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TOWN OF NEWTOWN

TOWN OF NEWTOWN LEGISLATIVE COUNCIL SPECIAL MEETING MINUTES

AUGUST 29, 2018

NEWTOWN MUNICIPAL CENTER, NEWTOWN, CT

PRESENT: Chris Eide, Chris Smith, Jordana Bloom, Robert Pickard, Judit DeStefano, Ryan Knapp, Dan Wiedemann, Paul Lundquist, Phil Carroll, Kelley Johnson, Jay Mattegat, Dan Honan.

ALSO PRESENT: First Selectman Dan Rosenthal, Finance Director Bob Tait, Selectman Maureen Crick Owen, Police Chief Viadero, Capt. Vanghele, 2 Police Officers, Chuck Boos, Todd Costa, Scott Mangiagli, Town Attorney David Grogins, Bond Council Keisha Palmer, 10 public, 2 press.

CALL TO ORDER: Mr. Lundquist called the meeting to order with the Pledge of Allegiance 7:31 pm.

VOTER COMMENT: None.

MINUTES: MR. CARROLL MOVED TO APPROVE THE MINUTES OF THE AUGUST 1, 2018 REGULAR MEETING. SECOND BY MR. WIEDEMANN. MOTION PASSES. (8-0) (Mr. Knapp, Mr. Pickard, Mr. Mattegat, Mr. Carroll, abstained.)

COMMUNICATIONS: Mr. Lundquist said that the Legislative Council received emails from the public regarding the plastic bag ordinance. (ATTACHED)

COMMITTEE REPORTS:

Ordinance Committee: Mr. Knapp said that the Ordinance Committee met, and do not yet have the fracking waste ordinance to share today because the CCN ordinance raised some questions and concerns that the committee is vetting, reached out to the River Watch group, still in progress, Mr. Eide is reaching out to the Town Attorney and Secretary of State regarding the Charter issue; and still working on plastic bag ordinance.

FIRST SELECTMAN'S REPORT:

Mr. Rosenthal said that for purposes of disclosure, the Selectmen did ratify the town hall employees union contract, extended the contract for a year, budgeted 2 ¼% salary increase and negotiated a 2% increase for this year and negotiate again later this year, does not require Council action.

As mentioned at the recent joint meeting, Mr. Rosenthal announced the public assistance under FEMA, individual assistance has been denied, there will be an attempt to go through an appeal process, and make a compelling case for assistance for those individuals that have sustained a lot of damage from the May storm. Mr. Lundquist asked if the appeals process is done by region, Mr. Rosenthal said yes, it is for multiple towns and the federal delegation is involved.

Mr. Knapp said regarding contracts on the Selectman's side, he is surprised when Council does not have any input, Mr. Rosenthal clarified in this situation, it is a one year contract. Mr. Knapp said in the past, when dealing with BOE contracts, they come to Council, Council has the right to act, he has been

LEGISLATIVE COUNCIL

surprised that with the other bargaining units in Town there does have the same process. Mr. Lundquist added that Council will return to this topic for future consideration when there is more of an impact. Mr. Knapp suggested that in the future perhaps Council can be more involved and collaborate a bit more in the future.

NEW BUSINESS:

Mr. Lundquist introduced Kaestle Boos for a presentation/discussion regarding Newtown Police Department. Chuck Boos introduced Todd Costa, architect for programming and design and Scott Mangiagli, project architect. They were joined by Newtown Police Chief James Viadero who initiated the presentation by describing current situation of the existing police station facility.

Chief Viadero said he wanted to highlight some of the glaring deficiencies in the existing police station. The first one is external, which is the parking, there is no segregation from police vehicles and all other vehicles. From the front and side of the building, patrol cars are parked there, taking up a great deal of parking, including civilian and clerical staff parking, guests, making it difficult and a security concern near the sally port, patrol cars are not secure in a fenced in area, which is optimal, personal and civilian vehicles are introduced near the booking area. Another main concern is the sally port entrance and prisoner processing area, used to bring a prisoner in, and start booking process. The current area is a very tight garage, multiple times there are multiple prisoners, making it not the optimum procedure, causing safety concern. Taking a prisoner out of the patrol car and introducing the prisoner into the facility is a crucial time, and area of concern, especially with a non-compliant individual. The design for the new building includes a two-car sally port to serve as a prisoner sally port, and an area where they may need to process a car as evidence, it can be done in the same facility. Currently, the area where prisoners are processed consists of multiple small rooms making it difficult for other officers to see into other areas. Optimally, these areas should be in an open area, separated by glass, also there is no fire suppression system in that area.

Mr. Costa spoke about the needs assessment and how the program was developed. Start with a baseline, and combine spaces to be more effective, open dialogue, combine programming. The size of the building, assessment of existing facility and operations, updated space needs for modern police facility.
(ATTACHED)

Mr. Smith asked how much of new addition is part of the overall, and was there any thought to using existing facility as processing. There is an overlap within the new building and a diagram in the presentation displays that, red dash line, changed angled walls to be more functional.

Mr. Carroll asked about plans for expansion on dispatch if state goes to regionalization. Yes, space can be used for regional dispatch, if necessary, and repurposed if not.

Ms. Johnson asked about the estimated age of the roof, Mr. Boos said that the roof will be completely replaced, generally a 20-year guarantee roof, which can be extended to 30-years for a relatively light premium. Ms. Johnson also asked about the boiler, Mr. Boos said the mechanical systems will be completely replaced.

Mr. Smith asked about the location of Parks and Rec and other offices – Mr. Rosenthal said that Parks and Rec will go into the Community Center and they will determine a location for Social Services.

Mr. Lundquist expressed thanks for the presentation and asked the presenters to stay if other questions came up.

MR. WIEDEMANN MOVED A RESOLUTION AMENDING THE 2018-2019 TO 2022-2023 CAPITAL IMPROVEMENT PLAN (CIP). IN YEAR 2018-19 THE PROJECT TITLED “BUILDING/LAND PURCHASE/REMEDATION/DEMOLITION/INFRASTRUCTURE” BE CHANGED TO “NEW POLICE FACILITY – REAL ESTATE ACQUISITION/DESIGN/CONSTRUCTION” AND THE DEPARTMENT CHANGED FROM FFH TO POLICE. IN YEAR 2019-20 THE PROJECT TITLED “POLICE FACILITY-CONSTRUCTION PHASE” BE CHANGED TO “NEW POLICE FACILITY – REAL ESTATE ACQUISITION/DESIGN/CONSTRUCTION” AND THE AMOUNT CHANGED FROM \$8,000,000 TO \$6,800,000. IN YEAR 2020-21 THE PROJECT TITLED “POLICE FACILITY – CONSTRUCTION PHASE” BE CHANGED TO “NEW POLICE FACILITY – REAL ESTATE ACQUISITION/DESIGN/CONSTRUCTION” AND THE AMOUNT CHANGED FROM \$5,000,000 TO \$4,000,000. SECOND BY MR. HONAN. Mr. Lundquist explained that this amendment has already gone through the Board of Finance, BOS, and has been recommended to Council and are to make that adjustment in order to move on to additional resolutions. Ms. DeStefano asked if this is just making the change to formalize it for future years as opposed to waiting and making the change next year in the CIP. Mr. Lundquist said we are reorganizing in order to reflect the project as is intended today. Mr. Tait added, more importantly, that the amount has been reduced. Mr. Wiedemann said that regarding timing, if this all passes, this would be done by year 2020, conceivably yes. Still money in 2021, Mr. Tait said the amounts in the CIP are the amounts that are tried to fit into the debt forecast schedule. When the bond resolution is done, Mr. Tait received permission to borrow short term funds, but the ultimate bonding will be done as it says in the CIP, to keep things smooth in the annual debt service. A BAN, or bond anticipation note, can be done, and can be rolled into the bond once we bond. Mr. Eide asked if there are additional costs using the BAN, Mr. Tait explained that we pay first year interest, which is the lowest and that is in the debt service fund. ALL IN FAVOR. MOTION PASSES. (12-0)

MR. WIEDEMANN MADE A MOTION TO PASS ON THIS AGENDA ITEM: AUTHORIZATION OF THE ACQUISITION OF REAL PROPERTY AT 191 SOUTH MAIN STREET AND 61 PECKS LANE FOR THE NEW POLICE STATION PROJECT PER CHARTER SECTION 8-05, PENDING ITS INCLUSION AS PART OF A COMPREHENSIVE APPROPRIATION FOR ACQUISITION OF BUILDINGS AND LAND AND THE CONSTRUCTION AND DEVELOPMENT OF A NEW POLICE STATION AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2018-19 TO 2022-23). SECOND BY MR. CARROLL. Mr. Lundquist explained that this item was on the agenda in order to give some clarity to property acquisition and concern to following charter process. Further understanding, Mr. Lundquist said the interpretation that it may be confusing the issue more, is redundant, and it might raise questions and make the bonding process more difficult. Mr. Rosenthal acknowledged Town Attorney David Grogins and Keisha Palmer of Robinson+Cole, the Town’s bond council, as present tonight if there are any questions. This agenda item is already incorporated into the broader resolution that combines the land acquisition with the appropriation. It is not necessary to call it out separately although the intent was to create more clarity, but that seems to be what was done inadvertently. Mr. Lundquist said the intent is to pass on this motion and not vote on it and it will be discussed in the next item of business. Ms. Palmer explained that there could be two separate resolutions but that runs the risk of one part approved and not the other, for example, purchase of the property is approved, and not the facility or vice versa. It is better to combine it into one resolution so there is not a mismatch. Mr. Wiedemann expressed concern and the need for further clarification. Ms. Palmer explained that if this resolution is changed broken apart, will need to act again, which will cause delays and inability to meet September 6 deadline, and possibly jeopardizing the project. Mr. Knapp said that the project is supported, but concerns come out of an abundance of caution, and meet every requirement of Charter Chapter 8, and be

LEGISLATIVE COUNCIL

transparent in the process. The acquisition of property in referendum needs to be clear, along with the cost of renovation and development of the police station, as one project. Ms. Palmer said that ballot questions need to be simple and straightforward and cannot be compound questions. Ms. Palmer and Mr. Grogins have fully reviewed this process, with concern to charter, and are satisfied that charter has been applied. Ms. DeStefano brought up explanatory text to accompany the ballot. Mr. Lundquist added that there is time to educate the public on this project. ALL IN FAVOR TO PASS ON THIS AGENDA ITEM. (12-0)

MR. WIEDEMANN MADE A MOTION TO MOVE TO THE NEXT ITEM ON THE AGENDA. SECOND BY MR. CARROLL. ALL IN FAVOR TO MOVE TO NEXT ITEM ON THE AGENDA. (12-0)

MR. WIEDEMANN MOVED A RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$14,800,000 FOR THE ACQUISITION OF BUILDINGS AND LAND AND THE CONSTRUCTION AND DEVELOPMENT OF A NEW POLICE STATION, AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2018-19 TO 2022-23) AND AUTHORIZING THE ISSUANCE OF \$14,800,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE. SECOND BY MR. EIDE. MR. WIEDEMANN FURTHER MOVED TO WAIVE THE READING OF THE FULL RESOLUTION. SECOND BY MS. DESTEFANO. ALL IN FAVOR TO WAIVE THE READING OF THE FULL RESOLUTION. (12-0) Mr. Knapp commented that he believes that this satisfies the appropriations process, and wants to clarify and reaffirm that the locations that we intend to acquire and the amount are in the resolution. Ms. Palmer said that the amount is not set out specifically, it does not say that \$1.6 million will be expended for the acquisition of the property. It does include the two locations to be acquired. Mr. Lundquist said that Council is making sure the steps in the process of acquiring property are done. Mr. Rosenthal said there is a purchase and sale document, negotiated, it is a public document. Ms. Bloom said we will be transparent, reach out to the public, and make sure the ballot is not too complicated, a balance is important. Mr. Wiedemann asked if there has been any feedback from Ethan Allen, no, according to Mr. Rosenthal. A RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$14,800,000 FOR THE ACQUISITION OF BUILDINGS AND LAND AND THE CONSTRUCTION AND DEVELOPMENT OF A NEW POLICE STATION, AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2018-19 TO 2022-23) AND AUTHORIZING THE ISSUANCE OF \$14,800,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE. ALL IN FAVOR. MOTION PASSES. (12-0)

MR. WIEDEMANN MOVED TO DIRECT THE BOARD OF SELECTMEN TO CALL A REFERENDUM ON THE APPROPRIATION AND AUTHORIZATION FOR ACQUISITION OF BUILDINGS AND LAND AND THE CONSTRUCTION AND DEVELOPMENT OF A NEW POLICE STATION, PER CHARTER SECTION 8-05(E). SECOND BY MR. EIDE. ALL IN FAVOR. MOTION PASSES. (12-0)

MR. WIEDEMANN MOVED TO ACCEPT THE 2017-2018 FISCAL YEAR END BUDGET TRANSFERS. SECOND BY MR. HONAN. ALL IN FAVOR. MOTION PASSES. (12-0)

VOTER COMMENT: None.

ANNOUNCEMENTS: None.

LEGISLATIVE COUNCIL

ADJOURNMENT: There being no further business the meeting adjourned at 8:44 pm.

Respectfully Submitted,

June Sgobbo
Clerk

Attachments: Correspondence, Presentation from Kaestle Boos, Police Facility Financial Impact Statement, Responses from Robinson & Cole, BOF Letter to LC for PD, 191 South Main Street Appraisal Report, CIP Amendment Package, Newtown Resolution re \$14.8 Purchase of Property, Year-end Transfers 2017-18.

These are draft minutes and as such are subject to correction by the Legislative Council at the next regular meeting. All corrections will be determined in minutes of the meeting at which they were corrected.

Anna Lawlor via Newtown CT Sat, Sep 1, 1:12 PM (3 days ago)

to me

Submitted on Saturday, September 1, 2018 - 1:12pm

Submitted by user: Anonymous

Submitted values are:

Your name: Anna Lawlor

Your e-mail address: annawhittemore@yahoo.com

Subject: It's time to let go of plastic bags

Message:

To The Members Of The Legislative Council,

I agree with the proposal I have heard about banning plastic bags. My family is weaning off of plastic bags and we find it to be easier than we thought. We've purchased a few extra reusable bags and keep them in our cars. We feel good about helping the environment and being a good example to our three children. I work in the town of Fairfield, and they are also considering this step. I have noticed that very few people in fairfield use plastic and that most shoppers walk into shops and grocery stores with reusable totes. I believe that this is the way of the future, and I think that this is something that Newtown can and should do! Please strongly consider the plastic bag ban.

Thank you for working on this town committee, and thank you for your time,

Respectfully,

Anna Lawlor

[23 Timbermill Rd.](#)

Susan Kassirer via Newtown CT Fri, Aug 24, 4:29 PM (11 days ago)

to me

Submitted on Friday, August 24, 2018 - 4:29pm

Submitted by user: Anonymous

Submitted values are:

Your name: Susan Kassirer

Your e-mail address: suejkassirer@gmail.com

Subject: Plastic Bag Ban

Message:

Dear Members of the Legislative Council:

I am writing, as a resident of Newtown for many years, to express my absolute and total support of the single-use plastic bag ban in our community. From my understanding, Newtown was going to be a town that was going to do the right, sensible, and ethical thing by passing a single-use plastic bag ban and putting through a nominal fee for paper bags (which are just as bad for the environment as is plastic, it has been proven). Now I read that largely because Caraluzzi's feels people won't shop there but will drive all the way to other towns (ridiculous fear!), the ordinance committee is losing their spine and backing down from doing the right thing. I can't tell you how disappointed this makes me in our town. This is not who we are.

I am so deeply disappointed in Caraluzzi's (who are obviously mislead),

and hope I don't have to be just as disappointed in my town. Eight million tons of plastic end up in our oceans every year and are causing the deaths of countless forms of vital sea life. (By 2050, according to a 2017 U.N. report, there will be more plastic in the ocean than fish if plastic use continues at its current rate.) The largest supermarket chain in the U.S., Kroger's, just declared that they are now starting on a plan to ban all plastic bags (Cincinnati Enquirer). This is happening now! Both Westport and Greenwich already have banned single-use plastic bag. Many other towns in CT are working on passing bans. And we definitely cannot wait for the state to pass a ban, for that could take years. Waiting for that is not a solution in any way.

This is so clearly a no-brainer for anyone who cares about the earth, about their own health and the health of their children and grandchildren. Is it more important to keep one fearful grocery store happy than to protect future generations?

I trust that the Ordinance Committee and the Legislative Council will do the right thing and prove that it really is, still, Nicer in Newtown. I certainly hope so.

Respectfully yours,
Susan Kassirer

Barbara Wojcik via Newtown CT Tue, Aug 21, 10:02 PM

to me

Submitted on Tuesday, August 21, 2018 - 10:02pm

Submitted by user: Anonymous

Submitted values are:

Your name: Barbara Wojcik

Your e-mail address: barbara.m.wojcik@gmail.com

Subject: Plastic Bag Ban

Message:

I support measures to ban plastic bags in Newtown.

State-level action on this matter is currently unrealistic and waiting for it as an LC member is the equivalent of sitting on one's legislative hands. It is our town's responsibility. Start small now. Keep working at it. Make adjustments. However, put something in place to address the blatant waste. Please employ your leadership to work towards a town solution rather than defer to the state. Thank you for your consideration.

Vanessa Villamil via Newtown CT Thu, Aug 16, 7:12 PM

to me

Submitted on Thursday, August 16, 2018 - 7:12pm

Submitted by user: Anonymous

Submitted values are:

Your name: Vanessa Villamil

Your e-mail address: vanvil77@aol.com

Subject: Plastic bag ordinance

Message:

I am copying a letter from the chairman of the New Castle Sustainability Advisory Board on the subject of the single use bag ordinance in that town. I hope it is helpful.

March 4, 2018

On January 1, 2017 New Castle's Reusable Bag Law went into effect. The law motivates shoppers in New Castle to use reusable bags or to decline bags when they aren't necessary. The law prohibits retailers from providing single-use plastic carry-out bags everywhere and requires that retailers who provide over 90% of carry-out bags charge a minimum fee of 10 cents per paper bag.

When we first proposed the law there were concerns by some people that residents would suffer a hardship, that retailers would lose business to neighboring municipalities, and that generally it would be detrimental to New Castle. After all, no other municipality in New York State had a comprehensive bag law.

We investigated best practices and results from municipalities around the country, the same best practices and results we have shared with sustainable leaders in Greenwich and other communities. We found that similar laws neither hurt the municipalities or their commercial sectors.

With support from the hundreds of residents who wanted the law, our elected officials showed the leadership required to protect the next generation by passing the law.

Since that time, we have gained a new supermarket, and it is extremely successful. The store is on the edge of the town and attracts residents from other towns that don't yet have a Reusable Bag law. They report that they are using 40% fewer bags than they would have without the law. A pharmacy reports they are using 75% fewer bags. Our businesses are saving money and our residents are proud of what they accomplished. A realtor told us that people looking for a home outside New York City come for a visit and are thrilled to find no plastic bags and such a sustainable town. We're building value in New Castle.

We look forward to Greenwich, CT joining New Castle in leading the effort toward a more sustainable world.

Best regards,

Steven Wolk Chairperson

New Castle Sustainability Advisory Board | newcastlesab.org

Elyse Hoffmann via Newtown CT Tue, Aug 14, 3:57 PM

to me

Submitted on Tuesday, August 14, 2018 - 3:57pm

Submitted by user: Anonymous

Submitted values are:

Your name: Elyse Hoffmann

Your e-mail address: hoffmannelyse@gmail.com

Subject: single use plastic bag ban

Message: I support the ban on single use plastic bags

Betsy Litt via Newtown CT

Mon, Aug 13, 2:40 PM

to me

Submitted on Monday, August 13, 2018 - 2:40pm
Submitted by user: Anonymous
Submitted values are:

Your name: Betsy Litt
Your e-mail address: betsylitt@gmail.com
Subject: Plastic bag ban & paper bag fee
Message:

Our oceans are filled with life. And now they're also filled with plastic. According to the non profit, non partisan Ocean Conservancy, there are already ca 150 million metric tons of plastic in the oceans, and an additional 8 million metric tons end up in the oceans every single year. Birds, turtles, porpoises, whales and other marine life eat the plastic, mistaking it for food; it interferes with feeding and nutrition, and contaminates them with toxins. These toxins also contaminate the people who eat the seafood.

Plastic bags are also a blot on our towns natural beauty. They were made to last forever, and they just about do; they don't degrade. They are also made from petroleum, a non renewable resource. Some day we will have affordable biodegradable plastics, but that's a long way off.

What can we do? Ban plastic bags! Of course supermarkets and other retailers don't want this; change is hard. But in fact, it will save them money, because now they have to pay for plastic bags. Adding a 10 cent tax on paper bags would provide revenue for retailers, and encourage the use of reusable canvas bags.

Please vote for a plastic bag ban and paper bag fee, so we can help sustain our oceans and wildlife, and keep Newtown beautiful.

Thank you.

Jennifer Killin via Newtown CT Sun, Aug 12, 5:54 AM

to me

Submitted on Sunday, August 12, 2018 - 5:53am
Submitted by user: Anonymous
Submitted values are:

Your name: Jennifer Killin
Your e-mail address: jenkillin@yahoo.com
Subject: Support for Plastic Bag Ban
Message:

I would like to express my enthusiastic support for a plastic bag ban in Newtown. Many other towns have successfully enacted such bans with no resultant loss of business from customers. I shop at Caraluzzis several times a week, and already bring my own reusable bags most of the time. My shopping habits would not change at all. We are custodians of this planet, and it is our responsibility to maintain its integrity for all life, including future generations.

I am currently vacationing in the UK, where plastic bags cost 5p. When I

lived in Albuquerque, Whole Foods would give a 5 cent credit for every reusable bag. These types of incentives could be used in addition to a ban, or during a transitional period. Newtown could also approve a trial period of, say, 6 months. This would ease the minds of businesses concerned about losing customers.

Gina Musumeci via Newtown CT

Sun, Aug 12, 4:46 AM

to me

Submitted on Sunday, August 12, 2018 - 4:46am

Submitted by user: Anonymous

Submitted values are:

Your name: Gina Musumeci

Your e-mail address: gsmusumeci@gmail.com

Subject: Ban on plastic bags/fee for paper bags

Message:

Legislative Council:

Firstly, thank you for the work you do to make Newtown such a wonderful home for my family and me, and so many of our community members. It's a truly special place and although we've only been here for a few years, it's our home.

The reason for my email is to inquire about pushing forward a ban on plastic bags in Newtown,CT businesses. Given what we know about the devastating impact of plastic on our environment, it seems only logical that we would enact any legislation that might reduce harm. I would like to better understand the council's thinking here, and any hesitations you or fellow community members have about this move forward for our town.

Thank you,

Gina Musumeci

[16 Split Rock Road](#)

Angela Thill via Newtown CT Sat, Aug 11, 10:08 PM

to me

Submitted on Saturday, August 11, 2018 - 10:08pm

Submitted by user: Anonymous

Submitted values are:

Your name: Angela Thill

Your e-mail address: aithill@charter.net

Subject: Plastic Bag Ban

Message: Please pass a ban on the use of plastic bags in Newtown. We have a responsibility to protect the environment. Paper bags and reusable bags are better for the Earth!!! Thx!

Constance Sullivan via Newtown CT

Sat, Aug 11, 9:44 PM

to me

Submitted on Saturday, August 11, 2018 - 9:44pm
Submitted by user: Anonymous
Submitted values are:

Your name: Constance Sullivan
Your e-mail address: cbsullivan53@gmail.com
Subject: Ban Plastic Bags
Message:

I support a ban on plastic bags and a fee for paper bags. I hope you will also. Newtown is way behind in support of green initiatives and this is an important one. Thank you for your consideration in this matter.
Connie Sullivan

Constance Sullivan via Newtown CT Sat, Aug 11, 9:44 PM

to me

Submitted on Saturday, August 11, 2018 - 9:44pm
Submitted by user: Anonymous
Submitted values are:

Your name: Constance Sullivan
Your e-mail address: cbsullivan53@gmail.com
Subject: Ban Plastic Bags
Message:

I support a ban on plastic bags and a fee for paper bags. I hope you will also. Newtown is way behind in support of green initiatives and this is an important one. Thank you for your consideration in this matter.
Connie Sullivan

David Ackert via Newtown CT Sat, Aug 11, 8:21 PM

to me

Submitted on Saturday, August 11, 2018 - 8:21pm
Submitted by user: Anonymous
Submitted values are:

Your name: David Ackert
Your e-mail address: Dave@maplecraftfoods.com
Subject: Plastic Bag Ban

Message: Just a quick follow-up to my last note. Westport enacted a plastic ban 9 years ago. They have the exact same population as Newtown. Conservative estimates there were that they were using 3 Million plastic bags annually before the ban. The ban there has prevented 27MM plastic bags from polluting the land & water!! Stores there were also concerned that people would drive to nearby towns to shop if Westport enacted their ban. Those concerns never manifested themselves - they haven't lost any business - Westport is half the size as Newtown, geographically. Its ridiculous to think we'd drive twice the distance to do so. Thank you.

David Ackert via Newtown CT Sat, Aug 11, 6:51 PM

to me

Submitted on Saturday, August 11, 2018 - 6:51pm

Submitted by user: Anonymous

Submitted values are:

Your name: David Ackert

Your e-mail address: dave@maplecraftfoods.com

Subject: Ban on plastic bags

Message: Hello. I'm Dave Ackert, resident in Sandy Hook, and owner of Maple Craft Foods LLC. I'm writing to voice my family's strong support for banning the use of plastic bags here in Newtown. We shop in other towns in CT, and elsewhere, where they've already instituted such a ban, and nobody there bats an eye. It has become second nature to bring a reusable bag with you and/or use paper bags available at the checkout counters. None of the managers at the stores that we service in those towns have anything negative to say about the bans, as it has become just another part of their routine business practices. Its time for Newtown to become a regional leader on this environment no-brainer issue. We feel the same way about plastic straws...there's no need for them either.. Please don't hesitate to reach out with any questions at all. Thank you. Dave Ackert, 6 Cider Mill Rd., Sandy Hook.

Nancy Bocian via Newtown CT

Sat, Aug 11, 3:01 PM

to me

Submitted on Saturday, August 11, 2018 - 3:01pm

Submitted by user: Anonymous

Submitted values are:

Your name: Nancy Bocian

Your e-mail address: nbocian19@gmail.com

Subject: Plastic bag ban

Message:

I know that you've been considering a plastic bag ban. I strongly urge you, as policy makers for Newtown, to ban something that's clogging our oceans and helping to contaminate our environment.

Please, let Newtown be one of the environmental leaders in Fairfield County.
Ban plastic bags!

Rowen Villamil via Newtown CT

Sat, Aug 11, 1:40 PM

to me

Submitted on Saturday, August 11, 2018 - 1:40pm

Submitted by user: Anonymous

Submitted values are:

Your name: Rowen Villamil

Your e-mail address: Roclimber5@gmail.com

Subject: Plastic Bag Ban

Message: I don't do this often, I don't send emails to legislators unless I consider it to be extremely important to me or society in general. Plastic bags are terrible to every kind of animal on this planet yet they aren't necessary for us to live. It is an easy concept, ban plastic bags motivate other people to do so and in return we will live in a healthier environment.



New NEWTOWN POLICE STATION



Newtown, CT ♦ August 20, 2018

KAESTLE BOOS
associates, inc

Parking - Front

KAESTLE BOOS
associates, inc

- Insufficient parking for staff, department vehicles and visitors
- No secure parking for department vehicles



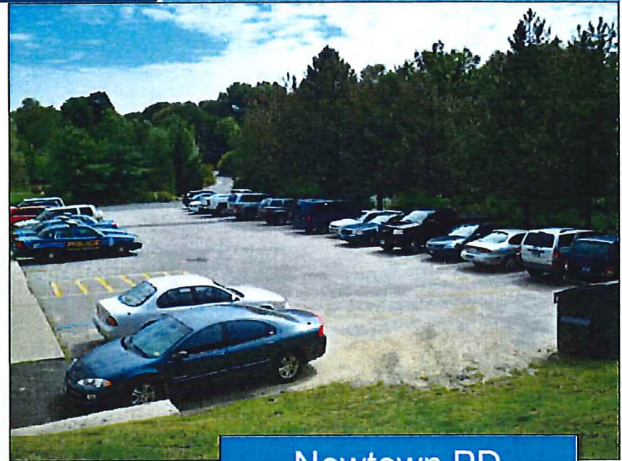
Newtown PD



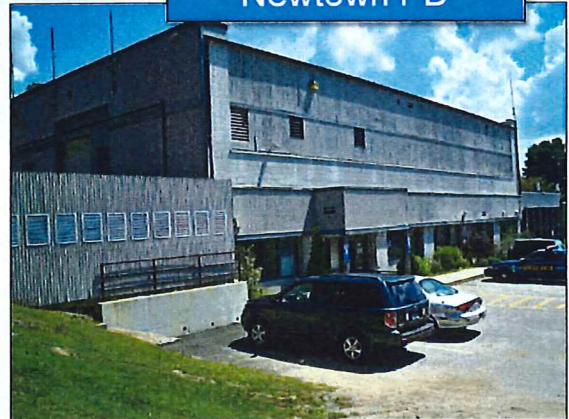
Parking - Rear

KAESTLE BOOS
associates, inc

- Inadequate parking for staff, department and visitor vehicles
- No covered parking for department vehicles
- No secure parking for department or staff vehicles
- Parking shared by three town departments



Newtown PD



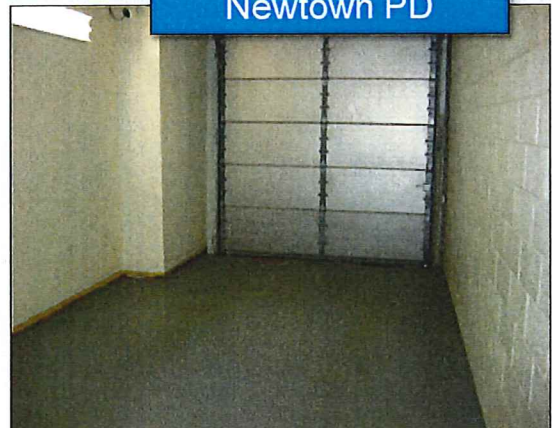
Sally Port

KAESTLE BOOS
associates, inc

- Only one secure door creating a security risk
- Processing of only one prisoner at one time
- Insufficient area to extract non-compliant prisoners
- Minimal area for backing out of patrol vehicles
- 12' x 20' garage



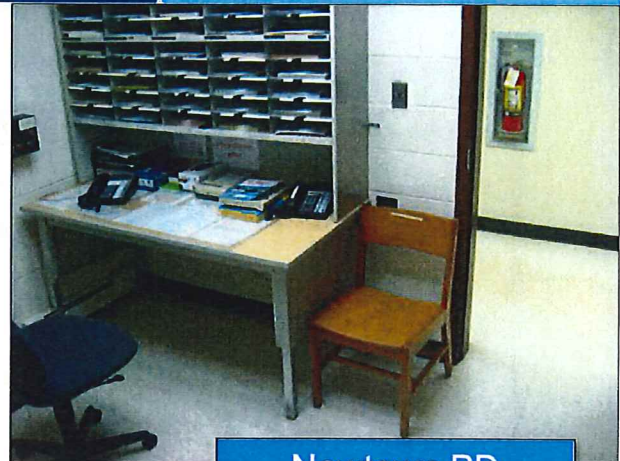
Newtown PD



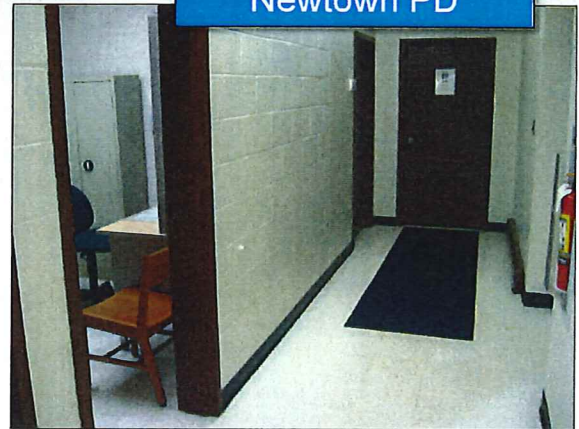
Prisoner Processing Area 1

KAESTLE BOOS
associates, inc

- Small confined space, booking area separated from secondary processing and intox area
- No fire suppression system
- A 7 x 10' room



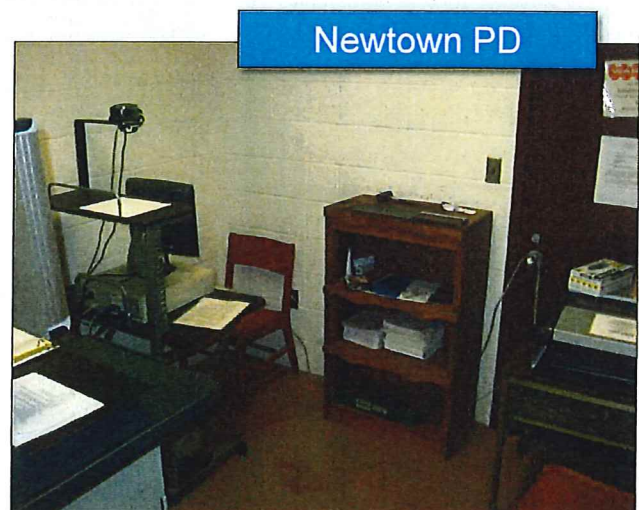
Newtown PD



Prisoner Processing Area 2

KAESTLE BOOS
associates, inc

- Two separate processing areas
- Cluttered environment creating officer safety concerns
- No visitor / attorney visiting area
- Unsecured furniture and equipment
- Indirect access to civilian employees
- 7 1/2' x 10' processing area



Newtown PD

Newtown, Connecticut
Police Facility
Space Needs Assessment
April 16, 2018

KAESTLE BOOS
associates, inc

Area/Room Title	Rm. Type	Occ	No of Rms	Rm Area	Subtotal	Total	Comments					
Building Services												
Decon Laundry	6.5	0	1	80 sf	80 sf		by Sally port					
Mechanical Room	0	1	1	300 sf	300 sf							
Sprinkler Equipment	6.8	0	1	150 sf	150 sf							
Electrical Room	6.9	0	1	200 sf	200 sf							
Emergency Electrical Room	6.5	0	1	80 sf	80 sf							
Emergency Generator	0	0	0	500 sf	0 sf		outside					
Air Handling Equipment	0	1	1	750 sf	750 sf							
Building Services Total:						1560 sf						
Net to Gross Adjustment												
Total Net Area						19,196 sf						
Net to Gross Adjustment (Net Area x 0.35)						6,719 sf						
Gross Area Total:						25,915 sf						
Auxiliary Structures												
Outbuilding Training Facility												
Firing Range	12.4	0	5	900 sf	4500 sf							
Control Room	4.1	1	1	120 sf	120 sf							
Weapons Cleaning	6.3	5	1	200 sf	200 sf							
Range Supplies Storage	6.4	1	1	60 sf	60 sf							
Custodial Closets	6.2	0	1	25 sf	25 sf							
Equipment Storage	6.4	0	1	60 sf	60 sf							
Vehicle Storage						11.1	4	1	1920 sf	1920 sf		Storage for Command Truck, 2 speed trailers, 2 motorcycles, Possible ATV w/ Trailer.
Outbuilding Training Facility Total:						6,885 sf						

Kaestle Boos Associates, Inc. - Public Safety Facility Planners

Page 9

August 20, 2018

- Assessment of Existing Facility & Operations
- Updated Space Needs for Modern Police Facility
- Final Results

Newtown, Connecticut
Police Facility
Space Needs Assessment
April 16, 2018

KAESTLE BOOS
associates, inc

Area/Room Title	Rm. Type	Occ	No of Rms	Rm Area	Subtotal	Total	Comments					
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Outbuilding Training Facility Total:						6,885 sf						

Kaestle Boos Associates, Inc. - Public Safety Facility Planners

Page 9

August 20, 2018

SITE:

- Corner Lot with easy access to **Ethan Allen Road** and **South Main Street**
- Site grading, parking and utilities remain intact
- Economical to develop

BUILDING:

- Good skin, good bones and high ceilings
- Open flexible space
- Great visibility from Route 25

SCHEDULE:

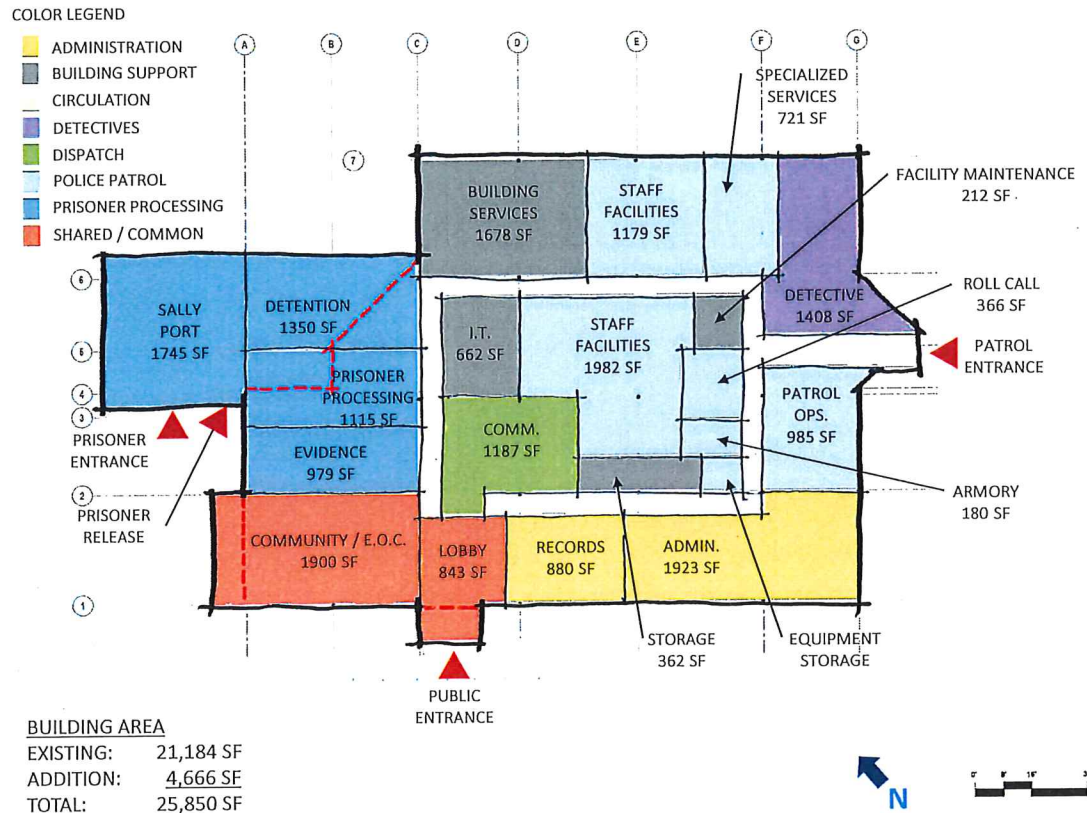
- Abbreviated construction schedule (11 vs. 16 months)
- Renovations begin on/or about June 2019
- Construction complete on/or about May 2020

Site: 191 South Main Street



Floor Plan: 191 South Main Street

KAESTLE BOOS
associates, inc



Rendering: 191 South Main Street

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associates, inc





Newtown Police Station

Feasibility Study Level **Opinion of Probable Cost**

191 South Main Street (less the Auxiliary Building)

August 20, 2018

KAESTLE BOOS
associates, inc

Description	Subtotal	Totals	Comments
CM Construction Cost			Include all selective demolition, Main & Auxiliary Building Construction Costs as well as Site Development
	SubTotal:	\$7,990,408	25,850 sf
CM Mark-ups:			Value includes: Estimating Contingency, Escalation, Construction Contingency, Bonds & Insurances, General Conditions, and Construction Manager Fee.
	SubTotal:	\$2,523,872	
Owner's Constr. Contingency	5%	\$525,714	
Probable Total Construction Cost:		\$11,039,994	
Owner's Indirect Cost			Value Includes: Design Fees, Material Testing, Reimbursable Expenses, Utility Backcharges, Moving, Reproduction Expenses, Legal / Advertising, Owner Provided Services & Material
		\$1,444,000	
Owner's Indirect Cost Contingency	7%	\$101,080	
Probable Owner's Indirect Costs:		\$1,545,080	
Equipment Costs			Value Includes: FF&E, Communications Equipment, Security / Access Control / CCTV, IT / AV Equipment
	SubTotal:	\$580,000	
Equipment Contingency	7.0%	\$40,600	
Total Probable Cost of Equipping:		\$620,600	
Total Project Cost:		\$13,205,674	
Estimated Property Purchase		\$1,600,000	
Total Project Cost Including Property Purchase		\$14,805,674	

August 20, 2018

New NEWTOWN POLICE STATION Q & A

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-35(b) & 7-25)**

REQUESTING DEPARTMENT	POLICE
-----------------------	--------

PROJECT: NEW POLICE FACILITY

PROPOSED APPROPRIATION AMOUNT:	<u>\$ 14,800,000</u>
---------------------------------------	----------------------

PROPOSED FUNDING:

BONDING

GRANT

OTHER

GRANT	\$	14,800,000
-------	----	------------

OTHER	\$ 14,800,000
-------	---------------

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget. Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS			
PROFESSIONAL SERVICES			
CONTRACTED SERVICES			
REPAIRS & MAINTENANCE			
UTILITIES			
OTHER			
DEBT SERVICE (1st year)		\$ 1,221,000	
TOTAL IMPACT ON EXPENDITURES		\$ 1,221,000	

REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES	(92,619)	
CHARGES FOR SERVICES (FEES)		
OTHER		
TOTAL IMPACT ON REVENUES	\$ (92,619)	

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET	\$ 1,313,619
---	---------------------

EQUIVALENT MILL RATE OF TOTAL IMPACT

(using current year's information)

EQUIVALENT MILL RATE OF TOTAL IMPACT	0.42 mills
---	------------

COMMENTS:

DEBT SERVICE IMPACT HAS BEEN ACCOUNTED FOR IN THE DEBT SERVICE FORECAST IN THE CIP PROCESS. TAX LOSS CAN BE OFFSET BY THE EVENTUAL SALE (IF APPROVED) OF THE EXISTING POLICE FACILITY REAL ESTATE.

SEE ATTACHED FOR FINANCIAL IMPACT DETAIL OVER TWENTY YEARS AND A COMPARISON OF OTHER BUILD OPTIONS.

PREPARED BY: ROBERT TAIT

DATE: 8/16/2018

TO: BOF, LC

Bob thank you for your questions.

1. Amending the CIP. The approval process for amending the CIP is set forth in Section 310-6 of the attached CIP Regulations, which is consistent with the process you have been following (BOS > BOF > LC). While Section 310-3 of the CIP Regulations appears to provide that the Board of Finance is exclusively charged with amending the CIP, Section 310-6B notes that the Board of Selectman identifies the purchases in the CIP and further Section 310-6J makes clear that the CIP plan approved by the Legislative Council shall be the single and final adopted CIP plan for the Town. Therefore, if the Board of Finance makes a change to the CIP that the Legislative Council does not ultimately approve, it would not be controlling. The Board of Finance cannot act in isolation. As such, please continue to follow the current process BOS > BOF > LC to approve any CIP plan amendments.

2. Acquisition of Real Property. Section 8-05 of the Charter requires that: following the submission of the Financial Impact Statement and the appraisal of the property, if the acquisition would require an appropriation of \$1,500,000 or more, then such property acquisition requires approval of a referendum. Because the property acquisition is included as part of the total \$14,800,000 project for the development of a new police building, only one ballot question is needed at referendum. Additionally, the current ballot label reads: "Shall the \$14,800,000 appropriation and bond authorization for the acquisition of buildings and land and the construction and development of a new police station be approved?," where approval concerning the land acquisition is built within.

Glenn

Glenn A. Santoro

Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103
Direct 860.275.8322 | Fax 860.275.8299
gsantoro@rc.com | www.rc.com

NEWTOWN MUNICIPAL CENTER
3 PRIMROSE STREET
NEWTOWN, CT 06470

www.newtown-ct.gov

Robert Tait, Finance Director



**TOWN OF NEWTOWN
BOARD OF FINANCE**

August 21, 2018

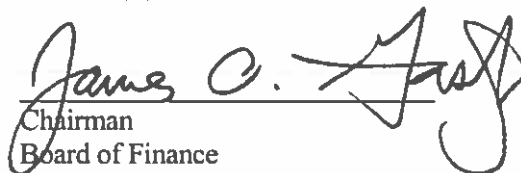
To the Legislative Council

Members of the Council:

At a meeting of the Board of Finance held August 21, 2018, the following resolution was approved and recommended for adoption:

RESOLVED: That the resolution entitled "Resolution Providing For A Special Appropriation In The Amount Of \$14,800,000 For The Acquisition Of Buildings And Land And The Construction And Development Of A New Police Station, As Authorized In The Capital Improvement Plan (2018-19 to 2022-23) And Authorizing The Issuance Of \$14,800,000 Bonds Of The Town To Meet Said Special Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose"; a copy of which is attached hereto, is hereby adopted and recommended to the Legislative Council for consideration and action, said special appropriation was requested in a letter initiated by the First Selectman, a copy of which is attached hereto, in accordance with Chapter 6, Section 6-35 of the Town Charter.

Very truly yours,


Chairman
Board of Finance

APPRAISAL REPORT
OFFICE BUILDING & ADJACENT SITE



PROPERTY OF:
191 MAIN STREET SOUTH LLC & PECK AND MAIN LLC

VALUATION DATE:
8/06/2018

REPORT DATE:
8/23/2018

FOR:
THE TOWN OF NEWTOWN
3 PRIMROSE STREET
NEWTOWN, CT 06470

BY:
O'NEILL, DUFFY & CO.
259 FRANKLIN STREET
DANBURY, CT 06811
(203)744-3338

O'NEILL, DUFFY & CO., LLC

REAL ESTATE APPRAISAL & CONSULTING

259 Franklin Street Ext.

DANBURY, CT 06811

TERRENCE P. DUFFY, MAI, SRA
MEMBER

(203) 744-3338
Email: terry@oneillduffy.com

DATE: 8/23/2018

TO: Town of Newtown
3 Primrose Street
Newtown, CT 06470

FROM: Terrence P. Duffy, MAI, SRA

PROPERTY: 191 South Main Street & 61 Pecks Lane, Newtown, CT 06470

In accordance with your request for an appraisal, I have conducted the required investigation, gathered the necessary data, and made certain analyses that have enabled me to form an opinion of the market value of the subject property.

The results are communicated in this appraisal report. Summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value are presented. Supporting documentation concerning the appraisal is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

The purpose of this appraisal is to provide the appraiser's opinion of the market value (as defined in the report) of the subject real property as of the effective date.

The intended use of this appraisal is to assist the client, The Town of Newtown, in making decisions in a possible purchase of the property. Intended users of this report include the client alone.

Contents

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS.....	3
CLIENT, INTENDED USE AND INTENDED USERS	13
TYPE AND DEFINITION OF VALUE	13
APPRAISAL DEVELOPMENT AND REPORTING PROCESS - SCOPE	14
INTEREST VALUED	15
MARKET CONDITIONS	16
DESCRIPTION OF REAL ESTATE APPRAISED	18
LOCATION MAP.....	21
PROPERTY DESCRIPTION	22
GIS Map	24
DESCRIPTION OF IMPROVEMENTS	26
PERSONALTY NOT INCLUDED	30
ZONING.....	30
FLOOD MAP INFORMATION	32
ENVIRONMENTAL CONSIDERATIONS	32
OFF SITE IMPROVEMENTS.....	32
PROPERTY TAXES.....	33
TITLE HISTORY.....	33
HIGHEST AND BEST USE	34
HIGHEST AND BEST USE OF THE SITE, AS THOUGH VACANT	34
HIGHEST AND BEST USE AS IMPROVED.....	36
SUMMARY OF ANALYSIS AND VALUATION	38
COST APPROACH	38
INCOME APPROACH.....	39
CURRENT OCCUPANCY.....	40
RENTAL COMPARABLES	40
OVERALL CAPITALIZATION RATE	46
SALES COMPARISON APPROACH.....	49
SALES COMPARISON APPROACH 61 PECKS LANE.....	67
RECONCILIATION AND VALUE CONCLUSION	83
ASSUMPTIONS AND LIMITING CONDITIONS.....	84
CERTIFICATION OF APPRAISER	88
ADDENDA	90

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

DATE OF REPORT	8/23/2018
EFFECTIVE DATE OF VALUATION	8/06/2018
DATE OF INSPECTION	8/06/2018
ESTATE APPRAISED	Fee Simple
PROPERTY ADDRESS	191 South Main Street & 61 Pecks Lane Newtown, CT 06470
TYPE OF PROPERTY/PRESENT USE	Office Building & Former House Site
CURRENT PROPERTY OWNER	191 South Main Street LLC & Peck & Main
SITE	7.35 Acres & 4.39 Acres Respectively
IMPROVEMENTS	21,184 Square Feet & 1,316 Square Feet
YEAR BUILT	1981 & 1954 Respectively
ZONING	M1, Industrial
TAX PARCEL ID	36/12/8 & 36/12/7
HIGHEST AND BEST USE	Offices & Former Residence

VALUE CONCLUSIONS:

<i>COST APPROACH</i>	N/A
<i>INCOME APPROACH</i>	
191 SOUTH MAIN STREET	\$1,240,000
61 PECKS LANE	N/A
<i>SALES COMPARISON APPROACH</i>	
191 SOUTH MAIN STREET	\$1,270,000
61 PECKS LANE	\$ 455,000

FINAL VALUE CONCLUSION

191 SOUTH MAIN STREET	\$1,270,000
61 PECKS LANE	\$ 455,000

PHOTOS



FRONT OF 191 SOUTH MAIN STREET



REAR OF 191 SOUTH MAIN STREET

O'NEILL, DUFFY & CO., LLC

PHOTOS



LOBBY



BULL PEN OFFICE AREA

O'NEILL, DUFFY & CO., LLC

PHOTOS

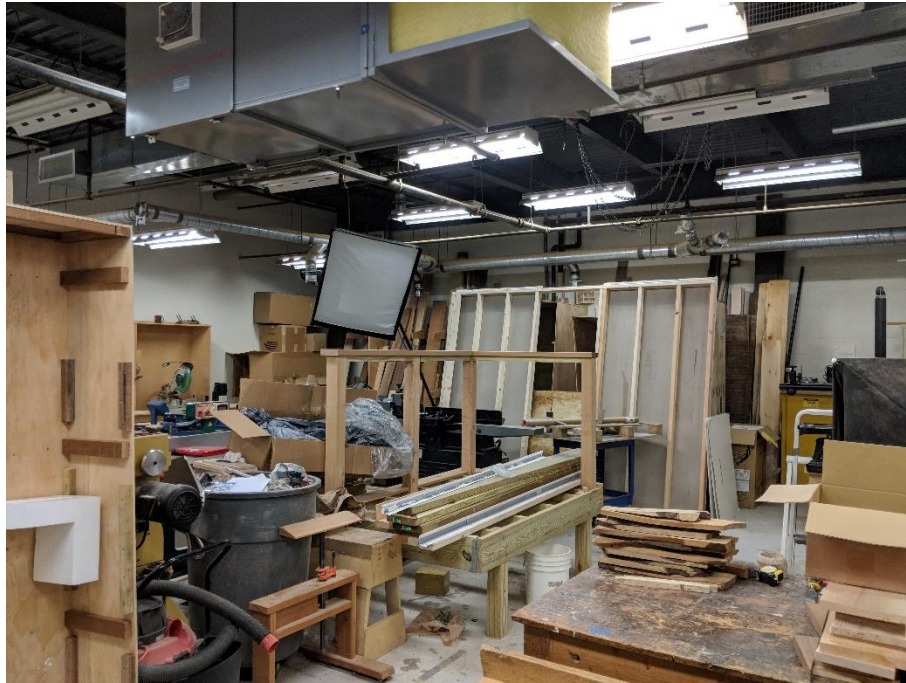


PRIVATE OFFICE



CLIMATE CONTROL ROOM

PHOTOS



SHOP AREA



LAVATORY

O'NEILL, DUFFY & CO., LLC

PHOTOS



SOUTH MAIN STREET, LOOKING NORTH



SOUTH MAIN STREET, LOOKING NORTH

O'NEILL, DUFFY & CO., LLC

PHOTOS



61 PECKS LANE - FRONT



61 PECKS LANE - REAR

O'NEILL, DUFFY & CO., LLC

PHOTOS



INTERIOR FORMER RESIDENCE



INTERIOR OF FORMER RESIDENCE

PHOTOS



WETLANDS ON SITE – 61 PECKS LANE



OUTBUILDING ON SITE

O'NEILL, DUFFY & CO., LLC

PHOTOS



PECKS LANE, LOOKING EAST



PECKS LANE, LOOKING WEST

O'NEILL, DUFFY & CO., LLC

CLIENT, INTENDED USE AND INTENDED USERS

The appraiser's client for this assignment is The Town of Newtown. The client is the only intended user of this appraisal report.

This appraisal is intended to provide an opinion of the market value of the subject property, as defined in this report, for the exclusive use of the client and any other specified intended user(s) of this report. The intended use of the appraisal is to assist in the client's decision-making process regarding a possible purchase.

The use of this appraisal by anyone other than the stated client and intended users, or for any other use other than the stated intended use, is prohibited.

TYPE AND DEFINITION OF VALUE

This appraisal report is being performed to determine the Market Value of the subject property in fee simple, in "As Is" condition, as of August 6, 2018.

Market Value is defined as:

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 each 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: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions [f]. Office of Thrift Supervision under 12 CFR Part 564.2 Definitions [f]. Federal Reserve System under 12 CFR Part 225.62 Definitions [f]. Federal Deposit Insurance Corporation under 12 CFR Part 323.2 Definitions [f]. National Credit Union Administration under 12 CFR Part 722.2 Definitions[f].)

APPRAISAL DEVELOPMENT AND REPORTING PROCESS - SCOPE

In Preparing this appraisal, I

- made an interior inspection of the subject real property;
- reviewed information regarding the subject available at the Newtown Town Hall;
- gathered information on comparable commercial building sales;
- gathered information on comparable, rents, operating expenses, and capitalization rates;
- confirmed and analyzed the data and considered the cost, sales comparison, and income approaches;
- applied the sales comparison approach to value;
- applied the sales income approach to value;

Due to the age of the subject and the amount of total accrued depreciation from all sources, especially physical deterioration, the cost approach was considered not applicable and was not developed.

O'NEILL, DUFFY & CO., LLC

Several recent sales of office and industrial office properties were found in the area. Together, they are considered a good guides to value. This allowed the development of the sales comparison approach.

Adequate information was available to develop an opinion of fair market rent, vacancy rates, expenses, and appropriate capitalization rates. Therefore, it was possible to develop the income approach resulting in a supportable indication of value.

This appraisal report is a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in the appraiser's file.

INTEREST VALUED

Fee Simple

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2016).

MARKET CONDITIONS

Newtown, CT is in northern Fairfield County. Based on area, it is the largest municipality of the region. It is, however, primarily a residential community. While there are some significant commercial properties in town, most residents commute to Danbury, CT to the west, lower Fairfield County, CT to the south, New Haven, CT to the southeast, and New York's Westchester County to the southwest. Market trends in Newtown are closely aligned with those of the entire county as a whole.

Newtown is part of the Danbury labor market area (LMA). According to the CT department of labor, this LMA had a labor force of 110,606 and an unemployment rate of just 3.7%. This is the lowest of the 11 LMA of the entire state which has an unemployment rate of 4.5%.

The commercial real estate market has stabilized over the last years. While there has been some retail and user specific medical office development in the area over the past few years, no newly constructed speculative retail, office or industrial space has been built the past few years. This indicates overall soft office market conditions where vacancy rates are not expected to increase, but are anticipated to decline as the economy continues to strengthen.

The most recent improvement along South Main Street is the 2017 construction of the 18,900 square foot Tractor Supply Building at 116 South Main Street. Other developments include multiple tenanted retail buildings at 123 & 125 South Main Street built in 2007 and 2012, respectfully, which total 43,813 square feet.

The most recent improvements in the immediate area of the subject include the 167,124 square foot "Sand Hill Plaza" at 228 South Main Street, 1990, a smaller 38,952 square foot retail center across the street at 266 South Main Street and a 12,496 square foot industrial building at 259 South Main Street that was converted

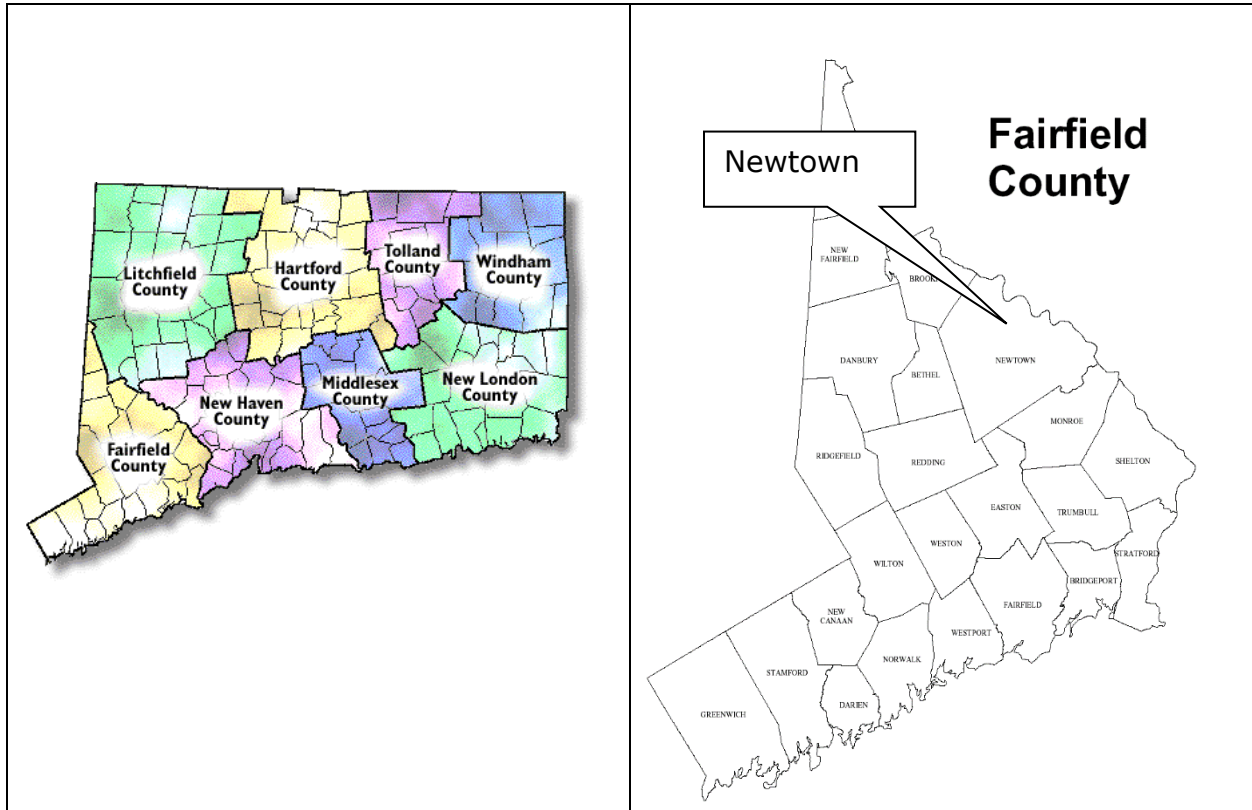
to retail space sometime in between.

CONCLUSION

This area along Main Street South is experiencing a trend from industrial and residential properties to retail development over the past 30 years or so. This trend is expected to continue in the long term.

DESCRIPTION OF REAL ESTATE APPRAISED

LOCATION



TOWN OF NEWTOWN, CT

Newtown is in the southwestern section of Connecticut, approximately twelve miles north of Bridgeport. With a land area of 57.76 square miles, the town is one of the largest in the state.

Newtown's proximity to the Danbury, Waterbury and Bridgeport labor markets, as well as its accessibility to Interstate 84, Route 25 and Route 34, have made it an attractive residential community.

The population (2012-2016) of approximately 27,990 represents growth from about

20,800 in 1990 and 25,031 in 2000. Newtown is one of the 12 towns referred to as Greater Danbury Labor Market Area, and one of 10 towns in the Housatonic Valley Economic Development Region. Population in the town is expected to decrease at a rate of -0.2% from 2016 to 2020, while the county is expected to increase (0.1%) and the state (0.1%).

Throughout the eighteenth and nineteenth centuries, manufacturing had been an important factor in Newtown's economy. Today, it is a suburban residential community with limited industry that includes agriculture, plastics, publishing, paper board boxes, wire brushes, medical instruments, and warehouse distribution centers.

Newtown is served by a paid town police force as well as five volunteer fire companies. There are two 9-hole golf courses, two state parks, and a theater. The current high school opened in the fall of 1970. There are four elementary schools, a middle school, and a private parochial school.

Newtown residents enjoy three main shopping areas. One is located in the center of town where two major food chains are situated, along with a number of smaller stores. The second area, and oldest, serves the Sandy Hook section of town. The third is situated to the south of the center along Route 25 and contains a large shopping center and a few smaller retail strips.

There are two town parks located in the Newtown area, one being Dickinson Memorial Park where there is swimming, tennis and picnic facilities available. The other is Treadwell Park, which is used as a multi-sports facility. Both parks are open to the public.

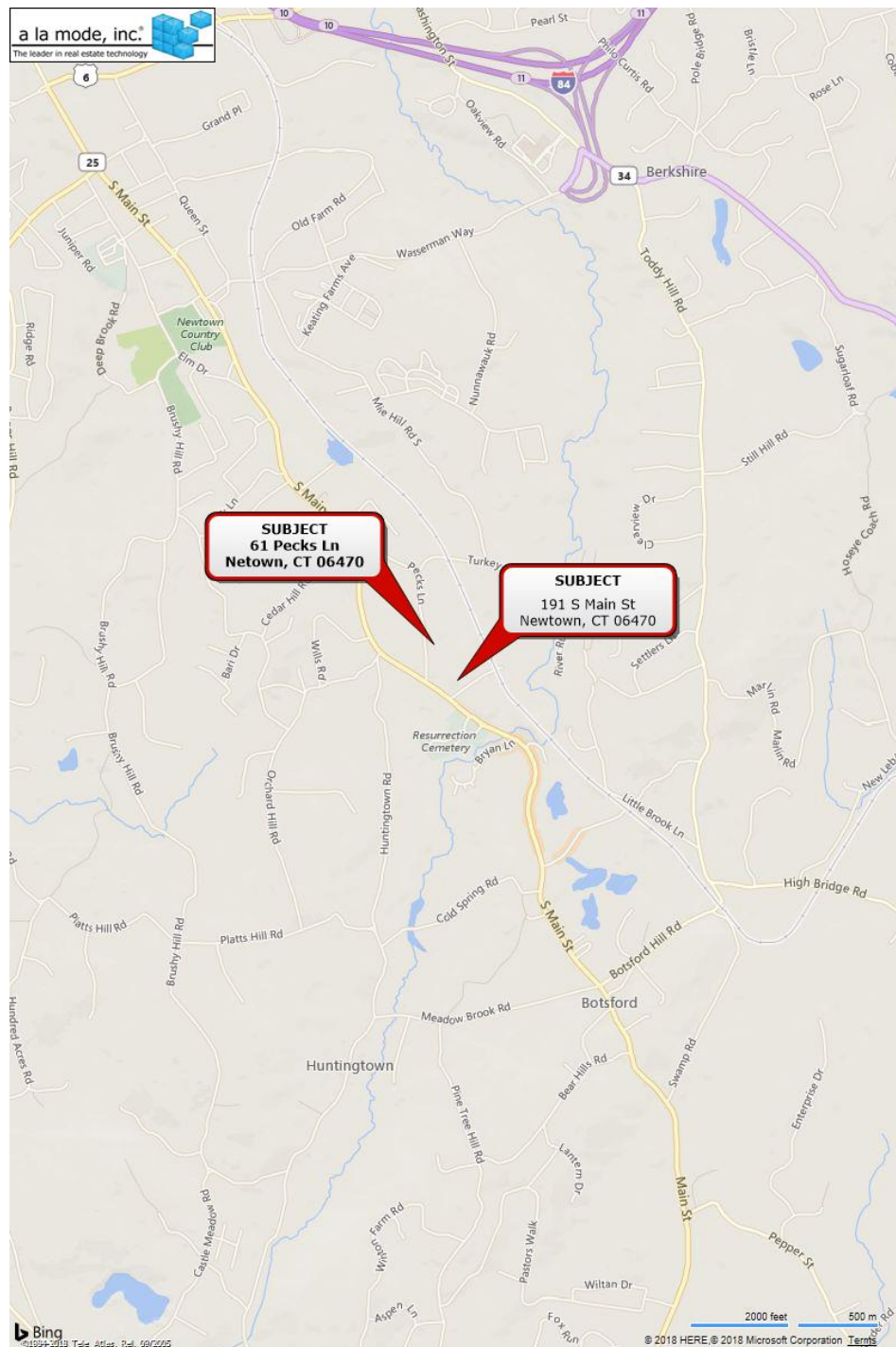
Median household income in 2012-2106 was \$110,036 compared with \$86,670 for the county and \$71,755 for the entire state.

Major employers include the Town of Newtown Board of Education, Masonicare of Newtown, Spectrum, Town of Newtown, and Big Y Supermarkets

CONCLUSION

In conclusion, the Newtown area is stable and provides a healthy suburban environment to support a wide mix of real estate property uses including residential, retail, commercial, office and industrial properties.

LOCATION MAP



PROPERTY DESCRIPTION

The subject property is known as 191 South Main Street and 61 Pecks Lane, Newtown, CT. The Assessor's parcel numbers are 36/12/8 & 36/12/7.

SUBJECT PROPERTY LOCATION

These are contiguous parcels on the east side of South Main Street at the intersection of Pecks Lane, about 2 miles southwest of Exit 11, Interstate 84. South Main Street is CT Route 25 which passes through Newtown north and south. The center of town is along Route 25 about 2.5 miles north at its intersection with Route 6.

SITE

The site at 191 South Main Street is 7.25 acres and has about 572 feet of road frontage along South Main Street. 61 Pecks Lane is immediately north of 191 South Main Street and has 4.39 acres with 51.93 feet of frontage along South Main and 294.42 feet of frontage along Pecks Lane.

Together, these sites have total about 11.74 acres and have an irregular shape. The rear property line along Ethan Allen Road is about 731 feet long.

Both sites have a sloping terrain that begins at about 405 feet above sea level at the road to about 446 feet at the rear. Much of the slope is confined to the middle of property with the office building sited at the front or lower portion and the former residence sited at the rear or upper portion.

There appears to be some but limited inland wetlands along the front portion of 61 Pecks Lane. Access to the property is gained via separate driveways from South Main Street and Pecks Lane.

SITE IMPROVEMENTS

O'NEILL, DUFFY & CO., LLC

Site improvements include, septic systems (1 per site), a connection to municipal water and natural gas, a paved access driveway and unlined parking on 191 South Main Street. The pavement is older, cracked and near then end of its expected life. In addition, there is a former detached single-family house on 61 Pecks Lane (described in detail in the improvement description section that follows).

ADVERSE EASEMENTS/ SITE CONDITIONS

A review of the legal description (copy in addenda) does not reveal the presence of any adverse easements or encroachments that would impact the value of the site.

CONCLUSION

These sites have ample road frontage and a moderately sloping terrain. Their physical features are suitable for many alternative industrial and commercial uses. In addition, there are no adverse site conditions that impact value.

O'NEILL, DUFFY & CO., LLC
24

AERIAL VIEW



O'NEILL, DUFFY & CO., LLC
25

DESCRIPTION OF IMPROVEMENTS

These sites are improved with 2 significant buildings. 191 South Main Street has a single story, masonry, light industrial building constructed 1981. It is configured as office space with a large bullpen area divided into numerous cubicles surrounded by about 11 offices, a conference room, a lounge and lavatories around the perimeter.

This is a single-story structure fit-out with 18,684 square feet of office space and 2,496 square feet of shop space. Built in 1981 the building has most of its original features and fixtures. The building has been vacant for a period of about 4 years. The carpeting is older, worn and stained and need replacement. Other interior finishes, including the ceiling tiles are dated, soiled and worn. In addition, the exterior landscaping has not been maintained and is overgrown. It is expected that any new occupant would renovate these spaces for continued use as offices and/ or renovate for an alternative light industrial use.

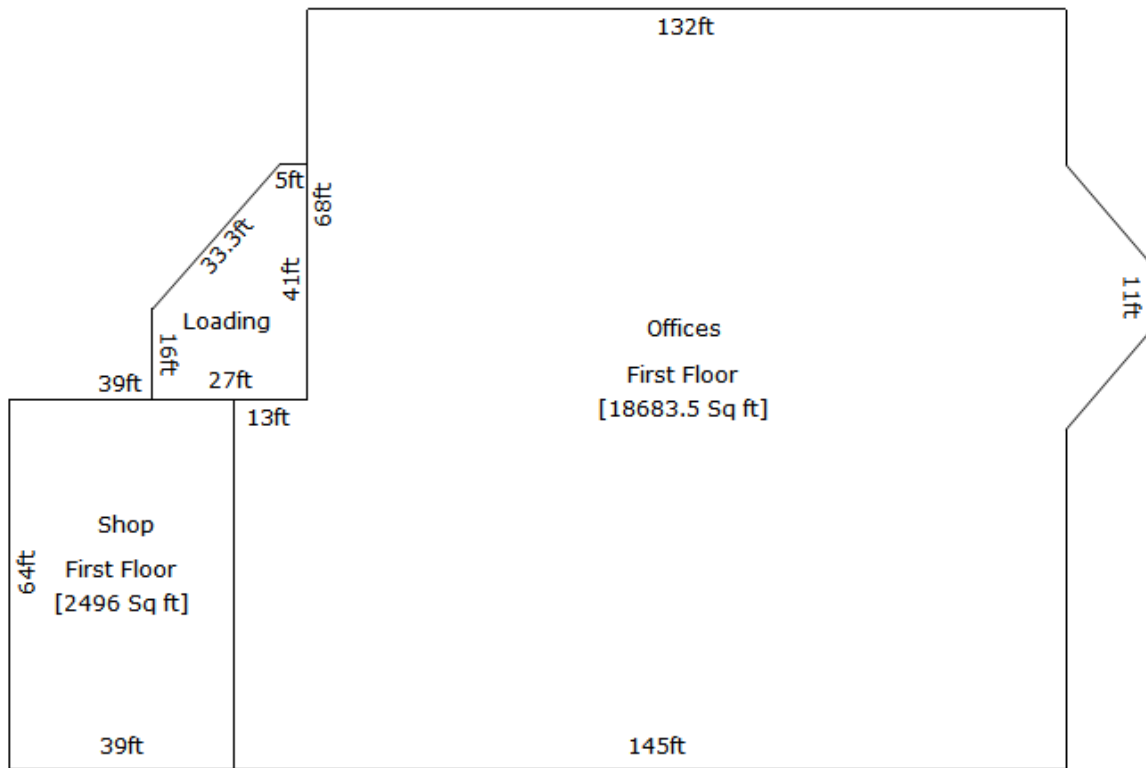
The entire building is serviced by an oil-fired generator located on the east side (rear) of the building.

A more detailed description of these improvements follows:

DESCRIPTION OF THE IMPROVEMENTS – 191 SOUTH MAIN STREET

Present Use/ Occupancy	Offices
Year Built	1981
Size (Square Feet)	21,184
Chronological Age	37
Effective Age	20
Economic Life	50
Remaining Economic Life	30
Dates of Significant Remodeling/ Renovations	N/A
Type of Construction	Masonry
Quality of Construction	Average
Foundation	Concrete Slab
Basement Area	None
Roof	Membrane
Exterior	Brick & Block
Windows	Fixed Pane
Ceilings	Suspended Ceiling Tiles
Interior Walls	Drywall
Floors	Carpeting
Plumbing	Ample
Heating/ Cooling	Gas HVAC
Electrical	1600 Ampere
Water	Public
Sewer	Septic

BUILDING SKETCH – 191 SOUTH MAIN STREET





LOADING DOCK NORTH SIDE OF BUILDING



GENERATOR BUILDING

FORMER RESIDENCE

The former residence at 61 Pecks Lane was constructed in 1954. It has been used as a studio building to display building products for magazine photography. Currently, it has been vacated and its interior is mostly stripped to its walls. It is not currently habitable. Extensive renovation would be required for occupancy. This improvement is too small to support the underlying land value which exceeds the value of the site as currently improved.

CONCLUSION

The building at 191 South Main Street is older, dated and suitable for renovation as offices or an alternative use. The residence at 61 Pecks Lane is in a condition that does not offer any contributory value.

PERSONALTY NOT INCLUDED

Personal property, fixtures, or intangible items that are not real estate are not included in the appraised value unless specifically indicated.

ZONING

The site is zoned M1, which allows a range of industrial and commercial use.

5.02.100 Purpose and Intent

The purpose and intent of the Industrial Zone M-1 is to encourage low to moderate density industrial and commercial development to reinforce and diversify Newtown's economic base. The land use mix is intended to include facilities for light industrial operations, multi-tenant office buildings, wholesale distribution, bulk storage, laboratory space and research and development.

Category:	M1
Minimum lot area:	6 Acres
Minimum lot width:	250 Feet
Minimum front yard:	150 Feet
Minimum side yard:	50 Feet
Minimum rear yard:	50 Feet
Maximum building height:	25 Feet
Maximum building coverage:	35%

PERMITTED USES:

A variety of industrial and commercial uses are permitted in this zone. These include municipal buildings, laboratories for research, design and experimentation, office buildings, light industrial buildings, public utilities, public works, veterinary hospitals, retail stores, financial institutions, etc. Hotels, self-storage and child care facilities, as well as waste treatment facilities, garages, and others are permitted by special permit. Please see a copy of the applicable zoning regulations included in the addenda of this report for other uses that are permitted in this zone.

PRESENT USE

These properties and buildings are currently vacant and were previously used as an office building and a studio building. These uses are permitted by the current zoning requirements.

CONCLUSION

The zoning regulations support the most recent uses and allow for a wide range of alternative uses.

FLOOD MAP INFORMATION

The applicable Federal Emergency Management Agency Flood Map (Map #09001C0168F, dated 6/18/2010, Zone C) indicates that the subject property is not located in a federally designated flood hazard region.

ENVIRONMENTAL CONSIDERATIONS

The appraiser has no knowledge of and found no reason to suspect any environmental contamination of the subject property.

OFF SITE IMPROVEMENTS

Offsite improvements include municipal water and sewer, as well as electric, gas, telephone, and cable television services which are available through state regulated public utilities.

CONCLUSION

The property is well suited for a variety of uses, including the present as office with a former residence used as studio.

PROPERTY TAXES

191 South Main St. 61 Pecks Lane

ASSESSMENT (2017)

LAND	\$	436,450	\$	88,050
BUILDING	\$	<u>1,108,020</u>	\$	<u>72,480</u>
TOTAL	\$	1,544,470	\$	160,530

PREVIOUS (2016) \$ 1,520,570 \$ 160,420

		-2%		-0.1%
MILL RATE		34.24		34.24
Tax	\$	52,883	\$	5,497

Over the last year, the mill rate in Newtown, CT has increased from 33.6 to 34.24, or about 1.9% over the previous year. This compares favorably with other area towns and is in line with the cost of living increase over the period. It should be noted that this mill rate is based on the values after the 2017 revaluation.

TITLE HISTORY

The legal description for 191 Main Street South is as described in Volume 513 at Page 118 of the Newtown, CT Land Records. The legal description for 61 Pecks Lane is described in vol. 541, page 457.

The property was purchased by the owners many years ago. There are no transfers in the last five years known to the appraiser.

The property is not subject to any lease agreements. 191 South Main Street has been listed for sale with a list price of \$1,450,000 for about 10 months. 61 Pecks Lane is not currently offered for sale. There is a pending contract/ purchase offer of sale that

includes both properties for \$1,600,000. I have not reviewed the contract or purchase offer.

HIGHEST AND BEST USE

Definition

HIGHEST AND BEST USE

"The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity".

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2016).

HIGHEST AND BEST USE OF THE SITE, AS THOUGH VACANT

There are several factors to be considered in judging the highest and best use of the subject site, as if, vacant.

LEGALLY PERMISSIBLE

This parcel is in the M1 Zone that allows industrial and commercial development. Either use is permitted and would be legally permissible. Zoning regulations also allow for development of sites as small as 6 acres. 191 South Main Street has 7.35 acres and 61 Pecks Lane has 4.39 acres. No further subdivision is possible.

PHYSICALLY POSSIBLE

The property's gently rolling topography, ample road frontage. Based on the zonings maximum 35% building coverage ratio, these sites which total 11.74 acres or about 511,394 square feet, these together, are large enough to support improvements with a footprint of 178,988 square feet. It should be noted that few properties in this suburban market have improvements that meet the maximum coverage due to parking requirements and/ or septic system requirements.

FINANCIALLY FEASIBLE

Rental rates for retail, office and industrial properties would support development and result in a positive return. Therefore, all are considered financially feasible.

MAXIMALLY PRODUCTIVE

The office market is oversupplied throughout the county and there is limited demand for existing offices in Newtown. Retail rental rates are higher than industrial rental rates and would generate a higher overall return but there are more desirable retail sites available waiting for development. Industrial development would likely meet with the greatest demand and be maximally productive. It should be noted that few sites are built to the maximum density due to the suburban nature of the area and parking and septic requirements.

CONCLUSION

Given these legal, physical, financial and economic characteristics, the highest and best use of the site, as vacant, is development of industrial improvements.

HIGHEST AND BEST USE AS IMPROVED

The same four factors need to be considered in judging the highest and best use of the subject site as improved.

LEGALLY PERMISSIBLE

These parcels are in the M1 Zone that allows industrial and commercial development. These properties are currently developed with two buildings of 21,180 and 1,316 square feet respectively. While the smaller building has no contributory value, its site is available for redevelopment. The larger building is a substantial structure and is suitable for a wide range of uses, including the past use as office space. These improvements are believed to be legal, conforming improvements.

PHYSICALLY POSSIBLE

The office building has a total of 21,180 square feet. It was designed as office space but is suitable for adaptation for a variety of alternative uses. Its current condition would likely require extensive renovation, including interior and exterior renovation, for continued use as office space. About 2,496 square feet is finished and utilized as shop space. Conversion of the remainder of the building for light industrial uses would require demolition of the interior office finish.

FINANCIALLY FEASIBLE

Rental rates for both office, retail and industrial properties would support development and result in a positive return. Therefore, all are considered financially feasible.

MAXIMALLY PRODUCTIVE

The property has been marketed lease for about 4 years as office space without success likely because of its condition. Alternative use of the property what would produce a greater return. In addition, there are no market forces that would suggest that expansion of the existing improvements is feasible at this time. Therefore, the current size is a maximally productive use of the property at this time.

CONCLUSION

Given these legal, physical, financial and economic characteristics, the highest and best use of the site, as improved, is a building available for repositioning in the market, possibly for light industrial uses, with the 4.39 acres of land at 61 Pecks Lane being available for development.

SUMMARY OF ANALYSIS AND VALUATION

This appraisal involves the valuation of a parcel of a 21,180 square office building suitable for repositioning, on approximately 7.35 acres and an adjacent 4.39-acre parcel of industrially zoned land, at 191 South Main Street and 61 Pecks Lane, Newtown, CT.

COST APPROACH

The Cost Approach estimates value by valuing the land as if it were vacant, then adding the cost to build the existing improvements new and then subtracting accrued depreciation.

Due to the age of the subject property and the difficulties inherent in accurately estimating the accrued depreciation, this approach would not be expected to produce an accurate estimate of the value and thus is considered "not applicable" for this analysis.

INCOME APPROACH

The Income Approach, or Income Capitalization Approach, estimates the amount a purchaser would pay for a property based on the income stream it produces. This approach was developed to estimate the value of 191 South Main Street utilizing direct capitalization.

DIRECT CAPITALIZATION

Specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by the capitalization of property income.

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2016).

The Direct Capitalization Model will be utilized in this appraisal. The Discounted Cash Flow Model is typically used for large, multi-tenant investment properties with extended leases and thus, was not considered appropriate for this property.

The capitalization process, as applied in this analysis, will include the following segments:

1. Summary of Current Rental Situation
2. Rental Survey
3. Estimate of Market Rent
4. Expense Analysis
5. Direct Capitalization Analysis

The foundation upon which this analysis is built is the reasonable income expectations

of a typically informed purchaser. The first four of the above segments are steps in determining the estimated Net Operating Income ("NOI") for the subject. The last segment involves estimating the appropriate capitalization rate and applying it in the ratio model.

CURRENT OCCUPANCY

The property is currently vacant and has been for about 4 years. Due to the age and condition significant renovation or upgrading would be required to find a tenant.

RENTAL COMPARABLES

The following recently leased and actively listed rental comparables were considered in forming and estimate of the fair market rent.

RENT COMPARABLE 1



Property Identification

Address	19 Church Hill Rd
City/ State	Newtown, CT
Tax Parcel #	26-11-5

Lease Data

Date	7/17/2017
Rental Rate \$/Sq. Ft.	\$10.50
Leased Area	
Bases	Net
Leasor	Culbert & Isgut LLC
Grantee	N/A
Property Rights	Leasehold
Verification	Broker

Physical Elements

Year Built	1986
Building Area	2,230
Construction	Masonry
Utilities	Water, Sewer
Condition	Average
Parking	Adequate

Analysis

Price Per Square Foot	\$10.50
Deductions	\$0.00
Net Equivalent Rent	\$10.50

COMMENTS - This is a recently leased office space in a superior location in the center of Newtown. Many commercial conveniences are within walking distance. The building is similar in age and in similar condition.

O'NEILL, DUFFY & CO., LLC

RENT COMPARABLE 2



Property Identification

Address	53 Lake Avenue
City/ State	Danbury, CT
Tax Parcel #	E150064

Lease Data

Date	9/25/2013
Rental Rate \$/Sq. Ft.	\$15.00
Leased Area	2700
Bases	Plus Utilities
Leasor	53 Lake Ave. LLC
Grantee	N/A
Property Rights	Leasehold
Verification	Broker

Physical Elements

Year Built	1979
Building Area	11,800
Construction	Steel & Masonry
Utilities	Water & Sewer
Condition	Average
Parking	Adequate

Analysis

Price Per Square Foot	\$15.00
Deductions	\$3.25
Net Equivalent Rent	\$11.75

COMMENTS - This is a smaller, multiple tenanted office building in nearby Danbury, CT. It is of similar age and is in superior overall condition. It was leased on a gross plus utilities bases. Expenses included in the rent are estimated at \$3.25 per square foot. Therefore, this is equivalent to a net lease of \$11.75 per square foot.

RENT COMPARABLE 3

**Property Identification**

Address	98 Mill Plain Road
City/ State	Danbury, CT
Tax Parcel #	D14011

Lease Data

Date	4/1/2015
Rental Rate \$/Sq. Ft.	\$16.50
Leased Area	1829.00
Bases	Gross
Leasor	Veska, LLC
Grantee	N/A
Property Rights	Leasehold
Verification	Broker

Physical Elements

Year Built	1989
Building Area	25,138
Construction	Steel & Wood
Utilities	Water & Sewer
Condition	Average
Parking	Adequate

Analysis

Price Per Square Foot	\$16.50
Deductions	\$3.50
Net Equivalent Rent	\$13.00

COMMENTS - This is a larger, multiple tenanted office building in nearby Danbury, CT. It is a slightly older building but is in superior overall condition. It was leased on a gross plus utilities bases. Expenses included in the rent are estimated at \$4.50 per square foot. Therefore, this is equivalent to a net lease of \$12.50 per square foot.

RENT COMPARABLE 4



Property Identification

Address	100 Technology Drive
City/ State	Trumbull, CT
Tax Parcel #	E010095

Lease Data

Date	2/24/2014
Rental Rate \$/Sq. Ft.	\$18.25
Leased Area	1,519
Bases	Gross
Leasor	Eldorado Holdings, LLC
Grantee	N/A
Property Rights	Leasehold
Verification	Broker

Physical Elements

Year Built	1997
Building Area	51,417
Construction	Steel & Wood
Utilities	Water & Sewer
Condition	Average
Parking	Adequate

Analysis

Price Per Square Foot	\$18.25
Deductions	\$3.00
Net Equivalent Rent	\$15.25

COMMENTS - This is a larger, multiple tenanted office building in nearby Trumbull, CT. It was leased on a gross plus utilities bases. Expenses included in the rent are estimated at \$4.00 per square foot. Therefore, this is equivalent to a net lease of \$14.25 per square foot.

The rent survey indicated that office rents in the area range rent from \$10.50 to \$14.25 per square foot net basis. Those rents at the higher end of the range are general younger buildings and/ or in superior, more expensive locations (Trumbull). When adjusted for condition and amenities these rental comparable suggest a market rental for the subject of \$9.00 to \$11.00 per square foot on a net basis. With 21,184 square feet, the gross potential income can be calculated as 21,184 square feet x \$10.00 per square foot = \$211,184.

EXPENSES

Vacancy and expense information is based on data gathered on subject information and comparable properties in the area. While local survey's place the county's vacancy rate somewhere in the 20% to 24% range, these figures include larger buildings in lower Fairfield County with hundreds of thousands of square feet. These larger buildings have less demand and typically require years of marketing. The subject is a smaller building and is leased in smaller segments that are met with stronger demand resulting in a lower overall vacancy rate. In addition, the building has a good vacancy history. With a potential new lease for the vacant unit the building will achieve 100% occupancy. Therefore, a stabilized vacancy for the subject is estimated at 10%.

Most single occupant buildings in the area are leased on a net basis with the tenant paying all operating expenses as additional rent. However, the owner typically incurs a few expenses which will be considered and deducted from the effective gross income.

The following expenses were considered.

Taxes are included at about their current level of \$53,000. Insurance is included at

\$8,000.

In addition, an investor should allow an amount for reserves for replacement (including repairs and maintenance) which in this analysis is estimated at 5% of effective gross income. Even when a property is owner managed, time and incidental expenses are involved. Thus, an allowance for property management of 4% of effective gross income is included.

Leasing commissions are included at 5% of effective gross income.

OVERALL CAPITALIZATION RATE

A capitalization rates was developed utilizing a Band of Investment.

BAND OF INVESTMENT

The "band of investment" analysis was applied as a second method for estimating the capitalization rate, using an Equity Capitalization Rate (R_E) of 10% and a loan interest rate of 5% (25 years), the mortgage constant (R_M) is 0.0702.

With this information derived from the market, the formula can now be used to compute an Overall Capitalization Rate (R_O).

$$\begin{array}{rclcl} M \times R_M = & 75\% \times 0.0702 & = & 0.0526 \\ (1-M) \times R_E = & 25\% \times 0.1000 & = & \underline{+ 0.0250} \\ & R_O & = & 0.0776 \\ & \text{Say} & & 7.6\% \end{array}$$

Alternatively, the 2nd. Quarter 2018 issue of Valuation Magazine, published by the

Appraisal Institute, reports that the Korpacz National Market Survey of institutional investors, reveals an expected capitalization rate for institutional grade CBD office properties of 3.00% to 7.5% with an average of 5.48% or 5.5%.

We now have two indicated capitalization rates. 7.6% developed from the band of investment, and 5.5% based on a national survey. This building is not an institutional grade property, so national survey rates, which would expectedly be lower and are given less weight. Therefore, more emphasis is placed on the rates derived from the band of investment and recent sales.

Thus, this broad industry information tends to lend support to the conclusion of 7.6% to 8.25% as the appropriate capitalization rate. Due to soft market conditions for suburban office space the higher rate or 8.25% will be used.

CONCLUSION

An overall capitalization rate of 8.25% will be used.

The income approach using direct capitalization is summarized as follows:

SUMMARY - DIRECT CAPITALIZATION				
Potential Gross Income				
Office Rents (Net Sq. Ft.)	21,184	\$10.00	\$	211,840
Reimbursed Expenses (CAM)			\$	-
Total Potential Gross Income			\$	211,840
Vacancy & Collection Loss	10%		\$	21,184
Effective Gross Income			\$	190,656
<i>Reimburse Expenses (CAM)</i>				
Real Estate Taxes			\$	53,000
Insurance			\$	8,000
Utilities				Tenant
Repairs/ Maintenance				Tenant
Cleaning				Tenant
Miscellaneous				Tenant
Supplies				Tenant
Total CAM Expenses			\$	61,000
<i>Non-Reimbursed Expenses</i>				
Management	4%		\$	7,626
Leasing Commissions	5%		\$	10,592
Reserves for Replacement	5%		\$	9,533
Non-Reimbursed Expenses			\$	27,751
Total Operating Expenses			\$	88,751
Net Operating Income			\$	101,905
Direct Capitalization Rate:				8.25%
Indicated Value			\$	1,235,212
Estimated Value by the Income Approach (rounded)			\$	1,240,000

SALES COMPARISON APPROACH

The sales comparison approach involves a process of analyzing sales of similar properties that have been sold to arrive at an indication of the most probable sales price of the subject property. Comparisons are made to the subject with respect to time of sale, location, size, quality, condition or any other factors that are considered appropriate for the market in which the property exists.

It should be noted that a search of Newtown and neighboring towns for sales occurring over the past few years was made. Sales of office space in Newtown were considered as well as sales of industrial buildings in the area. The office buildings are in generally superior condition and serve as an upper limit of value while the industrial buildings serve as a lower limit of value. As a building suitable for repositioning the value of the subject is believed to be within the range of these properties.

A summary of the comparable improved sales follows:

COMPARABLE SALE 1

Property Identification

Address	14 Commerce Road
City/ State	Newtown, CT
Tax Parcel #	38/1/17

Sale Data

Date	5/19/2017	
Price	\$1,750,000	
Volume & Page	1097/ 165	
Grantor	14 Commerce Road LLC	Michael Navin Mgr.
Grantee	Ger Reb Realty	
Property Rights	Fee Simple	
Conditions of Sale	Cash To Seller	
Financing	Lakeland Bank	
Verification	Broker	

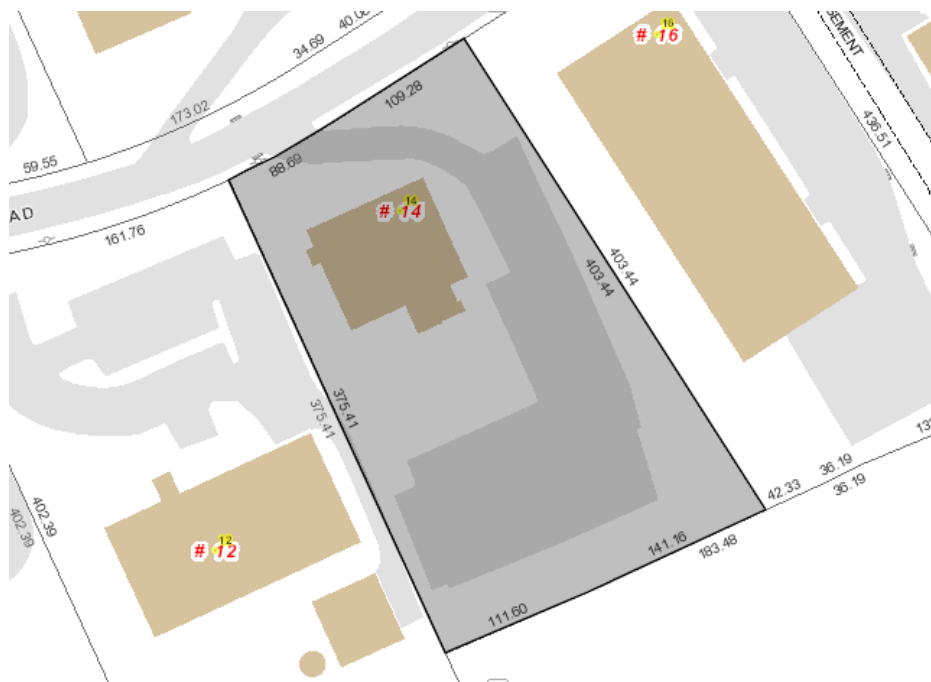
Physical Elements

Acreage	2
Land Area (Square Feet)	87,120
Year Built	1980
Building Area	15,618
Construction	Masonry
Utilities	Water & Sewer
Condition	Good
Easements	None Known

Analysis

Price Per Square Foot	\$112.05
Expenditures After Sale	N/a
Building Coverage Ratio	17.9%

COMMENTS - This is a smaller, two story masonry office building in an industrial park setting about 2.5 miles north. It is a multiple tenanted building. According to the broker, the second floor was recently updated, and improvements were made to the common areas at a total cost of \$600,000. It is in superior condition. Features include an elevator. According to the MLS it was marketed for 270 days.



ASSESSOR'S MAP



PHOTOGRAPH FROM STREET

O'NEILL, DUFFY & CO., LLC

COMPARABLE SALE 2

Property Identification

Address	11 & 12 Turnberry Lane
City/ State	Newtown, CT
Tax Parcel #	45/3/35 & 43

Sale Data

Date	11/9/2016	
Price	\$2,782,500	
Volume & Page	1089/ 213	
Grantor	12 Turnberry Lane, LLC	Michael Bodetti, Mbr.
Grantee	Turnberry Realty, LLC	David Kramer, Mbr.
Property Rights	Fee Simple	
Conditions of Sale	Cash To Seller	
Financing	BCB Community Bank	
Verification	Public Records	

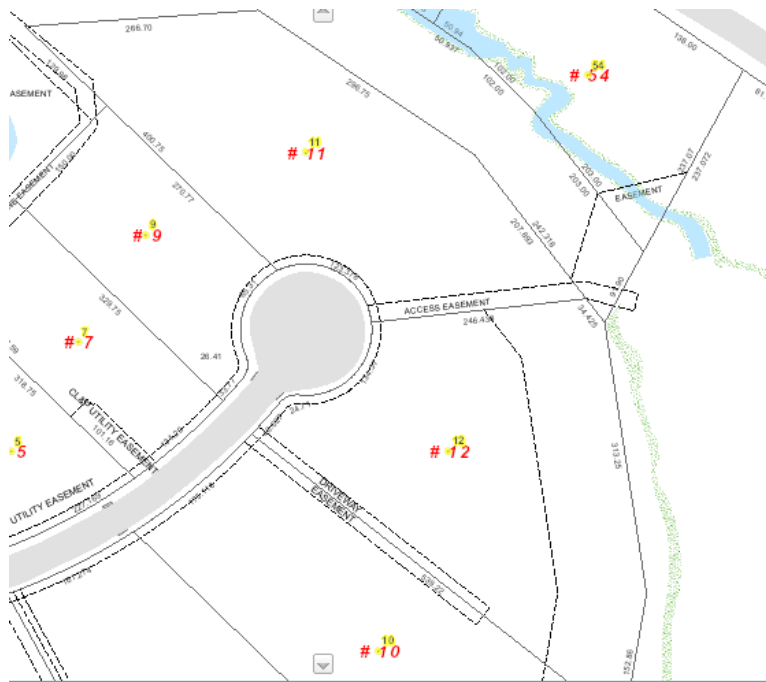
Physical Elements

Acreage	5.22
Land Area (Square Feet)	227,383
Year Built	2008
Building Area	24,769
Construction	Masonry
Utilities	Well, Septic
Condition	Good
Easements	No Adverse

Analysis

Price Per Square Foot	\$112.34
Expenditures After Sale	N/a
Building Coverage Ratio	10.9%

COMMENTS - This is a slightly larger, two story masonry office building in an industrial park setting about 2 miles northeast. A younger building, it is in superior overall condition. It is a single tenanted building leased at the time of sale. Features include an elevator. It was sold with an adjacent lot used as additional parking.



ASSESSOR'S MAP



PHOTOGRAPH FROM STREET

COMPARABLE SALE 3

Property Identification

Address	15 Berkshire road
City/ State	Newtown, CT
Tax Parcel #	38/10/1

Sale Data

Date	1/5/2017	
Price	\$800,000	
Volume & Page	1091/ 996	
Grantor	15 Berkshire Road, LLC	JPM Family LLC
Grantee	Newtown Youth & Famil5	
Property Rights	Fee Simple	
Conditions of Sale	Cash To Seller	
Financing	Newtown Savings Bank	
Verification	Broker	

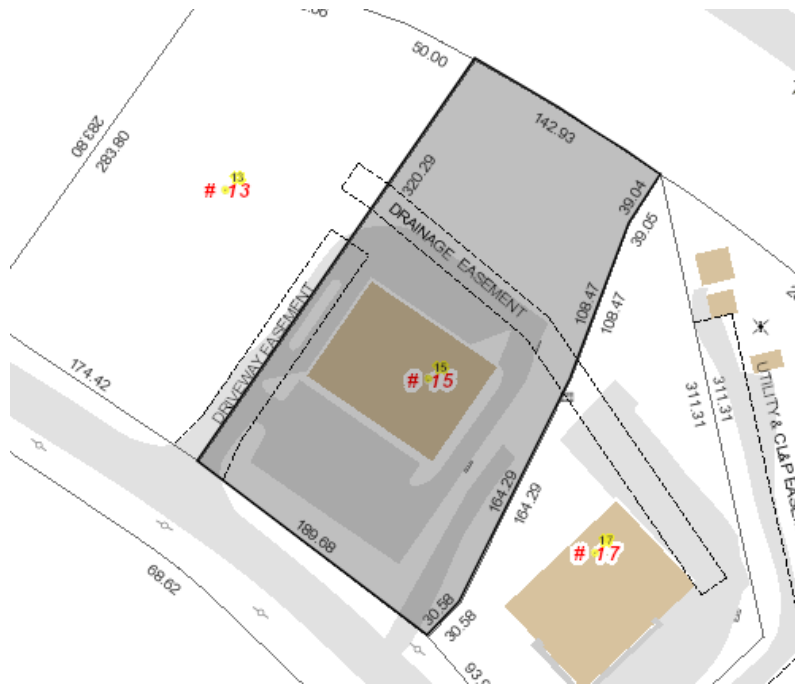
Physical Elements

Acreage	1.29
Land Area (Square Feet)	56,192
Year Built	2000
Building Area	7,500
Construction	Masonry
Utilities	Well & Septic
Condition	Good
Easements	No Adverse

Analysis

Price Per Square Foot	\$106.67
Expenditures After Sale	N/a
Building Coverage Ratio	13.3%

COMMENTS - This is a smaller, single story, steel and masonry office building in a similar mixed-use location about 2.5 miles northeast. Built in 2000, it is in superior overall condition and ready for occupancy. It is a single tenanted building.



ASSESSOR'S MAP



PHOTOGRAPH FROM STREET

O'NEILL, DUFFY & CO., LLC
55

COMPARABLE SALE 4

Property Identification

Address	10 Mile Hill Road
City/ State	Newtown, CT
Tax Parcel #	37/2/1&2

Sale Data

Date	2/5/2018	
Price	\$1,200,000	
Volume & Page	1102/187	
Grantor	The Taunton Press Inc.	Susan Roman, Mbr.
Grantee	10 Mile Hill Road, LLC	William J. Rooney, Mbr.
Property Rights	Fee Simple	
Conditions of Sale	Cash To Seller	
Financing	Newtown Savings Bank	
Verification	Loopnet	

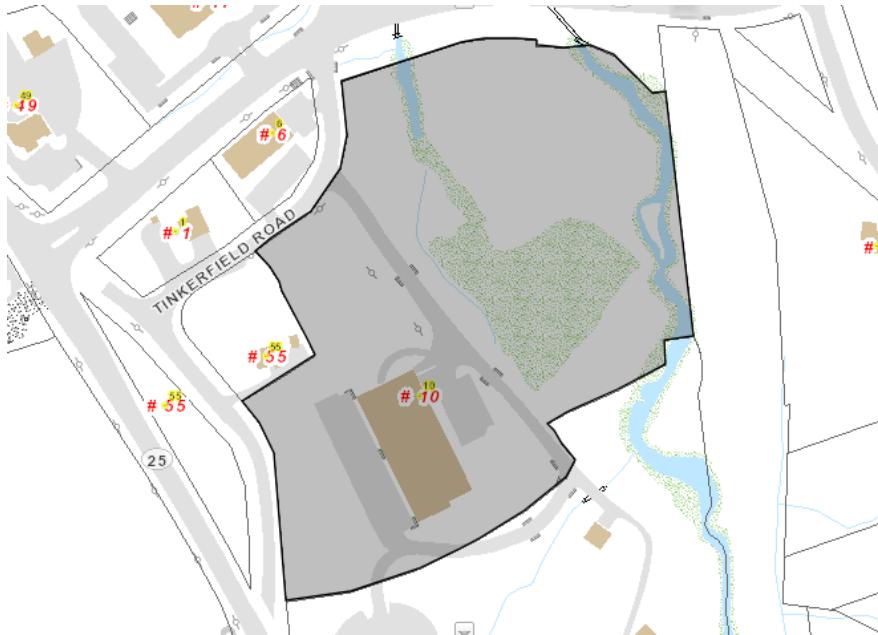
Physical Elements

Acreage	9.65
Land Area (Square Feet)	420,354
Year Built	1986
Building Area	21,643
Construction	Block
Utilities	Water & Septic
Condition	Average
Easements	None Known

Analysis

Price Per Square Foot	\$55.45
Expenditures After Sale	n/a
Building Coverage Ratio	5.1%

COMMENTS - This is a similar size, industrial building just off Main Street South about 1.7 miles north of the subject. It is a single-story masonry building in similar overall condition. About half of the site consists of inland wetlands. Finished mostly as shop space, the building has its original features and fixtures and is believed to be in superior condition ready for occupancy. Features include central air conditioning. Financing was provided by Newtown Savings Bank.



ASSESSOR'S MAP



PHOTOGRAPH FROM STREET

O'NEILL, DUFFY & CO., LLC
57

COMPARABLE SALE 5

Property Identification

Address	588 Pepper Street
City/ State	Monroe, CT
Tax Parcel #	103/22/12

Sale Data

Date	11/6/2017	
Price	\$875,000	
Volume & Page	1981/ 242	
Grantor	The Proudfoot Co.	David Proudfoot, Pres.
Grantee	588 Pepper Street	Deborah Klittnick, Mbr.
Property Rights	Fee Simple	
Conditions of Sale	Cash To Seller	
Financing	M & T Bank	
Verification	Public Records	

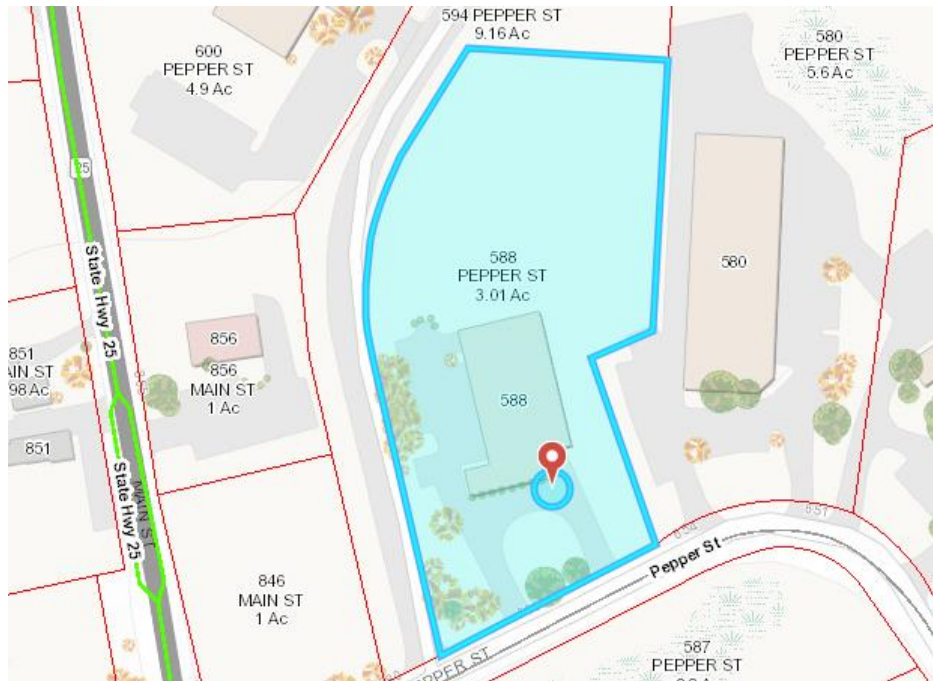
Physical Elements

Acreage	3.01
Land Area (Square Feet)	131,116
Year Built	1980
Building Area	12,648
Construction	Masonry & Steel
Utilities	Well & Septic
Condition	Average
Parking	Ample
Easements	None Known

Analysis

Price Per Square Foot	\$69.18
Expenditures After Sale	n/a
Building Coverage Ratio	9.6%

COMMENTS - This is a smaller, light industrial building in neighboring Monroe, CT. It is just east of Route 25. Features include about 2,000 square feet of office space with the remainder warehouse/ shop space. Finished mostly as shop/ warehouse space and ready for occupancy, the building appears to be in superior overall condition ready for occupancy.



ASSESSOR'S MAP



PHOTOGRAPH FROM STREET

COMPARABLE SALE 6

Property Identification

Address	600 Pepper Street
City/ State	Monroe, CT
Tax Parcel #	103/20/I1

Sale Data

Date	9/22/2017	
Price	\$1,200,000	
Volume & Page	1974/275	
Grantor	FBG Properties, LLC	Barbara Ann George, Mbr.
Grantee	600 Pepper Street, LLC	Providence Land Company
Property Rights	Fee Simple	
Conditions of Sale	Cash To Seller	
Financing	None Recorded	
Verification	Public Records	

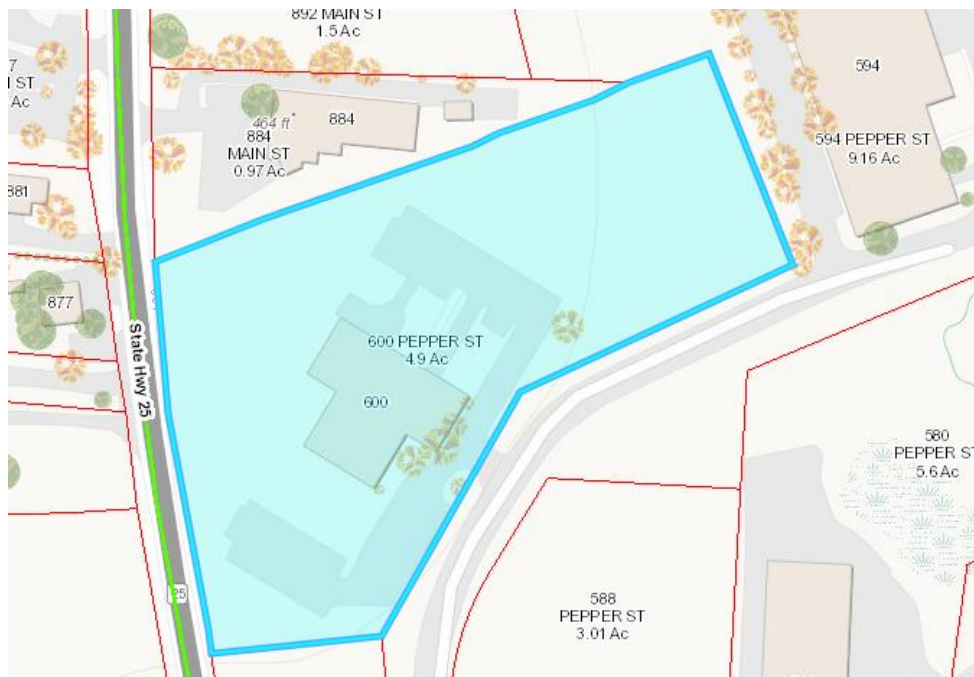
Physical Elements

Acreage	4.09
Land Area (Square Feet)	178,160
Year Built	1981
Building Area	15,198
Construction	Masonry
Utilities	Well & Septic
Condition	Average
Parking	Ample
Easements	None Known

Analysis

Price Per Square Foot	\$78.96
Expenditures After Sale	n/a
Building Coverage Ratio	8.5%

COMMENTS - This is a smaller, light industrial building in neighboring Monroe, CT. It is just east of Route 25. Features include about 2,000 square feet of office space with the remainder warehouse/ shop space. Similar in age, the building appears to be in similar overall condition.

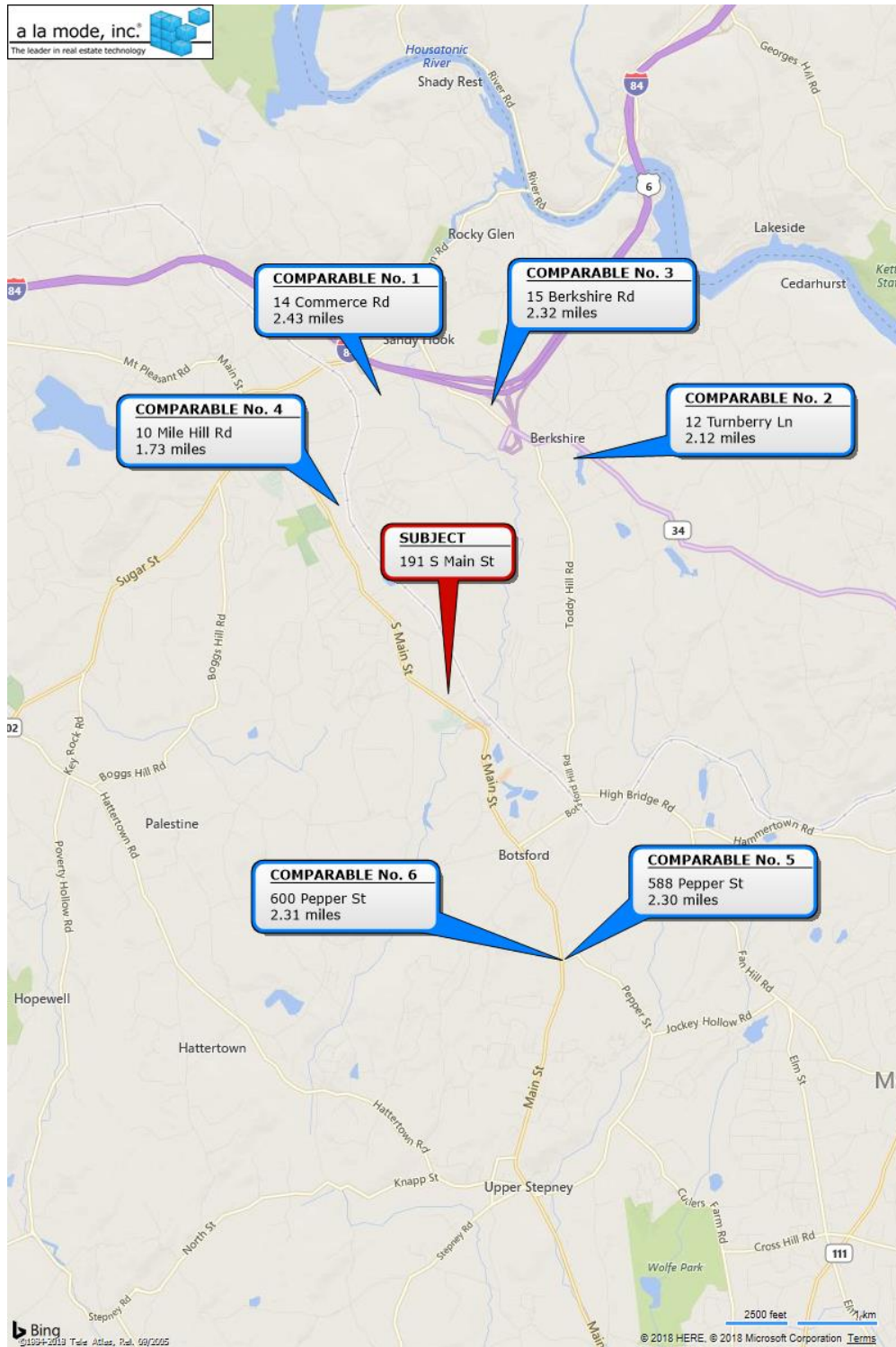


ASSESSOR'S MAP



PHOTOGRAPH FROM STREET

LOCATION MAP



O'NEILL, DUFFY & CO., LLC

Summary of Adjustments							
Item	Subject Property 191 So. Main St. Newtown, CT	Comparable #1 14 Commerce Rd Newtown, CT		Comparable #2 11 & 12 Turnberry Newtown, CT		Comparable #3 15 Berkshire Rd Newtown, CT	
Unadjusted Sales Price:	N/A	\$1,750,000		\$2,782,500		\$800,000	
Unadjusted Sales Price: (\$ Per Sq. Ft.)		\$112.05		\$112.34		\$106.67	
Adjustments:	Description	Description	+/- Adj	Description	+/- Adj	Description	+/- Adj
Property Rights Conveyed		leased fee		leased fee		fee simple	
Financing / Concessions		none known		none known		none known	
Conditions of Sale		typical		typical		typical	
Expenditures Immediately After Purchase		none known		none known		none known	
Market Conditions		5/19/2017		11/9/2016		1/5/2017	
<i>Adjusted Sale Price / Sq. Ft.</i>		\$112.05		\$112.34		\$106.67	
Location / Zone	Good	Good		Good		Good	
Site Size (Acres)	7.35	2		5.22		1.29	
Building Coverage Ratio	6.60%	17.90%		10.90%		13.30%	
Topography	Sloping	Sloping		Gtl. Slope		Level	
Utilities	Water/ Sept.	Water/Swr.	-10.0%	Well/ Sept.		Well/ Sept	
Highest & Best Use	Office/ Industr.	Office		Office		Office	
Design and Appeal	1 Story	2 Story		2 Story		1 Story	
Building Area	21,180	15,618		24,769		7,500	-10.0%
Below Grade / Basement	None	None		None		None	
Use	Single Tenant	Multi. Ten.	-5.0%	Single Ten.		Single Ten.	
Functional Utility	Good	Good		Good		Good	
Age / Condition	1981/ Avg.-Fair	1980/ Good	-20.0%	2008/ Sup.	-30.0%	2000/ Good	-20.0%
Heating / Cooling	Gas/ CAC	Gas/ CAC		Gas/ CAC		Gas/ CAC	
Construction Quality	Average	Average		Average		Average	
Total Adjustment			-35.0%		-30.0%		-30.0%
<i>Adjusted Sale Price / Sq. Ft.</i>		\$72.83		\$78.64		\$74.67	

O'NEILL, DUFFY & CO., LLC

Summary of Adjustments							
Item	Subject Property 191 So. Main St. Newtown, CT	Comparable #4 10 Mile Hill Rd Newtown, CT		Comparable #5 588 Pepper St. Newtown, CT		Comparable #6 600 Pepper St. Newtown, CT	
Unadjusted Sales Price:	N/A	\$1,200,000		\$875,000		\$1,200,000	
Unadjusted Sales Price: (\$ Per Sq. Ft.)		\$55.45		\$69.18		\$78.96	
Adjustments:	Description	Description	+/- Adj	Description	+/- Adj	Description	+/- Adj
Property Rights Conveyed		leased fee		leased fee		fee simple	
Financing / Concessions		none known		none known		none known	
Conditions of Sale		typical		typical		typical	
Expenditures Immediately After Purchase		none known		none known		none known	
Market Conditions		2/5/2018		11/6/2017		9/22/2017	
<i>Adjusted Sale Price / Sq. Ft.</i>			\$55.45		\$69.18		\$78.96
Location / Zone	Good	Average	10.0%	Good		Good	
Site Size (Acres)	7.35	9.65/ Inf.	20.0%	5.22		1.29	
Building Coverage Ratio	6.60%	5.10%		10.90%		13.30%	
Topography	Sloping	Sloping		Gtl. Slope		Level	
Utilities	Water/ Sept.	Water/Sept	- 10.0%	Well/ Sept.		Well/ Sept	
Highest & Best Use	Office/ Industr.	Office		Office		Office	
Design and Appeal	1 Story	1 Story		1 Story		1 Story	
Building Area	21,180	21,643		12,648	- 5.0%	15,198	
Below Grade / Basement	None	None		None		None	
Use	Single Tenant	Single Ten.		Single Ten.		Single Ten.	
Functional Utility	Good	Good		Good		Good	
Age / Condition	1981/ Avg.-Fair	1980/ Avg.	- 10.0%	1980/ Avg.	- 10.0%	1981/Avg.	- 10.0%
Heating / Cooling	Gas/ CAC	Gas/ CAC		Gas/ CAC		Gas/ CAC	
Construction Quality	Average	Average		Average		Average	
<i>Total Adjustment</i>			10.0%		- 15.0%		- 10.0%
<i>Adjusted Sale Price / Sq. Ft.</i>			\$60.99		\$58.80		\$71.06

O'NEILL, DUFFY & CO., LLC

In the Sales Comparison Approach the real estate market was investigated for sales of properties comparable to the subject property. The sales used were then analyzed and adjusted for factors such as location, size of building and lot, condition, time of sale, and any other factors influencing the selling price. This analysis yielded indicated values of:

INDICATED VALUES	
Comparable #1	\$72.83 / Sq. Ft.
Comparable #2	\$78.64 / Sq. Ft.
Comparable #3	\$74.67 / Sq. Ft.
Comparable #4	\$60.99 / Sq. Ft.
Comparable #5	\$58.80 / Sq. Ft.
Comparable #6	<u>\$71.06</u> / Sq. Ft.
MEAN	\$69.50 / Sq. Ft.

ADJUSTMENTS

MARKET CONDITIONS – Due to stable market conditions over the past few years no adjustment for market conditions was made.

SITE SIZE/ BUILDING COVERAGE RATIO – These sales have sites ranging from 1.29 acres to 9.65 acres and all have adequate parking. The building coverage ratios range 5.1% to 17.9% suggesting those at the lower end of the ratios may have some expansion potential. Sale 4 has the lowest building coverage ratio suggesting an adjustment is required. The other sales have reasonable similar utility due to topography. Therefore, no other site size adjustments are made.

UTILITIES – An adjust is made to comparable 1 because it has municipal sewers. Sewer systems are considered a superior amenity for commercial buildings; therefore, a modest downward adjustment is made. No adjustment is made for

water.

BUILDING SIZE – Sale 3 is a significantly smaller building. Smaller buildings typically sell at higher prices per square foot. Therefore, a negative adjustment is made to reflect the inverse relationship between size and price per square foot.

USE – Comparable 1 is a multiple tenanted building. Multiple tenanted buildings offer more stable occupancy rates and are more attractive to investors resulting in stronger demand and higher prices per square foot requiring a downward adjustment.

AGE/ CONDITION – Sale has been updated while, 2 & 3 are younger buildings. All are in superior overall condition requiring an adjustment.

RECONCILIATION

All the sales are considered good guides to value. Sale 1 is a multiple tenanted building and is given the least weight. Sale 2 is in far superior condition requiring the largest adjustment. It is given less weight. Sale 3 is a smaller building and is also given less weight. Sales 4 & 5 are considered the most comparable and are given the most weight in the final value conclusion. .

Based on this, the subject was concluded to be fair at \$60.00/square foot. Thus, the value is estimated to be (21,180 sq. ft. x \$60/ sq. ft. = \$1,270,800 or \$1,270,000, rounded.

CONTRIBUTORY VALUE OF 61 PECKS LANE

The contributory value of the adjacent 4.39 acre site is estimated on the following page.

SALES COMPARISON APPROACH 61 PECKS LANE

LAND VALUATION

The current improvements do not offer any contributory value. Therefore, sales of vacant land are utilized to estimate the value of the underlying site at 61 Pecks Lane.

The value of the site, as if vacant and available for development, was estimated using the sales comparison approach. Comparable sales from within the town of Newtown were sought. Only two were found to be comparable. Therefore, the search was expanded to neighboring towns. Additional sales in a similar industrial park setting of Monroe, CT, the neighboring town to the south were found and are used as additional comparables. A summary of the subject site information followed by information regarding the land sales analyzed is illustrated below.

COMPARABLE LAND SALE 1

Property Identification

Address	116 South Main St
City/ State	Newtown, CT 06470
Tax Parcel #	30/14/21

Sale Data

Date	2/3/2017
Price	\$ 880,000
Volume & Page	1092/ 1151
Grantor	John Mead & Nicole Buxton
Grantee	Strawberry Fields, LLC
Property Rights	Fee Simple
Conditions of Sale	None
Financing	Conventional
Verification	Broker

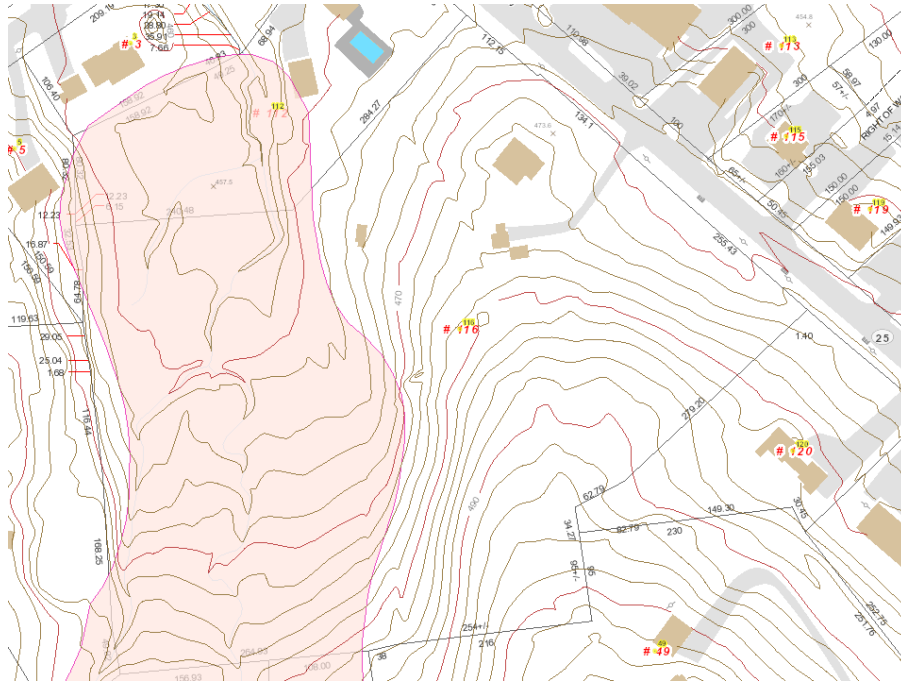
Physical Elements

Acreage	6	Effective Acres
Land Area (Square Feet)	261,360	
Utilities	Water	
Zoning	SDD	
Easements	None Known	
Traffic Count	18,400	

Analysis

Price Per Acre	\$ 146,667
Price Per Square Foot	\$ 3.37
Expenditures After Sale	\$ 20,000

COMMENTS – This is a recent sale of a commercially zoned parcel on Route 25 in Newtown that was improved with a single family house at the time of sale. Route 25 is a main commercial artery with a high traffic count and this parcel is being developed as a retail store known as a “Tractor Supply” store. It is reported on an effective acreage basis due to significant inland wetlands at the rear of the parcel. In total, it has 8.2 acres.



ASSESSOR'S MAP



PHOTOGRAPH FROM STREET

COMPARABLE LAND SALE 2

Property Identification

Address	73 Church Hill Rd
City/ State	Newtown, CT 06470
Tax Parcel #	27/7/1

Sale Data

Date	6/17/2016
Price	\$ 225,000
Volume & Page	1081/ 1051
Grantor	Edward, Harriet
Grantee	Sunrise Church Hill Rd, LLC
Property Rights	Fee Simple
Conditions of Sale	None
Financing	Conventional
Verification	Public Records

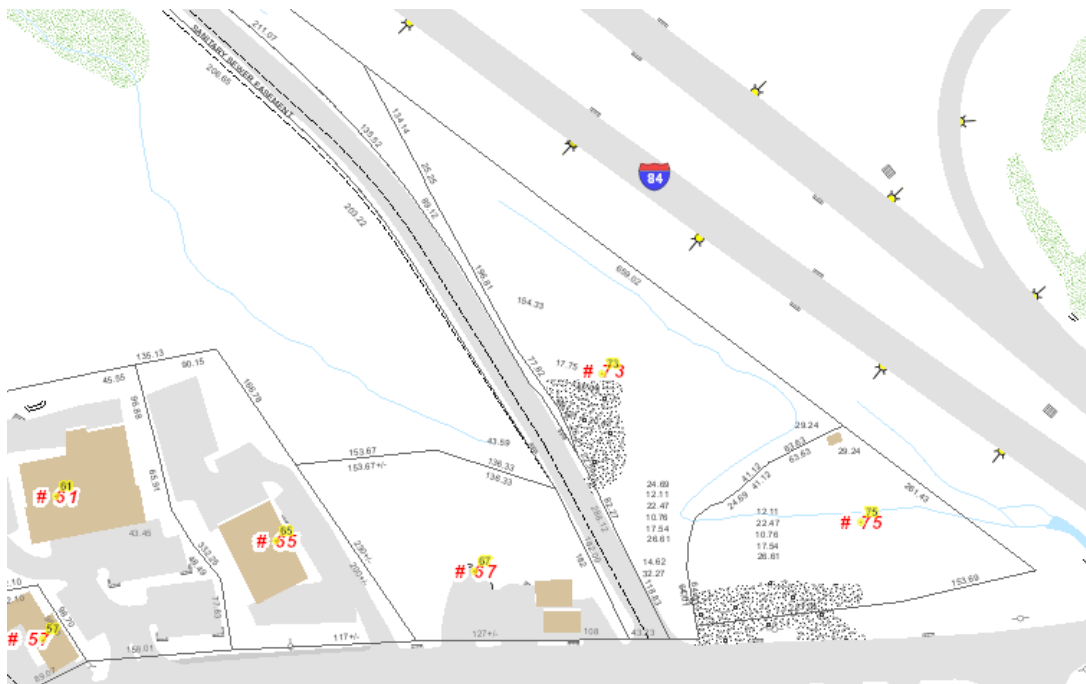
Physical Elements

Acreage	2.03
Land Area (Square Feet)	88,427
Utilities	Water, Sewer
Zoning	M5
Easements	None Known
Traffic Count	14,700

Analysis

Price Per Acre	\$ 110,837
Price Per Square Foot	\$ 2.54
Expenditures After Sale	\$ -

COMMENTS – This is a recent sale of a smaller, similarly zoned parcel in Newtown. This property was purchased for use as a parking lot of an adjacent site to be developed with an retail/office building. Some wetlands exist but are not expected to have a significant adverse impact on the site's utility as a parking lot.



ASSESSOR'S MAP



PHOTOGRAPH FROM STREET

COMPARABLE LAND SALE 3

Property Identification

Address	16 Timothy Hill Rd
City/ State	Monroe, CT
Tax Parcel #	114/ 7

Sale Data

Date	12/22/2015
Price	\$ 1,400,000
Volume & Page	1904/ 68
Grantor	Goclowski, Teresa
Grantee	Metropoulos, Peter, Tr.
Property Rights	Fee Simple
Conditions of Sale	None
Financing	Conventional
Verification	Broker

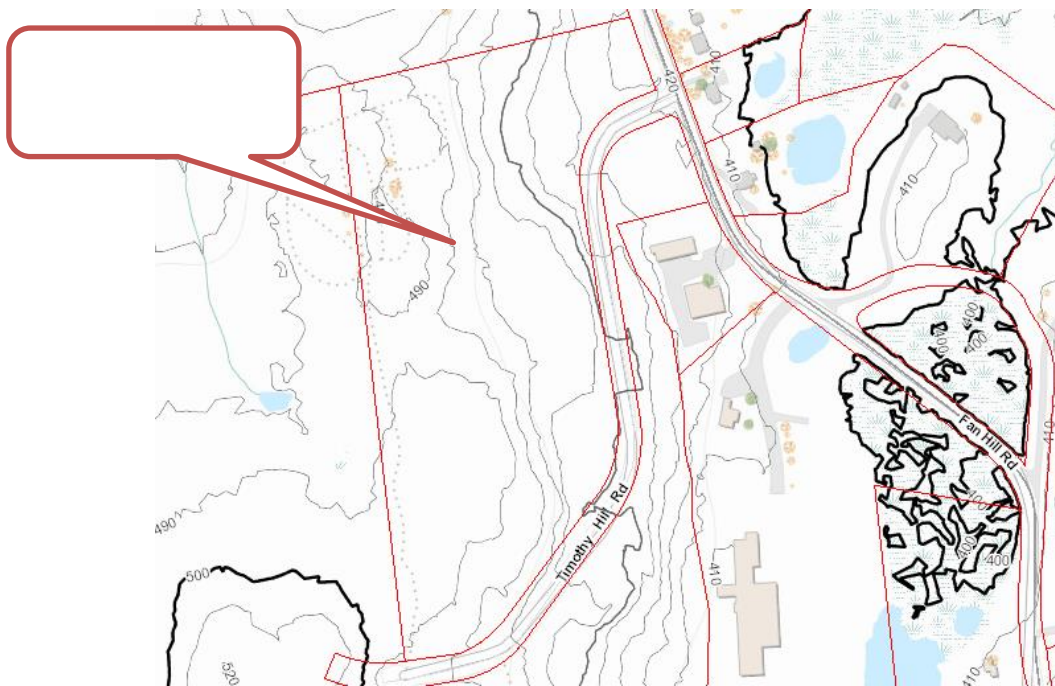
Physical Elements

Acreage	15
Land Area (Square Feet)	653,400
Utilities	None Known
Zoning	I-2
Easements	None Known
Traffic Count	n/a

Analysis

Price Per Acre	\$ 93,333
Price Per Square Foot	\$ 2.14
Expenditures After Sale	\$ -

COMMENTS – This is a larger site that is part of a similar industrial park of neighboring Monroe, CT. It is a more remote, less desirable location with limited access until a road is constructed that will allow better access to Route 25. The site has a gentle upward slope from the road and no significant inland wetlands.



ASSESSOR'S MAP



PHOTOGRAPH FROM STREET

COMPARABLE LAND SALE 4

Property Identification

Address	35 Cambridge Dr
City/ State	Monroe, CT
Tax Parcel #	94/15/11

Sale Data

Date	7/7/2016
Price	\$ 375,999
Volume & Page	1924/ 188
Grantor	New England Materials
Grantee	Kalboys LLC
Property Rights	Fee Simple
Conditions of Sale	None
Financing	Conventional
Verification	Public Records

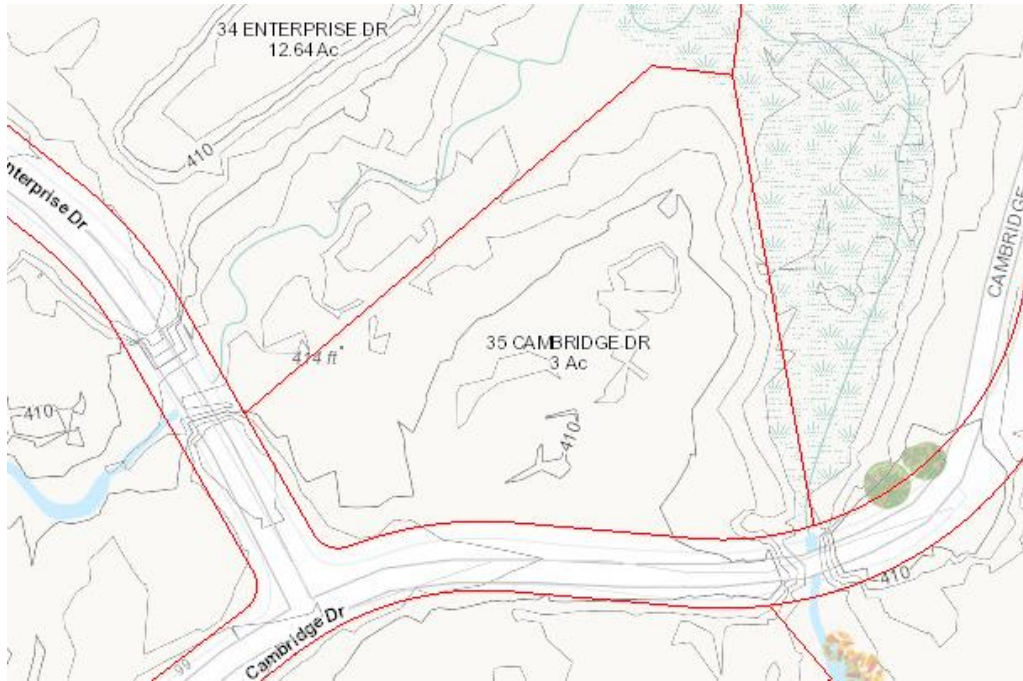
Physical Elements

Acreage	3
Land Area (Square Feet)	130,680
Utilities	None Known
Zoning	I-2
Easements	None Known
Traffic Count	n/a

Analysis

Price Per Acre	\$ 125,333
Price Per Square Foot	\$ 2.88
Expenditures After Sale	\$ -

COMMENTS – This is a smaller site in a similar industrial park setting of Monroe, CT. The site is level and has some limited inland wetlands along its property line. It has since been developed with a 17,319-square foot, light industrial building.



ASSESSOR'S MAP



PHOTOGRAPH FROM STREET

O'NEILL, DUFFY & CO., LLC
75

COMPARABLE LAND SALE 5

Property Identification

Address	500 Pepper Street
City/ State	Monroe, CT
Tax Parcel #	94/15/1

Sale Data

Date	10/7/2015
Price	\$ 525,000
Volume & Page	1896/ 117
Grantor	Alcar Development, LLC
Grantee	Maybrook Properties, LLC
Property Rights	Fee Simple
Conditions of Sale	None
Financing	Conventional
Verification	Broker

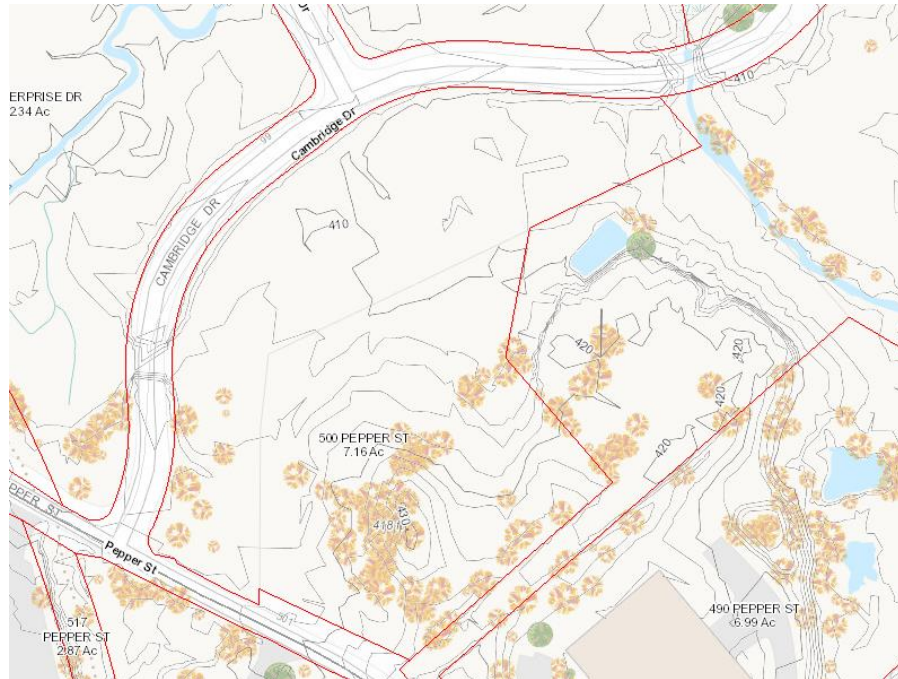
Physical Elements

Acreage	7.16
Land Area (Square Feet)	311,890
Utilities	None Known
Zoning	I-2
Easements	None Known
Traffic Count	n/a

Analysis

Price Per Acre	\$ 73,324
Price Per Square Foot	\$ 1.68
Expenditures After Sale	\$ -

COMMENTS – This is a smaller site with a similar effective acreage in a similar industrial park setting of Monroe, CT. The site is level and has some limited inland wetlands. It is currently being developed with a 48,338-square foot warehouse building.

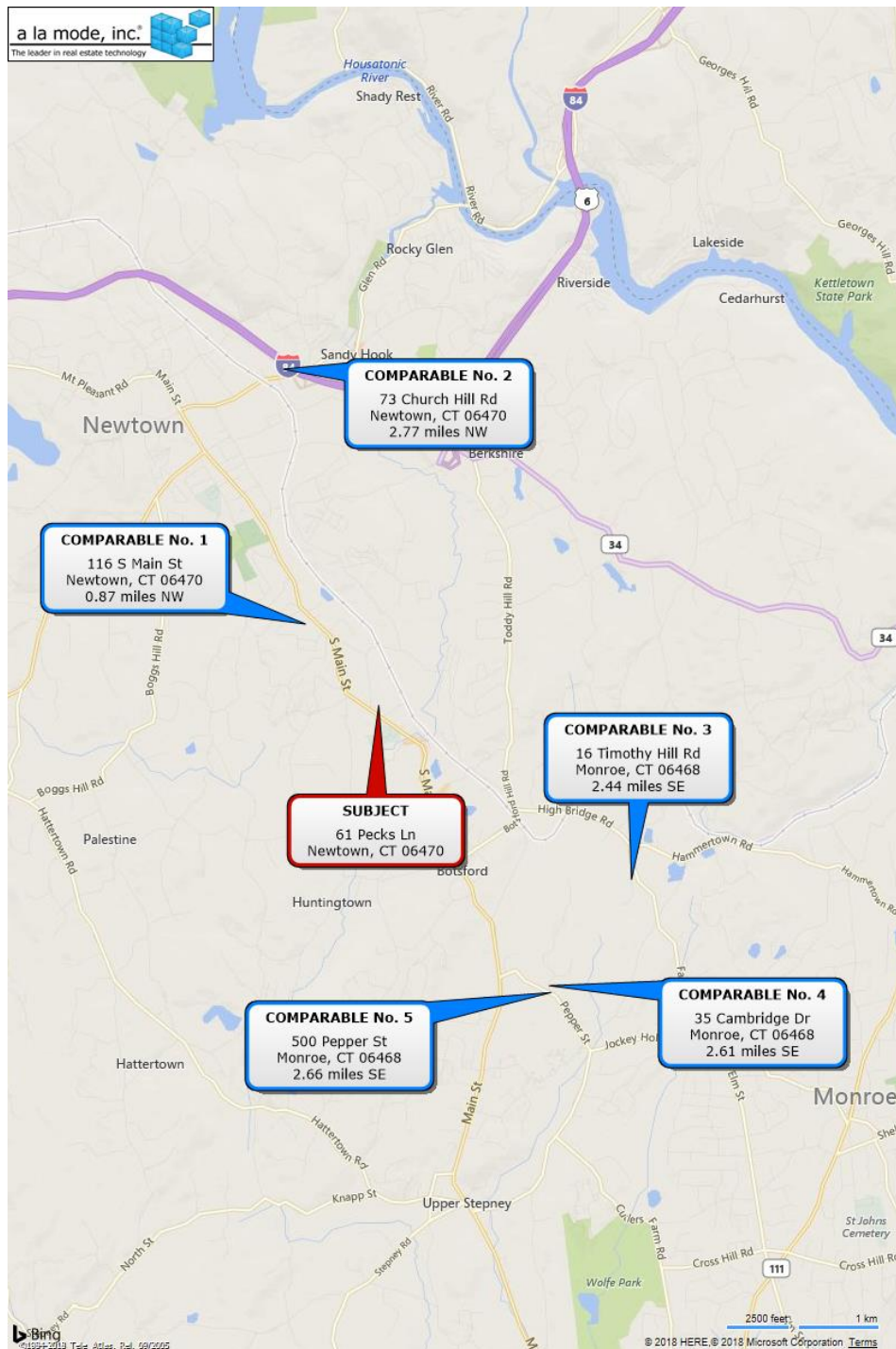


ASSESSOR'S MAP



PHOTOGRAPH FROM STREET

LOCATION MAP



O'NEILL, DUFFY & CO., LLC

Land Sales Summary of Adjustments							
Item	Subject Property 61 Pecks Lane Newtown, CT	Comparable #1 116 So. Main St. Newtown, CT		Comparable #2 73 Church Hill Rd Newtown, CT		Comparable #3 16 Timothy Hill Rd Monroe, CT	
Unadjusted Sales Price:	N/A	\$880,000		\$225,000		\$1,400,000	
Unadjusted Sales Price: (\$ Per Acre)		\$146,667		\$110,837		\$93,333	
Adjustments:	Description	Description	+/- Adj	Description	+/- Adj	Description	+/- Adj
Property Rights Conveyed		Fee Simple		Fee Simple		Fee Simple	
Financing		Conv.		Conv.		Conv.	
Conditions of Sale		Cash to Sell		Cash to Sell		Cash to Sell	
Expenditures Immediately After Purchase		Blg. To Raz.	2.0%	None		None	
Market Conditions		2/3/2017		6/17/2016		12/22/2015	
<i>Adjusted Sale Price / Acre</i>		\$149,600		\$110,837		\$93,333	
Location	Good	Superior	-25.0%	Good		Average	10.0%
Zone	M-1	SDD		M-5		I-2	
Size	4.39	6.00		2.03	-5.0%	15.00	5.0%
Frontage / Shape / Access	Good	Good		Good		Good	
Topography	Rolling/ Wetlands	Good		Levl/ Wtlds		Upwrd Slope	
Utilities	Water/ Sept.	None		Water/Swr.	-5.0%	None	
Encum / Appurtenances	None	None		None		None	
Present Use	Former House	Single Fam.		Vacant		Vacant	
Highest & Best Use	Comm/ Ind.	Comm/ Ind.		Comm/ Ind.		Comm/ Ind.	
Other							
<i>Total Adjustment</i>			-25.0%		-10.0%		15.0%
<i>Adjusted Sale Price / Acre</i>		\$112,200		\$99,754		\$107,333	

O'NEILL, DUFFY & CO., LLC

Land Sales Summary of Adjustments					
Item	Subject Property 61 Pecks Lane Newtown, CT	Comparable #4 34 Cambridge Dr Monroe, CT		Comparable #5 500 Pepper St. Monroe, CT	
Unadjusted Sales Price:	N/A	\$375,000		\$525,000	
Unadjusted Sales Price: (\$ Per Acre)		\$125,000		\$105,000	
Adjustments:	Description	Description	+/- Adj	Description	+/- Adj
Property Rights Conveyed		Fee Simple		Fee Simple	
Financing		Conv.		Conv.	
Conditions of Sale		Cash to Sell		Cash to Sell	
Expenditures Immediately After Purchase		None		None	
Market Conditions		7/7/2016		10/7/2015	
<i>Adjusted Sale Price / Acre</i>		\$125,000		\$105,000	
Location	Good	Good		Good	
Zone	M-1	SDD		SDD	
Size (Effective Acreage)	4.39	3.00	-5.0%	5.00	
Frontage / Shape / Acces	Good	Good		Good	
Topography	Rolling/ Wetlands	Level		Level	
Utilities	Water/ Septic	None		None	
Encum / Appurtanances	None	None		None	
Present Use	Vacant	Vacant		Vacant	
Highest & Best Use	Comm./ Industrial	Comm./ Ind.		Comm./ Ind.	
Other					
<i>Total Adjustment</i>			-5.0%		0.0%
<i>Adjusted Sale Price / Acre</i>		\$118,750		\$105,000	

O'NEILL, DUFFY & CO., LLC

In the Land Valuation portion of the appraisal the real estate market was investigated for sales of vacant parcels of land comparable to the subject property. The sales used were then analyzed and adjusted for factors such as location, size of building and lot, condition, time of sale, and any other factors influencing the selling price. This analysis yielded indicated values of:

ADJUSTED LAND SALES	
Comparable #1	\$112,200 / Acre
Comparable #2	\$99,754 / Acre
Comparable #3	\$107,333 / Acre
Comparable #4	\$118,750 / Acre
Comparable #5	<u>\$105,000 / Acre</u>
MEAN	\$108,607 / Acre

ADJUSTMENTS

MARKET CONDITIONS – Market conditions have been stable since the date of the earliest transaction. Therefore, no adjustment is considered warranted.

LOCATION – Sale 1 is adjusted for location because it is on a heavily traveled, main commercial artery that is more suited to retail development. It is used to represent the upper limit of value. All the other sales are in reasonably similar locations.

LOT SIZE - Sales 1 & 4 are considerably smaller sites adjusted for size to recognize the inverse relationship of lot size to price per acre. Sale 3 is adjusted because it is a much larger site.

UTILITIES – All the sales, except sale 2, are adjusted to reflect the water

RECONCILIATION – After adjustment these sales have a narrow range of value. While sale 1 is a recent sale in Newtown, it is given less weight because of its location

adjustment and development as a retail site. Sale 2 is the closest in proximity but is a much smaller site. Sales 3, 4 & 5 are the most similar in size. While they are in the neighboring town of Monroe, CT, they are the most similar in size and use and are given the most weight.

INTERIM VALUE CONCLUSION

Based on this, the subject site was concluded to be fair at \$110,000/acre. Thus, the total site value is estimated to be (4.39 Acres x \$110,000/ acre = \$482,900 or \$485,000.

This figure needs to be adjusted for the costs to remove the existing improvements. This is expected to be about \$30,000.

Therefore, the final value conclusion is estimated as:

$\$485,0000 - \$30,000 \text{ cost of driveway} = \$455,000.$

FOUR HUNDRED FIFTY-FIVE THOUSAND DOLLARS
\$455,000

RECONCILIATION AND VALUE CONCLUSION

The following appraisal techniques were applied in this analysis and yielded value indications of:

COST APPROACH:	N/A
INCOME APPROACH:	
191 SOUTH MAIN STREET	\$1,240,000
61 PECKS LANE	N/A
SALES COMPARISON APPROACH:	
191 SOUTH MAIN STREET	\$1,270,000
61 PECKS LANE	\$ 455,000

All three approaches have been considered here.

Due to the age of the structures (30+- years) and the amount of total accrued depreciation the cost approach was not applied.

The Income Approach was utilized in the valuation of 191 South Main Street. Recently leased and listed comparable properties were found to develop an estimate of market value. Expenses projected for the first year are based on actual expense experience at the property in the recent past, and market information that indicated an appropriate capitalization rate. Enough market data was available for a supportable value indication to result. The building's more likely buyer is an owner occupant seeking to reposition the building, not an investor seeking an income stream. Therefore, this is considered a less reliable method for establishing the value of the subject.

The Sales Comparison Approach was applied using six other similar properties. Each is considered reasonable comparisons. The number of and amount of adjustments is small enough to result in reliable indications of value. Together, they are believed

to bracket the value of the property. subject's age and condition.

As a vacant building suitable for repositioning, the sales comparison approach is given more weight in the final value conclusion for 191 South Main Street. In addition, it is the only approach developed for the opinion of market value for 61 Pecks Lane.

Based on this analysis, the appraiser has formed the opinion that the market values of the subject property, as of August 6, 2018, in as is condition, are:

191 South Main Street, Newtown, CT	\$1,270,000
61 Pecks Lane, Newtown, CT	\$ 455,000

The improved property sales indicated that exposure time (i.e., the length of time the subject property would have been exposed for sale in the market had it sold at the market value concluded in this analysis as of the date of this valuation) would have been about 9-18 months.

The estimated marketing time (i.e., the amount of time it would probably take to sell the subject property if exposed in the market beginning on the date of this valuation) is estimated to be 9-18 months.

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Summary Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this

report.

2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any surveys, plot plans, and other illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated defined and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimated contained in this report

are based.

11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of the report.
12. 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 otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substance such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process. The client is urged to retain an expert in the field if more reliable information is desired.
14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. It is assumed that the subject property complies with these requirements, unless otherwise stated in this report. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility. The client is urged to retain an

expert in the field if reliable compliance information is desired.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or a 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 qualification and only in its entirety.
18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval of the appraiser.
19. The date of the value to which the opinions expressed in this report apply is set forth in the appraisal report. Any projections included in this appraisal are utilized to assist in the valuation process as of that date of value and are based on current market conditions and expectations, anticipated supply and demand factors, and a continued stable economy. The projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect future income or value projections. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.
20. The appraiser will not be required to give further consultation, testimony, or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been made a reasonable time in advance and agreed to.

CERTIFICATION OF APPRAISER

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 I have no personal interest or bias with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to 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 & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (USPAP).
8. As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

O'NEILL, DUFFY & CO., LLC

9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. I have made a personal inspection of the property that is the subject of this report.
11. No one provided significant real property professional assistance to the persons signing this report.
12. In compliance with the Ethics Rule of USPAP, I certify that I have not performed any services regarding the subject property within the 3 years preceding acceptance of the assignment, as an appraiser or in any other capacity.

It is my unbiased opinion that the estimated Market Values of the subject property in "as is" condition as of August 6, 2018 are:

191 South Main Street, Newtown, CT \$1,270,000

61 Pecks Lane, Newtown, CT \$ 455,000

Report Dated: 8/23/2018



Terrence P. Duffy, MAI, SRA
Certified General Real Estate Appraiser
Connecticut #RCG.0000178, Expires 4/30/2019

O'NEILL, DUFFY & CO., LLC

ADDENDA

LEGAL DESCRIPTION

Page 1 of 2



Doc ID: 001389010002 Type: LAN

SK 513 PG 118-119

3112

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

a/k/a S.N.S. SERVICE CORP.

THAT: S.N.S. SERVICE CORPORATION, a Connecticut corporation, having a principal place of business at 777 Main Street, Hartford, Connecticut, for consideration paid and in full consideration of EIGHT HUNDRED TWENTY-FIVE THOUSAND and 00/100 DOLLARS (\$825,000.00), grants to 191 Main Street/South, LLC, having a mailing address c/o Fred Baker, Esq., 24 Delay Street, Danbury, Connecticut, with QUIT-CLAIM COVENANTS, a certain piece or parcel of property known as 191 South Main Street, Newtown, Connecticut more particularly described on Schedule A attached hereto and made a part hereof.

IN WITNESS WHEREOF, S.N.S. SERVICE CORPORATION, has caused this deed to be executed under seal this 14th day of June, 1995.

Signed, sealed and delivered
in the presence of:

S.N.S. SERVICE CORPORATION,

Joseph A. Vini
Christina M. Murray
Christina M. Murray

By: *Eric Spungen*
Eric Spungen
Its: Assistant Vice President

STATE OF CONNECTICUT)

) ss. Hartford

COUNTY OF HARTFORD)

On this 14th day of June, 1995 personally appeared Eric Spungen, Assistant Vice President of S.N.S. SERVICE CORPORATION, a Connecticut corporation, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of said S.N.S. SERVICE CORPORATION, before me.

Joseph A. Vini
Notary Public
Commissioner of the Superior Court

State of Connecticut
\$8,250.00 Conveyance Tax received

Anthony S. Lurtz
Town Clerk of Newtown

\$907.50 Conveyance Tax received

Anthony S. Lurtz
Town Clerk of Newtown

SCHEDULE A 513 119

All that certain piece and parcel of land, together with all the improvements located thereon, located in the Town of Newtown, County of Fairfield and State of Connecticut; more particularly described as follows:

Commencing at a C&D monument set in the southwesterly corner of the property at the intersection of South Main Street (Route 25) and Ethan Allen Road, set on the easterly side of South Main Street (Route 25) and on the northerly side of Ethan Allen Road, thence North $38^{\circ} 39' 37''$ West, 114.942 feet, to another C&D monument; thence North $42^{\circ} 18' 30''$ West 284.860 feet to another C&D monument; thence North $43^{\circ} 35' 26''$ West 172.562 feet to the northwesterly corner of the property; thence North $67^{\circ} 21' 30''$ East 3.872 feet; thence North $85^{\circ} 24' 15''$ East 384.891 feet, thence North $84^{\circ} 09' 07''$ East 227.274 feet; thence North $28^{\circ} 42' 55''$ East 287.578 feet; thence North $20^{\circ} 44' 42''$ East 21.015 feet; thence South $68^{\circ} 50' 42''$ East 141.936 feet; thence South $69^{\circ} 12' 47''$ East, 40.109 feet; thence South $18^{\circ} 01' 39''$ East, 96.204 feet; thence South $18^{\circ} 15' 15''$ East 126.105 feet; thence South $19^{\circ} 26' 55''$ East 149.938 feet to an iron pin set along the northerly side of Ethan Allen Road; thence South $66^{\circ} 22' 56''$ West 277.830 feet to another iron pin; thence South $67^{\circ} 21' 23''$ West 254.089 feet thence South $65^{\circ} 22' 59''$ West 199.137 feet to the point of beginning.

Being the same property shown on a certain site plan entitled "Plot Plan, South Main Street (Conn. Route 25) Newtown, Connecticut, prepared for SCM Corporation", area: 7.309 Ac.-527,092 sq. ft., Zone: M-2 - Industrial, Scale $1" = 40'$, dated January 1, 1980, prepared by Kasper-Ryan Associates, Engineers, Surveyors and Planners, Bethel, Connecticut.

Being the same property conveyed by Lewis J. Finch to SCM Corporation by deed dated July 18, 1980, recorded in Volume 292, Page 230 of the Newtown Land Records.

Together with the right and privilege to construct, maintain, replace and renew a storm drainage system on a portion of the property owned by the Grantor on Connecticut State Highway Route 25 in the Town of Newtown, County of Fairfield and State of Connecticut, which easement is more particularly bounded and described as follows:

Beginning at the endwall of the 18" culvert located on the westerly side of Route 25 in Newtown (which culvert is connected to the existing State of Connecticut catch basin located 300 feet north of Ethan Allen Road on the easterly side of Route 25); a line running southeastward along Route 25 right-of-way 10 feet more or less to a point; thence on a line running south 23 degrees 44 minutes 43 seconds west 180 feet to a point; from said line on the centerline of a drainage course and the channel of the existing drainage swale a width of 25 feet southeasterly for a distance of approximately 750 feet to the Posttuck River; thence from the last aforementioned point north 34 degrees 29 minutes 04 seconds west 28.82 feet to a point; thence on a line running north 23 degrees 44 minutes 43 seconds east 157 feet more or less to a point; thence on a line running southeastward along Route 25 right-of-way 7.45 feet more or less to the culvert and point of beginning.

Said easement is more particularly set forth on a certain map entitled "Drainage Easement, South Main Street (Conn. Route 25) Newtown, Connecticut prepared for SCM Corporation", Scale $1" = 40'$ prepared by Kasper-Ryan Associates, Engineers, Surveyors, Planners, Bethel, Conn., Project No. 1322, dated April 7, 1981.

Said Easement was granted the SCM Corporation by the Bridgeport Roman Catholic Diocesan Corporation in an instrument recorded in Volume 295, Page 870 of the Newtown Land Records.

2:32 PM
Recd. for Record 6-9-1995
Town Clerk of Newtown
Cynthia L. Lurtz

Vol. 541 Page 457

5842

QUITCLAIM DEED

KNOW ALL PEOPLE BY THESE PRESENTS, THAT:

ETHAN ALLEN INC., a New York corporation with an office at Ethan Allen Drive, Danbury, Connecticut 06811 (the "Releasor") for the consideration of One Dollar (\$1.00) and other valuable consideration received to its full satisfaction of PECK & MAIN LLC, a limited liability company organized under the laws of the State of Connecticut, with an address c/o Baker, Noots & Pellegrini, PC, 34 Delay Street, Danbury, Connecticut 06810, (the "Releasee") does remise, release and forever QUIT CLAIM unto the said Releasee and unto its successors and assigns all the right, title, interest, claim and demand which the said Releasor has or ought to have in and to all those certain pieces or parcels of real property known as 61 Pecks Lane located in the Town of Newtown, in the County of Fairfield and State of Connecticut, and being more particularly described on Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above remise, released and QUIT CLAIMED premises with the appurtenances thereof, unto the said Releasee, and its successors and assigns forever, to its and their proper use and behoof so that neither the Releasor nor Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor or them shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, said ETHAN ALLEN INC. has caused this QUITCLAIM Deed to be duly executed this 13th day of September, 1996.

Signed, sealed and delivered
in the presence of:

ETHAN ALLEN INC.

[Signature]
[Signature]

[Signature]
By [Signature]
Agent

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss. Danbury

On this 13th day of September, 1996, before me, the undersigned officer, personally appeared Mr. PEGGY KATHA ALLI, President of ETHAN ALLEN INC., a corporation, signer and sealer of the foregoing instrument and acknowledged the same to be his/her free act and deed as such officer and the free act and deed of said corporation.

In witness whereof I hereunto set my hand.

176.00 Conveyance Tax received
[Signature]
Town Clerk of Newtown

[Signature]
Notary Public
My Commission Expires: 5/3/98

P132201/12/02/11/04

State of Connecticut
\$00.00 Conveyance Tax received
[Signature]
Town Clerk of Newtown

Volume: 541 Page: 457 File Number: 5842 Seq: 1

Schedule A 541 458

FIRST PARCEL:

All that certain piece or parcel of land together with any improvements thereon, located in South Center District in the Town of Newtown, Fairfield County, Connecticut, as shown on a certain map entitled, "A Portion of the Property of Steve Ugolik to be conveyed to Edward M. Ugolik together with the right to pass and repass over 50 ft. right of way as shown above, South Center District, Newtown, Connecticut, Scale 1"=100'." Certified Substantially Correct, Joseph L. Bennett, N. L. E., dated August 11, 1993, and being more particularly bounded and described as follows:

Beginning at a point located at the northwesterly corner of property herein described which point is 386° 33' E in a straight line 441.35 ft. from a second point located on the easterly highway line of Peck's Lane Road, as shown on the map. (The second point is located 125' southerly along the easterly highway line of Peck's Lane Road from property of Scott thence from the point of beginning 573° 58' 40" E 140.04 ft. along the southerly boundary line of remaining property of Steve Ugolik, to a stake in a wall; thence 225° 50' W 213.33 ft. and 285° 03' 40" W 188.83 ft. along the northwesterly and northerly boundary lines of property of Luford, as shown on the map; thence N 11° 33' 20" E 175.32 ft., along the easterly boundary line of remaining property of Steve Ugolik, to the point or place of beginning. Containing 1.15 acres more or less.

Together with a right of way fifty (50) feet in width for ingress and egress by vehicle or otherwise and for all purposes over that strip of land fifty (50) feet in width extending east from Peck's Lane Road to the above-described property as shown on the map. The center line of the fifty (50) foot right of way runs from a point on the easterly highway line of Peck's Lane Road 386° 33' E 441.35 feet to the northwesterly corner of the above-described property as shown on the map.

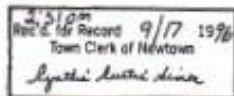
SECOND PARCEL:

All that certain piece or parcel of land, together with any improvements thereon, situated in the Town of Newtown, Fairfield County, Connecticut, shown on a certain map entitled, "A portion of the property of Steve Ugolik, et al. to be conveyed to Edward M. Ugolik, et al. South Center District, Town of Newtown, Conn., Scale 1"=100', area including right of way 3.24 acres, more or less," certified substantially correct by J. L. Bennett, May 13, 1981, and being further bounded and described as follows:

NORTHERLY: By property of Edward Ugolik et al. 444.44 feet as shown on the map;
 EASTERLY: By property of Edward Ugolik et al., and property of Edward M. Ugolik, each in part, for a distance of 300.71 feet, as shown on the map;
 SOUTHERLY: By property now or formerly of Luford, 398.63 feet, as shown on the map;
 SOUTHWESTERLY: By Connecticut Route No. 35, 62.14 feet, as shown on the map; and
 WESTERLY: By a town road known as Peck's Lane Road, 305.98 feet, as shown on the map.
 Containing 3.24 acres, more or less.

Both parcels are conveyed subject to:

1. All provisions of any ordinance, municipal regulation or public or private law, including Zoning Ordinance Regulations.
2. Notes, liens and easements etc. as appear on Map(s) Gm. 1071, 1051, 2703 and 6138.
3. Real estate taxes to the Town of Newtown: the second half of the Grand List of October 1, 1993, which taxes the Releasee assumes and agrees to pay as part of the consideration for this deed.



ZONING REGULATIONS

ARTICLE V – INDUSTRIAL ZONES

SECTION 1 – ALL INDUSTRIAL ZONES (M-1, M-2A, M-3, M-4, M-5)

5.01.100 Purpose and Intent – All Industrial Zones

The purpose of the Industrial Zones is to permit light industrial and limited commercial uses such as manufacturing and assembly of products, research and development, storage of certain products and equipment, distribution facilities and corporate functions. The uses should provide an important contribution to the Town's economic base providing local tax benefits and employment while at the same time contribute to the diversity of land uses and opportunity. Generally these types of uses are dependent upon the proximity of a wide range of transportation infrastructure that will facilitate delivery of materials and products and provide access to the labor force. The industrial zones are located in close proximity or directly accessible to Interstate interchanges, State highways and the railroad lines to provide access. Newtown is divided into five industrial zones that permit a single or multiple use upon a lot. Uses vary in degree to be consistent with available infrastructure, neighboring land uses and environmental conditions in the area in which they are located.

The intent of the Industrial Zones is to promote sustainable economic development consistent with protection of public health, safety and general welfare of the community. The Industrial Zones are intended to be separate from residential and commercial neighborhoods although larger commercial development and accessory uses, such as a shopping center, are permitted in the Industrial Zones to provide residents with convenient access to the services generally offered in these projects. The land uses outlined below are intended to contribute to diversity in the local economic base, provide employment and contribute to the quality of life and overall character of the Town of Newtown.

ARTICLE V – INDUSTRIAL ZONES

SECTION 2 - INDUSTRIAL ZONE M-1

5.02.100 Purpose and Intent

The purpose and intent of the Industrial Zone M-1 is to encourage low to moderate density industrial and commercial development to reinforce and diversify Newtown's economic base. The land use mix is intended to include facilities for light industrial operations, multi-tenant office buildings, wholesale distribution, bulk storage, laboratory space and research and development.

5.02.200 Permitted Uses

The following principal uses are permitted in Industrial Zone M-1 subject to conditions provided herein and subject to obtaining Site Development Plan approval, if required, in accordance with Article X hereof. Uses that are not listed as permitted shall not be permitted by variance.

More than one principal use may be permitted within the same structure or building.

5.02.210 Laboratory devoted to research, design, and experimentation.

5.02.220 Office building or office buildings.

5.02.230 Light industrial use including manufacturing, fabricating, processing, converting, altering, packaging, bottling or assembling of products, the operations of which are conducted solely within an enclosed building or group of buildings.

5.02.240 Operation of a public utility authorized to furnish service to residents of the Town or to the region, including among such operations, a utility service center at which may be conducted general office use, customer services, maintenance of utility service operations, vehicle maintenance, and accessory uses, outdoor storage of materials for utility service and outdoor parking of service vehicles.

5.02.250 Public works garage and public storage areas operated by the Town.

5.02.260 Printing and/or publishing establishment.

5.02.270 Wholesale business.

5.02.275 Retail use and businesses limited to 25% of the gross floor area of a multi-tenant building

5.02.280 Storage in bulk of, and warehouses for, such materials as building materials, clothing, cotton, drugs, dry goods, feed, food, furniture, hardware, ice machinery, paint and paint supplies, pipe, rubber, shop supplies, tobacco, or wood. If storage is to be provided outdoors, a planted or natural buffer shall be provided between the items stored and the lot lines.

5.02.290 Veterinary Hospital.

5.02.300 Special Exception Uses

V-2-1

The following principal uses are permitted in Industrial Zone M-1 subject to obtaining a Special Exception in accordance with criteria, standards and conditions set forth in Article XI, Special Exceptions.

5.02.310 Hotel and/or motel.

5.02.320 Recycling center or transfer station operated by or on behalf of the Town.

5.02.330 Shopping center per the requirements of Section 4.03.319.

5.02.340 Private School permitted prior to December 31, 2000.

5.02.350 Garages to shelter commercial vehicles and construction equipment used off the lot. All vehicles and equipment stored on said lot shall be stored wholly within said garage. Maintenance on vehicles, if any, shall be conducted wholly within said garage and only on those vehicles stored therein on a permanent basis.

5.02.360 Buildings containing seven (7) or more tenants.

5.02.370 Indoor and/or outdoor commercial tennis, paddle tennis/platform tennis, racquet ball, hand ball, squash, soccer and/or swimming facility and/or other similar recreational and sports activities (Amended effective December 2011).

5.02.380 Commercial golf course.

5.02.390 Indoor ice skating facility.

5.02.391 Brew Pubs and Distilleries (added effective 10/12/17).

5.02.400 Accessory Uses

Article V, Section 7 regarding Accessory Uses in Industrial Zones shall apply.

5.02.500 Site and Building Standards in Industrial Zones

Article V, Section 8 regarding Site and Building Design Standards in Industrial Zones shall apply.

5.02.600 Area, Height and Yard Requirements

Article VII, Area, Height and Yard Requirements and all other applicable sections of these regulations apply.

5.02.700 Supplemental Regulations

Article VIII, Supplemental Regulations including, but not limited to, signs, access management, parking, landscaping, lighting and all other applicable sections of these regulations apply.

CHART VII-1 AREA, HEIGHT, YARD REQUIREMENTS

Zone: See Section 1.03	R-1/2	R-1	R-2	R-3	BRD	B-1	B-2	M-1	M-2A	M-3	M-4	M-5	EH10	HHQ2 ¹	FS	FHAR	HQ100	SH00	OSGS
Minimum Lot Requirements																			
Minimum lot area (acres)	0.5	1	2	3	1	0.5 ¹	0.5 ¹	6	6	20	1	2	10	-	20	150 ³	1	0.5	Note 4
Minimum lot width at street line (ft)	100	150	225	275	150	100	100	250	250	100	100	150	100 ¹	-	275	-	150	100	50 ¹
Minimum square (see definition)	95	135	192	234	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Minimum Setback Front Yard																			
a. From property line (ft)	35	50	50	50	50	50	50	100	150	25	25	50	100 ¹	-	100	100 ³	50	-	35 ¹
b. From centerline of street (ft)	60	75	75	75	75	75	75	-	-	50	50	75	125 ¹	-	115	125 ³	75	-	-
c. The average setback of existing structures on the same side of the street within 150 ft of the sidelines of the lot in question. The greater of a) or b) or c) for BRD, B-1, B-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maximum Front Yard (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Note 5	
Minimum Side & Rear Yards																			
Minimum side & rear yards (ft)	20	25	25	25	25	25	25	50	50	25	25	25	100 ¹	-	50	-	25	20	10
Minimum side yard for residential subdivision, lots created after 9/15/06 (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Minimum rear yard for residential subdivision, lots created after 9/15/06 (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Minimum side & rear yards adjacent to limited access highways (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross Floor Area																			
Minimum gross floor area, main dwelling if have accessory apartment sq ft (3.01.503)	1500	1500	1500	1500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maximum gross floor area, accessory apartment sq ft (3.01.503)	800 *	800 *	800 *	800 *	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Stories	3	3	3	3	2 1/2	2 1/2	2 1/2	2	3	2	2	2	3	-	2 1/2	3 ³	2 1/2	2 1/2	-
Maximum number of structural coverage in percentage of lot area																			
a. Building alone %	-	-	-	-	25%	35%	35%	35%	35%	50%	50%	35%	-	-	20%	10% ¹	25%	35%	
b. Building, storage, loading & parking area together %	-	-	-	-	50%	70%	70%	70%	70%	80%	80%	70%	25% ¹	-	40%	20% ¹	70%	70%	-
Bulk Requirement: Bulk in cubic feet of all buildings, structures & materials stored outdoors shall not exceed the square footage of lot area times the following number	-	-	-	-	-	-	-	7	8	8	8	8	-	-	-	-	-	-	-
Buffer (ft)	-	-	-	-	-	-	-	-	75 *	-	-	-	50 *	-	25 *	Note 14	25 *	25 *	75 *

Note 1: South Main Street Village Design District (SMDDD) is an overlay zone so the requirements for each underlying zone applies and reference Article II for specifics.

Note 2: One half (0.5) Acre minimum if public water & sewer & one (1) acre minimum if no public water & sewer.

Note 3: See Section 6.03.400.

Note 4: See Section 6.15.800.

Note 5: See Section 3.02.410.

Note 6: Deleted Effective 6/26/15

Note 7: Subject to Section 8.15.1100.

Note 8: See Section 3.02.400.

Note 9: Deleted Effective 2/27/08

Note 10: or thirty-five (35) percent of the main dwelling floor area, whichever is less.

Note 11: Deleted effective 11/1/41

Note 12: See Section 5.03.610

Note 13: See Section 6.02.300

Note 14: See Section 6.03.500

Note 15: See Section 6.04.600

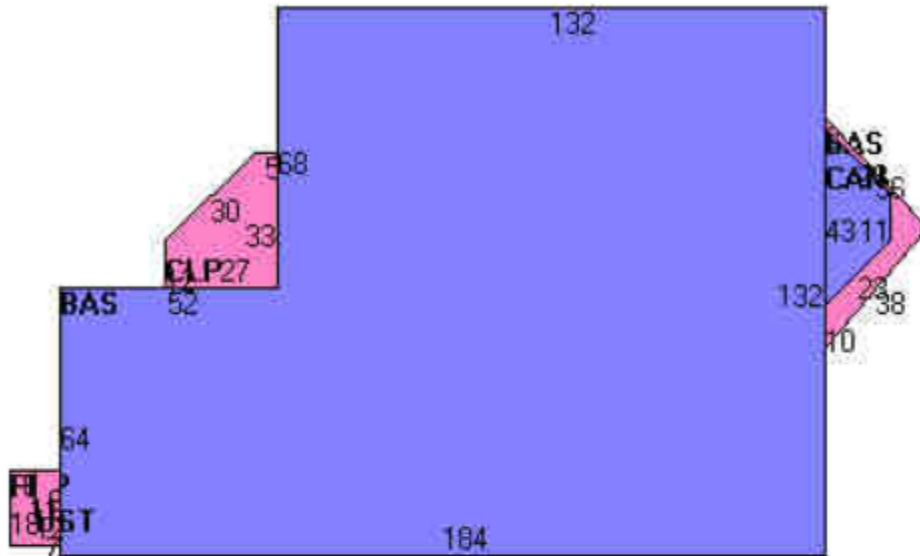
Note 16: See Section 6.05.600

Note 17: See Section 3.03.400

VII-2-1

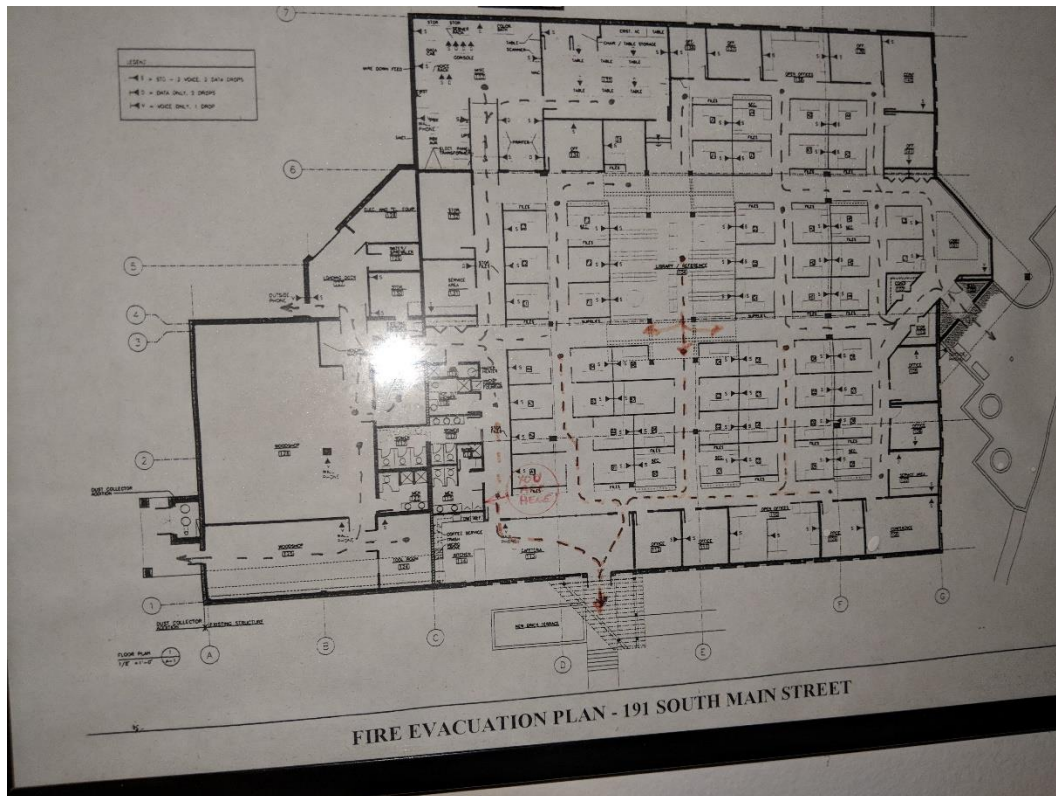
BUILDING SKETCH FROM ASSESSOR CARD - 191 SOUTH MAIN STREET

Building Layout



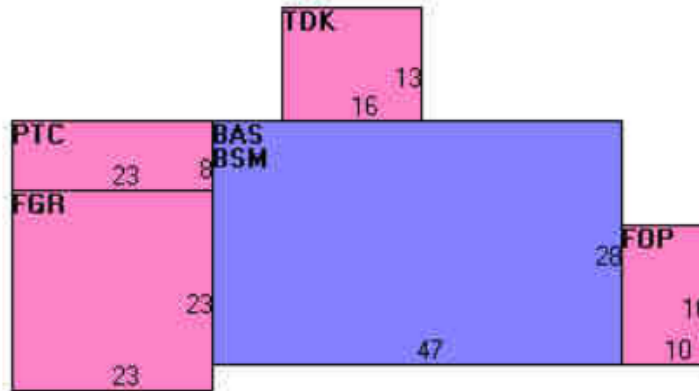
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	21,184	21,184
CAN	Canopy	256	0
CLP	Loading Platform	660	0
FOP	Open Porch	150	0
UST	Unfinished Utility Area	66	0
		22,316	21,184

FLOOR PLAN/ FIRE EVACUATION PLAN - 191 SOUTH MAIN STREET



BUILDING SKETCH FROM ASSESSOR CARD – 61 pECKS IANE

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,316	1,316
BSM	Basement	1,316	0
FGR	Garage	529	0
FOP	Open Porch	160	0
PTC	Patio - Concrete	184	0
TDK	Composite Deck	208	0
		3,713	1,316

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Current Labor Force Data for Labor Market Area (LMA) - State of Connecticut
Last Updated: August 17, 2018


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[Historical County](#)
[Historical LMA](#)
[Historical Town](#)
[Historical WIA](#)

July 2018 - Current Monthly Data


Not Seasonally Adjusted	Labor Force	Employed	Unemployed	Unemployment Rate
STATE OF CONNECTICUT	1,944,100	1,857,500	86,600	4.5%
Bridgeport-Stamford	478,944	457,895	21,049	4.4%
Danbury	110,606	106,485	4,121	3.7%
Enfield	51,137	48,980	2,157	4.2%
Hartford	634,036	605,433	28,603	4.5%
New Haven	331,944	317,080	14,864	4.5%
* Norwich-New London-Westerly CT	131,602	126,016	5,586	4.2%
Torrington-Northwest	48,226	46,295	1,931	4.0%
Waterbury	112,688	106,414	6,274	5.6%
Danielson-Northeast	44,954	42,935	2,019	4.5%
* Connecticut portion only. For whole Area, including Rhode Island towns, see below.				
Norwich-New London-Westerly RI	148,029	141,819	6,210	4.2%
Westerly, RI	16,427	15,803	624	3.8%
UNITED STATES	163,734,000	157,004,000	6,730,000	4.1%

The Local Area Unemployment Statistics (LAUS) program produces monthly employment, unemployment, and labor force data for Census regions and divisions, States, counties, metropolitan areas, and many cities, by place of residence. The LAUS program is a federal-state cooperative endeavor in which states develop state and sub-state data using concepts, definitions, and technical procedures prescribed by the Bureau of Labor Statistics (BLS). A major source of labor force data estimates, the Current Population Survey (CPS) includes a sample of over 1,600 Connecticut households each month regarding the labor force status of their occupants.

Labor force measures are based on the civilian noninstitutional population 16 years old and over. People with jobs are counted as employed. People who are jobless, looking for jobs, and available for work are regarded as unemployed, and people who are neither employed nor unemployed are considered not in the labor force. The unemployment rate represents the percentage of the labor force that is unemployed. Annual average data is published after benchmark revisions are made.



State of Connecticut Department of Labor - Office of Research
 200 Folly Brook Boulevard, Wethersfield, CT 06109 / Phone: 860-263-6293
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 This workforce product was funded by a grant awarded by the U.S. Department of Labor's Employment and Training Administration. (more)



Newtown, Connecticut

CERC Town Profile 2018

Produced by The CT Data Collaborative

Municipal Center
3 Primrose St
Newtown, CT 06470
(203) 270-4210

Belongs To
Fairfield County
LMA Danbury
Western Planning Area



Incorporated in 1711

Demographics

Population

	Town	County	State
2000	25,031	882,567	3,405,565
2010	27,560	916,829	3,574,097
2012-2016	27,990	941,618	3,588,570
2020	27,788	944,692	3,604,591
'16 - '20 Growth / Yr	-0.2%	0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	58	625	4,842
Pop./Sq. Mile (2012-2016)	485	1,507	741
Median Age (2012-2016)	45	40	41
Households (2012-2016)	9,796	335,209	1,354,713
Med. HH Inc. (2012-2016)	\$110,036	\$86,670	\$71,755

	Town	State
Veterans (2012-2016)	1,385	188,759

Age Distribution (2012-2016)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	1,086 4%	4,237 15%	3,761 13%	5,151 18%	9,395 34%	4,360 16%	27,990 100%
County	53,839 6%	127,239 14%	124,148 13%	231,225 25%	269,733 29%	135,434 14%	941,618 100%
State	188,812 5%	439,100 12%	494,529 14%	878,077 24%	1,033,029 29%	555,023 15%	3,588,570 100%

Race/Ethnicity (2012-2016)

	Town	County	State
White Alone, Non-Hispanic	24,923	598,017	2,464,450
Black Alone	355	107,282	372,696
Asian	651	47,742	152,782
Native American	41	2,441	9,399
Other/Multi-Race	954	89,139	284,582
Hispanic or Latino	1,745	175,480	537,728

Poverty Rate (2012-2016)

	Town	County	State
Poverty Rate (2012-2016)	4.5%	8.8%	10.4%

Educational Attainment (2012-2016)

	Town	State
High School Graduate	3,541 19%	673,220 27%
Associates Degree	1,245 7%	184,426 7%
Bachelors or Higher	10,459 55%	938,319 38%

Economics

Business Profile (2016)

Sector	Units	Employment
Total - All Industries	863	8,695
23 - Construction	77	373
31-33 - Manufacturing	25	516
44-45 - Retail Trade	64	803
51 - Information	19	830
62 - Health Care and Social Assistance	75	1,032
Total Government	23	1,565

Top Five Grand List (2017)

	Amount
Eversource	\$37,946,360
E&A / I&G Sandhill Plaza Ltd Partnership	\$15,732,280
Iroquois Gas Transmission System (CT FO)	\$14,544,620
Newtown Shopping Village Ltd	\$10,397,800
Newtown ALF Property LLC	\$7,862,280
Net Grand List (SFY 2015-2016)	\$3,075,391,014

Major Employers (2017)

Town of Newtown - Board of Education	Masonicare of Newtown
Spectrum	Town of Newtown
Big Y Supermarkets	

Education

2017-2018 School Year

	Grades	Enrollment
Newtown School District	PK-12	4,407

Smarter Balanced Test Percent Above Goal (2016-2017)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	74.5%	53.1%	67.7%	50.0%	66.9%	41.8%
ELA	75.4%	51.8%	70.0%	54.1%	65.1%	53.7%

Pre-K Enrollment (PSIS)

	2016-2017
Newtown School District	60

4-Year Cohort Graduation Rate (2016-2017)

	All	Female	Male
Connecticut	87.9%	90.9%	85.1%
Newtown School District	94.6%	97.0%	92.6%

Rate of Chronic Absenteeism (2016-2017)

	All
Connecticut	9.9%
Newtown School District	4.0%

Public vs Private Enrollment (2012-2016)

	Town	County	State
Public	87.9%	81.8%	86.8%
Private	12.1%	18.2%	13.2%

Newtown, Connecticut

CERC Town Profile 2018



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Town Meeting

Total Revenue (2016)	\$120,198,122	Total Expenditures (2016)	\$118,916,507	Annual Debt Service (2016)	\$10,337,495
Tax Revenue	\$101,236,267	Education	\$79,390,666	As % of Expenditures	8.7%
Non-tax Revenue	\$18,961,855	Other	\$39,525,841	Eq. Net Grand List (2016)	\$4,558,435,297
Intergovernmental	\$16,346,850	Total Indebtedness (2016)	\$69,075,038	Per Capita	\$163,590
Per Capita Tax (2016)	\$3,618	As % of Expenditures	58.1%	As % of State Average	108.1%
As % of State Average	126.0%	Per Capita	\$2,479	Moody's Bond Rating (2016)	Aa1
		As % of State Average	99.9%	Actual Mill Rate (2016)	33.07
				Equalized Mill Rate (2016)	22.12
				% of Net Grand List Com/Ind (2016)	8.0%

Housing/Real Estate

Housing Stock (2012-2016)

	Town	County	State
Total Units	10,260	364,737	1,493,798
% Single Unit (2012-2016)	88.3%	57.9%	59.1%
New Permits Auth (2017)	50	1,719	4,547
As % Existing Units	0.5%	0.5%	0.3%
Demolitions (2017)	4	538	1,403
Home Sales (2013)	341	7,243	26,310
Median Price	\$402,200	\$413,400	\$269,300
Built Pre-1950 share	16.3%	29.3%	29.7%
Owner Occupied Dwellings	8,406	226,707	900,223
As % Total Dwellings	85.8%	67.6%	66.5%
Subsidized Housing (2017)	233	34,307	168,576

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	13	439	3,417
\$100,000-\$199,999	29	890	7,522
\$200,000-\$299,999	71	1,117	6,031
\$300,000-\$399,999	82	980	3,380
\$400,000 or More	146	3,817	5,960

Rental (2012-2016)

	Town	County	State
Median Rent	\$1,366	\$1,385	\$1,094
Cost-burdened Renters	56.6%	54.0%	52.5%

Labor Force

	Town	County	State
Residents Employed	13,728	459,238	1,795,519
Residents Unemployed	612	23,180	96,273
Unemployment Rate	4.3%	4.8%	5.1%
Self-Employed Rate	13.4%	13.0%	9.9%
Total Employers	863	35,142	117,337
Total Employed	8,695	423,648	1,666,580

Connecticut Commuters (2015)

Commuters Into Town From:		Town Residents Commuting To:	
Newtown, CT	1,830	Newtown, CT	1,830
Danbury, CT	816	Danbury, CT	1,711
Southbury, CT	378	Stamford, CT	641
New Milford, CT	343	Norwalk, CT	526
Waterbury, CT	312	Bethel, CT	422
Bethel, CT	278	Bridgeport, CT	416
Bridgeport, CT	258	Fairfield, CT	383

Quality of Life

Crime Rates (per 100,000 residents) (2016)

	Town	State
Property	315	1,780
Violent	15	224

Disengaged Youth (2012-2016)

	Town	State
Female	0.0%	4.5%
Male	0.0%	5.5%

	Town
Library circulation per capita	7.35

Distance to Major Cities

	Miles
Hartford	40
New York City	61
Providence	100
Boston	133
Montreal	286

Residential Utilities

Electric Provider
Eversource Energy
(800) 286-2000

Gas Provider
Eversource Energy
(800) 989-0900

Water Provider
Municipal Provider
Local Contact

Cable Provider
Charter Communications of Western CT
(800) 827-8288

A RESOLUTION AMENDING THE 2018-19 TO 2022-23 CAPITAL IMPROVEMENT PLAN (CIP).

In year 2018-19 the project titled "Building/Land Purchase/Remediation/Demolition/Infrastructure" be changed to "New Police Facility – Real Estate Acquisition/Design/Construction" and the department changed from FFH to POLICE.

In year 2019-20 the project titled "Police Facility – Construction Phase" be changed to "New Police Facility – Real Estate Acquisition/Design/Construction" and the amount changed from \$8,000,000 to \$6,800,000.

In year 2020-21 the project titled "Police Facility – Construction Phase" be changed to "New Police Facility – Real Estate Acquisition/Design/Construction" and the amount changed from \$5,000,000 to \$4,000,000.

Detail attached.

PROPOSED AMENDMENTS SUMMARY & DETAIL

PROPOSED AMENDMENTS - SUMMARY

TOWN OF NEWTOWN							
LEGISLATIVE COUNCIL ADOPTED CIP - (2018 - 2019 TO 2022 - 2023) - 01/17/2018 PROPOSED AMENDED							
RANK	2018 - 2019 (YEAR ONE)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	Capital Road Program	PW	3,500,000	1,500,000		2,000,000	
	Sandy Hook Permanent Memorial	SH MEM	250,000	250,000			
	Library Renovations / replacements / upgrades	LIB	300,000	300,000			
	NEW POLICE FACILITY - REAL ESTATE ACQUISITION/DESIGN/CONSTRUCTION	POLICE	4,000,000	4,000,000			
	Brownfields remediation/re-purposing-7/28A Glen rd/open space	LAND USE	650,000	650,000			
	Eichlers Cove Improvements Phase (2 of 2)	P & R	400,000	-0-			400,000
	<u>BOARD OF EDUCATION</u>						
	Middle Gate - Roof Replacement (1964 & 1992 sections)	BOE	1,685,400	1,685,400			
	TOTALS	>>>>>>>	10,785,400	8,385,400	-	2,000,000	400,000
RANK	2019 - 2020 (YEAR TWO)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	Capital Road Program	PW	2,250,000			2,250,000	
	Bridge Replacement Program	PW	400,000	400,000			
	NEW POLICE FACILITY - REAL ESTATE ACQUISITION/DESIGN/CONSTRUCTION	POLICE	6,800,000	6,800,000			
	Tilson Artificial Turf Replacement	P & R	500,000				500,000
	Dickinson Pavilion Replacement	P & R	450,000	450,000			
	Edmond Town Hall Exterior Renovations	ETH	268,000	268,000			
	Library Renovations / replacements / upgrades	LIB	350,000	350,000			
	<u>BOARD OF EDUCATION</u>						
	Hawley - Replace Boiler & Lighting Energy Project	BOE	1,814,720	1,814,720			
	High School - Main Boiler Replacements	BOE	954,000	954,000			
	TOTALS	>>>>>>>	13,786,720	11,036,720	-	2,250,000	500,000
RANK	2020 - 2021 (YEAR THREE)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	Capital Road Program	PW	2,500,000			2,500,000	
	Bridge Replacement Program	PW	400,000	400,000			
	NEW POLICE FACILITY - REAL ESTATE ACQUISITION/DESIGN/CONSTRUCTION	POLICE	4,000,000	4,000,000			
	Radio System Upgrade and Console	ECC	1,775,000	1,775,000			
	Library Renovations / replacements / upgrades	LIB	350,000	350,000			
	<u>BOARD OF EDUCATION</u>						
	Hawley - Ventilation and HVAC Renovations	BOE	4,719,120	4,719,120			
	TOTALS	>>>>>>>	13,744,120	11,244,120	-	2,500,000	-
RANK	2021 - 2022 (YEAR FOUR)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	Capital Road Program	PW	2,750,000			2,750,000	
	Bridge Replacement Program	PW	400,000	400,000			
	FFH Building Remediation / Demolition	FFH	2,000,000	2,000,000			
	Fairfield Hills Pickle Ball Courts	P & R	250,000	250,000			
	Edmond Town Hall Gym Air Conditioning	ETH	252,000	252,000			
	Library Renovations / replacements / upgrades	LIB	300,000	300,000			
	<u>BOARD OF EDUCATION</u>						
	High School - Replace/Restore Stadium Turf Field	BOE	1,060,000	1,060,000			
	Middle School - Ventilation, HVAC, AC (partial) - Phase II	BOE	3,093,300	3,093,300			
	TOTALS	>>>>>>>	10,105,300	7,355,300	-	2,750,000	-
RANK	2022 - 2023 (YEAR FIVE)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	Capital Road Program	PW	3,000,000			3,000,000	
	Bridge Replacement Program	PW	400,000	400,000			
	FFH Building Remediation / Demolition	FFH	2,000,000	2,000,000			
	P & R Maintenance Yard Improvements	P & R	670,000	670,000			
	Edmond Town Hall Parking Lot Improvements	ETH	450,000	450,000			
	Library Renovations / replacements / upgrades	LIB	250,000	250,000			
	<u>BOARD OF EDUCATION</u>						
	Reed - Install High Efficiency Gas Boilers & LED Lighting	BOE	2,000,000	2,000,000			
	TOTALS	>>>>>>>	8,770,000	5,770,000	-	3,000,000	-
GRAND TOTALS			57,191,540	43,791,540	-	12,500,000	900,000

PROPOSED AMENDMENTS - DETAIL

Capital Improvement Plan

'18/'19 thru '22/'23

Town of Newtown, Connecticut

Project # **FHA-1**

Project Name **Building/land purchase/remediation/demo/infrastruc**

Type **Land Improvements**

Department **FHA**

Useful Life

Contact

Category **Unassigned**

DELETE PAGE

Description

To be used for eventual police facility site. Either for demolition and remediation of building on chosen site or the purchase of land and existing building. Along with any infrastructure improvements. Any excess funds can be used for Fairfield Hills demolition/remediation/infrastructure.

Justification

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Other	4,000,000					4,000,000
Total	4,000,000					4,000,000

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	4,000,000					4,000,000
Total	4,000,000					4,000,000

Budget Impact/Other

PROPOSED AMENDMENTS - DETAIL

Capital Improvement Plan

'18/'19 thru '22/'23

Town of Newtown, Connecticut

Project # Pol -1
Project Name Police Facility

Type Building construction/renovatio
Useful Life 50
Category Buildings
Department Police
Contact CHIEF JAMES VIADERO

PROPOSED
AMENDED PAGE

Description

New Police Facility - The acquisition of buildings & land, located at 191 South Main Street and 61 Pecks Lane, and the construction and development of a new police station, including, but not limited to, surveys, site testing and development, environmental remediation, selective demolition, building construction, bonds and insurances, general conditions, construction manager fees, design fees, materials testing, utility back charges, moving,, reproduction expenses, owner provided services and material, furniture, fixtures, or other equipment, communications equipment, security, access control, closed circuit tv, information technology, and audio visual equipment.

Justification

The Police facility, built in 1981, was based upon projections that we have far exceeded. The growth of the community and police personnel have made the current facility overcrowded, outdated and inadequate for a modern and professional police agency. The planning of this project started in 2002 with numerous CIP requests for improvements. A comprehensive Space Needs Study and Site Evaluation of 3 Main Street was completed.

Budget Impact/Other

See impact statement

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Other	4,000,000	6,800,000	4,000,000			14,800,000
Total	4,000,000	6,800,000	4,000,000			14,800,000

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	4,000,000	6,800,000	4,000,000			14,800,000
Total	4,000,000	6,800,000	4,000,000			14,800,000

CURRENT LC ADOPTED CIP (01/17/2018)

CURRENT LC ADOPTED - SUMMARY

TOWN OF NEWTOWN							
LEGISLATIVE COUNCIL ADOPTED CIP - (2018 - 2019 TO 2022 - 2023) - 01/17/2018							
RANK	2018 - 2019 (YEAR ONE)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	Capital Road Program	PW	3,500,000	1,500,000		2,000,000	
	Sandy Hook Permanent Memorial	SH MEM	250,000	250,000			
	Library Renovations / replacements / upgrades	LIB	300,000	300,000			
	Building/Land Purchase/Remediation/Demolition /Infrastructure	FFH	4,000,000	4,000,000			
	Brownfields remediation/re-purposing-7/28A Glen rd/open space	LAND USE	650,000	650,000			
	Eichlers Cove Improvements Phase (2 of 2)	P & R	400,000	-0-			400,000
	<u>BOARD OF EDUCATION</u>						
	Middle Gate - Roof Replacement (1984 & 1992 sections)	BOE	1,685,400	1,685,400			
	TOTALS	>>>>>>>	10,785,400	8,385,400	-	2,000,000	400,000
RANK	2019 - 2020 (YEAR TWO)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	Capital Road Program	PW	2,250,000			2,250,000	
	Bridge Replacement Program	PW	400,000	400,000			
	Police Facility - Construction Phase	POLICE	8,000,000	8,000,000			
	Tilson Artificial Turf Replacement	P & R	500,000				500,000
	Dickinson Pavilion Replacement	P & R	450,000	450,000			
	Edmond Town Hall Exterior Renovations	ETH	268,000	268,000			
	Library Renovations / replacements / upgrades	LIB	350,000	350,000			
	<u>BOARD OF EDUCATION</u>						
	Hawley - Replace Boiler & Lighting Energy Project	BOE	1,814,720	1,814,720			
	High School - Main Boiler Replacements	BOE	954,000	954,000			
	TOTALS	>>>>>>>	14,986,720	12,236,720	-	2,250,000	500,000
RANK	2020 - 2021 (YEAR THREE)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	Capital Road Program	PW	2,500,000			2,500,000	
	Bridge Replacement Program	PW	400,000	400,000			
	Police Facility - Construction Phase	POLICE	5,000,000	5,000,000			
	Radio System Upgrade and Console	ECC	1,775,000	1,775,000			
	Library Renovations / replacements / upgrades	LIB	350,000	350,000			
	<u>BOARD OF EDUCATION</u>						
	Hawley - Ventilation and HVAC Renovations	BOE	4,719,120	4,719,120			
	TOTALS	>>>>>>>	14,744,120	12,244,120	-	2,500,000	-
RANK	2021 - 2022 (YEAR FOUR)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	Capital Road Program	PW	2,750,000			2,750,000	
	Bridge Replacement Program	PW	400,000	400,000			
	FFH Building Remediation / Demolition	FFH	2,000,000	2,000,000			
	Fairfield Hills Pickle Ball Courts	P & R	250,000	250,000			
	Edmond Town Hall Gym Air Conditioning	ETH	252,000	252,000			
	Library Renovations / replacements / upgrades	LIB	300,000	300,000			
	<u>BOARD OF EDUCATION</u>						
	High School - Replace/Restore Stadium Turf Field	BOE	1,060,000	1,060,000			
	Middle School - Ventilation, HVAC, AC (partial) - Phase II	BOE	3,093,300	3,093,300			
	TOTALS	>>>>>>>	10,105,300	7,355,300	-	2,750,000	-
RANK	2022 - 2023 (YEAR FIVE)			Funding			
	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Adopted Amount</u>	<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
	Capital Road Program	PW	3,000,000			3,000,000	
	Bridge Replacement Program	PW	400,000	400,000			
	FFH Building Remediation / Demolition	FFH	2,000,000	2,000,000			
	P & R Maintenance Yard Improvements	P & R	670,000	670,000			
	Edmond Town Hall Parking Lot Improvements	ETH	450,000	450,000			
	Library Renovations / replacements / upgrades	LIB	250,000	250,000			
	<u>BOARD OF EDUCATION</u>						
	Reed - Install High Efficiency Gas Boilers & LED Lighting	BOE	2,000,000	2,000,000			
	TOTALS	>>>>>>>	8,770,000	5,770,000	-	3,000,000	-
GRAND TOTALS			59,391,540	45,991,540	-	12,500,000	900,000

CURRENT LC ADOPTED - DETAIL

Capital Improvement Plan

'18/'19 *thru* '22/'23

Town of Newtown, Connecticut

Project # **FHA-1**
Project Name **Building/land purchase/remediation/demo/infrastruc**

Type Land Improvements
Useful Life
Category Unassigned

Department FHA
Contact

Description

To be used for eventual police facility site. Either for demolition and remediation of building on chosen site or the purchase of land and existing building. Along with any infrastructure improvements. Any excess funds can be used for Fairfield Hills demolition/remedication/infrastruture.

Justification

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Other	4,000,000					4,000,000
Total	4,000,000					4,000,000

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding	4,000,000					4,000,000
Total	4,000,000					4,000,000

Budget Impact/Other

CURRENT LC ADOPTED - DETAIL

Capital Improvement Plan

'18/'19 thru '22/'23

Town of Newtown, Connecticut

Project # Pol -1
Project Name Police Facility

Type Building construction/renovatio
Useful Life 50
Category Buildings
Department Police
Contact CHIEF JAMES VIADERO

Description

A comprehensive space needs study was completed and it determined that the police facility at 3 Main St. was inadequate. The current facility no longer fulfills the day to day needs of policing functions for the Town of Newtown. Initial design amount was approved in 2017-18 and is in process.

Justification

The Police facility, built in 1981, was based upon projections that we have far exceeded. The growth of the community and police personnel have made the current facility overcrowded, outdated and inadequate for a modern and professional police agency. The planning of this project started in 2002 with numerous CIP requests for improvements. A comprehensive Space Needs Study and Site Evaluation of 3 Main Street was completed. Monies will be needed to professionally design the building.

Expenditures	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Construction/Maintenance		8,000,000	5,000,000			13,000,000
Total		8,000,000	5,000,000			13,000,000

Funding Sources	'18/'19	'19/'20	'20/'21	'21/'22	'22/'23	Total
Bonding		8,000,000	5,000,000			13,000,000
Total		8,000,000	5,000,000			13,000,000

Budget Impact/Other

Detailed operational budget impact will be determined closer to project start date.

RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$14,800,000 FOR THE ACQUISITION OF BUILDINGS AND LAND AND THE CONSTRUCTION AND DEVELOPMENT OF A NEW POLICE STATION, AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PLAN (2018-19 TO 2022-23) AND AUTHORIZING THE ISSUANCE OF \$14,800,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

RESOLVED:

Section 1. The sum of \$14,800,000 is a special appropriation made pursuant to Chapter 6, Section 6-35 of the Town Charter of the Town of Newtown (the "Town") for the acquisition of buildings and land, located at 191 South Main Street and 61 Pecks Lane, and the construction and development of a new police station, including, but not limited to, surveys, site testing and development, environmental remediation, selective demolition, building construction, bonds and insurances, general conditions, construction manager fees, design fees, materials testing, utility back charges, moving, reproduction expenses, owner provided services and material, furniture, fixtures, or other equipment, communications equipment, security, access control, closed circuit television (CCTV), information technology (IT), audio visual (AV) equipment, as authorized in the Capital Improvement Plan (2018-19 to 2022-23) and for selling, engineering, technical support services during construction, administrative, printing, advertising, legal and financing costs related thereto (collectively, the "Project"), said appropriation to be inclusive of any and all State and Federal grants-in-aid thereof.

Section 2. To meet said appropriation, \$14,800,000 bonds of the Town, or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of Connecticut, Revision of 1958, as amended from time to time (the "Connecticut General Statutes"). Said bonds may be issued in one or more series as determined by the Financial Director, and the amount of bonds of each series to be issued shall be fixed by the Financial Director, in the amount necessary to meet the Town's share of the cost of the Project determined after considering the estimated amount of State and Federal grants-in-aid of the Project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient, with other funds available for such purpose, to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, printing, legal and financing costs of issuing such bonds. The bonds shall be in the denomination of \$5,000 or a whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the First Selectman and the Financial Director, bear the Town seal or a facsimile thereof, be certified by a bank or trust company, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company, and be approved as to their legality by Robinson & Cole LLP, Hartford, Connecticut. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series to be issued, the annual installments of principal, redemption provisions, if any, the certifying, registrar and transfer agent and paying agent, the date, time of issue and sale and other terms, details and particulars of such bonds, including the approval of the rate or rates of interest shall be determined by the First Selectman and the Financial Director, in accordance with the Connecticut General Statutes.

Section 3. Said bonds shall be sold by the First Selectman and the Financial Director in a competitive offering and the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. To the extent required by the Charter of the Town of Newtown, bids shall be solicited from at least three lending institutions. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a

recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds.

Section 4. The First Selectman and the Financial Director are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the First Selectman and the Financial Director, have the seal of the Town affixed, be payable at a bank or trust company designated by the First Selectman, be approved as to their legality by Robinson & Cole LLP, Hartford, Connecticut, and be certified by a bank or trust company designated by the First Selectman pursuant to Section 7-373 of the Connecticut General Statutes. The notes shall be issued with maturity dates which comply with the provisions of the Connecticut General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the Project. Upon the sale of the bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. The First Selectman or his designee is hereby authorized, in the name and on behalf of the Town to apply for and accept any and all Federal and State loans and/or grants-in-aid of the Project and is further authorized to expend said funds in accordance with the terms hereof and in connection therewith, to contract in the name of the Town with sellers, engineers, contractors and others.

Section 6. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in the maximum amount of the Project with the proceeds of bonds or bond anticipation notes or other obligations ("Tax-Exempt Obligations") authorized to be issued by the Town. The Tax-Exempt Obligations shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The Town hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Financial Director or his designee is authorized to pay Project expenses in accordance herewith pending the issuance of Tax-Exempt Obligations, and to amend this declaration.

Section 7. The First Selectman and the Financial Director are hereby authorized, in the name and on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution. Any agreements or representations to provide information to the MSRB made prior hereto are hereby confirmed, ratified and approved.

Section 8. The First Selectman is hereby authorized, in the name and on behalf of the Town, to enter into any other agreements, instruments, documents and certificates, including tax and investment agreements, for the consummation of the transactions contemplated by this resolution.

Town of Newtown
2017-18 Fiscal Year End Budget Transfer Request

PAGE 1 OF 6

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	Transfers	
			<u>From</u>	<u>To</u>
Selectmen - Other	1-101-11-105-5531-0000	Postage	1,000	
Selectmen - Other	1-101-11-105-5443-0000	Copier Leasing		1,000

EXPLANATION:

Inter-departmental transfer. Amount over due to paper usage.

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	Transfers	
			<u>From</u>	<u>To</u>
Social Services	1-101-11-110-5210-0000	Group Insurance	5,813	
Social Services	1-101-11-110-5220-0000	Social Security Contributions		1,502
Social Services	1-101-11-110-5230-0000	Retirement Contributions		4,311

EXPLANATION:

Inter-departmental transfer. Off setting employee benefit amounts relating to VOCA grant town share.

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	Transfers	
			<u>From</u>	<u>To</u>
Finance	1-101-11-200-5210-0000	Group Insurance	10	
Finance	1-101-11-200-5220-0000	Social Security Contributions		10

EXPLANATION:

Inter-departmental transfer. Misc. adjustment

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	Transfers	
			<u>From</u>	<u>To</u>
Police	1-101-12-310-5220-0000	Social Security Contributions	778	
Police	1-101-12-310-5230-0000	Retirement Contributions		778

EXPLANATION:

Inter-departmental transfer. Due to new employee going on a defined contribution plan (not budgeted for)

Town of Newtown
2017-18 Fiscal Year End Budget Transfer Request

PAGE 2 OF 6

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>Transfers</u>	
			<u>From</u>	<u>To</u>
Fire	1-101-12-320-5110-0000	Salaries & Wages - Full Time	857	
Fire	1-101-12-320-5115-0000	Salaries & Wages - Part Time	4,370	
Fire	1-101-12-320-5210-0000	Group Insurance	19	
Fire	1-101-12-320-5220-0000	Social Security Contributions	1,559	
Fire	1-101-12-320-5435-0000	Radio & Pager Service	422	
Fire	1-101-12-320-5436-0000	Truck Repair	1,198	
Fire	1-101-12-320-5520-0000	Insurance Other Than Employee Benefits	1,940	
Fire	1-101-12-320-5611-0000	Office Supplies	188	
Fire	1-101-12-320-5621-0000	Energy - Natural Gas	786	
Fire	1-101-12-320-5622-0000	Energy - Electricity	4,236	
Fire	1-101-12-320-5623-0000	Energy - Bottled Gas	1,903	
Fire	1-101-12-320-5624-0000	Energy - Oil	2,218	
Fire	1-101-12-320-5745-0000	Fire Equipment	1,601	
Fire	1-101-12-320-5749-0000	Capital	1,058	
Fire	1-101-12-320-5290-0000	Other Employee Benefits		11,499
Fire	1-101-12-320-5411-0000	Water/Sewer		127
Fire	1-101-12-320-5412-0000	Hydrants		5,559
Fire	1-101-12-320-5430-0000	Repair & Maintenance Services		5,170

EXPLANATION:

Inter-departmental transfer. Typical rebalancing of Fire Commission accounts.

Other employee benefits mainly represents the Length of Service Awards Program funding.

Town of Newtown
2017-18 Fiscal Year End Budget Transfer Request

PAGE 3 OF 6

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	Transfers	
			<u>From</u>	<u>To</u>
Emergency Management	1-101-12-330-5611-0000	Office Supplies	3	
Emergency Management	1-101-12-330-5220-0000	Social Security Contributions		3

EXPLANATION:

Inter-departmental transfer. Misc. adjustment

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	Transfers	
			<u>From</u>	<u>To</u>
PW - Highway	1-101-13-500-5625-0000	Energy - Gasoline	842	
PW - Highway	1-101-13-500-5580-0000	Dues, Travel & Education		836
PW - Highway	1-101-13-500-5651-0000	Street Signs		6

EXPLANATION:

Inter-departmental transfer. Educational courses under budgeted. There were savings in gasoline account.

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	Transfers	
			<u>From</u>	<u>To</u>
PW - Winter Maintenance	1-101-13-510-5130-0000	Salaries & Wages - Overtime	485	
PW - Winter Maintenance	1-101-13-510-5505-0000	Contractual Services	218	
PW - Winter Maintenance	1-101-13-510-5747-0000	Machinery & Equipment	737	
PW - Winter Maintenance	1-101-13-510-5661-0000	Salt		1,440

EXPLANATION:

Inter-departmental transfer. Last salt order batch put account over. Small amounts in other line items available.

Town of Newtown
2017-18 Fiscal Year End Budget Transfer Request

PAGE 4 OF 6

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>Transfers</u>	
			<u>From</u>	<u>To</u>
PW - Highway	1-101-13-500-5110-0000	Salaries & Wages - Full Time	9,000	
PW - Highway	1-101-13-500-5220-0000	Social Security Contributions	5,000	
PW - Highway	1-101-13-500-5625-0000	Energy - Gasoline	8,709	
PW - Trasfer Station	1-101-13-515-5505-0000	Contractual Services		22,709

EXPLANATION:

Inter-departmental transfer. Transfer station contractual services over due to stump and brush grinding.

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>Transfers</u>	
			<u>From</u>	<u>To</u>
PW - Building Maintenance	1-101-13-650-5130-0000	Salaries & Wages - Overtime	650	
PW - Building Maintenance	1-101-13-650-5210-0000	Group Insurance	340	
PW - Building Maintenance	1-101-13-650-5220-0000	Social Security Contributions	1,240	
PW - Highway	1-101-13-500-5625-0000	Energy - Gasoline	4,500	
PW - Building Maintenance	1-101-13-650-5411-0000	Water/Sewerage		1,487
PW - Building Maintenance	1-101-13-650-5615-0000	General Maintenance Supplies		42
PW - Building Maintenance	1-101-13-650-5622-0000	Energy - Electricity		4,000
PW - Building Maintenance	1-101-13-650-5624-0000	Energy - Oil		1,201

EXPLANATION:

Inter-departmental transfer. Utility accounts underestimated.

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>Transfers</u>	
			<u>From</u>	<u>To</u>
Library	1-101-14-670-5210-0000	Group Insurance	46	
Library	1-101-14-670-5230-0000	Retirement Contributions		46

EXPLANATION:

Inter-departmental transfer. Misc. adjustment

<p align="center">Town of Newtown 2017-18 Fiscal Year End Budget Transfer Request</p>
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PAGE 5 OF 6

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>
Contingency	1-101-24-570-5899-0000	Contingency
Children's Adventure Ctr	1-101-14-410-5230-0000	Retirement Contributions

Transfers	
<u>From</u>	<u>To</u>
921	
	921

EXPLANATION:

Overage due to new employee going on a defined contribution plan (not budgeted for)

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>
Land Use	1-101-15-490-5749-0000	Capital
Selectmen	1-101-11-100-5350-0000	Prof. Svs - Legal
Land Use	1-101-15-490-5350-0000	Prof. Svs - Legal
Capital & Non-recurring	1-101-25-860-5870-0000	Transfer Out To Capital & Non-recurring

Transfers	
<u>From</u>	<u>To</u>
19,500	
4,820	
	4,820
	19,500

EXPLANATION:

\$19,500 capital amount represents an amount transferred during the year for a property purchase regarding the realignment of a state road. Amount being transferred to capital & Non-recurring fund untill needed.

Legal fees in Land Use were over budget. There were amounts available in Selectman's legal account.

Town of Newtown
2017-18 Fiscal Year End Budget Transfer Request

PAGE 6 OF 6

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>Transfers</u>	
			<u>From</u>	<u>To</u>
Parks & Recreation	1-101-16-550-5115-0000	Salaries & Wages - Part Time	919	
Parks & Recreation	1-101-16-550-5117-0010	Wages - Seasonal - Lifeguard	2,264	
Parks & Recreation	1-101-16-550-5117-0011	Wages - Seasonal - Swim Instructors	2,282	
Parks & Recreation	1-101-16-550-5117-0013	Wages - Seasonal - Gate Attendants	3,078	
Parks & Recreation	1-101-16-550-5117-0014	Wages - Seasonal - Camp	221	
Parks & Recreation	1-101-16-550-5210-0000	Group Insurance	328	
Parks & Recreation	1-101-16-550-5580-0000	Dues, Travel & Education	769	
Parks & Recreation	1-101-16-550-5611-0000	Office Supplies	1,375	
Parks & Recreation	1-101-16-550-5613-0000	Signs	776	
Parks & Recreation	1-101-16-550-5614-0000	Pool Supplies	1,287	
Parks & Recreation	1-101-16-550-5615-0000	General Maintenance Supplies	3,311	
Parks & Recreation	1-101-16-550-5616-0000	Grounds Maintenance Supplies	694	
Parks & Recreation	1-101-16-550-5749-0000	Capital	316	
Parks & Recreation	1-101-16-550-5115-0000	Salaries & Wages - Full Time		1,003
Parks & Recreation	1-101-16-550-5130-0000	Salaries & Wages - Over Time		4,948
Parks & Recreation	1-101-16-550-5220-0000	Social Security Contributions		219
Parks & Recreation	1-101-16-550-5290-0000	Other Employee Benefits		192
Parks & Recreation	1-101-16-550-5505-0000	Contractual Services		11,004
Parks & Recreation	1-101-16-550-5610-0000	General Supplies		254

EXPLANATION:

Inter-departmental transfer.

GRAND TOTALS

<u>Transfers</u>	
<u>From</u>	<u>To</u>
104,587	104,587