF SALE: November 16, 2016

SALES PRICE: \$286,000 or \$8.69 per square foot of building area to include land

DEED REFERENCE: New London Land Records, Volume 2194, Page 141

LAND AREA: 4.23 acres

ZONING: "R-1" Residential

FRONTAGE: 438± feet on West Guthrie Place, 472± feet on East Guthrie Place, 177± feet on Parkway South and 274± feet on Lower Boulevard

TOPOGRAPHY: Level at street grade, remaining generally level

IMPROVEMENTS: This parcel is improved with three buildings totaling 32,922 square feet. Building No. 1 has 22,997 square feet and housed an Inn with restaurant and banquet facilities. It is a stucco/masonry framed, two and one half-story building, built in 1902. Building No. 2 is a wood framed two-story building with 5,923 square feet on the first floor and 3,136 square feet on the upper level. Building No. 3 a is one-story wood framed building with 866 square feet. Building No. 2 and No. 3 were built in 1952. These buildings have been vacant and unheated since 2009.

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

COMMENTS: This parcel was purchased at auction for redevelopment as a restaurant and inne. The buildings were in fair condition at the time of sale.



48 GUTHRIE PLACE, NEW LONDON

SITE SKETCH - SALE NO. 4



PROPERTY TYPE: Former School converted to Restaurant

LOCATION: 327 Laurel Hill Avenue, Norwich, Connecticut

GRANTOR: Rosdev Capital Funding, L.P

GRANTEE: Cabinfield Investments, LLC (Elliot Censor)

DATE OF SALE: March 22, 2018

SALES PRICE: \$250,000 or \$26.96 per square foot of building area to include land

DEED REFERENCE: Norwich Land Records, Volume 3061, Page 165

LAND AREA: 0.70 acres

ZONING: "WD" Waterfront District

FRONTAGE: 150± feet on Laurel Hill Avenue and 200± feet on Crown Street

TOPOGRAPHY: Level at street grade, remaining generally level

IMPROVEMENTS: This parcel is improved with a 9,272-square foot, masonry, former elementary school structure with two levels built in 1900. Also included are a 4,660-square foot unfinished basement, 392-square foot wood deck, and a 56-square foot finished open porch.

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

COMMENTS: This is a former elementary school building converted for use as a restaurant some years ago. This is the sale of the property after conversion. This building sold previously in July 2016 for \$350,000 or \$37.75 per square foot. There was also a May 2007 sale for \$500,000 or \$53.92 per square foot. The building has been vacant since April 2015 when the Mai Thai Restaurant closed down after a fatal shooting on site.

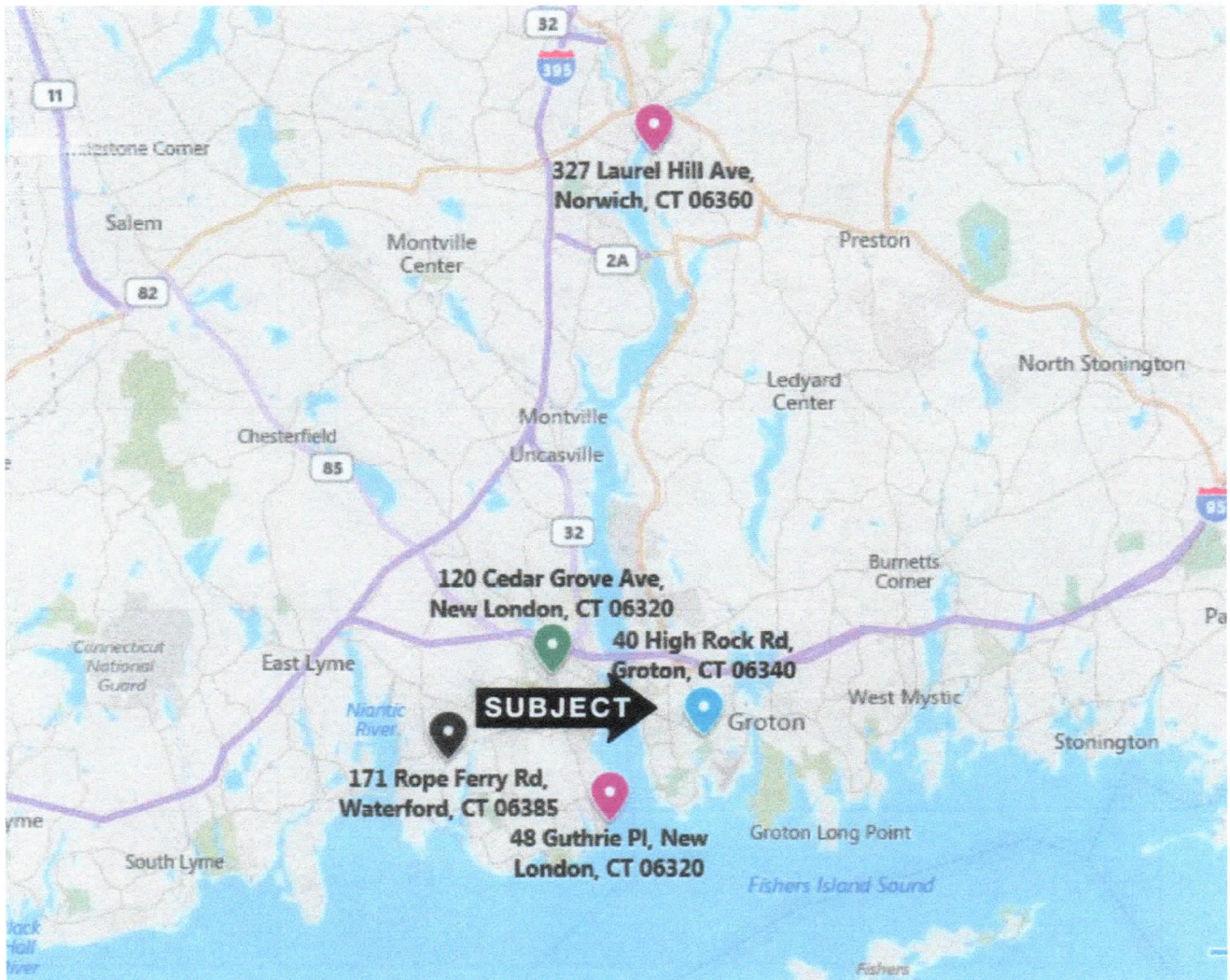


327 LAUREL HILL AVENUE, NORWICH

SITE SKETCH - SALE NO. 5



SALES LOCATION MAP



VALUE CONCLUSION

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

Sales Comparison Approach	\$367,000
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It is the opinion of the appraiser that the market value of subject property, as of May 23, 2018, is:

\$367,000
(THREE HUNDRED SIXTY-SEVEN THOUSAND DOLLARS)

CERTIFICATION

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

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

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

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

Opinion of Value: \$367,000
Date of Appraisal: May 23, 2018



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

STEPHEN R. FLANAGAN, MAI
567 Vauxhall Street Extension - Suite 104
Waterford, Connecticut 06385
STATE OF CONNECTICUT CERTIFIED GENERAL REAL ESTATE APPRAISER
LICENSE NO. RCG.0000202

Professional Experience:

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

Education and Training:

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

Licenses and Memberships:

State of Connecticut-Certified General Real Estate Appraiser - License No. RCG.0000202
Member Appraisal Institute, MAI Designation, 2003
Certified to perform municipal revaluation functions for assessment purposes for land/residential-
commercial/industrial - State of Connecticut Certificate No. 845

Special Education:

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

Court Experience:

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

ADDENDA

LEGAL DESCRIPTION

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, *Ira 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 *Edwin W White*, District Committee of the First School District in *Groton*, do give, grant, bargain, sell and confirm unto the said *Edwin W White*, Committee of said District, & his Successors *in perpetuity* forever, a Certain piece or tract of Land, Situate in said Town of *Groton*, near *Groton Monument*; *Boundaries* as described as follows: Beginning at the South West corner of said Tract on Prospect Street. Thence Northward 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 & seventy feet (270) more or less. Thence Southward ninety feet (90) to the North East corner of said lot of said Association. Thence Westward by said lot 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 have 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 enrolling 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 seals, this 5th day of *November* A. D. 1880.

Signed, sealed and delivered, in presence of

Benton A Coffey.

John J Coffey.

Ira S Campbell
Clara B Whitman

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

Personally appeared *Ira S Campbell* and *Clara B Whitman*

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

Entered March 29th 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 *Fredrick Bell*, of said Town, County & State, do give, grant, bargain, sell and confirm unto the said *Fredrick Bell*, 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 and the North West Corner of the School House Lot, on Groton Heights, thence Eastward by said School House Lot Two hundred & twenty four feet (274) to the rear of said School House Lot, to a Proposer Street, thence North by said Proposer Street Two hundred & Sixty seven feet (267) to Pleasant Street--So called--thence Westward by said Pleasant Street Two hundred & Twenty four (274) feet to Monument Street, and thence Southward 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 Proposer 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 *Grantor* 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 *Grantor* his heirs and assigns, that at and until the enrolling of these presents *I am* well seized of the premises, as a good inalienable 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 *Grantor* his heirs and assigns against all claims and demands whatever.

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

Signed, sealed and delivered in presence of

John C. Geary
Ralph Wheeler

William A. Smith

Attest of Commissioner, New London County, ss. *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. Hines

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 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,

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 ~~and~~ 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 ~~and~~ 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 ~~and~~ 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. GROTON, New London, February 23, A. D. 1912
New London County,

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 North-westerly 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 Releasee, its successors and assigns, to the only use and behoof of the said Releasee 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,

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

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

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. Hill 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. Hill, 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 South (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 enrolling 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. GORTON
NEW LONDON COUNTY

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 at 9 h. 30 m. A.M., and recorded by me.

Henry R. Hardy 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 ninety-three (193) 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 encasing 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 herein 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 One 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 *Fanny L. Rogers*, Town Clerk

No. 71, page 317
made & Litch, Const. 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 *F. L. Bailey* Town Clerk.

(QUITCLAIM DEED)

Know All Men By These Presents, That the THAMES IMPROVEMENT COMPANY, a Connecticut Corporation by P. 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. McMAMARA, of Clinton, in the County of Worcester and Commonwealth of Massachusetts, have remised, released and forever Quitclaimed, and by these presents for Thomas J. McMamara, Trustee, his heirs, we fully, clearly and absolutely remise, release and forever Quit-Claim unto the said Thomas J. McMamara, Trustee, full and peaceable possession and seisin, 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 Southeastern 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. McMamara, 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 P. V. Chappell, its Treasurer, this third day of May, 1921.

MANUSCRIPT VOL. 24

STATE OF CONNECTICUT

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

Personally appeared Russell V. Potter and Doris V. Potter, husband and wife, signer and sealers 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 DEVISE)

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 Hill, deceased, was Groton, in said District; that said deceased died testate, leaving 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 Hill 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
4:30 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. Blawie 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 Northernly 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 Southeast corner of James A. Morgan's land on Broad Street and

An instrument purporting to return with
this mortgage is returned in book
No. 1114, page 25
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
Stephenie Marshall

THE BILL MEMORIAL LIBRARY ASSOCIATION ~~ST~~
by William D. Thomas
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. Thomas, President of The Bill Memorial
Library thereunto duly authorized, and acknowledged the same to be his free
act and deed, before me,

Lucy G. 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 G. Crowley
Notary Public

RECEIVED FOR RECORD AT GROTON, CONN.
ON 4-13-92 AT 2:12 pm
ATTENT BARBARA KARGIX 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
Irving H. Poppe) A.M.C.

) THE FIRST SCHOOL DISTRICT OF GROTON
) 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.

An instrument purporting to release and

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 Neank 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 Dabell 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"/>

Section 3.3

RESIDENCE ZONES

Permitted Accessory Buildings, Structures And Uses

Effective December 1, 2016

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

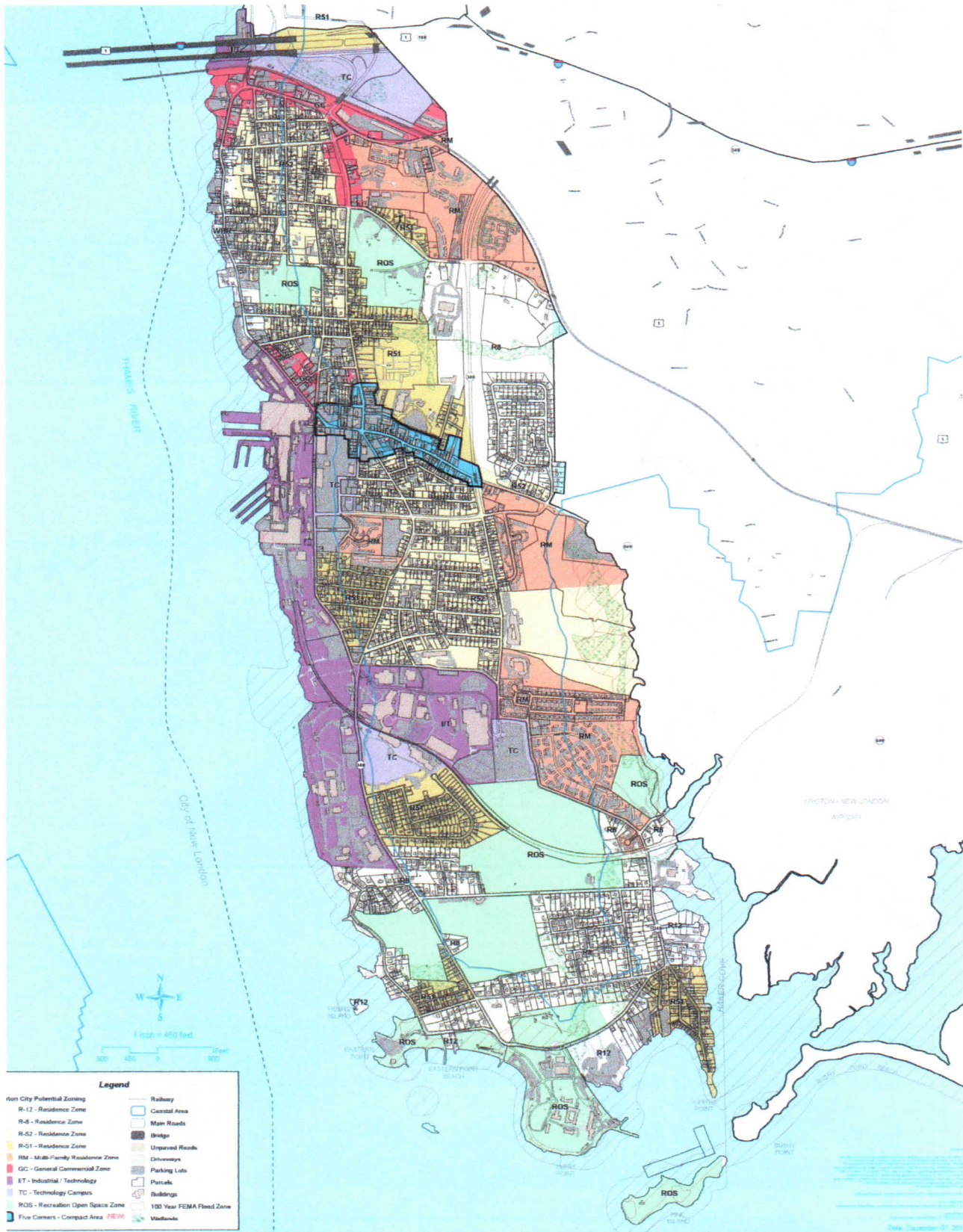
Effective December 1, 2016

3.4.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



HISTORIC/INSTITUTIONAL ADOPTIVE REUSE ZONING REGULATIONS

November 3, 2017

6.13 Historic/Institutional Adaptive Reuse (NEW)

6.13.A Purpose

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

This regulation is intended to:

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

6.13.B Pre-requisite

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

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

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

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

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

Residential Zoning Districts:

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

Retail Business of less than 8,000 square feet

Restaurant or Eating Facility of less than 6,000 square feet provided outdoor seating. service and drive thru are not allowed

Business Services and Professional Offices provided drive through facilities and ATMs are not allowed.

Artist Studios and Galleries

Personal Service Establishments

Specialized Classrooms

Community Residential Counseling Facilities and Rooming or Boarding Houses are not considered compatible with the surrounding neighborhood in residential zoning districts.

Business and Industrial Zoning Districts

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

Specialized Classrooms

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

6.13.D Design Standards

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

neighborhood or that the building(s) is structurally unsound. No more than 50 percent of the building(s) shall be demolished unless the Commission finds that the building(s) to be demolished does not contribute to the historic context of the remaining building or site.

5. The Commission may allow a more flexible use than allowed by the existing zoning if it determines that the existing character of the building will not be substantially changed, that the building is appropriate for the proposed re-use and that the proposed re-use is similar in intensity to the previous use.
6. All applicable State and/or local licensing and permit requirements/standards shall be met.
7. Off Street parking and/or loading requirements shall be determined in accordance with the provisions of Sections 7.1, as needed. The parking space requirements for a use not specifically listed shall be determined by the Commission based on demand generation for a listed use of similar characteristics.
8. Any increase in density as part of the reuse shall adequately address off-site impacts, possibly through improvements that may be required such as roadway and drainage improvements to the access or frontage roadway.
9. A buffer strip shall be provided within the boundaries of the lot if the proposed use is more intense than those allowed by the existing zone.
 - a. The width of the buffer strip shall be at least as follows:

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

6.13.E Decision Considerations

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

1. the historic use of the site

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

Section 2.2 Words and Terms

(NEW)

Historic/Institutional Adaptive Reuse -

The reuse of an existing building owned by the City or Town of Groton, the State of Connecticut or an institution that is of historic, architectural, or aesthetic significance to a use that is not otherwise allowed in the zone.

Institution or institutional use -

A facility that provides a public service and is operated by a public or public/private group that is nonprofit in nature.



THE CITY OF GROTON CONNECTICUT

295 Meridian Street
Groton, CT 06340

Planning and Zoning Department

Barbara Goodrich, City Planner

Telephone (860) 446 – 4169

goodrichb@cityofgroton-ct.gov

November 28, 2017

Mr. Paige Bronk
Town of Groton
Planning and Development
134 Groton Long Point Rd
Groton, CT 06340

Re: Application for Amendment to Zoning Regulations Section 6.13 and 2.2

Dear Mr. ^{Paige}Bronk,

At its regularly scheduled meeting on November 21, 2017, the City of Groton Planning and Zoning Commission voted to approve your application to amend The City of Groton Zoning Regulations adding new Section 6.13 and amending Section 2.2 with modifications. The motion is attached.

The new regulations are slated to take effect on December 21, 2017.

If you have any questions regarding this matter, please do not hesitate to contact me at 860-446-4169. Thank you.

Sincerely,

Barbara Goodrich
City Planner

CERTIFIED MAIL#:

**Text Amendment
Historic/Institutional adaptive Reuse
Town of Groton, Applicant
P&Z meeting
11/21/17**

**MOTION : To approve the Zoning Text Amendment to add new Section
6.13 Historic/Institutional Adaptive Reuse, and revisions to Section 2.2
Definitions, with the following modifications:**

- 1. Language shall be added that “No drive thrus are allowed for any reuse in a residential zone”**
- 2. New Section 6.13.D., fourth paragraph shall be amended to read 30% not 50%.**
- 3. New Section 6.13.D: (fourth paragraph, final sentence) shall further be amended to read “that the demolition of additional building(s) does not detract ~~(contribute)~~ from the historic context of the remaining building or site.**

The Commission finds that this amendment to the Zoning Regulations is consistent with applicable policies within the 2008 Plan of Conservation and Development. Effective Date shall be December 21, 2017.

National Flood Hazard Layer FIRMette



Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AF
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Future Flood Hazard Chance Flood Hazard Area with Reduced Flood Risk due to Levee, See Notes. Area with Flood Risk due to Levee

OTHER AREAS	Area of Minimal Flood Hazard Effective LOWR Area of Undetermined Flood Hazard
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
-----------------------	--

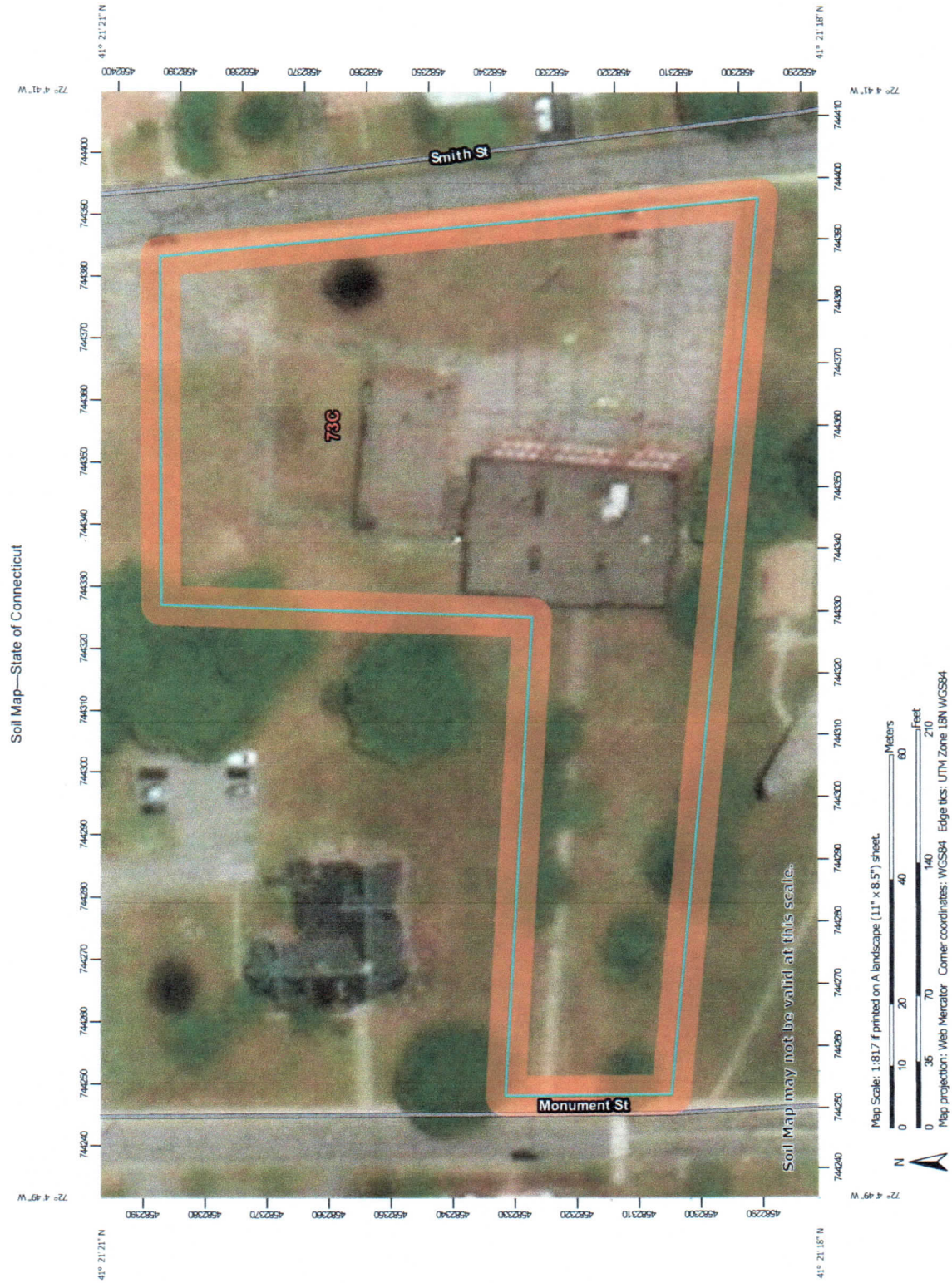
MAP PANELS	Digital Data Available No Digital Data Available Unmapped
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This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/18/2018 at 3:06:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

SOILS MAP & DATA



Map unit 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%) Chatfield, very stony (30%) Rock outcrop (5%) Hollis, very stony (5%) Sutton, very stony (5%)	2.0	100.0%
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.

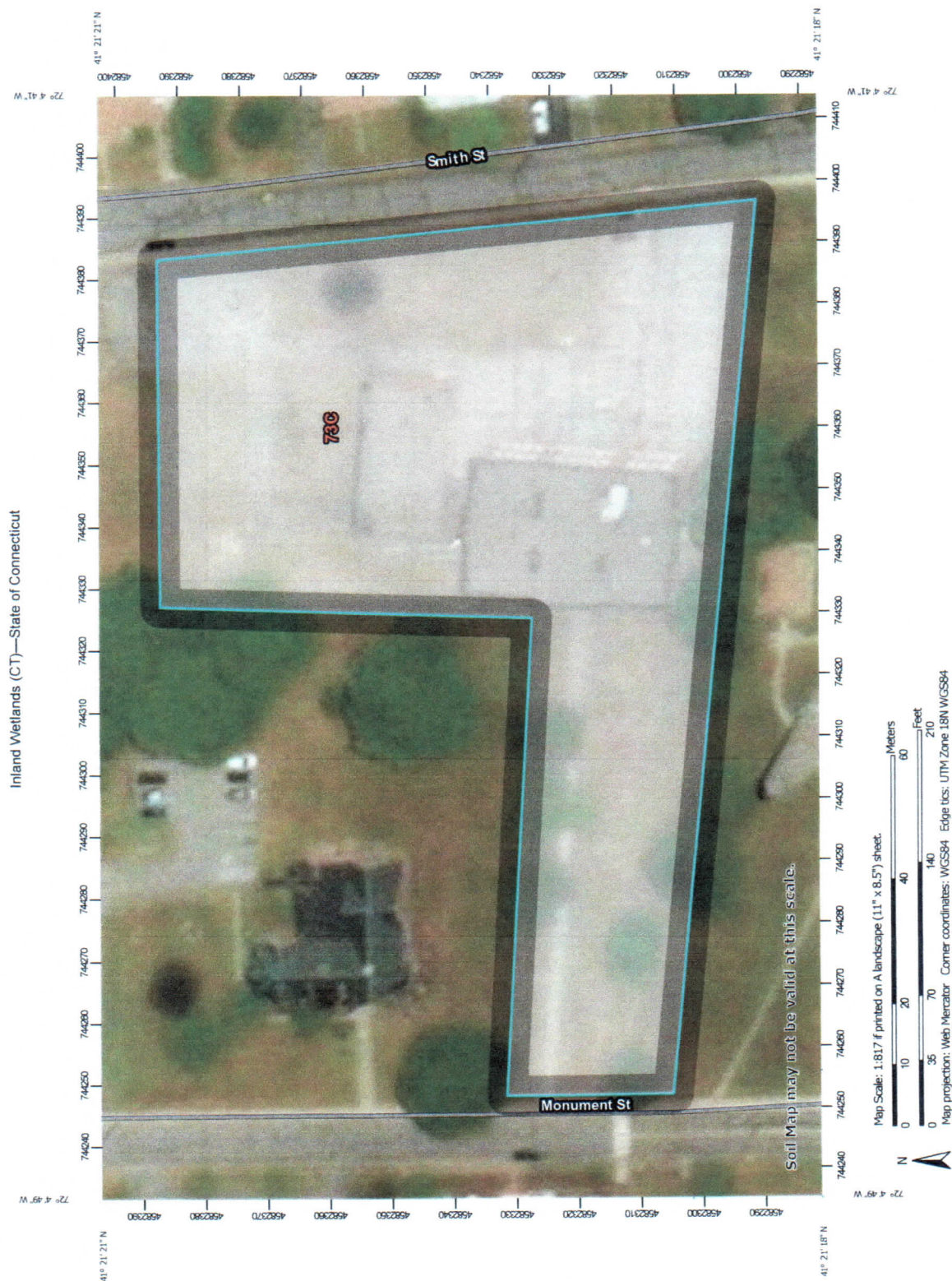
Map units dominated by Connecticut inland wetland soils may have inclusions of non-wetland soils, and non-wetland map units may have inclusions of Connecticut inland wetland soils. On site investigation is necessary to determine the presence or absence of wetland soils in a particular area.

Rating Options

Aggregation Method: Dominant Component



WETLANDS MAP



5/22/2018
Page 1 of 4

Web Soil Survey
National Cooperative Soil Survey

Natural Resources
Conservation Service



STATE OF CONNECTICUT DEMOGRAPHIC DATA



QuickFacts

Connecticut; UNITED STATES

QuickFacts provides statistics for all states and counties, and for cities and towns with a population of 5,000 or more.

All Topics	Connecticut	UNITED STATES
Population estimates, July 1, 2017, (V2017)	3,588,184	325,719,178
PEOPLE		
Population		
Population estimates, July 1, 2017, (V2017)	3,588,184	325,719,178
Population estimates, July 1, 2016, (V2016)	3,576,452	323,127,513
Population estimates base, April 1, 2010, (V2017)	3,574,114	308,758,105
Population estimates base, April 1, 2010, (V2016)	3,574,114	308,758,105
Population, percent change - April 1, 2010 (estimates base) to July 1, 2017, (V2017)	0.4%	5.5%
Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	0.1%	4.7%
Population, Census, April 1, 2010	3,574,097	308,745,538
Age and Sex		
Persons under 5 years, percent, July 1, 2016, (V2016)	5.2%	6.2%
Persons under 5 years, percent, April 1, 2010	5.7%	6.5%
Persons under 18 years, percent, July 1, 2016, (V2016)	21.1%	22.8%
Persons under 18 years, percent, April 1, 2010	22.9%	24.0%
Persons 65 years and over, percent, July 1, 2016, (V2016)	16.1%	15.2%
Persons 65 years and over, percent, April 1, 2010	14.2%	13.0%
Female persons, percent, July 1, 2016, (V2016)	51.2%	50.8%
Female persons, percent, April 1, 2010	51.3%	50.8%
Race and Hispanic Origin		
White alone, percent, July 1, 2016, (V2016) (a)	80.6%	76.9%
Black or African American alone, percent, July 1, 2016, (V2016) (a)	11.8%	13.3%
American Indian and Alaska Native alone, percent, July 1, 2016, (V2016) (a)	0.5%	1.3%
Asian alone, percent, July 1, 2016, (V2016) (a)	4.7%	5.7%
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016) (a)	0.1%	0.2%
Two or More Races, percent, July 1, 2016, (V2016)	2.3%	2.6%
Hispanic or Latino, percent, July 1, 2016, (V2016) (b)	15.7%	17.8%
White alone, not Hispanic or Latino, percent, July 1, 2016, (V2016)	67.7%	61.3%
Population Characteristics		
Veterans, 2012-2016	188,759	19,535,341
Foreign born persons, percent, 2012-2016	14.0%	13.2%
Housing		
Housing units, July 1, 2016, (V2016)	1,499,116	135,697,926
Housing units, April 1, 2010	1,487,891	131,704,730
Owner-occupied housing unit rate, 2012-2016	66.5%	63.6%
Median value of owner-occupied housing units, 2012-2016	\$269,300	\$184,700
Median selected monthly owner costs -with a mortgage, 2012-2016	\$2,055	\$1,491
Median selected monthly owner costs -without a mortgage, 2012-2016	\$836	\$462
Median gross rent, 2012-2016	\$1,094	\$949
Building permits, 2016	5,504	1,206,642

<https://www.census.gov/quickfacts/fact/table/CT,US/PST045217>

Families & Living Arrangements		
Households, 2012-2016	1,354,713	117,716,237
Persons per household, 2012-2016	2.56	2.64
Living in same house 1 year ago, percent of persons age 1 year+, 2012-2016	87.8%	85.2%
Language other than English spoken at home, percent of persons age 5 years+, 2012-2016	22.1%	21.1%
Education		
High school graduate or higher, percent of persons age 25 years+, 2012-2016	90.1%	87.0%
Bachelor's degree or higher, percent of persons age 25 years+, 2012-2016	38.0%	30.3%
Health		
With a disability, under age 65 years, percent, 2012-2016	7.2%	8.6%
Persons without health insurance, under age 65 years, percent	▲ 5.7%	▲ 10.1%
Economy		
In civilian labor force, total, percent of population age 16 years+, 2012-2016	66.9%	63.1%
In civilian labor force, female, percent of population age 16 years+, 2012-2016	62.6%	58.3%
Total accommodation and food services sales, 2012 (\$1,000) (c)	9,542,068	708,138,598
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	29,573,119	2,040,441,203
Total manufacturers shipments, 2012 (\$1,000) (c)	55,180,095	5,696,729,632
Total merchant wholesaler sales, 2012 (\$1,000) (c)	181,962,244	5,206,023,478
Total retail sales, 2012 (\$1,000) (c)	51,832,467	4,219,821,871
Total retail sales per capita, 2012 (c)	\$14,381	\$13,443
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2012-2016	25.7	26.1
Income & Poverty		
Median household income (in 2016 dollars), 2012-2016	\$71,755	\$55,322
Per capita income in past 12 months (in 2016 dollars), 2012-2016	\$39,906	\$29,829
Persons in poverty, percent	▲ 8.8%	▲ 12.7%

BUSINESSES

Businesses		
Total employer establishments, 2015	89,232 ¹	7,663,938
Total employment, 2015	1,503,102 ¹	124,085,947
Total annual payroll, 2015 (\$1,000)	92,655,072 ¹	6,253,488,252
Total employment, percent change, 2014-2015	1.2% ¹	2.5%
Total nonemployer establishments, 2015	272,809	24,331,403
All firms, 2012	326,693	27,626,360
Men-owned firms, 2012	187,846	14,844,587
Women-owned firms, 2012	106,678	9,878,397
Minority-owned firms, 2012	56,113	7,952,386
Nonminority-owned firms, 2012	259,614	18,887,918
Veteran-owned firms, 2012	31,058	2,521,682
Nonveteran-owned firms, 2012	281,182	24,070,585

GEOGRAPHY

Geography		
Population per square mile, 2010	738.1	87.4
Land area in square miles, 2010	4,842.36	3,631,905.43
FIPS Code	09	00

Value Notes

This geographic level of poverty and health estimates is not comparable to other geographic levels of these estimates

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable.

The vintage year (e.g., V2017) refers to the final year of the series (2010 thru 2017). Different vintage years of estimates are not comparable.

Fact Notes

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

Value Flags

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

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

ECONOMIC INDICATORS

MAY 2018

STATE ECONOMIC INDICATORS

Total nonfarm
employment increased
over the year.

EMPLOYMENT BY INDUSTRY SECTOR

	Mar 2018	Mar 2017	CHANGE		Feb 2018
(Seasonally adjusted; 000s)			NO.	%	
TOTAL NONFARM	1,690.0	1,682.2	7.8	0.5	1,692.0
Natural Res & Mining	0.6	0.6	0.0	0.0	0.6
Construction	59.4	58.4	1.0	1.7	58.9
Manufacturing	162.6	158.1	4.5	2.8	162.8
Trade, Transportation & Utilities	298.7	297.4	1.3	0.4	300.2
Information	30.8	31.9	-1.1	-3.4	30.6
Financial Activities	128.9	128.1	0.8	0.6	128.9
Professional and Business Services	221.2	218.8	2.4	1.1	220.5
Education and Health Services	339.0	333.5	5.5	1.6	338.5
Leisure and Hospitality	153.9	155.8	-1.9	-1.2	155.2
Other Services	64.5	64.8	-0.3	-0.5	65.3
Government*	230.4	234.8	-4.4	-1.9	230.5

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

Average weekly initial
claims fell from a year
ago.

UNEMPLOYMENT

	Mar 2018	Mar 2017	CHANGE		Feb 2018
(Seasonally adjusted)			NO.	%	
Labor Force, resident (000s)	1,904.7	1,925.8	-21.1	-1.1	1,908.2
Employed (000s)	1,818.4	1,832.2	-13.8	-0.8	1,821.2
Unemployed (000s)	86.4	93.7	-7.3	-7.8	86.9
Unemployment Rate (%)	4.5	4.9	-0.4	---	4.6
Labor Force Participation Rate (%)	65.8	66.7	-0.9	---	65.9
Employment-Population Ratio (%)	62.8	63.4	-0.6	---	62.9
Average Weekly Initial Claims	4,080	4,266	-187	-4.4	3,729
Avg. Insured Unemp. Rate (%)	2.38	2.47	-0.09	---	2.38
	1Q 2018	1Q 2017			2017
U-6 Rate (%)	9.6	10.6	-1.0	---	10.1

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

The production worker
weekly earnings rose
over the year.

MANUFACTURING ACTIVITY

	Mar 2018	Mar 2017	CHANGE		Feb 2018	Jan 2018
(Not seasonally adjusted)			NO.	%		
Production Worker Avg Wkly Hours	39.5	40.8	-1.3	-3.2	40.9	--
Prod. Worker Avg Hourly Earnings	25.87	24.30	1.57	6.5	25.21	--
Prod. Worker Avg Weekly Earnings	1,021.87	991.44	30.43	3.1	1,031.09	--
CT Mfg. Prod. Index, NSA (2009=100)	91.3	91.8	-0.5	-0.6	94.7	86.0
Production Worker Hours (000s)	3,523	3,783	-260	-6.9	3,603	--
Industrial Electricity Sales (mil kWh)*	243	242	0.8	0.3	254	220
CT Mfg. Prod. Index, SA (2009=100)	96.5	95.7	0.7	0.8	101.4	89.3

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

Personal income for third
quarter 2018 is
forecasted to increase 1.6
percent from a year
earlier.

INCOME

	3Q* 2018	3Q 2017	CHANGE		2Q* 2018
(Seasonally adjusted) (Annualized; \$ Millions)			NO.	%	
Personal Income	\$256,013	\$251,951	4,062	1.6	\$254,992
UI Covered Wages	\$114,733	\$111,984	2,750	2.5	\$114,040

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

ECONOMIC INDICATORS STATE

BUSINESS ACTIVITY

New auto registrations decreased over the year.

	MONTH	LEVEL	Y/Y % CHG	YEAR TO DATE CURRENT	% PRIOR	CHG
New Housing Permits*	Mar 2018	321	-19.3	1,078	875	23.2
Electricity Sales (mil kWh)	Feb 2018	2,179	-2.7	4,874	4,772	2.1
Construction Contracts Index (1980=100)	Mar 2018	295.3	-2.8	---	---	---
New Auto Registrations	Mar 2018	15,866	-13.9	50,493	50,377	0.2
Exports (Bil. \$)	4Q 2017	3.90	5.5	14.76	14.39	2.5
S&P 500: Monthly Close	Mar 2018	2,640.87	11.8	---	---	---

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

* Estimated by the Bureau of the Census

BUSINESS STARTS AND TERMINATIONS

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

	MO/QTR	LEVEL	Y/Y % CHG	YEAR TO DATE CURRENT	% PRIOR	CHG
STARTS						
Secretary of the State	Jan 2018	3,117	14.2	3,117	2,729	14.2
Department of Labor	3Q 2017	2,239	-2.1	8,116	7,883	3.0
TERMINATIONS						
Secretary of the State	Jan 2018	1,520	36.3	1,520	1,115	36.3
Department of Labor	3Q 2017	1,526	-12.3	4,684	5,555	-15.7

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

STATE REVENUES

Total revenues were down from a year ago.

	Mar 2018	Mar 2017	% CHG	YEAR TO DATE CURRENT	% PRIOR	CHG
(Millions of dollars)						
TOTAL ALL REVENUES*	1,470.9	1,591.3	-7.6	5,330.4	4,533.2	17.6
Corporate Tax	150.3	205.3	-26.8	199.3	248.6	-19.8
Personal Income Tax	898.4	902.2	-0.4	3,396.3	2,434.1	39.5
Real Estate Conv. Tax	12.4	11.8	5.1	39.3	41.3	-4.8
Sales & Use Tax	260.4	311.6	-16.4	1,160.3	1,122.2	3.4
Gaming Payments**	24.6	23.3	5.7	65.3	65.1	0.3

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

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

TOURISM AND TRAVEL

Gaming slots rose over the year.

	MONTH	LEVEL	Y/Y % CHG	YEAR TO DATE CURRENT	% PRIOR	CHG
Occupancy Rate (%)*	Mar 2018	60.3	6.9	53.5	51.9	3.1
Major Attraction Visitors**	Mar 2018	340,286	0.9	911,466	952,358	-4.3
Air Passenger Count	Mar 2018	NA	NA	NA	NA	NA
Gaming Slots (Mil.\$)***	Mar 2018	1,198.9	5.3	3,203.2	3,186.9	0.5

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

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

**Attraction participants expanded from 6 to 23 beginning with July 2014 data

***See page 23 for explanation

May 2018

THE CONNECTICUT ECONOMIC DIGEST 7

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

EMPLOYMENT COST INDEX

<i>Private Industry Workers</i> (Dec. 2005 = 100)	Seasonally Adjusted			Not Seasonally Adjusted		
	Mar 2018	Dec 2017	3-Mo % Chg	Mar 2018	Mar 2017	12-Mo % Chg
UNITED STATES TOTAL	131.9	130.6	1.0	131.9	128.3	2.8
Wages and Salaries	132.0	130.7	1.0	132.0	128.3	2.9
Benefit Costs	131.6	130.5	0.8	131.6	128.4	2.5
NORTHEAST TOTAL	—	—	—	133.7	130.2	2.7
Wages and Salaries	—	—	—	133.4	129.7	2.9

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

U.S. inflation rate was up by 2.4 percent over the year.

CONSUMER NEWS

			% CHANGE	
(Not seasonally adjusted)	MO/QTR	LEVEL	Y/Y	P/P*
CONSUMER PRICES				
CPI-U (1982-84=100)				
U.S. City Average	Mar 2018	249.554	2.4	0.2
Purchasing Power of \$ (1982-84=\$1.00)	Mar 2018	0.401	-2.3	-0.2
Northeast Region	Mar 2018	263.556	2.0	0.1
NY-Northern NJ-Long Island	Mar 2018	272.196	1.7	0.0
Boston-Brockton-Nashua**	Mar 2018	274.591	3.6	0.9
CPI-W (1982-84=100)				
U.S. City Average	Mar 2018	243.463	2.4	0.2

Sources: U.S. Department of Labor, Bureau of Labor Statistics; The Conference Board

*Change over prior monthly or quarterly period

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

Conventional mortgage rate rose to 4.44 percent over the month.

INTEREST RATES

(Percent)	Mar 2018	Feb 2018	Mar 2017
Prime	4.58	4.50	3.88
Federal Funds	1.51	1.42	0.79
3 Month Treasury Bill	1.73	1.59	0.75
6 Month Treasury Bill	1.92	1.79	0.89
1 Year Treasury Note	2.06	1.96	1.01
3 Year Treasury Note	2.42	2.36	1.59
5 Year Treasury Note	2.63	2.60	2.01
7 Year Treasury Note	2.77	2.78	2.30
10 Year Treasury Note	2.84	2.86	2.48
20 Year Treasury Note	2.97	3.02	2.83
Conventional Mortgage	4.44	4.33	4.20

Sources: Federal Reserve; Federal Home Loan Mortgage Corp.

COMPARATIVE REGIONAL DATA STATE

NONFARM EMPLOYMENT

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

(Seasonally adjusted; 000s)	Mar 2018	Mar 2017	CHANGE		Feb 2018
			NO.	%	
Connecticut	1,690.0	1,682.2	7.8	0.5	1,692.0
Maine	627.0	624.1	2.9	0.5	626.7
Massachusetts	3,640.9	3,599.1	41.8	1.2	3,636.2
New Hampshire	682.6	674.1	8.5	1.3	683.5
New Jersey	4,180.3	4,113.2	67.1	1.6	4,175.2
New York	9,602.7	9,489.4	113.3	1.2	9,602.2
Pennsylvania	6,004.6	5,920.6	84.0	1.4	6,001.9
Rhode Island	498.3	491.9	6.4	1.3	498.8
Vermont	314.5	313.9	0.6	0.2	314.0
United States	148,230.0	145,969.0	2,261.0	1.5	148,127.0

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

LABOR FORCE

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

(Seasonally adjusted)	Mar 2018	Mar 2017	CHANGE		Feb 2018
			NO.	%	
Connecticut	1,904,731	1,925,846	-21,115	-1.1	1,908,154
Maine	700,081	699,359	722	0.1	699,733
Massachusetts	3,683,710	3,656,082	27,628	0.8	3,669,508
New Hampshire	748,763	746,204	2,559	0.3	747,307
New Jersey	4,499,869	4,522,064	-22,195	-0.5	4,506,807
New York	9,675,674	9,687,989	-12,315	-0.1	9,692,597
Pennsylvania	6,393,488	6,439,586	-46,098	-0.7	6,410,542
Rhode Island	558,016	553,052	4,964	0.9	557,365
Vermont	346,972	344,685	2,287	0.7	345,923
United States	161,763,000	160,235,000	1,528,000	1.0	161,921,000

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

UNEMPLOYMENT RATES

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

(Seasonally adjusted)	Mar 2018	Mar 2017	CHANGE	Feb 2018
Connecticut	4.5	4.9	-0.4	4.6
Maine	2.7	3.3	-0.6	2.9
Massachusetts	3.5	3.9	-0.4	3.5
New Hampshire	2.6	2.7	-0.1	2.6
New Jersey	4.6	4.5	0.1	4.6
New York	4.6	4.7	-0.1	4.6
Pennsylvania	4.8	5.0	-0.2	4.8
Rhode Island	4.5	4.4	0.1	4.6
Vermont	2.8	3.1	-0.3	2.8
United States	4.1	4.5	-0.4	4.1

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

SUBJECT INTERIOR PHOTOS



BASEMENT BATHROOM



BASEMENT BATHROOM



BASEMENT CLASSROOM



BASEMENT CLASSROOM



BOILER ROOM



INTERIOR STAIRWAY (SOUTH)



INTERIOR STAIRWAY (NORTH)



FIRST FLOOR HALLWAY



FIRST FLOOR CLASSROOM



FIRST FLOOR CLASSROOM



SECOND FLOOR CLASSROOM



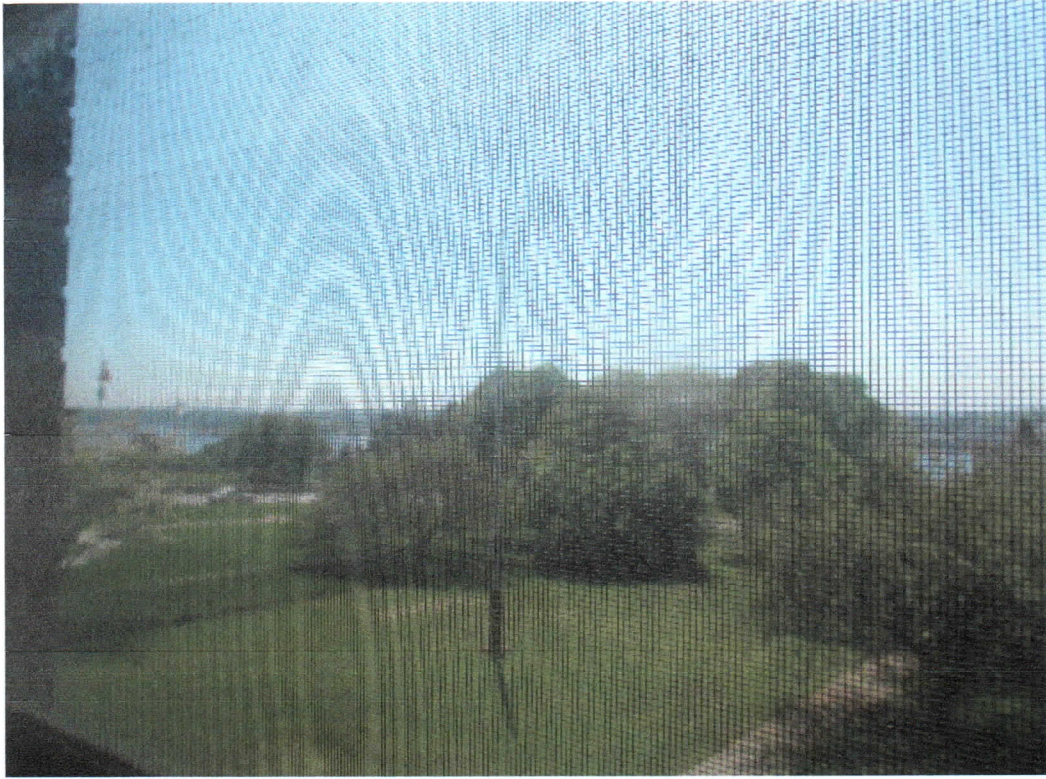
SECOND FLOOR CLASSROOM



INTERIOR - GYMNASIUM



INTERIOR - GYMNASIUM



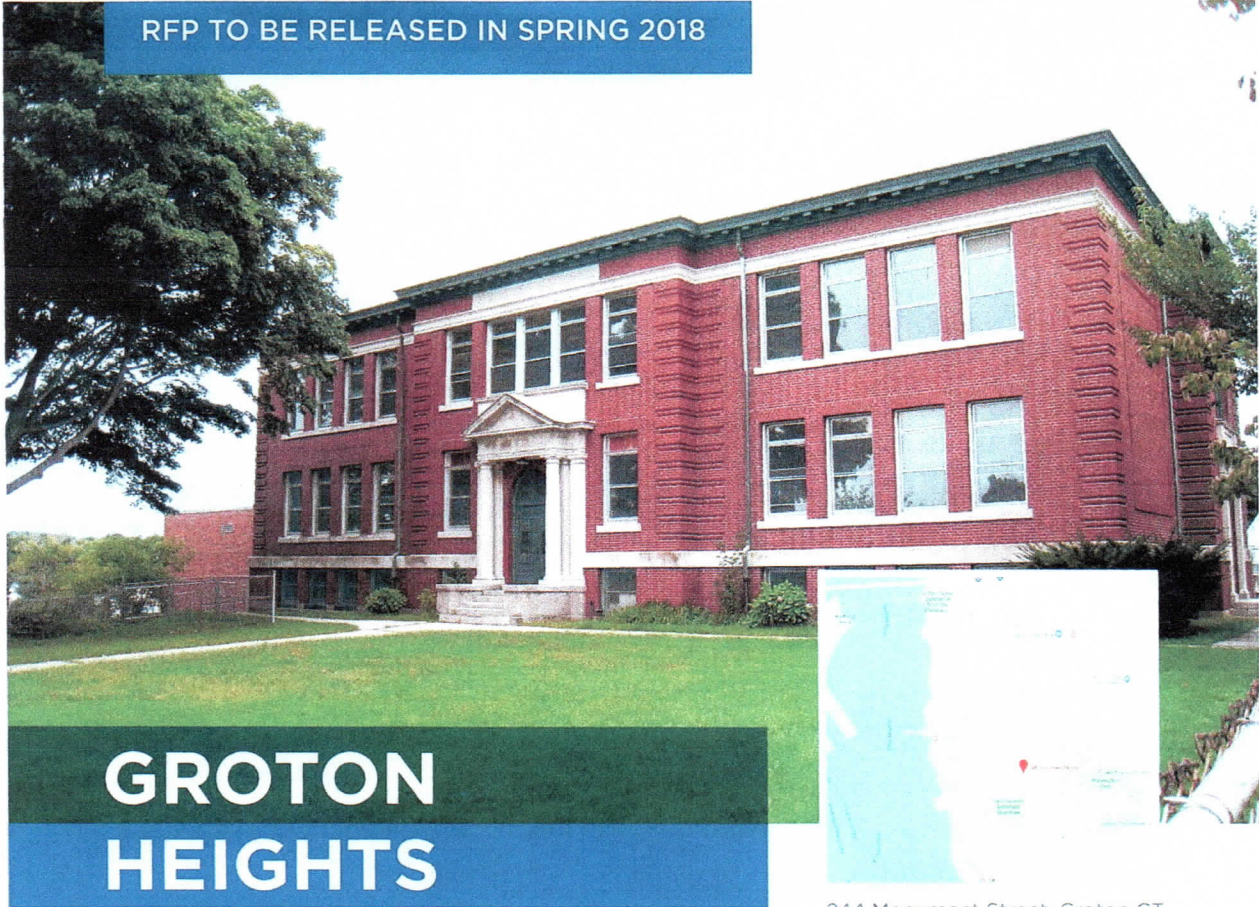
WATER VIEW OF THAMES RIVER



WARNINGS ON ENTRYWAY

SUBJECT LISTING

RFP TO BE RELEASED IN SPRING 2018



GROTON HEIGHTS

2.04 acres

1 building

27,185 SF

HIGHLY ACCESSIBLE

3 Minute drive to I-95

10 Minute drive to Amtrak

Minutes to downtown

3 Minute drive to Electric Boat

REUSE POTENTIAL

Residential

Office

Other

ZONED

Institutional Reuse

RESOURCES

www.exploremoregroton.com

Environmental Site Assessment

Property Card/Map

Building Pictures

Paige Bronk

Economic & Community Development Manager
860. 448.4095 | pbronk@groton-ct.gov

244 Monument Street, Groton CT

Investment opportunity...

Since its closing 10 years ago this property is ready for new life. Located in the Historic Groton Bank Neighborhood the property sits on 2.04 acres and is adjacent to the Bill Memorial Library and historic Fort Griswold. Groton Heights' main building was constructed in 1912 with the gymnasium following in 1962. It was used as a school until closed in the summer of 2007. The building remains in good condition. The availability of the property comes at a perfect time as Electric Boat ramps up hiring efforts.



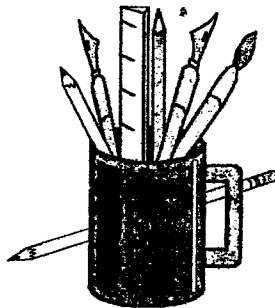
www.exploremoregroton.com

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.

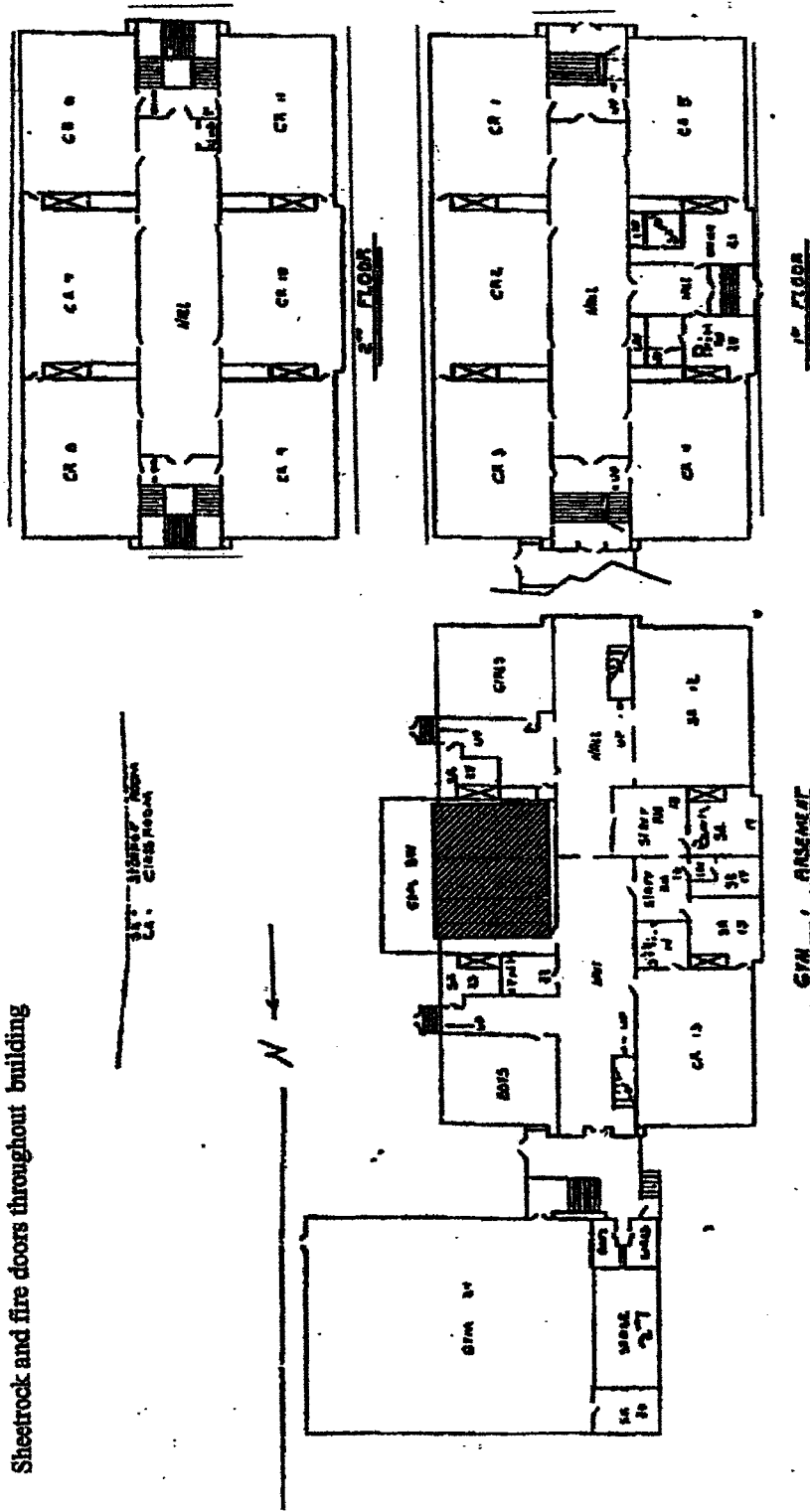
The window caulking and glazing compounds found throughout the building were listed as newly found and assumed ACBMin 1999. All of asbestos containing materials and assumed asbestos containing materials found during the reinspection are listed in a roster and placed on a diagram on the following pages.



Boiler packing

Window caulking and glazing compound

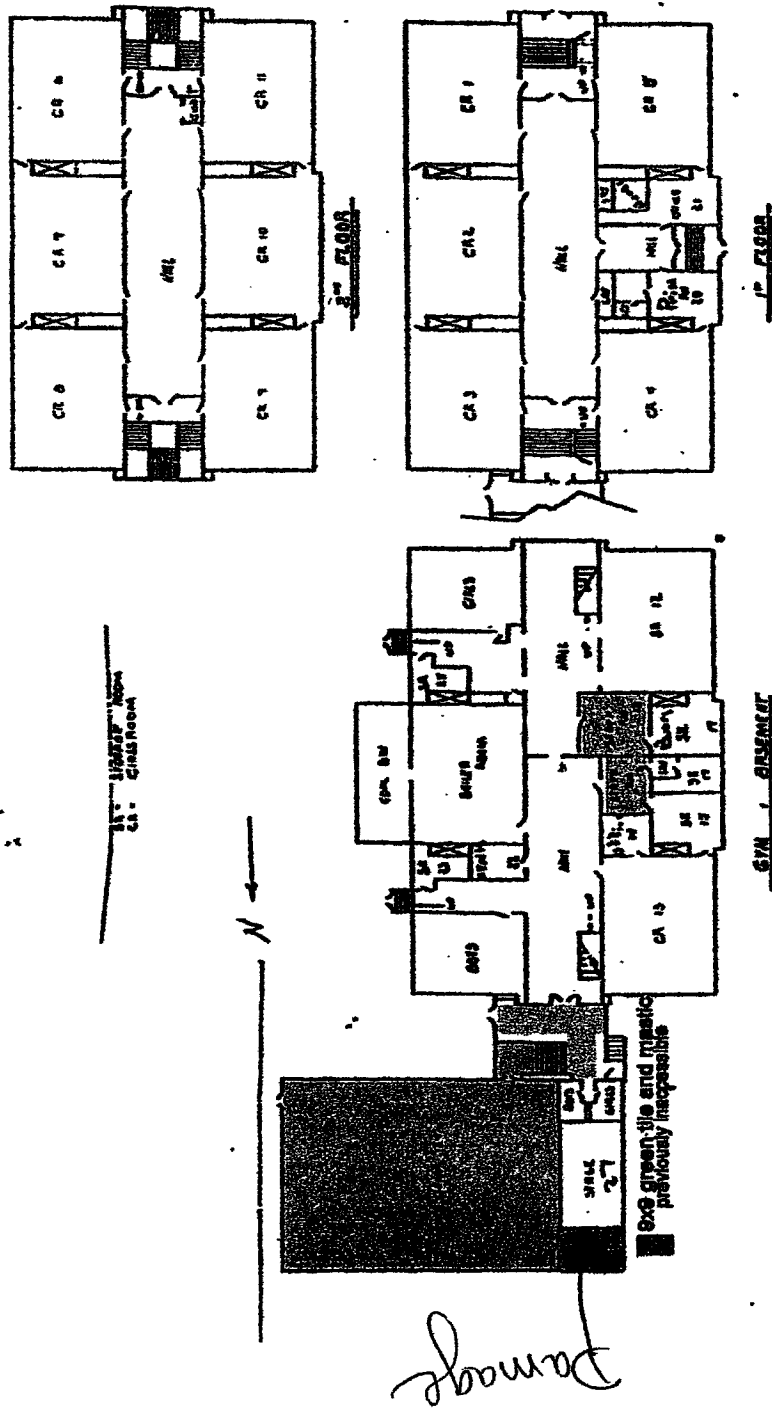
Sheetrock and fire doors throughout building



Groton Heights 2

scale 1/4" = 1'

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'

003

SECTION A
FACILITY NOTIFICATION

PG. of
2



STATE OF CONNECTICUT
Department of Environmental Protection
UNDERGROUND STORAGE FACILITIES PROGRAM
HAZARDOUS MATERIALS MANAGEMENT UNIT
145 Capitol Avenue, Hartford, CT 06106
TEL 354-4450



EPH-6 NEW 10/98

FOR STATE AGENCY USE ONLY
A. SHEET
B. DATE RCV BY D.E.P.
C. DATE ENTERED
E. DOES FACILITY MEET NEW REQUIREMENTS?
YES ☐ NO ☐

PLEASE TYPE ALL THREE COPIES MUST BE LOCATED
Refer to INSTRUCTIONS FOR FILING NOTIFICATION before completing form.

SECTION B
LOCATION
4. OF FACILITY
5. BUSINESS NAME AND ADDRESS
6. MAILING ADDRESS
7. FACILITY OWNER
8. TYPE OF OWNER
9. OPERATOR/CONTACT PERSON
10. TANK ID.
11a. DATE OF INSTALLATION (Mo./Yr.)
11b. DATE OF REMOVAL (Mo./Yr.)
12a. EST. QUANTITY LEFT STORED (Gals.)
12b. STATUS
13. TYPE OF CONTENTS
14. CONTENTS
15. CONSTRUCTION MATERIALS
16. PROTECTION
17. INTEGRAL
18. MONITORING SYSTEM
19. FAILURE
20. HAVE YOU ATTACHED SKETCH OF TANKS AND LOCATION? YES ☐ NO ☐

SECTION C
21. COMMENTS
22. CERTIFICATION
23. NAME (Type or Print)
24. DATE SIGNED

SECTION D
GROTON-PUBLIC WORKS

02/25/2009 16:42 FAX 860 448 4094



TOWN OF GROTON

DEPARTMENT OF PUBLIC WORKS

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

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

TELEPHONE: (860) 448-6083
FAX: (860) 448-4084
EMAIL: pworks@town.groton.ct.us

March 6, 2009

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

Re: School Property Appraisals

Dear Mr. Flanagan,

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

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

Please let me know if you need any additional information.

Sincerely,

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

GAH/td

SCHOOL DEMOLITION COSTS

5-Mar-09

School	Building Area (sf)	Building Demolition Cost	Site paving area (sf)	Site Demolition Restoration Cost	Total cost
Colonel Ledyard	20,400	\$ 250,000.00	28300	\$ 60,000.00	\$ 310,000.00
Eastern Point	55,600	\$ 650,000.00	100000	\$ 200,000.00	\$ 850,000.00
Groton Heights	26,400	\$ 300,000.00	42000	\$ 60,000.00	\$ 360,000.00
Noank	30,800	\$ 350,000.00	37300	\$ 75,000.00	\$ 425,000.00
Seely	29,560	\$ 350,000.00	74400	\$ 150,000.00	\$ 500,000.00

Notes:

Building demolition cost - \$12/SF

Site demolition/restoration cost - \$2/SF