

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission will hold a public hearing on February 7, 2024, starting at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

- **SD 23-002:** Fourteen-lot resubdivision including 18.2 acres on Wauregan Road and Gorman Road (Map 32, Lot 15-1), Applicant: KA&G Investments, LLC.

Please publish Jan. 24 & Jan. 31

Base fee \$250.00
14-101 3500.00
State 60.00

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT



Received Date _____

Application # SD 23-002
Check # 1111 \$3,810.00

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant KA&G Investments LLC Phone 860-234-3183
Mailing Address 90 Brown Road, Voluntown, CT 06384
Applicants Interest in the Property owner

Property Owner KA&G Investments LLC Phone 860-234-3183
Mailing Address 90 Brown Road, Voluntown, CT 06384

Name of Engineer/Surveyor David Held, PE, LS Provost & Rovero, Inc.
Address P.O. Box 191, Plainfield, CT 06374
Contact Person David Held Phone 860-234-3183 Fax 860-230-0860

Name of Attorney _____
Address _____
Phone _____ Fax _____

Subdivision _____ Re subdivision X
Property location Wauregan Road & Gorman Road
Map # 32 Lot # 15-1 Zone R30 Total Acres 18.2 Acres to be Divided 18.2
Number of Proposed Lots 14 Length of New Road Proposed N/A
Sewage Disposal: Private X Public _____

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary N/A Storm N/A
Water: Private X Public _____

Is parcel located within 500 feet of an adjoining Town? No

The following shall accompany the application when required:

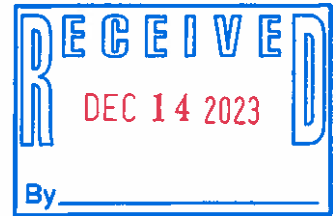
- 4.2.2 Fee \$ 3,750.00 State (\$60.00) X 4.2.3 Sanitary Report _____ 4.2.5, 3 copies of plans _____
4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.
4.2.6 Erosion & Sediment Control Plans
4.2.7 Certificate of Public Convenience and Necessity
4.2.8 Applications filed with other Agencies

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: [Signature] Date 12/14/23
Owner: [Signature] Date 12/14/23

*Note: All consulting fees shall be paid by the applicant

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT



Received Date _____

Application # SD _____

Check # 1111

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant KA&G Investments LLC Phone 860-234-3183

Mailing Address 90 Brown Road, Voluntown, CT 06384

Applicants Interest in the Property owner

Property Owner KA&G Investments LLC Phone 860-234-3183

Mailing Address 90 Brown Road, Voluntown, CT 06384

Name of Engineer/Surveyor David Held, PE, LS Provost & Rovero, Inc.

Address P.O. Box 191, Plainfield, CT 06374

Contact Person David Held Phone 860-234-3183 Fax 860-230-0860

Name of Attorney _____

Address _____

Phone _____ Fax _____

Subdivision _____ Re subdivision X

Property location Wauregan Road & Gorman Road

Map # 32 Lot # 15-1 Zone R30 Total Acres 18.2 Acres to be Divided 18.2

Number of Proposed Lots 14 Length of New Road Proposed N/A

Sewage Disposal: Private X Public _____

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary N/A Storm N/A

Water: Private X Public _____

Is parcel located within 500 feet of an adjoining Town? No

The following shall accompany the application when required:

4.2.2 Fee \$ 3,750.00 State (\$60.00) X 4.2.3 Sanitary Report _____ 4.2.5, 3 copies of plans _____

4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.

4.2.6 Erosion & Sediment Control Plans

4.2.7 Certificate of Public Convenience and Necessity

4.2.8 Applications filed with other Agencies

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: [Signature] Date 12/14/23

Owner: [Signature] Date 12/14/23

*Note: All consulting fees shall be paid by the applicant

Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning • Structural • Mechanical • Architectural Engineering

P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Telephone (860) 230-0856
Fax (860) 230-0860
www.prorovinc.com

December 14, 2023

Brooklyn Planning & Zoning Commission
69 South Main Street
Suite 22
Brooklyn, CT 06234

**RE: Proposed 14 Lot Resubdivision – Wauregan Road & Gorman Road – Brooklyn, CT
P&R Job No. 233023**

Dear Commissioners:

Attached, please find a completed application form, \$3,810.00 application fee, a copy of the application to the Brooklyn Inland Wetlands & Watercourses Commission, one copy of design calculations for a proposed driveway culvert, one copy of an appraisal report from MacCormack Appraisal Services dated 10/25/2023 and three sets of plans revised to 11/15/2023. The plans and culvert design calculations have previously been provided to Syl Pauley, P.E. for review. In addition, the plans have been provided to ConnDOT and the Northeast District Department of Health (NDDH) for review and approval.

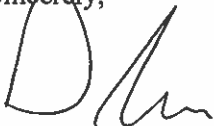
Per Section 8.11 of the Brooklyn Subdivision Regulations, we are requesting that the Commission authorize the payment of a fee in lieu of providing open space. The suggested fee is \$2,285.71 upon the sale of each lot based on 10% of the fair market value (\$320,000.00) of the subject property as outlined in the attached appraisal report.

A waiver is requested for the submission of a Sanitary Report and Water Supply Report as required per Section 11 of the Subdivision Regulations. The project is currently under review by NDDH and their approval will imply the suitability of each lot to provide for sanitary sewage disposal and a potable water supply.

A waiver is requested for providing sidewalks along the project road frontage because sidewalks in this location would not be beneficial and would not connect to any existing sidewalks.

Thank you for your consideration of this application. If you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,



David J. Held, P.E., L.S.
Provost & Rovero, Inc.

**INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT**

Date _____

Application # _____

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT KA&G Investments LLC MAILING ADDRESS 90 Brown Road, Voluntown, CT 06384
APPLICANT'S INTEREST IN PROPERTY owner PHONE 860-234-3183 EMAIL kaandginvestments@gmail.com

PROPERTY OWNER IF DIFFERENT _____ PHONE _____
MAILING ADDRESS _____ EMAIL _____

ENGINEER/SURVEYOR (IF ANY) David Held, PE, LS Provost & Rovero, Inc.
ATTORNEY (IF ANY) _____

PROPERTY LOCATION/ADDRESS Wauregan Road & Gorman Road
MAP # 32 LOT # 15-1 ZONE R30 TOTAL ACRES 18.168 ACRES OF WETLANDS ON PROPERTY 2.20 acres

PURPOSE AND DESCRIPTION OF THE ACTIVITY _____
14 lot resubdivision for development of single family homes

WETLANDS EXCAVATION AND FILL:
FILL PROPOSED No CUBIC YDS 0 SQ. FT. 0
EXCAVATION PROPOSED No CUBIC YDS 0 SQ. FT. 0
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE _____ OFF SITE _____
TOTAL REGULATED AREA ALTERED: SQ. FT. _____ ACRES 2.5 +/-


EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): _____
Various development alternatives were considered which would have resulted in more impact to regulated areas and/or direct wetland impact. No direct impact to wetlands is proposed with the chosen design.

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY N/A SQFT N/A ACRES N/A

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? No IF YES, WHICH TOWN(S) N/A
IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? No

THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT:  DATE 11-22-2023
eSigned via SeamedDoc.com
Key: 224c42aabd1bfb5303c8f9110b55ec

OWNER: _____ DATE _____

REQUIREMENTS

_____ APPLICATION FEE \$ _____ STATE FEE (\$60.00) _____

_____ COMPLETION OF CT DEEP REPORTING FORM

_____ ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

_____ PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

_____ SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS. APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

_____ COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

_____ IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

- NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
- ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

ADDITIONAL INFORMATION/ACTION NEEDED:

OTHER APPLICATIONS MAY BE REQUIRED. CONTACT THESE AGENCIES FOR FURTHER INFORMATION:

APPLICATION TO STATE OF CONNECTICUT DEEP
INLAND WATER RESOURCES DIVISION
79 ELM ST.
HARTFORD, CT. 06106
1-860-424-3019

DEPARTMENT OF THE ARMY CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MA. 01742
1-860-343-4789

STAFF USE ONLY:

_____ DECLARATORY RULING: AS OF RIGHT & NON-REGULATED USES (SEE IWWC REGULATIONS SECTION 4)

_____ PERMIT REQUIRED:

_____ AUTHORIZED BY STAFF/CHAIR (NO ACTIVITY IN WETLANDS/WATERCOURSE AND MINIMAL IMPACT)

_____ CHAIR, BROOKLYN IWWC

_____ WETLANDS OFFICER

_____ AUTHORIZED BY IWWC

_____ SIGNIFICANT ACTIVITY/PUBLIC HEARING

_____ NO PERMIT REQUIRED

_____ OUTSIDE OF UPLAND REVIEW AREA

_____ NO IMPACT

_____ CHAIR, BROOKLYN IWWC

_____ WETLANDS OFFICER

_____ TIMBER HARVEST



STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for each action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package as well.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is accurate and that it reflects the final action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following page.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do not mail this cover page or the instruction page. **Please mail only the completed yellow reporting form to:**

Wetlands Management Section
Inland Water Resources Division
Department of Energy & Environmental Protection
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Wetlands Management Section at (860) 424-3019.

INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Use a separate form to report each action taken by the Agency. Complete the form as described below.

PLEASE PRINT CLEARLY

PART I: To Be Completed By the Inland Wetlands Agency Only

1. Enter the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed. Enter ONE year and month per form.
2. Enter ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. *Do not submit a reporting form for withdrawn applications.* Do not enter multiple code letters (for example: if an enforcement notice was given and subsequent permit issued - two forms for the two separate actions are to be completed).
 - A = A Permit Granted by the Inland Wetlands Agency (*not including map amendments, see code D below*)
 - B = Any Permit Denied by the Inland Wetlands Agency
 - C = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E = An Enforcement Notice of Violation, Order, Court Injunction, or Court Fines
 - F = A Jurisdictional Ruling by the Inland Wetlands Agency (i.e.: activities "permitted as of right" or activities considered non-regulated)
 - G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "Yes" if a public hearing was held in regards to the action taken; otherwise check "No".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed by the Inland Wetlands Agency or the Applicant - If Part II is completed by the applicant, the applicant must return the form to the Inland Wetlands Agency. The Inland Wetlands Agency must ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

Check "Yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "No" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. See the following website for USGS Quad Map names and numbers:
http://ct.gov/deep/lib/deep/gis/resources/Index_NamedQuadTown.pdf

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If the action/project/activity is located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn - CLEAR's website: http://clear.uconn.edu/data/map_set/index.htm
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief description of the action/project/activity.

9. **CAREFULLY REVIEW** the list below and enter ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

A = Residential Improvement by Homeowner
 B = New Residential Development for Single Family Units
 C = New Residential Development for Multi-Family / Condos
 D = Commercial / Industrial Uses
 E = Municipal Project
 F = Utility Company Project
 G = Agriculture, Forestry or Conservation
 H = Wetland Restoration, Enhancement, Creation

I = Storm Water / Flood Control
 J = Erosion / Sedimentation Control
 K = Recreation / Boating / Navigation
 L = Routine Maintenance
 M = Map Amendment
 N = State Agency Project
 P = Other (this code includes the approval of concept plans with no-on-the-ground work)

10. Enter between one and four code numbers to best characterize the project or activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You must provide code 12 if the activity is located in an established upland review area (buffer, setback). You must provide code 14 if the activity is located BEYOND the established upland review area (buffer, setback) or NO established upland review area (buffer, setback) exists.

1 = Filling
 2 = Excavation
 3 = Land Clearing / Grubbing (no other activity)
 4 = Stream Channelization
 5 = Stream Stabilization (includes lakeshore stabilization)
 6 = Stream Clearance (removal of debris only)
 7 = Culverting (not for roadways)

8 = Underground Utilities (no other activities)
 9 = Roadway / Driveway Construction
 10 = Drainage Improvements
 11 = Pond, Lake Dredging / Dam Construction
 12 = Activity in an Established Upland Review Area
 14 = Activity in Upland

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does *not* have an established upland review area must use code 14; other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14; other possible codes are 1 and 2. Permitted dredging of a pond must use code 11; other possible codes are 12 and 5.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body". For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream". Remember that these figures represent only the acreage altered not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agency permits, denials, amendments, and enforcement actions. Inland wetlands agencies may have established an upland review area (also known as a buffer or setback) in which activities are regulated. Agencies may also regulate activities beyond these established areas. You MUST provide all information in ACRES including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration. Remember that these figures represent only the upland acreage altered as a result of an activity regulated by the inland wetlands agency, or as a result of an agent approval.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses (question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered). You MUST provide all information in ACRES including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street - 3rd Floor, Hartford, CT 06106

PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN (enter one year and month): Year _____ Month _____
2. ACTION TAKEN (enter one code letter): _____
3. WAS A PUBLIC HEARING HELD (check one)? Yes _____ No _____
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): _____
Does this project cross municipal boundaries (check one)? Yes _____ No _____
If Yes, list the other town(s) in which the action is occurring (type name(s)): _____
6. LOCATION (see directions for website information): USGS Quad Map Name: _____ or Quad Number: _____
Subregional Drainage Basin Number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): _____
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): _____
Briefly describe the action/project/activity (check and type information): Temporary _____ Permanent _____
Description: _____
9. ACTIVITY PURPOSE CODE (enter one code letter): _____
10. ACTIVITY TYPE CODE(S) (enter up to four code numbers): _____
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):
Wetlands: _____ acres Open Water Body: _____ acres Stream: _____ linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): _____ acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): _____ acres

DATE RECEIVED:

PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

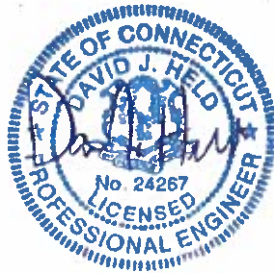
FORM CORRECTED / COMPLETED: YES NO

**Driveway Culvert Design
Proposed 14 Lot Resubdivision
Wauregan Road & Gorman Road
Brooklyn, CT**

Prepared for

KA&G Investments LLC

11/20/2023



Prepared by:

Provost & Rovero, Inc.

Design Summary

A culvert is proposed to convey periodic flows under the driveway serving proposed lot 3. This culvert has been designed to convey a 10 year design storm. The design flow rate has been determined with the Rational method utilizing ConnDOT IDF data. The culvert has been designed utilizing Federal Highway Administration methodology and Carlson Hydrology software. Watershed mapping and calculation reports are attached hereto.

Time of Concentration (Tc)

Wed Nov 15 10:59:00 2023

Project: KA&G
Location: LOT 2 DRIVEWAY
Developed

By: DJH
Checked:

Date: 11/15/23
Date:

Sheet Flow

Segment ID: sheet flow

Manning's Roughness Coeff. (n):	0.400	
Flow Length, L (total L <= 100 ft):	100.00	ft
Two-yr 24-hr Rainfall, P:	3.20	in
Land Slope, s:	2.00	%
Tc:	0.358	hr (21.5 min)

Shallow Concentrated Flow

Segment ID: shallow conc.

Surface Description:	Unpaved	
Flow Length, L:	1750.00	ft
Watercourse Slope, s:	3.20	%
Average Velocity, V:	2.89	ft/s
Tc:	0.168	hr (10.1 min)
Total Tc:	0.526	hr (31.6 min)

Rational Peak Discharge

Wed Nov 15 11:07:08 2023

1.Data:

Drainage Area

A = 70.70 acre

Runoff Coefficient

C = 0.20

Time of Concentration

0.53 hrs

Rainfall ID:

Connecticut DOT

Return Period:

10 YEAR

Rainfall Intensity:

I = 2.73 in/hr

2.Peak Discharge:

Qp = 38.57 cfs

Design Parameters

Section

Shape:	Circular
Material:	Concrete
Diameter:	24.00 in
Manning's n:	0.0130
Number of Barrels:	2

Inlet

Inlet Type:	Square Edge with Headwall
Ke:	0.50

Inverts

Inlet Invert Elevation:	223.300	ft
Outlet Invert Elevation:	223.100	ft
Length:	24.000	ft
Slope:	0.83	%

Culvert Calculation

Discharge:	38.60	cfs
Headwater Elevation:	226.134	ft
Tailwater Elevation:	1.000	ft
Downstream Velocity:	7.49	ft/s
Downstream Flow Depth:	1.529	ft
Flow Control Type:	Inlet Control, Submerged	

**REAL ESTATE
APPRAISAL REPORT**

18.168 Acres Residential Land
Lot 15-B Wauregan Road
Brooklyn, CT 06234

AUTHORIZED BY:

Mr. David Held
P.O. Box 191
Plainfield, CT 06374

DATE OF VALUATION

October 25, 2023

PREPARED BY:

Steven E. MacCormack
MacCormack Appraisal Services
8 Wolf Den Road
Brooklyn, CT 06234

FILE REFERENCE:

MAS File #231035



MACCORMACK APPRAISAL SERVICES

Steven E. MacCormack
Certified General Real Estate Appraiser

8 Wolf Den Road ♦ Brooklyn, CT 06234 ♦ Phone: (860) 707-4749 ♦ maccormackserve@gmail.com

October 30, 2023

Mr. David Held
P.O. Box 191
Plainfield, CT 06374

Re: 18.168 Acres Residential Land at Lot 15-B Wauregan Road, Brooklyn, CT 06234

Dear Mr. Held:

At your request we have prepared a real estate appraisal report for the purpose of providing an "as is" market value opinion of the fee simple interest in the subject as of the October 25, 2023 date of inspection. The function of the report is for evaluation purposes to determine a possible Open Space fee to be paid to the town. This appraisal has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice and it is intended for the sole and exclusive use of *David Held and his representatives and the Town of Brooklyn*. A copy of the engagement letter describing our agreement is in the addenda of the report for reference.

The property being appraised is on the northeast side of Wauregan Road (aka Route 205) and the northwest side of Gorman Road about 1¼ miles from US-6 in the southeastern part of Brooklyn. The subject is a single vacant residential lot totaling 18.168 acres of residential R-30 zoned land with about 20% of the site designated as wetlands recently split from the 19.241 acres at 198 Wauregan Road in Brooklyn, CT.

We have examined the physical property within its neighborhood and have analyzed the market for similar properties in the subject's market area. In our analysis, we have used only the Sales Comparison Approach valuation method, which provides a reliable indication of the market value of properties like the subject. The report is also presented in a summary format, which is a concise presentation of the data, reasoning and conclusions for the property being appraised. Documentation not included in the report has been retained in our files.

As a result of these investigations and subject to the assumptions, limiting conditions and all pertinent facts as detailed herein, it is our opinion that the "as is" market value of the fee simple interest in the subject property as of October 25, 2023 is:

\$320,000
(THREE HUNDRED TWENTY THOUSAND DOLLARS)

This value is based on estimated marketing and exposure periods not to exceed 12 months.

Mr. David Held
October 30, 2023

Page 2

An environmental assessment report for the property has not been provided to this appraiser for review. Please be aware that this appraiser is not qualified to detect the presence or absence of hazardous materials. It is important to note that, unless otherwise stated, **this appraisal assumes the subject is free of and unaffected by all hazardous materials and contaminated waste.** No responsibility is assumed for any expertise or engineering knowledge required to discover hazardous substances that may impact the market value of the subject. The client is urged to retain an expert in this field if detailed environmental information is required.

Please note, the Town of Brooklyn is a participant in the National Flood Insurance Program. The subject's site is not located in an area designated by the Department of Federal Emergency Management Agency (FEMA) as a flood hazard zone.

Within the report we provide a definition of *market value* and other appraisal terms used. Your attention is drawn to the "General Assumptions and Limiting Conditions" which are included in this report and which are considered standard for this type of assignment. Please note that our opinion is not based on a requested minimum value, a specific valuation, or the approval of a loan amount.

It was a pleasure preparing this appraisal for you. Please contact us if you have unanswered questions regarding our appraisal or if we can be of further assistance in the interpretation of our findings and opinions.

Respectfully submitted,



Steven E. MacCormack
President

TABLE OF CONTENTS

CERTIFICATION	5
GENERAL ASSUMPTIONS AND LIMITING CONDITIONS	6
EXECUTIVE SUMMARY OF FACTS AND CONCLUSIONS	10
DEFINITIONS.....	11
SUBJECT PHOTOGRAPHS.....	12
IDENTIFICATION OF THE PROPERTY.....	15
HISTORY OF THE PROPERTY	15
PURPOSE AND FUNCTION OF APPRAISAL	15
PROPERTY RIGHTS APPRAISED.....	15
APPRAISAL DATES.....	15
THE APPRAISAL PROCESS.....	16
PERSONAL PROPERTY	16
UNAVAILABILITY OF INFORMATION.....	16
COMPETENCY PROVISION	16
REGIONAL DATA.....	18
NEIGHBORHOOD DATA.....	22
ZONING	23
ASSESSMENT AND TAX DATA.....	23
SITE DESCRIPTION	26
SITE IMPROVEMENTS.....	26
MARKET ANALYSIS	27
HIGHEST AND BEST USE	28
HIGHEST AND BEST USE AS VACANT.....	28
VALUATION METHODS.....	29
SALES COMPARISON APPROACH.....	29
SALES COMPARISON APPROACH ANALYSIS	37
SALES COMPARISON APPROACH SUMMARY CONCLUSION	39
RECONCILIATION AND FINAL MARKET VALUE OPINION.....	40
ESTIMATED EXPOSURE AND MARKETING TIME	40
ADDENDA	41

CERTIFICATION

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

1. The statements of fact contained in this report are true and correct.
2. 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.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the 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.
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.
10. I have made a personal inspection of the property that is the subject of this report which is located at Lot 15-B Wauregan Road, Brooklyn, Connecticut on October 25, 2023.
11. Except as noted, no one provided significant real property appraisal assistance to the person signing this certification.
12. I have not performed any services in any capacity including appraisal services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
13. As of the date of this report, Steven E. MacCormack has completed the continuing education program of the Appraisal Institute.
14. I certify that I am appropriately licensed or certified to appraise the subject property in the State in which it is located.



Steven E. MacCormack
CT Certified General Real Estate Appraiser #RCG.943
Expires 4/30/24

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

1. The legal description used in this report is assumed to be correct.
2. No responsibility is assumed for matters of legal nature affecting title to the property nor is an opinion of title rendered. No thorough investigation of title to the property has been made, and the premises are assumed to be free and clear of all deeds of trust, leases, use restrictions and reservations, easements, cases or actions pending, tax liens, and bonded indebtedness, unless otherwise specified. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, unless otherwise specified.
3. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Sketches, maps, plats and exhibits included in this report are for illustration only to help the reader visualize and understand the property. They should not be considered as surveys or relied upon for any other purpose.
4. Information and data furnished by others is usually assumed to be true, correct and reliable. When such information and data appears to be dubious and when it is critical to the analysis, a reasonable effort has been made to verify all such information; however, no responsibility for its accuracy is assumed by the appraiser.
5. All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report. The property is analyzed as though under responsible ownership and competent management.
6. The appraiser is not required to give testimony or appear in court or before any governmental body because of having made this appraisal or analysis, with reference to the property in question, unless arrangements have been previously made thereof.
7. It is assumed that there are no hidden or non-apparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them. No engineering survey has been furnished to the appraiser, and no responsibility is assumed for engineering matters, mechanical or structural. Good mechanical and structural condition is assumed. No soil survey has been furnished, and it is assumed that no surface or subsurface contaminants, pollutants, or discharge is present. The appraiser reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research, or investigation.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws, unless noncompliance is stated, defined and considered in this report.
9. No soil borings or analysis have been made of the subject. It is assumed that soil conditions are adequate to support standard construction consistent with the highest and best use as stated in this report.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS (continued)

10. Unless otherwise stated in the report, the existence of potentially hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however is not qualified in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, wastes, pollutants or contaminants (including, but not limited to, urea-formaldehyde foam insulation, asbestos, lead paint, PCB, or other raw materials or chemicals) used in construction, or otherwise present on or in the property. We assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such substances or for loss as a result of the presence of such substances. The presence of hazardous materials used in the construction or maintenance of the building may affect the value of the property. The market value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.
11. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the market value opinion contained in this report is based, unless noncompliance is stated and considered in this report.
12. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated and considered in this report.
13. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within this report.
14. The market value opinions are invalid if divided or prorated or considered as components in connection with any other appraisal. Any market value opinions provided in the report, apply to the entire property, and any division or proration of the total into fractional interests will invalidate the market value opinion, unless such division or proration of interests has been set forth in the report. The distribution of the total valuation in this report between land and improvements, if any, applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
15. When the Discounted Cash Flow Analysis is utilized, it is prepared on the basis of information and assumptions stipulated in this report. The achievement of any financial projections will be affected by fluctuating economic conditions and is dependent upon the occurrence of other future events that cannot be assured. Therefore, the actual results achieved may well vary from the projections and such variations may be material.
16. The date of value to which the opinions expressed in this report is set forth in a letter of transmittal. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS (continued)

17. If this report is used within a credit sale-leaseback-type transaction, of the offering structure of a syndicate or syndication partnership, joint venture, or association, it is to be noted that the market value opinion rendered is restricted exclusively to the underlying real property rights defined in this report. No consideration whatsoever is given to the value of any partnership units or interest(s), broker or dealer selling commissions, general partners' acquisition fees, operating deficit reserves, offering expenses, atypical financing, and other similar considerations.
18. Our market value opinion presumes that all benefits, terms and conditions have been disclosed in any lease agreements, and we have been fully informed of any additional considerations (i.e., front-end cash payments, additional leasehold improvement contributions, space buybacks, free rent, equity options).
19. Possession of the report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualifications and only in its entirety.
20. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, 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 authors or firm with which they are connected, or any reference to the professional organization of which the consultant is a member.
21. This appraisal was prepared for the confidential use of the client for the purpose specified and must not be used in any other manner without the written consent of the appraiser. The report and the data contained in the report, except data provided by the client, remain the exclusive property of our firm.
22. The Americans with Disabilities Act of 1990 (ADA) became effective January 26, 1992. The Americans with Disabilities Act sets strict and specific standards for handicapped access to and within most commercial and industrial buildings. Determination of compliance with these standards is beyond appraisal expertise and, therefore, has not been attempted by the appraisers. For purposes of this appraisal, we are assuming the building is in compliance; however, we recommend an architectural inspection of the building to determine compliance or requirements for compliance. We assume no responsibility for the cost of such determination and our appraisal is subject to revision if the building is not in compliance. We have not made a specific compliance survey or analysis of this property to determine whether the physical aspects of the improvements are in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with 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 compliance matches each owner's financial ability with the cost to cure potential ADA violations, the appraiser cannot comment on compliance to ADA. Given that compliance can change with each owner's financial ability to cure ADA violations, the value of the subject does not consider possible non-compliance. Detailed study of both the owner's financial ability and the cost to cure deficiencies would be needed by the Department of Justice to determine compliance with ADA.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS (continued)

23. If lease abstracts are included in the report, they are designed to provide a summary of the major terms of the agreement. The intention is to provide details of pertinent rental income, expense obligations and lease terms. Unless otherwise stated, we have not reviewed the provisions of any lease concerning default, damage, condemnation, foreclosure or made an extensive review of all landlord and tenant rights. The purpose of reviewing leases is to gain an understanding of the cash flows associated with the continued operation of the property. Since leases have a significant impact on profitability and the value of income producing property, interested parties should review all original leases and seek legal counsel as appropriate.
24. Unless otherwise stated, all real estate taxes due on the subject property are assumed to be current.
25. This report is a real estate appraisal report in summary format which presents the data and analyses in a summary format. Full supporting documentation not included in the report is retained in our files.
26. The signatory of this appraisal is a fully qualified commercial appraiser who has been involved in the valuation and or review of many similar properties. The education and experience in valuing and reviewing similar properties satisfies the competency provision of USPAP.
27. Acceptance of and/or use of this report constitutes acceptance of the foregoing General Assumptions and Limiting Conditions.

EXECUTIVE SUMMARY OF FACTS AND CONCLUSIONS	
File Number:	MAS231035
Client:	David Held
Report Type:	Appraisal Report
Appraised Property Address:	Lot 15-B Wauregan Road, Brooklyn, Connecticut
Assessor's Map Reference:	Map 32 Lot 15-B
Property Type:	Residential Land
Current Use:	Vacant Land
Occupancy:	Vacant
Owner of Record:	KA&G Investments, LLC
Purpose of Appraisal:	To provide an opinion of market value
Function of Appraisal:	Evaluation purposes to determine a possible Open Space fee to be paid to the town
Interest Appraised:	Fee Simple
Inspection Date:	October 25, 2023
Date of Valuation:	October 25, 2023
Date of Report:	October 30, 2023
Land Area:	18.168 acres
Zoning:	R-30, Residential
Total Taxes	\$691.32
Highest and Best Use:	Residential Development
VALUE CONCLUSIONS	
Cost Approach	Not Developed
Sales Comparison Approach	\$320,000
Income Approach	Not Developed
Market Value As Of October 25, 2023	\$320,000
Projected Marketing/Exposure Time	Within 12 Months

DEFINITIONS

MARKET VALUE

"Market value" means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;*
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;*
- (3) A reasonable time is allowed for exposure in the open market;*
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

Source: Federal Register, Vol. 55, No. 164
August 23, 1990, Rules and Regulations

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: The Dictionary of Real Estate Appraisal
Third Edition, 1993
Appraisal Institute

LEASED FEE ESTATE

An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others; the rights of lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.

Source: The Dictionary of Real Estate Appraisal
Third Edition, 1993
Appraisal Institute

SUBJECT PHOTOGRAPHS



Northwesterly view of Wauregan Road (aka Route 205) (subject on right)



Southeasterly view of Wauregan Road (aka Route 205) (subject on left)

SUBJECT PHOTOGRAPHS



Northeasterly view of Gorman Road (subject on left)

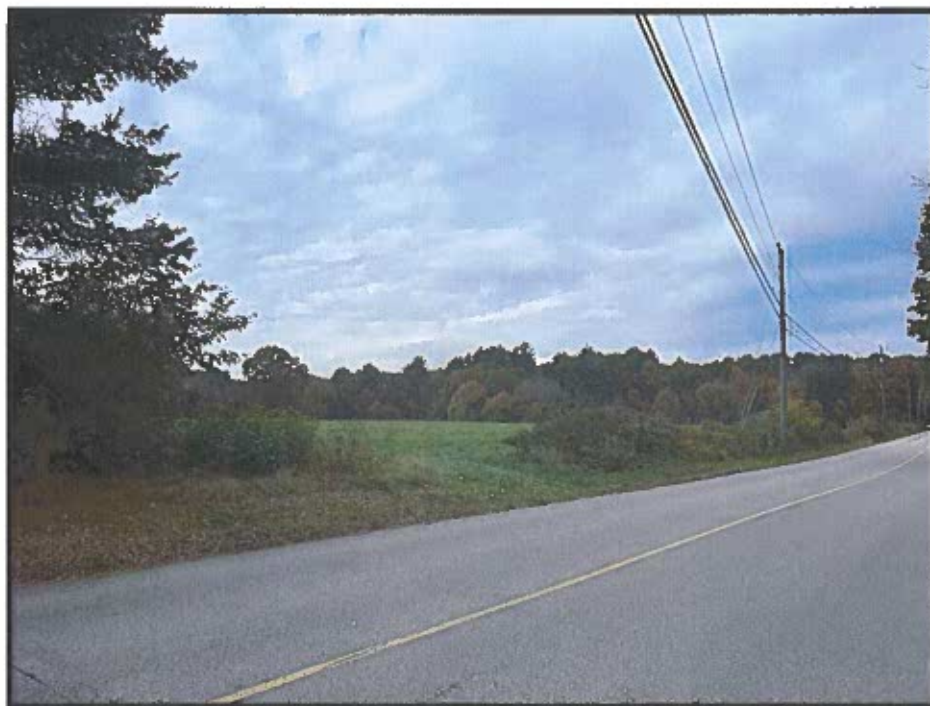


Southwesterly view of Gorman Road (subject on right)

SUBJECT PHOTOGRAPHS



Northeasterly view subject from Wauregan Road (aka Route 205)



Northwesterly view of subject from Gorman Road

IDENTIFICATION OF THE PROPERTY

Appraised Property Address:	Lot 15-B Wauregan Road, Brooklyn, Connecticut
Assessor's Map Reference:	Map 32 Lot 15-B
Property Type:	Residential Land
Current Use:	Vacant Land
Current Occupancy:	Vacant
Owner of Record:	KA&G Investments, LLC
Land Area:	18.168 acres
Legal Description:	A legal description is in the addenda of the report.

HISTORY OF THE PROPERTY

Legal Reference

The current owner *KA&G Investments, LLC* (Grantee) acquired the subject from Lucien A. Brodeur Irrevocable Grantor Trust Dated December 17, 2012 on September 19, 2023 as recorded in Volume 719 Page 79 of the Brooklyn land records as shown below.

Date of Transfer	Land Area (acres)	Grantor	Deed Vol./ Page
9/19/23	18.168	Lucien A. Brodeur Irrevocable Grantor Trust Dated December 17, 2012	719 / 79

Property Listings and Contracts

The subject is not currently listed for sale and not under contract for purchase. We are unaware of any contracts on the subject property.

Prior Sales of Subject

The subject was sold for \$350,000 on September 19, 2023 as noted above. We are unaware of any other sales of the subject within the past three years.

Property Leases

The subject's land is not leased or currently listed for lease.

PURPOSE AND FUNCTION OF APPRAISAL

The purpose of this appraisal is to provide an "as is" market value opinion of the fee simple interest in the subject as of the date of inspection. Market Value is defined in the Definitions section of the report. The function of this appraisal is for evaluation purposes to determine a possible Open Space fee to be paid to the town.

PROPERTY RIGHTS APPRAISED

The property rights appraised is the fee simple interest which is defined in the Definitions section of the report.

APPRAISAL DATES

Date of Inspection: October 25, 2023
Date of Valuation: October 25, 2023
Date of Report: October 30, 2023

INTRODUCTION (CONTINUED)

THE APPRAISAL PROCESS

This report is based on a standard appraisal process presented in a summary format. The scope of the appraisal describes the extent of the process of collecting, confirming and reporting data. The information listed below is a summary of the primary investigations and research conducted by MacCormack Appraisal Services to complete this assignment.

- Examined all pertinent public records available in Brooklyn. Departments contacted included, but were not limited to, Planning and Zoning, Engineering, the Tax Office, the Building Department, the Assessor's Office and the Town Clerk's Office.
- Researched the market for comparable land sales and land available for sale and leased in Brooklyn, Windham County, and relevant regional locations.
- Conducted a site inspection of the subject on October 25, 2023. Inspections of the subject's market area and comparable development in Brooklyn and adjacent towns were also conducted to evaluate the market.
- Developed the Sales Comparison Approach.
- The factual information and market data used in the report has been confirmed with either assessor's records, conveyance deeds, buyers, sellers, property owners, public officials, brokers, property managers, lenders or other public information sources.

PERSONAL PROPERTY

No personal property or items other than real property are considered or valued in the report.

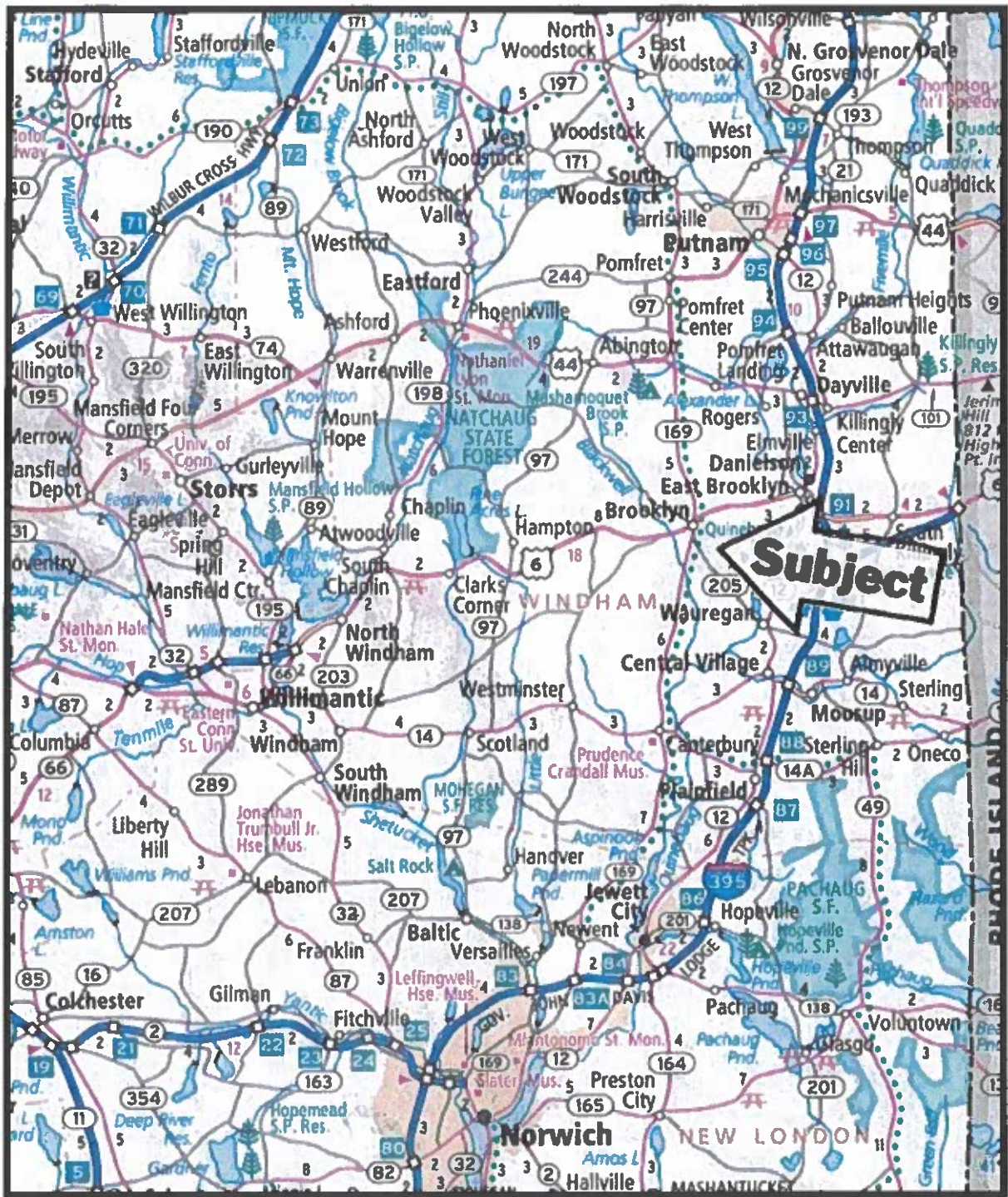
UNAVAILABILITY OF INFORMATION

To the best of our knowledge, all information pertinent to the completion of the report was available.

COMPETENCY PROVISION

Steven E. MacCormack has the necessary appraisal and review experience with properties similar to the subject to competently complete this assignment. Steven E. MacCormack is a Practicing Affiliate of the Appraisal Institute and is certified as a commercial general real estate appraiser by the State of Connecticut. Reference is made to the appraiser's qualifications in the addenda of the report.

REGIONAL LOCATION MAP



REGIONAL DATA

Location

The Town of Brooklyn is in the center of Windham County. Windham County is located in northeastern Connecticut and is bordered by Rhode Island to the east, New London County to the south, Tolland County to the west and the State of Massachusetts to the north. Brooklyn is bordered by the town of Killingly and the Quinebaug River to the east, Plainfield and Canterbury to the south, Hampton to the west and Pomfret to the north.

Access

Brooklyn benefits from its proximity to Interstate 395 (I-395) less than one mile from its eastern town line and U.S. Highway 6 (US-6) that passes through the town center. Interstate 395 is a major north/south limited access highway running from the Massachusetts Turnpike through eastern Connecticut to I-95 along the Connecticut coastline. U.S. Highway 6 is a two to four lane divided and undivided highway running from Cape Cod Bay through the center of Rhode Island, Connecticut and to the west.

Air transportation is available about 40 miles to the northwest in Windsor Locks at Bradley International Airport, about 60 miles to the northeast in Boston at Logan International Airport and about 30 miles to the east in Providence/Warwick at T.F. Green State Airport. Local air transportation is available just east of Brooklyn in Danielson at the Danielson Airport as well as freight rail service. Bus service is provided by the Northeastern Connecticut Transit District serving the towns of Brooklyn, Killingly, Putnam and Thompson.

The subject's regional access is considered good located about 1¼ miles south of US-6 and about 3 miles southwest of I-395.

Population Trends

Windham County's population decreased 0.99% from the years 2010 to 2020. Brooklyn saw a 4.41% increase in population over this same time period higher than the State of CT. The population data for Brooklyn, Windham County and Connecticut is shown on the following chart.

POPULATION TRENDS					
AREA	Population			Population Change	Population Change
	2000	2010	2020	2000-2010	2010-2020
Brooklyn	7,173	8,093	8,450	12.83%	4.41%
Windham County	109,091	117,708	116,540	7.90%	-0.99%
State of CT	3,405,565	3,574,097	3,605,944	4.95%	0.89%
Source: U.S. Bureau of the Census; CT Office of Policy & Management					

REGIONAL DATA (CONTINUED)

Population Density

The population density in the region is relatively small as compared to the State ranging from about 75 to 500 persons per square mile. Brooklyn has a population density higher than the County. The population densities for Brooklyn, Windham County and the State of CT are shown below.

POPULATION DENSITY			
AREA	Land Area Sq. Miles	2020 Population	2020 Pop./ Sq. Mile
Brooklyn	28.97	8,450	292
Windham County	512.69	116,540	227
State of CT	4,844.00	3,605,944	744

Income

The 2010 and 2020 median family incomes for Brooklyn, Windham County and the State of CT are shown in the following chart.

MEDIAN FAMILY INCOME			
Area	2010	2020	% of Change
Brooklyn	\$76,224	\$75,993	-0.30%
Windham County	\$69,642	\$67,365	-3.27%
State of CT	\$84,170	\$79,043	-6.09%
Source: U.S. Census Bureau			

Brooklyn's 2020 median family income of \$75,993 is in the middle of the range of the surrounding towns, just above the County but lower than the State. The highest median family incomes are in Eastford and Woodstock. Brooklyn's percentage of decrease was lower than the surrounding towns, Windham County and the State.

Economic / Employment

The chart below shows unemployment rate trends by place of residence for Brooklyn, Danielson-Northeast LMA (Labor Market Area) and the State of Connecticut.

Average Annual Unemployment Rates (By Place of Residence)					
Area	2016	2017	2018	2019	2020
Brooklyn	5.1	4.7	4.0	3.5	7.4
Danielson-Northeast LMA	5.4	4.9	4.4	3.8	7.6
State of CT	5.1	4.7	4.1	3.6	7.9
Source: Connecticut Labor Department					

During the *Great Recession*, unemployment rates sharply increased from December 2007 through June 2009. Rates began slowly to decrease from 2010 to 2017. Beginning in 2018, unemployment rates began dropping to record lows as the stock market greatly expanded its shares. Most recently in March 2020, rates have spiked upward due to the *Covid-19 Pandemic*; however, rates are beginning to go back down as businesses reopen. Unemployment rates are beginning to reach their previous record lows as the vaccine is almost fully distributed with safeguards put in place to guarantee the health and safety of communities as they work and do business.

REGIONAL DATA (CONTINUED)

ECONOMIC / EMPLOYMENT (CONTINUED)

Recent Employment Trends

Connecticut's August 2023 employment of 1,686,400 increased by 26,100 jobs from the August 2022 figure of 1,660,300 in the prior year. This is a job gain of 1.6%. The most active employment sectors have been Manufacturing (-700 jobs), Trade, Transportation & Utilities (+1,600 jobs), Information (+100 jobs), Financial Activities (-3,700 jobs), Professional and Business Services (+3,200 jobs), Educational and Health Services (+14,100 jobs), Leisure and Hospitality (+6,800 jobs), Other Services (0 jobs) and the Government sector (+3,300 jobs). The August 2023 figure represents a decrease of 4,000 jobs from the prior month in July 2023.

As of August 2023, the total workforce in the Danielson-Northeast Labor Market Area (LMA) was 27,600. This figure represents an increase of 600 jobs since August 2022.

More recently, labor force data by place of residence for August 2023 indicates that unemployment rates for most of the towns surveyed including Brooklyn at 3.1% have decreased from the previous year's annual average. Brooklyn's unemployment rate was lower than the Danielson-Northeast LMA rate of 3.3% and also lower than the State's unemployment rate of 3.5% and the national unemployment rate of 3.9%. The employment data shows that Connecticut and the Danielson-Northeast LMA have recovered from the *Covid-19 Pandemic* as businesses have reopened. Unemployment rates are reaching their previous record lows as the vaccine has been fully distributed with safeguards put in place to guarantee the health and safety of communities as they work and do business. The low interest rates have helped residential homeowners and buyers to refinance and/or buy new homes; however, moderate activity in the commercial market is just beginning to be seen. Residential properties appear to be maintaining their values with a recent increase in residential values due to the current shortage in supply of housing in the market.

Summary

Brooklyn is in the center of Windham County with convenient access to I-395 about 1 mile to the east. The population in Brooklyn and the surrounding towns provides a skilled workforce for the local economy. Brooklyn has consistently been in the middle of the range of unemployment rates of the surrounding towns and similar to the Danielson-Northeast LMA and State rates for the past three years. Unemployment rates have decreased since the previous two years due to the recovery from the *Covid-19 Pandemic*. Residential properties appear to be maintaining their values with a recent increase in residential values due to the current shortage in supply of housing in the market.

NEIGHBORHOOD LOCATION MAP



NEIGHBORHOOD DATA

Location

The subject is on the northeast side of Wauregan Road (aka Route 205) and the northwest side of Gorman Road about 1¼ miles from US-6 in the southeastern part of Brooklyn. The neighborhood can be defined as the area bounded by US-6 to the north, the Town of Killingly to the east, Route 205 to the south and southwest and Route 169 to the west. The market area would also include other communities in the region.

Access

The neighborhood access is good with US-6 running east / west through the center of town, Route 169 running north/south through the center of town and Route 205 running southeast and northwest on the southeast side of town. The subject's access is considered good along the northeast side of Wauregan Road (aka Route 205) and the northwest side of Gorman Road about 1¼ miles from US-6.

Adjacent Land Uses

The subject is in a residential setting. Land uses abutting the subject are vacant land and single family dwellings to the north, single family dwellings to the east and southeast, single family dwellings to the south and southwest and single family dwellings to the west. Other nearby uses include retail uses to northwest and northeast along US-6, the *Brooklyn Elementary School* and the *Brooklyn Middle School* to the north along Gorman Road and the town center about 1¼ miles to the northwest.

Economic

Brooklyn has a mix of residential, commercial and industrial development. The Town's five largest employers include *Wal-mart Supercenter*, *Pierce Care*, *Department of Correction*, *Brooklyn Middle School* and *Saveway Gasoline Station*. Commercial development in Brooklyn is concentrated primarily in the Town center and along the US-6 and SR-169 highways. The highest concentration of commercial activity is in eastern Brooklyn along US-6 near I-395.

Town Government/Services/Amenities

The Town of Brooklyn is governed by a Town Meeting and Selectman with a Moody's Bond Rating of A1. Municipal services include a volunteer fire department and a police force. Curbside refuse collection is contracted privately for this service. There are no hospitals in Brooklyn but the northeastern region is served by *Day Kimball Hospital* in Putnam which has affiliated medical centers in Danielson and Plainfield. Brooklyn's public educational system includes a pre-kindergarten through fourth grade elementary school and a fifth through eighth grade middle school with about 900 students. About another 350 students are enrolled at other designated high schools outside of Brooklyn. Recreational facilities include two town parks and a community center.

Summary

The subject is in a residential setting with good access on the northeast side of Wauregan Road (aka Route 205) and the northwest side of Gorman Road about 1¼ miles from US-6 in the southeastern part of Brooklyn. Adequate commercial services are available along US-6 and at the town center. Brooklyn provides a well-managed town government with adequate public services to the subject's neighborhood.

ZONING

The subject is zoned R-30 Residential Zone. This zone is intended to be primarily for medium density residential uses in established neighborhoods and in new development. Permitted uses in the R-30 zone with a zoning permit, special permit or site plan review include but are not limited to single family dwellings, duplex dwellings, multi-family development, elderly housing development, a residential compound, town municipal uses, places of worship and utility services and accessory uses.

The requirements in the R-30 zone are summarized below.

Lot, Yard and Building Requirements	R-30
Minimum Lot Area	30,000 SF
Minimum Frontage	110'
Minimum Front Yard	50'
Minimum Rear Yard	50'
Minimum Side Yard	30'
Maximum Building Height	35'

The subject meets all of the requirements; therefore, it is considered a conforming lot.

Summary

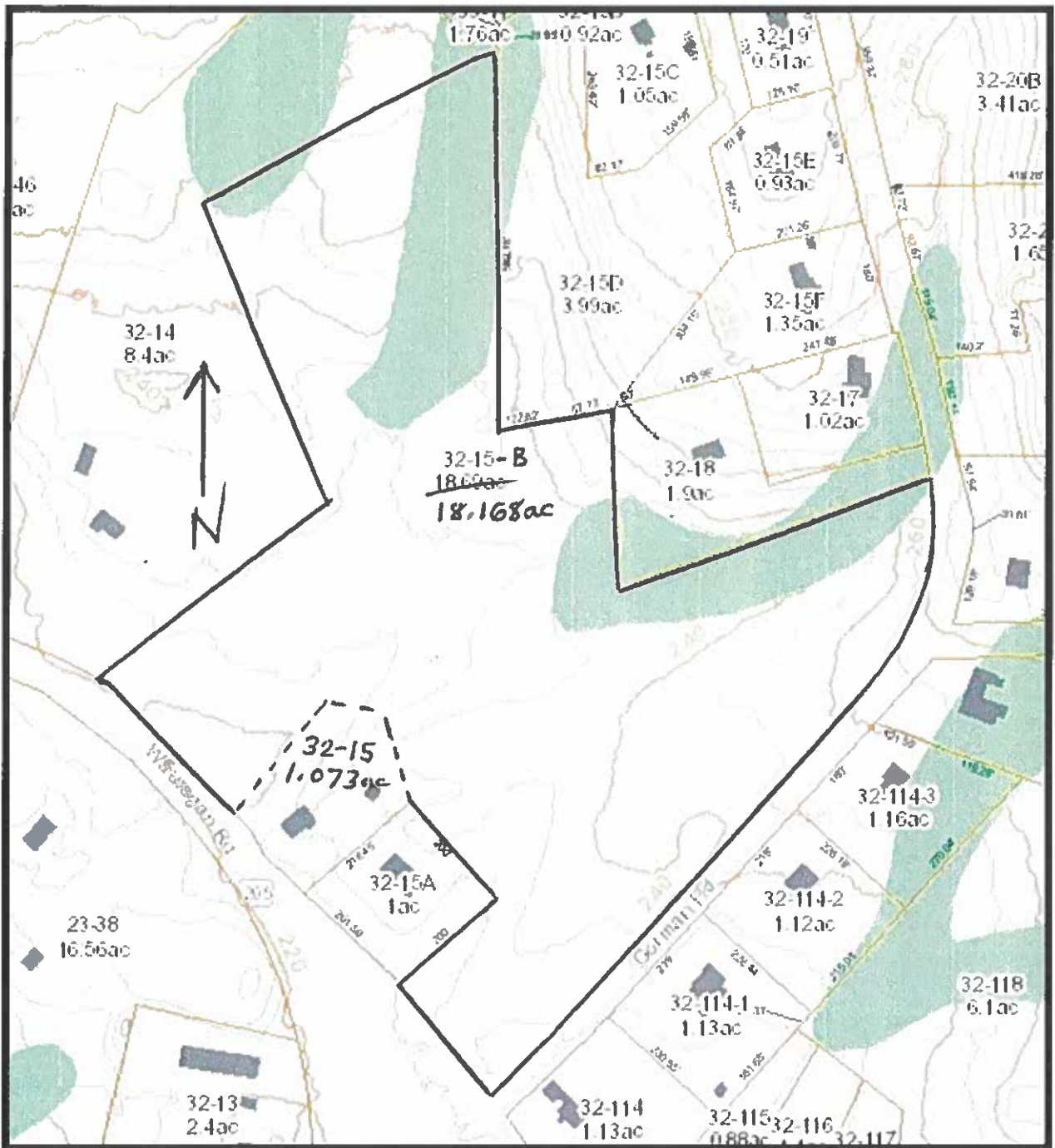
The subject is a conforming lot in the R-30 zone.

ASSESSMENT AND TAX DATA

Brooklyn's assessment is based on 70% of market value established as of the last revaluation in 2020 with annual taxes due the first day of July and January of each year. Current assessment information pertaining to the subject is presented below. Please note, the subject's assessment of 18.168 acres is 94.42% of the total land assessment of \$25,600 on the 19.241 acres at 198 Wauregan Road before it was split into two lots (please see A-2 Survey on Page 25).

ASSESSMENT	
Total Assessment (94.42% of assessment of 19.241 acres)	\$24,172
Tax Rate (2022 Grand List)	X 0.02860
Total Taxes	\$691.32

GIS MAP



SITE DESCRIPTION	
Size	18.168 acres or 791,381 square feet per A-2 Survey dated 9/29/2023 recently split from the 19.241 acres at 198 Wauregan Road.
Shape	Irregular
Frontage	About 272.13' frontage on the northeast side of Wauregan Road (aka Route 205) and about 1,250' on the northwest side of Gorman Road
Topography	Gently upward sloping from the street frontages
Drainage	Drainage is southwesterly towards the road frontage along Wauregan Road.
Access	The site is accessible along the northeast side of Wauregan Road (aka Route 205).
Flood Zone	According to the Flood Insurance Rate Map dated September 7, 2023, Community Panel #09015 C 0239 F & #09015 C 0243 F, the subject's site is in Zone X, which is a minimal flood hazard area.
Wetlands	About 20% of the subject's site is wetlands (estimated by appraiser) along the subject's northerly boundary lines.
Utilities	Private well water, private septic sewer, electricity and telephone are available along the street.
Easements, Restrictions	None apparent
Hazardous Conditions	No obvious hazardous conditions were observed at the time of inspection. Please be aware that MacCormack Appraisal Services is not an environmental expert. (Please refer to the general assumptions and limiting conditions at the front of the report).
Functional Utility:	The subject has good functional utility for residential development. Based on the acreage size, length of road frontages and shape of the subject parcel, the owner has estimated a potential of 14 house lots which appears to be reasonable based on the zoning requirements allowed in the R-30 zone.
SITE IMPROVEMENTS	
Street Improvements	The subject's streets include Wauregan Road (aka Route 205) which is a two-way two-lane paved State highway maintained by the State of CT and Gorman Road which is a two-way two-lane paved town road that is maintained by the Town of Brooklyn.
Summary	The subject's site is adequate for residential development with a potential for about 14 house lots. The subject's streets provide good access.

MARKET ANALYSIS

The Brooklyn Residential Land Market

The subject is 18.168 acres of residential land. We have analyzed the market for recent sales and current listings of similar residential land ranging in size from 5 acres to 30 acres in Brooklyn and the surrounding area. Since January 2021, about 17 sales of similar comparable land were found.

Supply/Demand

There is a limited supply of residential land in Brooklyn as well as the surrounding area. About 17 lots have sold over the past three years ranging in size from about 5 acres to 30 acres. The current supply is balanced by the current demand averaging about 6 lot sales per year.

Property Values

About 17 lots ranging in size from 5 acres to 30 acres have sold over the past three years ranging in price from about \$4,000 to \$450,000 per lot depending upon size, wetlands, topography and location. About 7 lots are listed ranging in price from about \$49,900 to \$650,000 with the higher prices consisting of more acreage.

Competition

There is a limited supply of residential land for sale or for lease in the Brooklyn area. As a result, there would be only a limited amount of competition for the subject if it were available for sale or lease. Due to the limited amount of available land, the primary competition for the subject would be from existing stock in Brooklyn and the surrounding area where demand warrants residential land uses.

Financing

Construction financing for residential properties is readily available and the market for this type of property is very competitive. Available interest rates generally range from about 2% to 4% with loan to value ratios between 80% to 100% and 15 to 30 year amortization schedules. The interest rate is typically tied to an index such as the prime rate, which is currently 8.50%, U.S. Treasury Securities, LIBOR rates or a bank's cost of funds plus basis points specified by the lender. Mortgage terms will vary somewhat depending on the improvements, lease terms and the quality of the occupant.

Purchaser Profile

The most likely buyers for the subject would be an owner desiring to build a single home on a large lot or a developer desiring to subdivide the site for single family dwellings.

Summary

Historically, the Brooklyn market has been a desirable residential location and the subject is in a well-established residential neighborhood along Wauregan Road (aka Route 205) and Gorman Road where residential land is in demand. There is a limited amount of residential land available for sale and for lease which has been balanced by a limited demand. This balance of supply and demand has led to stable prices in the market.

HIGHEST AND BEST USE

Real estate value is estimated based on a property's highest and best use. Highest and best use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

Source: The Dictionary of Real Estate Appraisal
Third Edition, 1993
Appraisal Institute

Highest and best use analysis requires the subject property to be considered "as vacant" and "as improved". When analyzing the highest and best use "as vacant", it is assumed that the subject land is vacant and available for development. All potential uses are considered. Using the criteria discussed above, an analysis is conducted to determine the type of improvement that is most appropriate for the site. Analyzing the subject's highest and best use as improved is necessary to evaluate if the existing improvements are the best use of the land when considering the typical user, market demand and the costs and risks associated with alternative uses. The analysis and reasoning leading to the property's highest and best use conclusions are presented below.

HIGHEST AND BEST USE AS VACANT

The subject's land is zoned R-30 (Residential) where residential uses are the primary permitted use. The subject is in southeastern part of Brooklyn which has historically been occupied by residential users. The subject is a gently upward sloping site that has access to all available utilities. The shape conforms to market standards and site access is adequate. The market has proven that it is financially feasible to develop a residential use and a residential use in this zone has proven to be maximally productive. Considering these factors, the highest and best use of the site as vacant would be for residential development for a single family dwelling or for subdivision of lots in conformance with current zoning requirements.

Conclusion

The highest and best use of the subject as vacant would be residential development for a single family dwelling or for subdivision of lots in conformance with current zoning requirements.

VALUATION METHODS

The three standard methods to determine value are the Cost, Sales Comparison, and Income Capitalization Approaches. These methods are defined below:

COST APPROACH - *A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of or replacement for the existing structure; deducting accrued depreciation from the reproduction or replacement cost; and adding the estimated land value plus an entrepreneurial profit. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised.*

SALES COMPARISON APPROACH - *A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison.*

INCOME CAPITALIZATION APPROACH - *A set of procedures through which an appraiser derives a value indication for income-producing property by converting anticipated benefits, (cash flows and reversions), into property value. This conversion can be accomplished in two ways: One year's income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate.*

Source: The Dictionary of Real Estate Appraisal
3rd Edition, 1993
Appraisal Institute

All three approaches were considered. The Cost Approach was not developed in the report since we are appraising the subject's land only. Since land like the subject is rarely leased and insufficient data of leased land was available, the Income Approach was excluded. However, the Sales Comparison Approach provides a reliable indication of the market value of the subject as vacant land and there is adequate information to develop the Sales Comparison Approach via the land extraction method. This valuation method is presented on the following pages.

SALES COMPARISON APPROACH

The Sales Comparison Approach is most relevant when there are an adequate number of recent comparable sales. Based on the Highest and Best Use conclusion, the market was researched to identify similar Residential Land sales. About 17 comparable land sales were found of which 3 were deemed most comparable to the subject. A summary of the sales, the adjustment process and the Sales Comparison Approach conclusion are presented on the following pages.

Land Sale #1



Location: 253 Wolf Den Road, Brooklyn, Connecticut

Grantor: Pasay Development, LLC

Grantee: Janessa Choquette

Volume / Page: Volume 714, Page 167

Date Recorded: June 26, 2023

Sale Price: \$74,900 Verified: Town Clerk records

Sale Price per Acre: \$11,833 (\$74,900 / 6.33 acres)

Financing: Jewett City Savings Bank; \$56,175 due 6/20/38

Size: 6.33 acres or 276,020 square feet

Shape: Irregular

Frontage / Access: About 313.78' on the southwest side of Wolf Den Road

Topography: Sloping

Wetlands: About 60% at the center

Flood Zone: None

Restrictions/Easements: None

Utilities: Private well, private septic, electricity, telephone

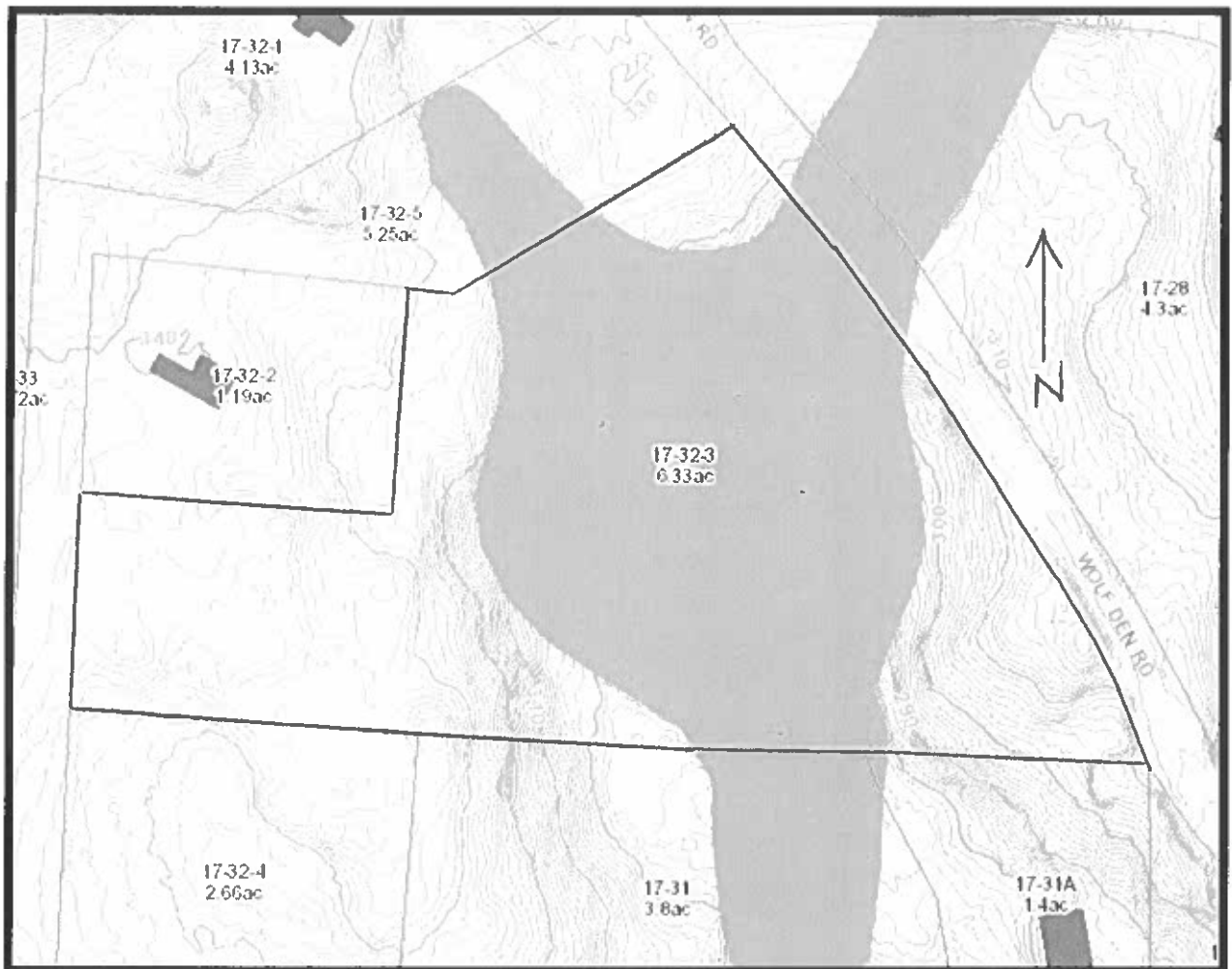
Zoning: RA (Residential Agricultural)

Use at Purchase: Vacant Land

Comments:

This parcel previously sold for \$42,000 or \$6,635 per acre on 1/26/21. The sale is a vacant parcel with significant wetlands at the center. Only one house is possible at the southeast corner along the street frontage.

SALE 1 PARCEL SKETCH



Land Sale #2



Location: Lot 6-1 Almada Drive, Brooklyn, Connecticut

Grantor: Paul R. Lehto

Grantee: Hailey Costa & Joshua Costa

Volume / Page: Volume 694, Page 262

Date Recorded: May 23, 2022

Sale Price: \$90,000 Verified: Town Clerk records

Sale Price per Acre: \$9,000 (\$90,000 / 10.0 acres)

Financing: Seller; \$80,000 @ 6% interest fixed for 10 years with monthly payments of \$675.09 beginning 6/19/22 and due 5/18/32.

Size: 10.0 acres or 435,600 square feet

Shape: Irregular

Frontage / Access: About 70' on the west side of Almada Drive and about 572.32' on the southeast side of Paradise Drive

Topography: Sloping

Wetlands: None apparent

Flood Zone: None

Restrictions/Easements: None

Utilities: Private well, private septic, electricity, telephone

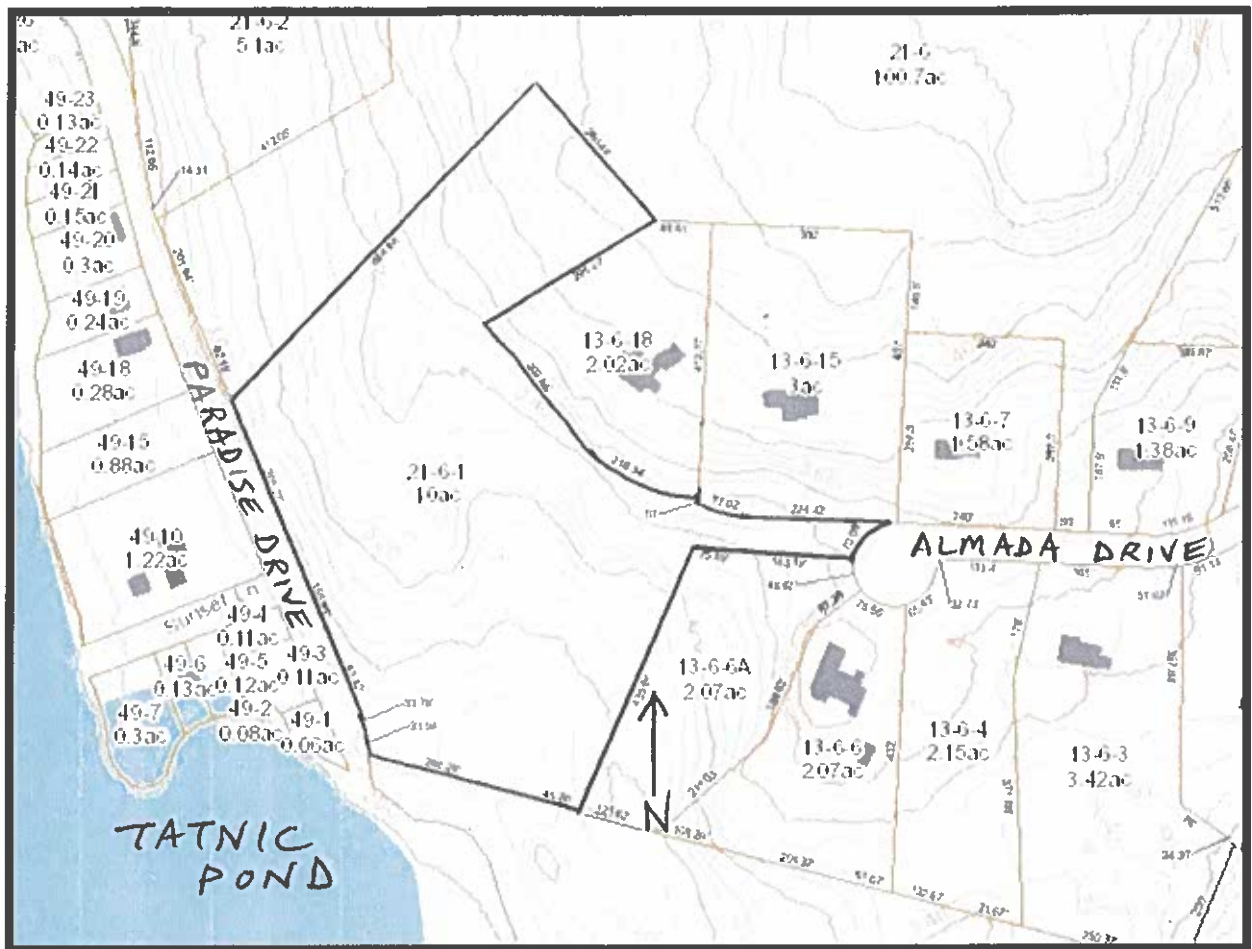
Zoning: RA (Residential Agricultural)

Use at Purchase: Vacant Land

Comments:

This sale is a vacant parcel with rolling topography that is across the street on Paradise Drive from Tatnic Pond with water views. Additional access is at the end of the culdesac of Almada Drive. About 4 houses are possible if the parcel is subdivided.

SALE 2 PARCEL SKETCH



Land Sale #3



Location: Lot 19 Louise Berry Drive, Brooklyn, Connecticut

Grantor: BLB, LLC

Grantee: Shane J. Pollock & Erin F. Mancuso

Volume / Page: Volume 659, Page 151

Date Recorded: January 7, 2021

Sale Price: \$150,000 Verified: Town Clerk records

Sale Price per Acre: \$11,070 (\$150,000 / 13.55 acres)

Financing: None recorded; assumed cash purchase

Size: 13.55 acres or 590,339 square feet

Shape: Mostly rectangular

Frontage / Access: About 629.29' on the south side of School Street

Topography: Sloping

Wetlands: About 30% at the rear

Flood Zone: None

Restrictions/Easements: None

Utilities: Private well, private septic, electricity, telephone

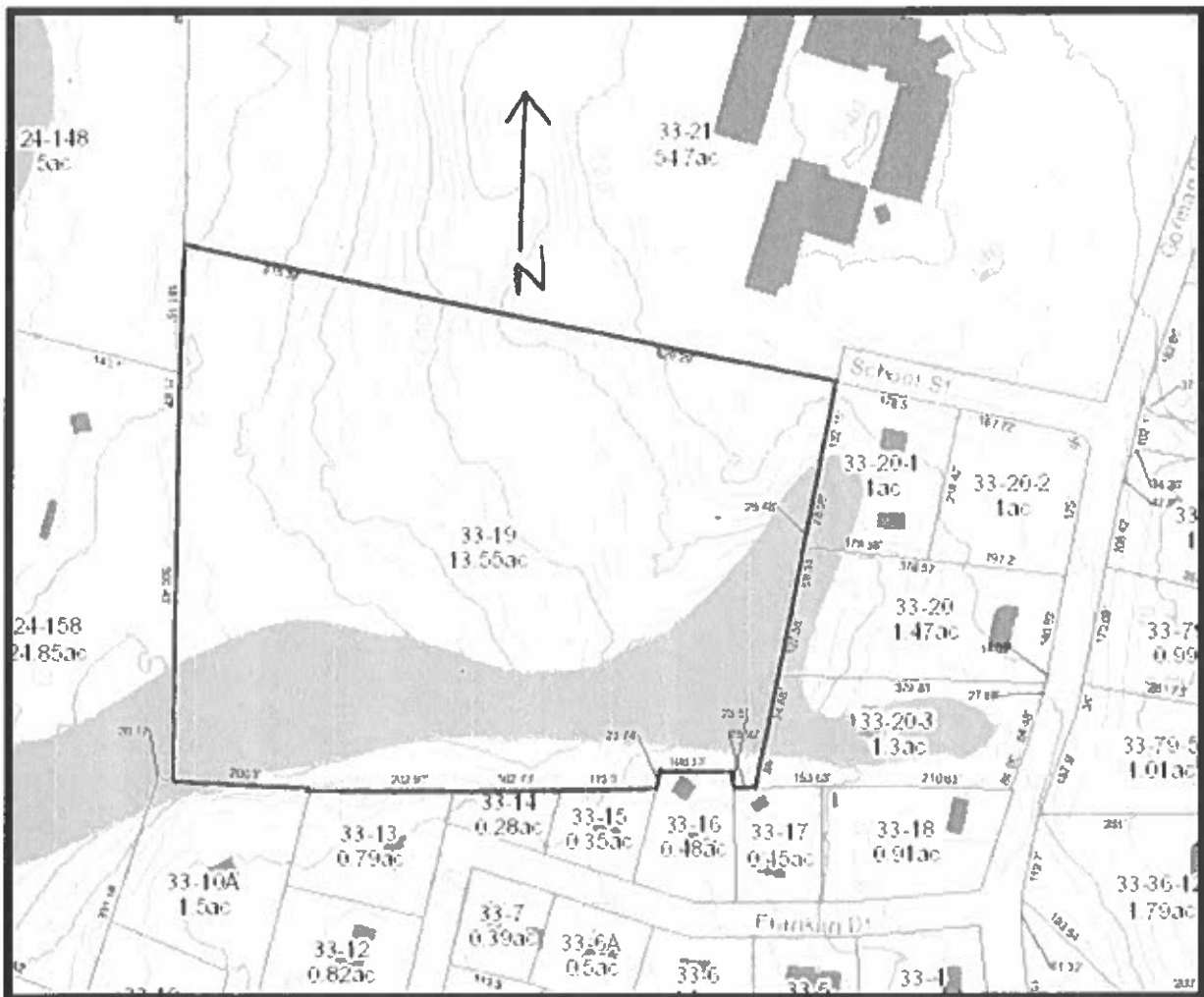
Zoning: R-30 (Residential)

Use at Purchase: Vacant Land

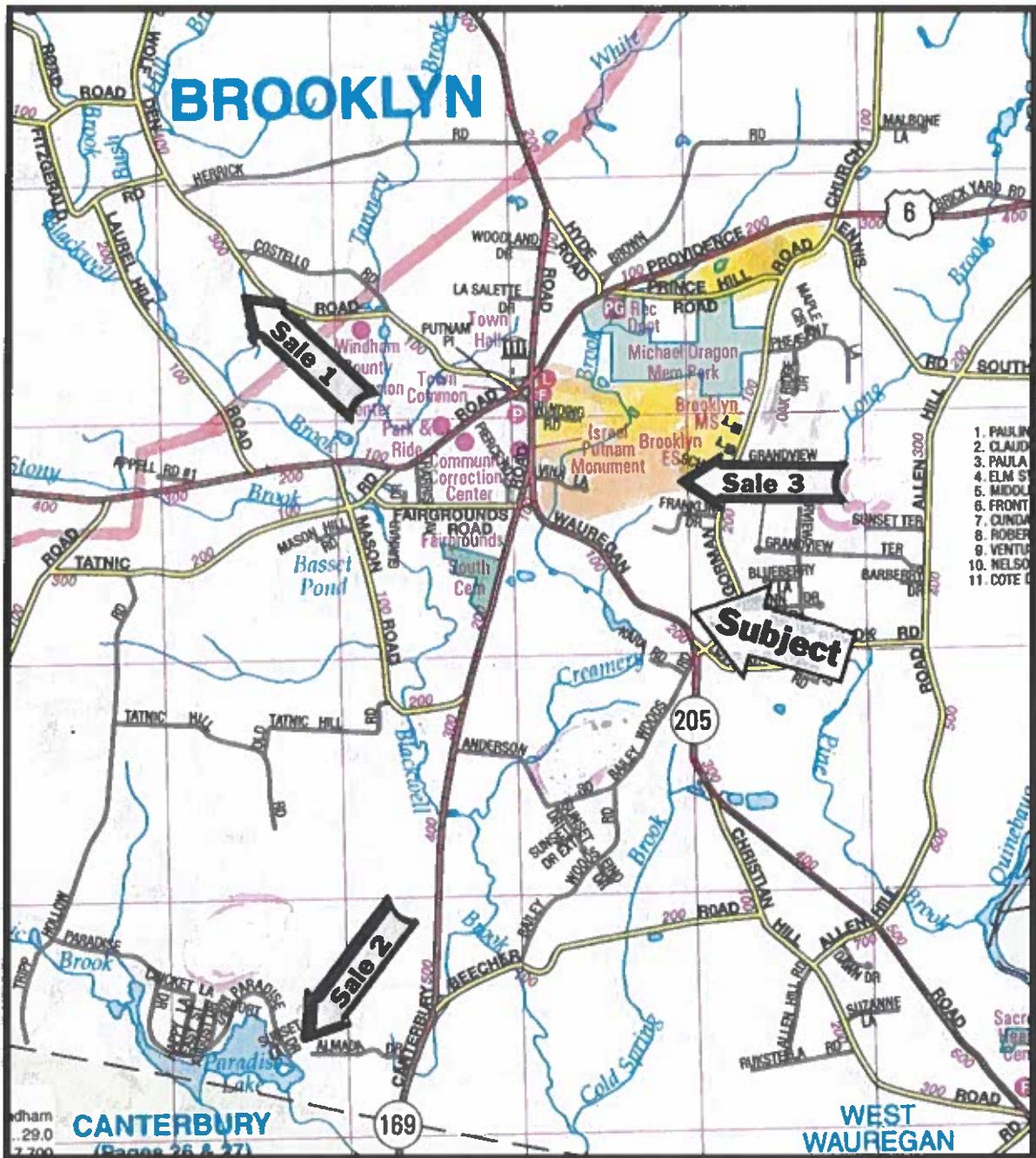
Comments:

This sale is a larger vacant parcel with sloping topography across the street from the elementary school. About 8 houses are possible if the parcel is subdivided.

SALE 3 PARCEL SKETCH



LAND SALES LOCATION MAP



SALES COMPARISON APPROACH ANALYSIS

LAND SALES SUMMARY						
Sale	Location	Area (Acres)	Zone	Sale Date	Sale Price	Sale Price Per Acre
1	253 Wolf Den Road Brooklyn, CT	6.33	RA	6/26/23	\$74,900	\$11,833
2	Lot 6-1 Almada Drive Brooklyn, CT	10.0	RA	5/23/22	\$90,000	\$9,000
3	Lot 19 Louise Berry Drive Brooklyn, CT	13.55	R-30	1/7/21	\$150,000	\$11,070
Subject: Lot 15-B Wauregan Road Brooklyn, CT		18.168	R-30			

SUMMARY OF ADJUSTMENTS							
	Subject	Sale 1	Adj	Sale 2	Adj	Sale 3	Adj
Sale Price Per Acre		\$11,833		\$9,000		\$11,070	
Elements of Comparison							
Property Rights Conveyed	Fee Simple	Fee Simple	0	Fee Simple	0	Fee Simple	0
Financing		Bank	0	Seller	0	Cash	0
Conditions of Sale	Vacant	None Adverse	0	None Adverse	0	None Adverse	0
Market Conditions	10/23	6/23	0	5/22	+10%	1/21	+20%
Adjusted SP		\$11,833	0	\$9,900	+10%	\$13,284	+20%
Location	Good	Similar	0	Similar	0	Similar	0
Access	Good Two Fronts	Inferior One Front	+10%	Similar Two Fronts	0	Inferior One Front	+10%
Visibility	Good Highway	Inferior Secondary Road	+5%	Inferior Secondary Road	+5%	Inferior Secondary Road	+5%
Size (Acres)	18.168	6.33	-15%	10.0	-10%	13.55	-5%
Shape	Irregular	Irregular	0	Irregular	0	Rectangular	-5%
Topography	Gently Sloping	Sloping	+5%	Sloping	+5%	Sloping	+5%
Wetlands	20%	65%	+45%	None	-20%	30%	+10%
Flood Zone	None	None	0	None	0	None	0
Restrictions/Easements	None Adverse	None	0	None	0	None	0
Amenities	None	None	0	Water Views	-25%	None	0
Development Potential	14 Houses	1 House	+30%	4 Houses	+20%	8 Houses	0
Utilities	Well / Septic	Similar	0	Similar	0	Similar	0
Zoning	R-30	RA	0	RA	0	R-30	0
Highest & Best Use	Residential	Residential	0	Residential	0	Residential	0
Net Adjustment		Upward	+80%	Downward	-25%	Upward	+20%
Adjusted Sale Price Per Acre		\$21,299		\$7,425		\$15,941	

SALES COMPARISON APPROACH (CONTINUED)

Analysis of Sales

The characteristics of the comparable properties and adjustments relative to the subject are summarized in the adjustment grid on the previous page. The summary information describes the comparable. A negative or downward adjustment signifies that the subject is inferior to the comparable while a positive or upward adjustment means the subject is superior for the specified element of comparison. A zero indicates that the subject is similar to the sale.

The sales are adjusted first for property rights conveyed, financing, conditions of sale and market conditions. After adjusting for these elements, further adjustments are made for location and other physical property characteristics.

Property Rights Conveyed

We are appraising the fee simple interest in the subject. All the Sales transferred in a similar fee simple estate; therefore, no adjustments are necessary.

Financing

All the Sales conveyed with typical financing or cash purchase and no adjustments are required.

Market Conditions

Sale 2 and Sale 3 occurred over one and two years ago when the market was experience significant appreciation in values; therefore, each is adjusted upward accordingly. Sale 1 sold recently and needs no adjustments.

Location

All the sales have a similar location and need no adjustments.

Sale 1 warrants upward adjustments for its inferior single frontage for access, its inferior secondary road visibility, its more severe sloping topography, its larger percentage of wetlands and its smaller development potential. A downward adjustment is needed for the Sale's smaller lot size since smaller parcels typically appeal to a broader market which tends to raise the selling price per acre. Overall, the net adjustment is upward for an adjusted sale price of **\$21,299 per acre**.

Sale 2 is upward adjustments for its inferior secondary road visibility, its more severe sloping topography and its smaller development potential. Downward adjustments are warranted for the Sale's smaller lot size, its lack of wetlands and its superior water views. Overall, the net adjustment is downward for an adjusted sale price of **\$7,425 per acre**.

Sale 3 requires upward adjustments for its inferior single frontage for access, its inferior secondary road visibility, its more severe sloping topography and its larger percentage of wetlands. Downward adjustments are needed for the Sale's smaller lot size and its superior rectangular lot shape. The development potential is similar considering the number of houses per acre. Overall, the net adjustment is upward for an adjusted sale price of **\$15,941 per acre**.

SALES COMPARISON APPROACH (continued)

SALES COMPARISON APPROACH SUMMARY CONCLUSION

The negative characteristics affecting the subject's value are its irregular shape and its 20% wetlands. The positive attributes are its good location, its good access from two roads, its good highway visibility and its development potential for 14 houses.

The quantity and quality of the data is considered to be below average due to the limited number of residential land sales; however, all the sales have a similar location and one of the sales has a similar size as the subject; therefore, the reliability of the value conclusion is considered good. Before adjustments, the sales indicate an unadjusted value range of \$9,000 to \$11,833 per acre. After adjustments, the sales indicate an adjusted value range of \$7,425 to \$21,299 per acre. After considering the quantity and quality of the data and placing primary weight on Sale 3 for its similar larger size, similar R-30 zoning and its similar development potential and also considering the recent sale of the subject at \$19,265 per acre, it is our opinion that the "as is" market value of the subject property is \$17,500 per acre. Therefore, \$17,500 per acre multiplied by the subject's 18.168 acres results in the "as is" market value by the Sales Comparison Approach as of October 25, 2023 of \$317,940 rounded to:

\$320,000
(THREE HUNDRED TWENTY THOUSAND DOLLARS)

RECONCILIATION AND FINAL MARKET VALUE OPINION

The conclusion for the three approaches to value are summarized below:

Valuation Methods	Market Value Opinion
Cost Approach:	Not Developed
Sales Comparison Approach:	\$320,000
Income Capitalization Approach:	Not Developed

The Cost Approach was not developed in the report since we are appraising the subject's land only. Since land like the subject is rarely leased and insufficient data of leased land was available, the Income Approach was excluded.

The quantity and quality of the data is considered to be below average due to the limited number of residential land sales; however, all the sales have a similar location and one of the sales has a similar size as the subject; therefore, the reliability of the value conclusion is considered good. The Sales Comparison Approach provides a reliable indication of the market value of properties like the subject.

Based upon the data and analysis within the report and using the Sales Comparison Approach, it is our opinion that the "as is" market value of the fee simple interest in the subject as of October 25, 2023 is:

\$320,000
(THREE HUNDRED TWENTY THOUSAND DOLLARS)

ESTIMATED EXPOSURE AND MARKETING TIME

The length of time it will take to sell a property at a specific market value opinion, immediately after the date of valuation, is considered to be marketing time. Exposure time is the period of time the property is offered for sale on the open market prior to an actual sale occurring at a projected market value.

Due to the limited market and based upon the exposure and marketing times evidenced by the comparable sales, an exposure and marketing period for the subject within 12 months at the market value conclusion is appropriate.

ADDENDA

Latest Address of Grantee:
KA&G INVESTMENTS, LLC

Conveyance Tax Received
STATE \$ \$2,625.00
LOCAL \$ \$875.00
KATHERINE BISSON
Town Clerk of Brooklyn, CT

TRUSTEES' D E E D

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

KNOW ALL MEN BY THESE PRESENTS, THAT I, NORMAN O. YOUNG, JR., TRUSTEE, OF THE LUCIEN A. BRODEUR IRREVOCABLE GRANTOR TRUST DATED DECEMBER 17, 2012 of the Town of Tifton, County of Seneca and State of Ohio, ("Grantor"), in accordance with the provisions thereof, do hereby in consideration of the sum of **THREE HUNDRED FIFTY THOUSAND AND NO/100 (\$350,000.00) DOLLARS**, and other good and valuable consideration, received to our full satisfaction of grant to KA&G INVESTMENTS LLC, a Connecticut limited liability company with a principal place of business in the Town of Voluntown, County of New London and State of Connecticut ("Grantee"), do hereby grant, bargain, sell and confirm unto the said KA&G INVESTMENTS LLC, all such right, title, interest, claim and demand which NORMAN O. YOUNG, JR., as TRUSTEE of THE LUCIEN A. BRODEUR IRREVOCABLE GRANTOR TRUST DATED DECEMBER 17, 2012 has, or which I have or ought to have as such Trustee, with **TRUSTEE COVENANTS**:

A certain tract or parcel of land with all buildings and improvements thereon standing, located in the Town of BROOKLYN, County of WINDHAM and State of CONNECTICUT, more particularly bounded and described as follows:

See Schedule "A" Attached Hereto and Made A Part Hereof.


As partial consideration for this conveyance, the herein Grantee agrees to assume and pay all real estate taxes and other municipal charges hereafter coming due on the within described premises.

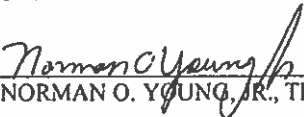
TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereof, unto the said Grantee, his heirs and assigns forever, to his own proper use and behoof. And I, the said Trustees, do hereby covenant with the Grantee, his heirs and assigns, that I have full power and authority as Trustee aforesaid to grant and convey the above described premises in manner and form as aforesaid do further covenant to WARRANT AND DEFEND the same to the said Grantee, his heirs and assigns, against the claims of any person whomsoever claiming by, from or under me as Trustee, as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of September, 2023.

Signed, Sealed and Delivered
in the Presence of:

**THE LUCIEN A. BRODEUR IRREVOCABLE
GRANTOR TRUST**


Paul M. Smith (witness)


By 
NORMAN O. YOUNG, JR., TRUSTEE


Jamie L. Ashmore (witness)

STATE OF CONNECTICUT)
) SS: KILLINGLY
COUNTY OF WINDHAM)

On this, the 19th day of September, 2023, before me, Paul M. Smith, the undersigned officer, personally appeared NORMAN O. YOUNG, JR., TRUSTEE, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument and acknowledge that he executed the same in the capacity therein stated and for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand.


Paul M. Smith
Commissioner of the Superior Court

SCHEDULE "A"

The Lucien A. Brodeur Irrevocable Grantor Trust
Parcel B
Brooklyn, Connecticut

A certain parcel of land located on the northeasterly side of Wauregan Road and the northwesterly side of Gorman Road in the town of Brooklyn, county of Windham, state of Connecticut, which parcel is shown as Parcel B on a plan entitled: "Property Survey – Showing Parcel Division – Prepared for – The Lucien A. Brodeur Irrevocable Grantor Trust – 198 Wauregan Road – Brooklyn, Connecticut – Scale: 1" = 80' – Dated: 9/29/2023 – Sheet 1 of 1 – Provost & Rovero, Inc.", said Parcel B being bounded and described as follows:

beginning at a point in the northeasterly line of Wauregan Road, said point being the southwesterly corner of the herein described Parcel B and the southeasterly corner of land now or formerly of Michael Zmayefski and Marybeth Zmayefski;

thence N 51°28'51" E for a distance of 93.47' along a stone wall to a point;
thence N 54°06'03" E for a distance of 52.81' along a stone wall to a point;
thence N 52°38'35" E for a distance of 132.10' along a stone wall to a point;
thence N 52°35'39" E for a distance of 40.16' along a stone wall to a point;
thence N 53°40'34" E for a distance of 77.88' along a stone wall to a point;
thence N 55°06'55" E for a distance of 48.32' along a stone wall to a drill hole at a stone wall corner;
thence N 25°35'24" W for a distance of 46.77' along a stone wall to a point;
thence N 24°01'56" W for a distance of 133.14' along a stone wall to a point;
thence N 23°45'55" W for a distance of 103.44' along a stone wall to a point;
thence N 24°43'27" W for a distance of 104.46' along a stone wall to a point;
thence N 25°33'26" W for a distance of 118.88' along a stone wall to a drill hole at a stone wall corner;
thence N 61°29'57" E for a distance of 89.83' along a stone wall to a point;
thence N 58°59'59" E for a distance of 66.96' along a stone wall to a point;
thence N 61°07'51" E for a distance of 123.42' along a stone wall to a point;
thence N 61°45'52" E for a distance of 116.03' along a stone wall to a point;
thence N 64°17'57" E for a distance of 24.82' along a stone wall to a point;
thence N 68°08'47" E for a distance of 40.59' along a stone wall to a point;
thence N 64°39'01" E for a distance of 54.04' along a stone wall to a drill hole at a stone wall corner,
the last eighteen (18) courses being bounded northwesterly, westerly and northerly by land now or formerly of Michael Zmayefski and Marybeth Zmayefski;
thence S 00°50'28" E for a distance of 582.03' to a rebar with cap;
thence N 80°09'53" E for a distance of 122.82' to a point;
thence N 74°45'05" E for a distance of 57.73' to a point, the last three (3) courses being bounded easterly and northerly by land now or formerly of Austin George and Michaela Green;
thence S 09°04'22" E for a distance of 325.00' to an iron pin or drill hole to be set;
thence N 63°25'38" E for a distance of 500.00' to an iron pin or drill hole to be set,
the last two (2) courses being bounded easterly and northerly by land now or formerly of Tanja Schubert;
thence S 38°45'00" E for a distance of 8.11' to a point;
thence S 07°56'27" E for a distance of 34.57' to a point;
thence S 00°32'54" E for a distance of 31.97' to a point;
thence S 03°31'44" W for a distance of 33.31' to a point;
thence S 07°02'31" W for a distance of 30.65' to a point;
thence S 15°18'26" W for a distance of 41.36' to a point;
thence S 25°58'32" W for a distance of 80.34' to a point;

thence S 32°35'35" W for a distance of 18.21' to a point;
 thence S 40°42'45" W for a distance of 86.57' to a point;
 thence S 41°11'27" W for a distance of 51.12' to a point;
 thence S 35°12'37" W for a distance of 9.40' to a point;
 thence S 42°27'02" W for a distance of 78.24' to a point;
 thence S 39°46'04" W for a distance of 43.40' to a point;
 thence S 42°09'35" W for a distance of 99.00' to a point;
 thence S 38°07'15" W for a distance of 47.81' to a point;
 thence S 40°03'23" W for a distance of 77.96' to a point;
 thence S 39°57'30" W for a distance of 56.19' to a point;
 thence S 40°48'04" W for a distance of 108.24' to a point;
 thence S 44°15'55" W for a distance of 45.06' to a point;
 thence S 37°11'30" W for a distance of 18.91' to a point;
 thence S 41°49'38" W for a distance of 77.50' to a point;
 thence S 44°12'03" W for a distance of 57.44' to a point;
 thence S 47°00'12" W for a distance of 69.02' to an iron pin or drill hole to be set,
 the last twenty three (23) courses being along the northwesterly line of Gorman Road;
 thence N 42°35'48" W for a distance of 64.99' to a point;
 thence N 34°06'44" W for a distance of 54.21' to a point;
 thence N 37°21'02" W for a distance of 32.50' to a point;
 thence N 32°37'17" W for a distance of 11.82' to a point;
 thence N 38°05'03" W for a distance of 62.73' to a point, the last five (5) courses
 being along the northeasterly line of the former Creamery Brook Road;
 thence N 48°06'21" E for a distance of 186.56' to a 1 inch iron pipe;
 thence N 41°00'25" W for a distance of 207.35' to a 1 inch iron pipe, the last two (2) courses
 being bounded northwesterly and southwesterly by land now or formerly of Elaine D. Martin;
 thence N 22°21'20" W for a distance of 153.58' to a drill hole at the end of a stone wall;
 thence S 88°19'25" W for a distance of 79.70' to an iron pin or drill hole to be set;
 thence S 38°42'30" W for a distance of 217.20' to a point, the last three (3) courses being
 bounded westerly, southerly and southeasterly by Parcel A;
 thence N 44°50'08" W for a distance of 272.13' to a CHD monument;
 thence N 64°05'08" W for a distance of 17.18' to the point of beginning, the last two (2) courses
 being along the northeasterly line of Wauregan Road;

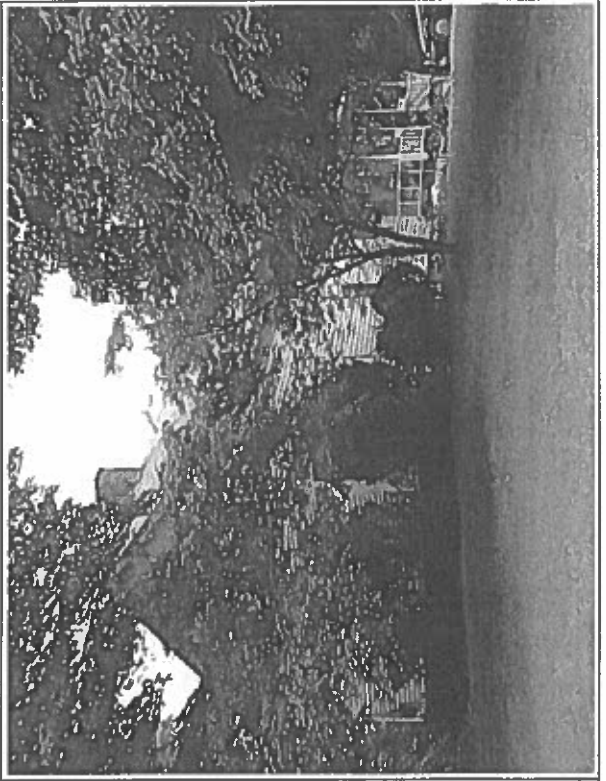
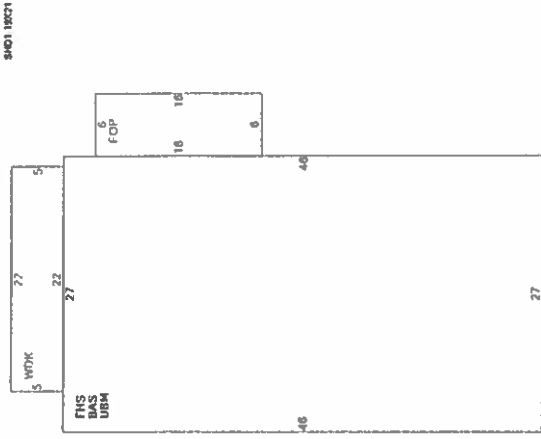
The above described Parcel B contains 18.168 acres more or less (791,381 square feet more or less) and is a
 portion of that land acquired by The Lucien A. Brodeur Irrevocable Grantor Trust by a quit claim deed at
 Volume 519, Page 320 of the Brooklyn land records.

MEANING AND INTENDING TO CONVEY THOSE CERTAIN TRACTS OF PROPERTY IN THE TOWN OF
 BROOKLYN, COUNTY OF WINDHAM, AND STATE OF CONNECTICUT WHICH COMPRISE THE
 REMAINING LAND OWNED BY THE GRANTOR WHICH ARE DESCRIBED IN SAID QUIT-CLAIM DEED
 BETWEEN THE WAUREGAN ROAD AND GORMAN ROAD, WHETHER OR NOT SAID PROPERTY IS
 DESCRIBED IN THE METES AND BOUNDS DESCRIPTION IN THIS DEED, EXCEPTING HOWEVER,
PARCEL A ON THE ABOVE REFERENCED MAP, WHICH THE GRANTOR IS RETAINING.

RECEIVED TOWN CLERK'S OFFICE
 ON OCT 05, 2023 AT 04:26 PM
 INST# 20230961
 KATHERINE BISSON
 TOWN CLERK, BROOKLYN CT

CURRENT OWNER										TOPO										UTILITIES										STRT / ROAD										LOCATION										CURRENT ASSESSMENT										6019																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
LUCIEN A BRODEUR IRREVOCABLE NORMAN D YOUNG TRUSTEE 63 CREAMERY BROOK RD										BROOKLYN CT 06234										41 Rolling										51 Well										61 Septic										11 Paved										31 Rural										RES LAND DWELLING RES OUTBL FARM LAND										1-1 1-3 1-4 6-1										25,600 72,900 600 10,710										VISION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
SUPPLEMENTAL DATA										490 PEN SUBDIV. SURVEY # 23/115 CENSUS # 9051										FILED 10/25/1973																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style: 09		Two Family					
Model: 01		Residential					
Grade: 03		C					
Stories: 1.5							
Occupancy: 2							
Exterior Wall 1		Clapboard					
Exterior Wall 2							
Roof Structure: 03		Gable/Hip					
Roof Cover: 03		Asph/F Gl/Cmp					
Interior Wall 1		Plastered					
Interior Wall 2							
Interior Flr 1		Carpet					
Interior Flr 2		Wood Laminate					
Heat Fuel: 02		Oil					
Heat Type: 06		Steam					
AC Type: 01		None					
Total Bedrooms: 05		5 Bedrooms					
Total Bathrooms: 2							
Total Half Baths: 0							
Total Xtra Fixtrs: 10							
Total Rooms: 02							
Bath Style: 02		Average					
Kitchen Style: 02		Modern					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)							
Code	Description	LUB	Units	Unit Price	Yr Blt	Cond. Cd	% Gd
SHD1	SHED FRAME	L	399	14.00	1930		10
							0.00
							600
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	1,242	1,242	1,242	85.96	106,761	
FHS	Half Story, Finished	621	1,242	621	42.98	53,380	
FOP	Porch, Open	0	96	19	17.01	1,633	
UBM	Basement, Unfinished	0	1,242	311	21.52	26,733	
WDK	Deck, Wood	0	110	11	8.60	946	
Ttl Gross Liv / Lease Area				1,863	3,932	2,204	189,453





MACCORMACK APPRAISAL SERVICES

Steven E. MacCormack
Certified General Real Estate Appraiser

8 Wolf Den Road ♦ Brooklyn, CT 06234 ♦ Phone: (860) 707-4749 ♦ maccormackservice@gmail.com

October 25, 2023

Mr. David Held
P.O. Box 191
Plainfield, CT 06374

Dear David:

Per our conversation, I am submitting a proposal to perform an appraisal of the real estate located at Parcel B of Lot 15 Wauregan Road (Route 205), Brooklyn, CT 06234. The property includes a vacant 18.168 acre parcel of land zoned R-30.

The appraisal will be a standard report in a summary format providing an opinion of the subject's "as is" market value in its fee simple estate and will conform to the Uniform Standards of Professional Appraisal Practice. The report will include the development of the Sales Comparison Approach. It is our understanding that the function of the appraisal report is for evaluation purposes for your business.

The fee for this assignment is \$1,000.00 and the anticipated completion date will be around November 8, 2023 but no later than 2 weeks from the receipt of a signed agreement letter. The fee of \$1,000.00 is due at the inspection time or you can mail the signed engagement with the check to the above address. Upon completion, I will make a delivery of the report totaling two (2) original copies each.

If these terms are acceptable, please sign and return this agreement letter. If you have any questions or concerns, please do not hesitate to contact me.

Thank you for the opportunity to be of service.

Best Regards,

Steven E. MacCormack
President

I agree with the terms and conditions stated in this letter and I am authorized to fulfill the terms of this agreement.

Digitally signed by David J. Held

Date: 2023.10.25 11:56:41 -04'00'

x _____
David Held

QUALIFICATIONS

STEVEN E. MacCORMACK

8 Wolf Den Road ♦ Brooklyn, CT 06234
(860) 707-4749 ♦ maccormackserve@gmail.com

EXPERIENCE

MacCormack Appraisal Services Brooklyn, CT, April 2002 to Present.

Owner, President (previous locations in Suffield, Somers, Woodstock, Stonington, Salem & Uncasville, CT)
Providing commercial real estate appraisal services including cost, sales and income approaches, discounted cash flow analysis, review appraisals, consulting services, tax appeals, property litigation and condemnation valuation. Completed over 1,000 commercial appraisals since 1998.

R. P. McDermott Associates, Inc., Bloomfield, Connecticut, January 2001 to March 2002.

Associate Appraiser

Provided commercial real estate appraisal services as a provisional associate appraiser. Personally completed over 40 commercial real estate appraisals which included land, office, industrial, flex, retail, residential subdivisions, multi-family, self-storage, religious and special use properties.

Williams Appraisers, Inc., Raleigh, North Carolina, September 1998 to October 2000.

Associate Appraiser, Team Leader

Provided commercial real estate appraisal services as a trainee and group leader. Personally completed over 150 commercial real estate appraisals which included land, office, industrial, flex, retail, residential subdivisions, multi-family, PUD properties, HUD/LIHTC subsidized apartments, mobile home parks, self-storage facilities, day care centers, religious and special use properties, condemnations, and property litigation.

EDUCATION

Hyles-Anderson College, Crown Point, Indiana

Bachelor of Science (BS), 1981

Master of Education (MEd), 1984

CONTINUING EDUCATION

Appraisal Courses R-1, R-2, R-3, & G-1, Durham Tech. Community College, Durham, NC, January-May 1998

Appraisal Principles #110, Appraisal Institute, September 1999

Appraisal Procedures #120, Appraisal Institute, March 2000

Stand. of Prof. Practice (Part A) #410, Appraisal Institute, March 2002

General Applications #320, Appraisal Institute, June 2002

Stand. of Prof. Practice (Part B) #420, Appraisal Institute, January 2003

Basic Income Capitalization #310, Appraisal Institute, September 2003

Report Writing and Valuation Analysis #540, Appraisal Institute, October 2005

Advanced Sales Comparison & Cost Approaches #530, Appraisal Institute, May 2006

Advanced Applications #550, Appraisal Institute, June 2008

General Market Analysis & Highest & Best Use #520, Appraisal Institute, December 2008, February 2018

Advanced Income Capitalization #510, Appraisal Institute, November 2003, September 2015

Continuing Education for Real Estate Appraisers, CT approved classes, 2001-2023

PROFESSIONAL

Practicing Affiliate
of the Appraisal Institute

CT Certified General

Real Estate Appraiser #: RCG.943

RI Certified General

Real Estate Appraiser #: CGA.20035





GRAPHIC SCALE IN FEET

WATERSHED MAP

PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD & GORMAN ROAD

BROOKLYN, CONNECTICUT

SCALE: 1" = 300'

DATE: 11/16/2023

DRAWN BY: DM

Provost & Rovero, Inc.

57 EAST MAIN ST. P.O. BOX 191, PLAINFIELD, CT.