

**Proposed Disposition of Class III Lands**

**SE 5  
56 Squantuck Rd., Seymour**

**Application to the Representative Policy Board (RPB)  
From the Regional Water Authority**

**September 2024**

**1. AUTHORIZATION SOUGHT**

The Regional Water Authority (RWA) proposes the disposition of 4.98 acres of unimproved Class III lands (hereinafter referred to as “subject land”) located within Seymour, Connecticut for conservation use and conforming to any and all approvals that may be granted by the regulatory agencies of the Town of Seymour. The purchase price shall not be less than \$55,000 for the unimproved subject land. An appraiser determined the “as is” market value to be \$55,000 based on the survey prepared by Michael H. Horbal.

The subject land, RWA Land Unit SE 5, comprises 4.98 acres and is located west of Squantuck Rd. in Seymour. The address of the parcel is 56 Squantuck Rd. The RWA’s Land Use Plan, approved by the RPB on January 21, 2016, outlines the subject parcel as Non-Water System Land that could be disposed.

The subject land is not needed for water supply purposes. Therefore, the RWA proposes to dispose of the subject land in a manner that will meet the following objectives:

1. To generate income to further protect the RWA’s public water supply through the purchase of additional water supply watershed lands or conservation easements within the RWA’s public water supply watersheds.
2. To benefit RWA ratepayers by minimizing future water rate increases attributed to future borrowing needed to complete the purchase of additional water supply watershed lands or conservation easements.
3. To protect any outstanding natural areas and preserve important ecological functions.

Furthermore, as outlined in the RWA’s 2007 brochure titled “The Land We Need for the Water We Use,” the RWA has purchased land outright or has secured conservation easements on lands within its watersheds. These purchases protect watershed lands in the region to maintain the high level of water quality for its customers and minimize treatment costs. Purchases of land and conservation easements have been partially funded by the sale of Class III lands that are off the watershed and, consequently, not essential for the protection of the public water supply.

## 2. NEED FOR PROPOSED ACTION

The subject parcel is entirely Class III land, which is a State Department of Public Health (DPH) designation for land owned by a water utility that is not now, or in the future, on the watershed or aquifer of a source of supply for public drinking water. The cost of maintaining the subject land includes boundary inspections, forest management, and security, as well as payment in lieu of taxes (PILOT). Maintenance costs for the parcel are approximately \$250 annually. PILOT for this parcel is approximately \$378 per year. Although these costs are currently minimal, they nonetheless represent a diversion of resources that could be utilized elsewhere for the maintenance and security of the water supply. Furthermore, should the Proposed Action be approved, the RWA will receive significant funds from the sale of the subject land. These funds will be utilized for source water protection acquisitions.

In 2023, the Town of Seymour approached the RWA about acquiring the parcel. The Town stated the newly acquired property would be managed as open space, similar to the abutting acres that it owns. The Town owns 94+/- acres of open space that surrounds the subject parcel. The Seymour Land Trust and Town of Oxford own additional parcels in the vicinity that are managed as open space.

## 3. ANALYSIS OF ALTERNATIVES

This application considers two alternatives to the Proposed Action: 1) No Action, 2) Sale of the subject land to a private person or organization.

### *1. No Action – Retain property*

An alternative to the proposed disposition is the continued ownership of the land by the RWA. Under this scenario, RWA's ratepayers would lose the benefits of the land sale and the RWA would continue to be responsible for maintenance costs, PILOT, and general management related to the subject land together with some exposure to liability. The "no action" alternative continues RWA's ownership of this Class III parcel, which is in opposition to RWA's "The Land We Need for the Water We Use" initiative. It is unlikely that physical changes to the subject land will occur under the continued ownership of the parcel by the RWA, other than selective thinning of trees by woodcutters.

### *2. Sale to a Private Person or Organization*

A second alternative is the proposed disposition to a private person or group. The sale to a private entity would likely result in property being developed. This is unlikely to succeed as wetlands and topography make the parcel difficult or impossible to develop. It would also take more time to complete, as compared to a sale to the Town, since it would require going through the RWA's bid process. Due to the terms of the RWA's enabling legislation, the Town and State hold rights-of-first-refusal over the potential sale of unimproved land by the RWA. Therefore, if either wanted to buy the parcel, as if the case here with the Town, the sale to a private individual or organization could be intercepted.

#### **4. COSTS INCURRED OR SAVED BY THE PROPOSED ACTION**

Once the subject land is no longer owned by the RWA, the average annual expenses for PILOT, security, and maintenance will no longer be incurred. Those costs are approximately \$628 annually, with \$378 of it being the PILOT payment to the Town. Of greater importance is the expected revenue to be gained by the sale of the land. The revenue will be used for the protection of watershed lands through purchase or conservation easements, funds that would otherwise need to be raised by bonding. The expected revenue from the sale of the subject land will not be less than \$55,000.

#### **5. UNUSUAL CIRCUMSTANCES FOR THE RPB TO CONSIDER**

The area was part of the Great Hill Reservoir system when owned by Ansonia-Derby Water Company and Birmingham Utilities Inc. (BUI). BUI abandoned the Great Hill reservoir as a drinking water supply in 1994. BUI sold the majority of the land to the towns of Seymour and Oxford in 1998. This parcel was retained as a future tank site. The RWA acquired BUI in January 2008.

RWA updated its Land Use Plan (LUP) in 2015, which was approved by the RPB in January 2016. During the process of updating the LUP, the RWA's Engineering Department examined this parcel for its usefulness in the future. They determined that it would not be suitable for a future tank. That caused the parcel to be classified as Non-water System Land which made it eligible for disposition.

The Town of Seymour contacted the RWA about their interest in acquiring this parcel. The Town stated that they are interested in adding this parcel to the adjacent acres that are held as open space.

As prescribed in the RWA's enabling legislation, the Town and State have rights of first refusal, with the Town's rights preceding the State's. Therefore, even if the RWA were to go out to bid to sell the parcel, the Town could intervene and exercise their right. The proposed sale of the land is in conformity with the RWA's 2007 initiative known as "The Land We Need for the Water We Use." The proposed sale is also in conformity with the 2016 LUP's aspiration that parcels no longer used or useful for water supply will be conserved.

#### **6. ANNEXED MATERIALS**

- |           |                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Exhibit A | Location Map – Squantuck Rd. – September 2024                                                                         |
| Exhibit B | Preliminary Assessment prepared by Source and Sky Water Planning, April 8, 2024                                       |
| Exhibit C | Appraisal prepared by MB DiMarco and Associates, dated April 24, 2024                                                 |
| Exhibit D | A-2 survey of the subject land prepared by Michael H. Horbal, dated August 6, 1997, last updated on November 12, 1998 |
| Exhibit E | RWA Land Use Plan – Birmingham System, approved January 21, 2016                                                      |

## **7. FACTS UPON WHICH THE RPB IS EXPECTED TO RELY IN MAKING ITS DECISION**

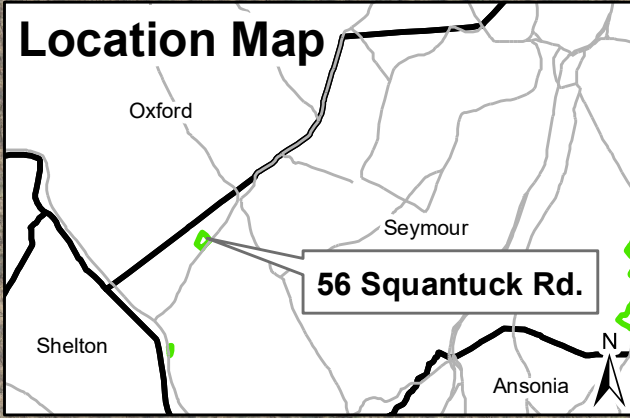
- A. The Proposed Action, disposition of a portion of RWA's land unit SE 5 consists of 4.98 acres of Class III land at 56 Squantuck Rd. in Seymour.
- B. This application's minimum price reflects the market as of April 15, 2024 when the appraisal was completed.
- C. Sale of the subject land will have no adverse impact upon the public water supply due to the fact that the land is Class III, not on a watershed or aquifer of an existing or potential future public water supply source.
- D. Under the proposed action, the subject land would be sold for conservation use, affording protection of its environmental benefits.
- E. Revenue from such a sale is anticipated to be not less than \$55,000.
- F. Net proceeds of the sale will be used to finance the RWA's long-range plan to acquire and protect watershed property, thereby ensuring the protection of the public water supply.
- G. The Town of Seymour and the State of Connecticut, by law, have priority rights to purchase the subject land, with the Town's right taking precedence. The Town has expressed interest in acquiring the parcel.
- H. The proposed action is consistent with the RWA policies enumerated in the 2007 initiative "The Land We Need for the Water We Use." with the RWA's initiative of generating funds to preserve watershed lands.
- I. The proposed action is consistent with the 2016 Land Use Plan.

## **8. FINAL EVALUATION AND RECOMMENDATION OF THE RWA**

The RWA has concluded that the Proposed Action constitutes a disposition of interest in land. The RWA has further concluded that the proposed disposition is consistent with, and advances the policies and goals of, the South Central Connecticut Regional Water Authority and will not have an adverse impact on the environment. It will not have an adverse impact on the purity and adequacy of the public water supply. For these reasons, the disposition will be in the public interest.

The RWA recommends that this Application for Disposition of 4.98 acres of Class III Land be approved by the RPB.

# Location Map



# Exhibit A

## Regional Water Authority Disposition Application 56 Squantuck Rd., Seymour September 2024

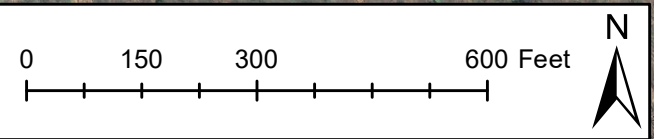


56 Squantuck Rd.

SE 5

Squantuck Rd.

Hull Rd.



**PRELIMINARY ASSESSMENT**

**RWA Property Disposition to Town of Seymour**

**Location:** South Central Connecticut Regional Water Authority (RWA) Class III Non-Water System property located at 56 Squantuck Road (aka Route 188) in Seymour, east of Route 34 and the Housatonic River, southwest of Great Hill Reservoir.

**Proposed Action:** Sale of RWA land parcel SE-5 to the Town of Seymour as open space with deed restrictions. The parcel area is 5.0 acres.

**Report Prepared By:** John Hudak  
Source and Sky Water Planning, LLC



**Date:** April 8, 2024

*Photo: Drone view of property looking south*



## **Introduction**

This Preliminary Assessment form provides for consideration of potential impacts on specific aspects of the environment, subdivided into eight general areas:

- A. Geology, Topography, Soils
- B. Hydrology and Water Quality
- C. Air Quality, Climate, Noise
- D. Biotic Communities
- E. Land Use
- F. Natural Resources and Other Economic Considerations
- G. Public Safety and Health
- H. Community Factors

All phases of the proposed action are considered - planning, construction, and operation - as well as possible secondary or indirect effects. However, no immediate impacts would occur, as the proposed action is only the sale of the parcels to the North Branford Land Conservation Trust. Any future impacts from this sale would be minimal, as the parcels are not proposed to be developed, would likely be used for passive recreation, and would remain open space with deed restrictions.

For each “yes” response, the indicated specific information is provided in the space for notes. Elaborations of negative responses may also be provided if appropriate (e.g., to indicate positive impacts on a given environmental factor); “no” answers for which explanatory notes are provided are indicated by an asterisk. Sources of information, including individuals consulted, are also listed in each section.

**A. Geology, Topography, Soils**

**Yes    No**

- |                                                                                                                                                                                                                                                                                                                                                                                                                        |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 1. Is the site subject to geologic hazards (e.g., seismic, landslide)?<br>If yes, specify type of hazard, extent, relative level of risk, whether or not the proposed action is vulnerable to damage from such hazard, and any measures included in the proposed action to avoid or minimize the risk of damage.                                                                                                       | X |
| 2. Will the proposed action create a geologic hazard or increase the intensity of such a hazard?<br>If yes, specify the type of hazard, the extent to which it will be increased by the proposed action, and whether or not the proposed action can be modified to reduce the hazard.                                                                                                                                  | X |
| 3. Does the site include any geological features of outstanding scientific or scenic interest?<br>If yes, describe the features and their relative importance, the extent to which they will be impacted by the proposed action, and any measures included in the proposed action to avoid or minimize damage to important geologic features.                                                                          | X |
| 4. Is the site subject to soil hazards (e.g., slump, erosion, subsidence, stream siltation)?<br>If yes, specify hazards, their extent, the relative level of risk to the proposed action, and any measures included in the proposed action to avoid or minimize damage from soil hazards.                                                                                                                              | X |
| 5. Does the site have any topographic or soil conditions that limit the types of uses for which it is suitable (e.g., steep slopes, shallow-to-bedrock soils, poorly drained soils)?<br>If yes, specify the conditions, the of limitations on use, the extent to which the proposed action requires the use of such areas, and any measures included in the proposed action to minimize adverse impacts of these uses. | X |
| 6. Does the site include any soil types designated as prime farmland?<br>If yes, indicate the area of prime farmland soils and whether the proposed action requires any irreversible commitment of these soils to non-farm uses.                                                                                                                                                                                       | X |



**Notes (including sources of information):**

**A. Geology, Topography, Soils**

**A.3.** The steeply sloping topography on both sides of Four Mile Brook form a scenic valley. Views of the valley will not be adversely affected by the proposed action.

**A.4.** The vast majority of the site slopes in a westerly direction toward Four Mile Brook at grades in excess of 15 percent (Fig. 2, Fig 3). The Connecticut Erosion Susceptibility polygon feature-based layer was developed as a predictive tool to show areas most susceptible to terrace escarpment type erosion. There are four levels of erosion classification: 1) Most Susceptible; 2) Highly Susceptible; 3) Surficial Materials Susceptible, and 4) Soils Susceptible. The entire parcel is designated as Class 4. Although the steep slopes would pose significant erosion hazards in a development scenario, the property is forested and erosion is not of major concern provided the parcel remains in its present undeveloped condition.

**A.5.** Soils on the vast majority of the parcel (Fig. 4) consist of Natural Resources Conservation Service (NRCS) soil map units 84D (Paxton and Montauk fine sandy loams, 15 to 25 percent slopes) and 85C (Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony). In the case of map unit 84D, slope is identified as the main limitation for typical development activities including basements, lawns and landscaping, septic fields, and local roads and streets. Slow percolation is another main limitation for septic fields, with the seasonal high-water table being a limitation in areas of Montauk soils. Map unit 85C limitations include slope, the seasonal high-water table, large stones, and frost action. The limitations posed by these soils are unlikely to be of concern with passive recreational use of the property. In the event new trails are constructed, care should be taken to position trails along contours to avoid creating new pathways for erosion. It is unknown at this time whether the town would plan to construct a parking area for recreational users. There is a currently an area with ample space for several cars along the north side of the existing access road (Fig. 1; Photos 1, 2) that could be used with little to no modifications depending on the level of use expected. This area is relatively level and dry, with no wetlands or watercourses in the immediate vicinity.

Although no wetlands soils are identified on the NRCS soils map layer, there are two areas presumed to be wetlands located in the north-central and southeastern portions of the property. The boundaries of these areas were digitized from a 1997 property survey by Michael H Horbal Land Surveyors-Planners and are shown on Fig. 1. Maintaining the property as open space is unlikely to adversely impact these areas; however, any potential future regulated activities in these areas or upland review areas should include mapping by a certified soil scientist.

**References:**

CT ECO Map and Image Services. Available online at <https://maps.cteco.uconn.edu/map-services/>

State of Connecticut, Department of Environmental Protection (data compiler, editor and publisher), 20051231, Connecticut Erosion Susceptibility: State of Connecticut, Department of Environmental Protection, Hartford, Connecticut, USA.

Soil Survey of the State of Connecticut, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <https://cteco.uconn.edu/docs/usda/connecticut.pdf>

Property Survey prepared for Birmingham Utilities, Inc. Parcel D&E, Oxford, Seymour, Connecticut. prepared by Michael H Horbal Land Surveyors-Planners, dated August 6, 1997.

**B. Hydrology and Water Quality**

**Yes No**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <p>1. Is the site located on a present or projected public or private water-supply watershed or aquifer recharge area?<br/>If yes, specify the location, type, and volume of the water supply, the extent to which the proposed action involves construction or other use of the watershed or recharge area, and any measures included in the proposed action to minimize adverse effects on water supplies.</p>                                                                                                          | <p>X*</p> |
| <p>2. Does the proposed action create a diversion of water from one drainage basin to another or significantly increase or decrease the flow of an existing diversion?<br/>If yes, specify the location, watershed area, and flow rates of the diversion, whether it involves a transfer of water between sub-regional drainage basins, the extent to which it will affect any required downstream flow releases and actual downstream flows, and the type and extent of expected impacts on the downstream corridor.</p> | <p>X</p>  |
| <p>3. Does the site include any officially designated wetlands, areas of soils classified as poorly drained or somewhat poorly drained, or other known wetlands?<br/>If yes, specify the extent and type of wetlands on the site and indicate whether the proposed action involves any construction, filling, or other restricted use of wetlands.</p>                                                                                                                                                                    | <p>X</p>  |
| <p>4. Will the proposed action seriously interfere with the present rate of soil and subsurface percolation?<br/>If yes, specify the nature of the interference (compaction, paving, removal of vegetation, etc.), the extent to which the percolation rate will be hampered, and whether the project can be redesigned to minimize the interference.</p>                                                                                                                                                                 | <p>X</p>  |
| <p>5. Is the site located in a floodprone area?<br/>If yes, specify the frequency and severity of flooding, the area of the site subject to inundation, and the relative level of risk; indicate whether the proposed action will be subject to damage from flooding, the anticipated amount and type of damage, and any preventive measures included in the proposed action to minimize flooding damage.</p>                                                                                                             | <p>X</p>  |
| <p>6. Will the proposed action increase the effects of flooding, either on-site or downstream?<br/>If yes, specify the anticipated amount and location of increased flooding, the estimated damage from this increase, and any measures included in the proposed action to minimize the risk of flooding.</p>                                                                                                                                                                                                             | <p>X</p>  |

7. Will the proposed action generate pollutants (pesticides, fertilizers, toxic wastes, surface water runoff, animal or human wastes, etc.)? If yes, specify the type and source of pollutant, amount of discharge by volume, and parts per million, and the relative level of risk to biotic and human communities.

X\*

**Notes (including sources of information):**

**B. Hydrology and Water Quality**

**B.1.** The subject parcel is Class III Non-Water System land located southeast and down-gradient of the former BUI Great Hill Reservoir. BUI sold the abutting 94-acre property containing the reservoir to the Town of Seymour in November of 1998. That property is now an open space recreational area known as the Keith Mitchell Forest. The reservoir is no longer used or planned to be used for public water supply purposes.

**B.3.** Although not officially documented as wetlands on NRCS maps nor in any known site-specific soil scientist surveys, there are two areas onsite that are presumed to be wetlands, located in the north-central and southeastern portions of the property (Fig. 1). These areas were identified as “swampy or wetlands” on a 1997 survey map (see Appendix). Standing water and skunk cabbage were observed in both areas during a site visit on March 22, 2024 (Photos 3, 4, 5). The north-central presumed wetland drains to an intermittent watercourse that flows westward into Four Mile Brook (Fig 1; Photo 6). The southeastern presumed wetland receives drainage from a piped stormwater headwall (Fig. 1; Photos 7, 8) containing runoff from Squantuck Road (aka Route 188). Typical roadside trash (bottles, cans, etc.) is scattered throughout the area (Photo 9). This wet area extends off the property in a south-southwesterly direction toward Four Mile Brook (See survey in Appendix, off-site wetlands not shown in Fig. 1). There are no activities associated with the proposed action that involve any construction, filling, or other restricted use of wetlands. Maintaining the property as open space is unlikely to adversely impact these areas; however, any potential future regulated activities in these areas or upland review areas should include mapping by a certified soil scientist.

**B.5.** The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map shows the 100-year flood boundary surrounding Four Mile Brook (Zone A). According to the FEMA map layer for this zone and the RWA’s property layer, a small portion of this zone extends beyond the western boundary of the property (Fig. 5), partially including the location of the old woods road and abandoned water main running parallel to Four Mile Brook (Fig. 1; Photo 11) as identified in the 1997 survey. Also of note concerning flooding potential, is the presence of the Great Hill Reservoir dam north of the subject parcel on Town of Seymour property (Fig1; Photo 12). The dam is categorized by DEEP as a Class C High Hazard Potential dam, meaning there that failure could result in damage to property, infrastructure, and/or threat to human life. The subject parcel has no above-ground structures. The most vulnerable site features to such a failure would most likely be the woods road and/or abandoned water main that parallel Four Mile Brook.

**B.7.** Should the parcel be used in the future for passive recreation, animal and/or human waste/trash produced during normal trail use would ideally be minimal and would not pose a risk to biotic or human communities. Hikers would ideally be instructed to keep their pets leashed, remove animal waste, and to use a “carry-in, carry-out” approach to all trash.

**References:**

Property Survey prepared for Birmingham Utilities, Inc. Parcel D&E, Oxford, Seymour, Connecticut. prepared by Michael H Horbal Land Surveyors-Planners, dated August 6, 1997.

FEMA Flood Map Service Center, Flood Insurance Rate Map (FIRM) downloaded on March 6, 2024 from the Federal Emergency Management Agency (FEMA) website

<https://msc.fema.gov/portal/home>

Connecticut Department of Energy and Environmental Protection Dams Public View Application.

<https://ctdeep.maps.arcgis.com/apps/webappviewer/index.html?id=7c45a89912654f40afc80f86311864bb>, Accessed March 28, 2024.

**C. Air Quality, Climate, Noise** **Yes** **No**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <p>1. Is the present on-site air quality below applicable local, state, or federal air quality control standards?<br/>If yes, specify the extent to which the air quality fails to attain such standards and the potential effects of sub-standard air quality on the proposed action.</p>                                                                                                                                                                         | <p>X</p> |
| <p>2. Will the proposed action generate pollutants (hydrocarbons, thermal, odor, dust, or smoke particulates, etc.) that will impair present air quality on-site or in surrounding area?<br/>If yes, specify the type and source of pollutants, the peak discharge in parts per million per 24-hour period, and the relative level of risk to biotic and human communities.</p>                                                                                    | <p>X</p> |
| <p>3. Is the site located in a high wind hazard area?<br/>If yes, specify the range and peak velocity and direction of high winds; identify any features of the proposed action subject to damage from high winds, the relative level of risk, and any measures included in the proposed action to minimize wind damage.</p>                                                                                                                                       | <p>X</p> |
| <p>4. Will the proposed action involve extensive removal of trees or other alteration of the ecosystem that may produce local changes in air quality or climate?<br/>If yes, describe the nature and extent of the changes, potential adverse effects, areas likely to be affected, possible cumulative effects of removal of natural vegetation and addition of new pollutant sources, and any measures that could be included to reduce the adverse effects.</p> | <p>X</p> |
| <p>5. Is the site subject to an unusually high noise level?<br/>If yes, specify the sources of noise, the noise levels, and any measures included in the proposed action to minimize the effects of noise.</p>                                                                                                                                                                                                                                                     | <p>X</p> |
| <p>6. Will the proposed action generate unusually high noise levels?<br/>If yes, specify the source of noise, the range of noise levels, and any measures incorporated into the project to minimize generation of, or exposure to, excessive noise levels.</p>                                                                                                                                                                                                     | <p>X</p> |

**Notes (including sources of information):**

**C. Air Quality, Climate, Noise**

**C.1.** In accordance with the Clean Air Act, the Environmental Protection Agency (EPA) Office of Air Quality Planning and Standards (OAQPS) has set national Ambient Air Quality Standards for six principal pollutants, which are called "criteria" pollutants. These pollutants are: ozone (O<sub>3</sub>); particulate matter (<10 micrometers in diameter-PM<sub>10</sub> or < 2.5 micrometers in diameter-PM<sub>2.5</sub>); sulfur dioxide (SO<sub>2</sub>); nitrogen dioxide (NO<sub>2</sub>); carbon monoxide (CO); and lead (Pb).<sup>1</sup> Locations throughout all of Connecticut are not in attainment with the standards set for ozone<sup>2</sup>, with Fairfield, New Haven, and Middlesex counties being reclassified to severe nonattainment by the EPA in 2022<sup>3</sup>. Therefore, the subject site also does not meet these standards. Sale of the parcel for use as open space with deed restrictions will not have any impact upon air quality.

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<sup>1</sup> <https://portal.ct.gov/DEEP/Air/Monitoring/National-Ambient-Air-Quality-Standards-NAAQS>

<sup>2</sup> <https://portal.ct.gov/DEEP/Air/Monitoring/Air-Quality-Summary-and-Trends>

<sup>3</sup> <https://portal.ct.gov/deep/air/planning/ozone/2008-ozone-naaqs-reclassification>

**D. Biotic Communities** **Yes** **No**

- |                                                                                                                                                                                                                                                                                                                                                                    |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <p>1. Are there any rare or endangered plant or animal species on the site?<br/>If yes, specify the species, the degree of rarity, and the estimated population on the site; indicate the extent to which the proposed action will disturb the species and its habitat, and specify any measures included in the proposed action to minimize such disturbance.</p> | <p>X*</p> |
| <p>2. Are there unusual or unique biotic communities on the site?<br/>If yes, specify type of community and its relative significance; indicate the extent to which the proposed action will destroy significant biotic communities and specify any measures included in the proposed action to minimize such damage.</p>                                          | <p>X*</p> |
| <p>3. Is the site used as a nesting site by migrating waterfowl, or is it critical to the movement of migratory fish or wildlife species?<br/>If yes, specify the species, the extent to which nesting or migration will be disturbed as a result of the proposed action, and any measures included in the proposed action to minimize disturbance.</p>            | <p>X</p>  |
| <p>4. Does the proposed action significantly reduce the amount, productivity, or diversity of the biotic habitat?<br/>If yes, specify the amount and types of habitat lost, types of wildlife or plants likely to be seriously affected by the proposed action, and any measures to mitigate impacts on biotic communities.</p>                                    | <p>X</p>  |

**Notes (including sources of information):**

**D. Biotic Communities**

**D.1 and D.2** DEEP’s Natural Diversity Data Base (NDDB) maps show approximate locations of endangered, threatened, and special concern species and important natural communities in Connecticut. The locations shown on the maps are based on information collected over the years by DEEP staff, scientists, and others. In some cases, an occurrence is from a historic record. The maps are intended to be a tool to show potential impacts to state-listed species. They are also used by groups wishing to find areas of potential conservation concern. The presence of any state listed species is indicated on the maps by a hatched area. DEEP’s NDDB map layer is updated periodically and new information is continually added to the data base, with the last update occurring on December 18, 2023. Review of this layer indicated no hatched areas overlapping with the subject parcel, with the closest area being approximately 800 feet to the southwest of the property boundary. DEEP has an automated NDDB Site Assessment mapping tool on its ezFile Portal, which is intended to provide a snapshot of the species that may be in the vicinity of a selected area. It may be useful in project planning or to gain an understanding of the potential for listed species to utilize the site. The list is computer generated; it was not prepared or reviewed by program staff.



Biologist review of a location may result in the addition of species not provided by the automated site assessment.

The Site Assessment Tool was accessed and utilized on March 26, 2024 to assess the subject parcel (see Appendix). Although no hatched NDDB areas overlap the parcel, information on three sensitive species was returned, likely due to the NDDB data available on nearby areas:

<b>Common Name</b>	Five-lined skink
<b>Scientific Name</b>	<i>Plestiodon fasciatus</i>
<b>Listing Status<sup>1</sup></b>	T
<b>Taxa</b>	reptile
<b>General Ecology</b>	The preferred habitat of the five-lined skink includes steep, rocky areas with open ledge, patchy tree and shrub cover, and an abundance of rotten logs and loose rock slabs. These habitats are usually adjacent to moist deciduous forests. Suitable woody debris is essential habitat.
<b>Common Name</b>	Eastern box turtle
<b>Scientific Name</b>	<i>Terrapene carolina carolina</i>
<b>Listing Status<sup>1</sup></b>	SC
<b>Taxa</b>	reptile
<b>General Ecology</b>	In Connecticut, these turtles are found in well-drained forest bottomlands and a matrix of open deciduous forests, early successional habitat, fields, gravel pits, and or powerlines. Turtles are dormant between November 1 and April 1 and hibernate in only a few inches from the surface in forested habitat. The greatest threat to this species is habitat loss, fragmentation, and degradation due to development. This species is very sensitive to adult mortality because of late maturity (10 years old) and long life span (50-100years). Vehicular traffic, heavy equipment used for farming, and ATV use in natural areas are implicated specifically in adult mortality through collisions. Illegal collection by
	the pet trade and unknowing public for home pets exacerbates mortality rates and removes important individuals from the population. Predation rates are also unnaturally high because of increased predator populations (e.g. skunks, foxes, raccoons, and crows) that surround developed areas.
<b>Common Name</b>	Red bat
<b>Scientific Name</b>	<i>Lasiurus borealis</i>
<b>Listing Status<sup>1</sup></b>	SC
<b>Taxa</b>	mammal
<b>General Ecology</b>	Red bats are a migratory "tree bat" species that is found throughout Connecticut between April- October in a variety of forested habitats. They roost out in the foliage of deciduous and coniferous trees, camouflaged as dead leaves or cones. Red bats are primarily solitary roosters. They can be found roosting and feeding around forest edges and clearings. Typically, larger diameter trees (12-inch DBH and larger) are more valuable to these bats. Additionally, trees with loose, rough bark such as maples, hickories, and oaks are more desirable than other tree species due to the increased cover that the loose bark provides. Large trees with cavities are also utilized by this species. Forested areas of Connecticut's coastal towns may also serve as important migratory habitat for red bats. Numbers of bats utilizing these areas can increase dramatically as bats from other northeast locations pass through Connecticut during spring and autumn migration. This species may be at risk from wind development. Silver-haired, hoary, and red bats account for the majority of bat fatalities from wind turbines.

<sup>1</sup>E = State Endangered, T = State Threatened, SC = State Special Concern, FE = Federally Endangered, FT = Federally Threatened, NA = Not applicable.

The proposed action involves the sale of the subject parcel as open space with deeded restrictions. Human activities that could adversely impact the species above (e.g., vehicular traffic, heavy machinery, wind turbines, etc.) at most would include incidental vehicular access and parking for hikers along the existing access road, or limited one-time use of equipment to create additional user parking. Therefore, significant impacts to these species and other wildlife are not expected. Management and enforcement measures to limit unauthorized activities (e.g., ATVs, littering), would provide additional desired protection of on-site biotic communities.

**References:**

DEEP NDDB Map Layer, updated December 18, 2023.

[https://services1.arcgis.com/FjPcSmEFuDYIIdKC/ArcGIS/rest/services/Natural\\_Diversity\\_Database/FeatureServer/0](https://services1.arcgis.com/FjPcSmEFuDYIIdKC/ArcGIS/rest/services/Natural_Diversity_Database/FeatureServer/0)

DEEP NDDB Automated Site Assessment 543001469, generated on March 26, 2024 from <https://portal.ct.gov/DEEP/NDDB/Requests-for-NDDB-Environmental-Reviews>

<b>E. Land Use</b>	<b>Yes</b>	<b>No</b>
<p>1. Does the site include any officially designated historic or archaeological sites, or other sites of known historic, archaeological, or cultural significance? If yes, specify their type and significance, the extent to which they will be disturbed by the proposed action, and any measures to reduce such disturbance.</p>		X*
<p>2. Does the site have any outstanding scenic or aesthetic characteristics, especially as viewed from public highways or recreation areas? If yes, specify the type and significance of scenic features, the extent to which they will be disturbed by the proposed action, and any measure to reduce the extent of such disturbance.</p>	X	
<p>3. Is the site presently used for recreation? If yes, indicate the type of recreation, the amount of use, and the extent to which the proposed action will interfere with present recreational uses or limit recreation options on the site.</p>		X*
<p>4. Is the site presently used for residence or business? If yes, specify the type of use and the extent to which the proposed action will displace present occupants, especially disadvantaged persons or businesses, and any measures included in the proposed action for relocation of such occupants.</p>		X
<p>5. Will the proposed action break up any large tracts or corridors of undeveloped land? If yes, specify the area of undeveloped land surrounding the site, the amount of development the proposed action will involve, and the distance to the nearest developed land.</p>		X*
<p>6. Does the proposed action include features not in accord with the Authority's Land Use Plan or land disposition policies? If yes, specify the nature and extent of conflict.</p>		X*

7. Is the proposed action part of a series of similar or related actions that might generate cumulative impacts?

X

If yes, specify the type and extent of related actions, implemented, or planned, and the general nature of potential cumulative impacts; indicate whether a generic or programmatic impact assessment has been or will be prepared for this series of actions.

**Notes (including sources of information):**

**E. Land Use**

**E.1.** There are no standing structures on the subject parcel. The parcel is not listed in the National Register of Historic Places<sup>4</sup> or the Connecticut State Historic Preservation Office's Connecticut Cultural Resources Information System (ConnCRIS).<sup>5</sup> No nearby buildings are listed on the Historic Buildings of Connecticut website,<sup>6</sup> and there are no listed historic properties or districts listed on the Preservation Connecticut website within the town of Seymour.<sup>7</sup>

**E.2.** There are scenic views of the Great Hill Reservoir dam waterfall and Four Mile Brook from the western portion of the parcel (Photos 1, 10, 13). These views will not be affected by the proposed action.

**E.3.** Recreational use of the parcel is not currently permitted by the RWA. Given that the parcel is being sold as open space and that it is bordered by municipal property presently used for passive recreation, it is reasonable to expect that passive recreation will be allowed following disposition of the parcel.

**E.5.** The subject parcel is bordered on three sides by a 94 acre open space property owned by the Town of Seymour that was purchased from BUI in 1998. In the same time frame, the Town of Oxford purchased 520 acres of land offered for sale by BUI, with about one quarter of the land being designated for a new high school and the remainder for permanent passive open space<sup>8</sup>.

Disposition of the parcel for open space purposes will help to preserve the forest connectivity that currently exists among nearly 1000 acres of contiguous open space (other than various interruptions by public roads) owned by Seymour, Oxford, and the State Connecticut. These include the Keith Mitchell Forest (Seymour), Rockhouse Hill Sanctuary (Oxford), and the Naugatuck State Forest (State of Connecticut).

**E.6.** The subject parcel is on Class III land and identified in the current RWA's Land Use Plan<sup>9</sup>, last updated in 2016, as Non-water System land. The Land Use Plan defines these lands as not needed for the operation, protection, and maintenance of the water system now or in the future. The RWA intends to sell these properties as feasible to reduce costs to Authority ratepayers and to fund, in part, future watershed land purchases.

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<sup>4</sup> <https://npgallery.nps.gov/NRHP>, accessed March 26, 2024

<sup>5</sup> <https://conncris.ct.gov/>, accessed March 26, 2024

<sup>6</sup> <https://historicbuildingsct.com/towns/seymour>, accessed March 26, 2024

<sup>7</sup> <https://lhdct.org/maps/state>, accessed March 26, 2024

<sup>8</sup> <https://oxfordlandtrust.org/rockhouse-hill>

<sup>9</sup> <https://www.rwater.com/media/4821/land-use-plan-final-2016.pdf>

**F. Natural Resources and Other Economic Considerations** **Yes** **No**

- |                                                                                                                                                                                                                                                                                                                                                      |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <p>1. Does the proposed action involve any irreversible commitment of natural resources?<br/>If yes, specify the type of resource, the importance and scarcity of the resource, the quantity that will be irreversibly committed, and any measure that could be included in the proposed action to reduce irreversible commitments of resources.</p> | <p>X</p>  |
| <p>2. Will the proposed action significantly reduce the value and availability of timber or other existing economic resources?<br/>If yes, specify the type and extent of resources affected, the estimated revenue loss, and any measures that could be included in the proposed action to improve the efficiency of resource utilization.</p>      | <p>X*</p> |
| <p>3. Will the proposed action require expenditures greater than the projected revenues to the Authority?<br/>If yes, specify the estimated difference.</p>                                                                                                                                                                                          | <p>X*</p> |
| <p>4. Will the proposed action require any public expenditure (e.g., provision of municipal services) that might exceed the public revenue it is expected to produce?<br/>If yes, specify the estimated difference.</p>                                                                                                                              | <p>X</p>  |
| <p>5. Will the proposed action cause a decrease in the value of any surrounding real estate?<br/>If yes, estimate the amount and distribution of altered real estate values.</p>                                                                                                                                                                     | <p>X</p>  |

**Notes (including sources of information):**

**F. Natural Resources and Other Economic Considerations**

**F.2.** Given its relatively small size, the subject parcel is not expected to generate significant timber revenue in the future. The site was visited by John Hudak (Source and Sky Water Planning, LLC) and Josh Tracy (RWA) on March 22, 2024, with Mr. Tracy identifying tree types and other vegetation on the site. The site contains a diverse assemblage of trees, as listed below. Very little understory was present, other than three areas dominated by the invasive shrub Japanese barberry, which were mapped in the field using a handheld GPS (Fig. 1; Photo 14). Tree heights were estimated using 2016 statewide lidar data downloaded from the CT ECO website. Ground points and first return points from the lidar data were used to create Digital Elevation and Digital Surface Models (DEM and DSM), respectively, each with a cell size of 10 square feet. Tree heights were determined by subtracting the DEM elevations from the DSM elevations for each pixel to produce an nDSM. Resulting tree height estimates for the vast majority of the site ranged from approximately 30 to 100 feet

(Fig. 6). Hemlock is especially concentrated on the western third of the site and can be readily seen on the spring 2016 statewide imagery (Fig. 1).

**Vegetation Identified: March 22, 2024 Site Visit**

- American Beech
- American Elm
- Black Birch
- Black Cherry
- Black Oak
- Eastern Hemlock
- Eastern Red Cedar
- Japanese barberry
- Northern Red Oak
- Red Maple
- Skunk Cabbage
- Spicebush
- Sugar Maple
- Tulip Poplar
- Wild grape
- Yellow Birch

**F.3.** Disposition of the subject parcel would result in an approximately \$628 annual *reduction* in future RWA costs based on current expenditures for PILOT of \$378 and estimated maintenance costs of \$250<sup>10</sup>. In addition, the RWA would receive immediate revenue from the sale of the land.

**References**

2016 Connecticut Statewide Lidar Data downloaded from the CT ECO website on March 6, 2024 <https://cteco.uconn.edu/data/download/flight2016/index.htm>

CT ECO Map and Image Services. Available online at <https://maps.cteco.uconn.edu/map-services/>

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<sup>10</sup> John Triana, personal communication.

**G. Public Safety and Health**

**Yes    No**

1. Is the site subject to unusual fire hazard (from flammable vegetation, difficulty of access, lack of water for fire fighting, or other causes)? X

If yes, specify the type of hazard, the extent to which the proposed action might increase the fire hazard, the extent to which it is subject to damage from such fires, and any measures included in the proposed action to reduce the risk of fire damage.

2. Does the site include any features that present potential safety hazards under the proposed conditions of use, or will the proposed action create any hazards to public safety? X

If yes, specify the hazards, the extent to which the public, workers, or others will be exposed to the hazard, the degree of risk, and any measures that will be included in the proposed action to eliminate hazards or reduce the risk of injury.

3. Does the proposed action have the potential to create increased risks to public health? X

If yes, specify the nature of the health hazards, population at risk, the degree of risk, and any measures that will be incorporated in the proposed action to avoid adverse impacts on public health.

**Notes (including sources of information):**

**G. Public Safety and Health**



**H. Community Factors**

**Yes      No**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <p>1. Does the proposed action include any features that are not in conformity with local, regional, or state plans of conservation and development?<br/>If yes, specify the plan(s), the nonconforming features, and the extent of the nonconformity, and any measures that could be incorporated into the proposed action to improve conformity.</p>                                                                                                                                                                           | <p>X*</p> |
| <p>2. Does the proposed action differ from the established character of land use in the surrounding area?<br/>If yes, specify the nature and extent of the conflict and any actions that might be taken to resolve it.</p>                                                                                                                                                                                                                                                                                                       | <p>X</p>  |
| <p>3. Will the proposed action require any service by public facilities (streets, highways, schools, police, fire) or public utilities that are expected to exceed capacity within 5 years?<br/>If yes, specify the type of facility or utility, its capacity, present and projected use, the additional capacity required to implement the proposed action, any public plans to increase the capacity, and any measures that can be incorporated into the proposed action to reduce excessive demands on public facilities.</p> | <p>X</p>  |
| <p>4. Will the proposed action produce any substantial increase in nonresident traffic to the area (construction or other temporary workers, permanent workers, recreational users, etc.)?<br/>If yes, specify the amount and type of traffic, its potential impact on the surrounding neighborhood, and any measures included in the proposed action to reduce adverse effects from increased traffic.</p>                                                                                                                      | <p>X*</p> |
| <p>5. Will the proposed action produce an increase in projected growth rates for the area?<br/>If yes, specify the extent to which growth will be increased, the project ability of the community to cope with higher growth rates, and any measures include in the proposed action to reduce anticipated adverse effects from increased growth.</p>                                                                                                                                                                             | <p>X</p>  |
| <p>6. Is there any indication that the proposed action can be expected to generate public opposition or conflict over environmental concerns?<br/>If yes, indicate the type and source of conflict, whether it is limited to immediate neighbors of the site or extends to the larger community, and any measures that have been taken or could be taken to resolve the conflict.</p>                                                                                                                                            | <p>X*</p> |

**Notes (including sources of information):**

**H. Community Factors**

**H.1.** State, regional, and local conservation and development plans have similar principles regarding open space and recreational activities. The proposed sale of the subject parcel as open space with deed restrictions is consistent with these principles. Selected principles that support maintaining this property as open space are listed in the table below for the most recently adopted versions of the Conservation and Development Policies Plan for Connecticut, 2018-2023<sup>11</sup> (CT C&D Plan), the Valley Council of Governments Regional Plan of Conservation and Development (VCOG POCD),<sup>12</sup> and the Seymour Plan of Conservation and Development (Seymour POCD).<sup>13</sup>

Seymour is a member of the Naugatuck Valley Council of Governments (NVCOG). Since a NVCOG Regional Plan has not been written, the Valley Council of Governments (VCOG) 2008 Regional Plan provided guidance and focus for the preparation of Seymour’s POCD adopted in 2016.

Plan	Principle
State CT C&D Plan 2018-2023	<ul style="list-style-type: none"> <li>• Policy 4.2: “Limit improvements to permanently protected open space areas to those that are consistent with the long-term preservation and appropriate public enjoyment of the natural resource and open space values of the site...”</li> <li>• Policy 4.5: “Encourage collaborative ventures with municipalities, private non-profit land conservation organizations and other entities to provide a system of appropriately preserved and managed natural areas and resources that allow for a diversity of well-functioning habitats and the sustainable use of resources...”</li> </ul>
Regional VCOG POCD 2008	<ul style="list-style-type: none"> <li>• “The Council of Governments should help local communities identify and prioritize desirable open space areas. The GIS system recently established will be an effective tool to promote local and regional open space priorities.”</li> <li>• “One area for investigation might be “excess” water company lands (land not used for protecting an active public water supply).”</li> </ul>
Local Seymour POCD 2016	<ul style="list-style-type: none"> <li>• “Connect existing and new open space and recreational areas into an integrated greenbelt system.”</li> <li>• “Focus on preserving environmentally sensitive land through the purchase of open space.”</li> </ul>

<sup>11</sup> <https://portal.ct.gov/-/media/opm/igpp/org/cdplan/20190214--formatted-document--20182023-adopted-state-cd-plan.pdf>

<sup>12</sup> [https://nvcogct.gov/wp-content/uploads/2017/02/valley\\_region\\_pocd\\_2008.pdf](https://nvcogct.gov/wp-content/uploads/2017/02/valley_region_pocd_2008.pdf)

<sup>13</sup> <https://nvcogct.gov/wp-content/uploads/2019/03/Seymour-POCD-2016.pdf>

**H.4.** Under the assumption that the subject parcel would be made publicly accessible for passive recreation, it would represent only a small fraction of other nearby connected open space/passive recreation land (see E.5 response above). According to maps included in the Seymour Land Conservation Trust’s Guide to Hikes and Walks in Seymour<sup>14</sup>, there are already five parking areas for those hiking the aforementioned municipal and state open space lands nearby the subject parcel. Given current parking availability and the small size of the subject parcel relative to the vast areas of open space recreational areas in relatively close proximity, it seems unlikely that the subject property would attract substantial outside traffic for recreational use.

**H.6.** There are no residential properties directly abutting the subject parcel. There are homes on the opposite side of Squantuck Road, generally on lots between one and two acres. Opposition to the project seems unlikely given the existing passive recreational uses and forested open space in the surrounding area, and the fact that future development of the parcel would be avoided by the proposed action.

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<sup>14</sup> [https://www.seymourct.org/media/Parks/Seymour\\_Land\\_Trust\\_Trail\\_Guide.pdf](https://www.seymourct.org/media/Parks/Seymour_Land_Trust_Trail_Guide.pdf)

# **APPENDIX**

**Figures**

**Photos**

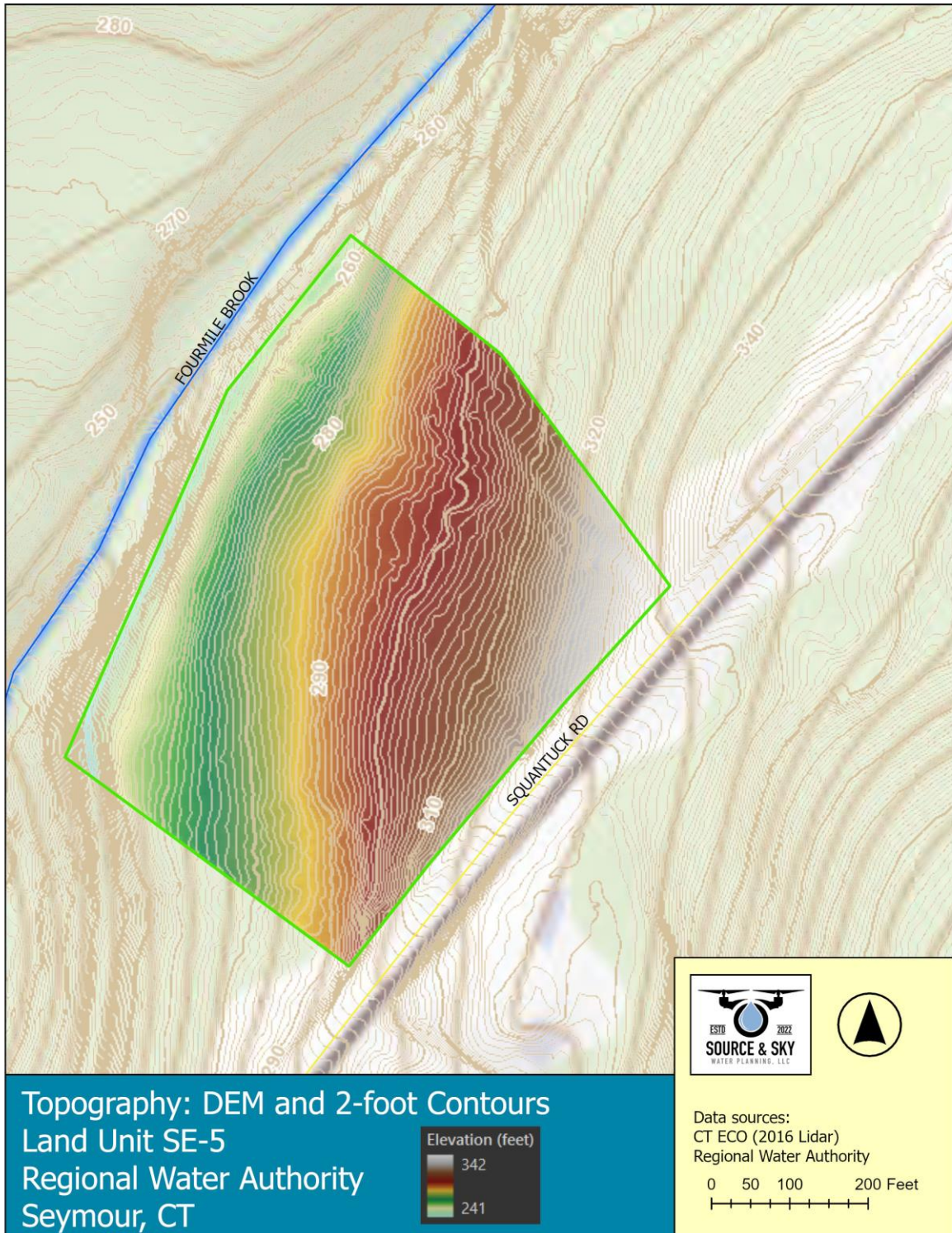
**August 6, 1997 Survey Map**

**DEEP NDDB Automated Site Assessment 543001469**

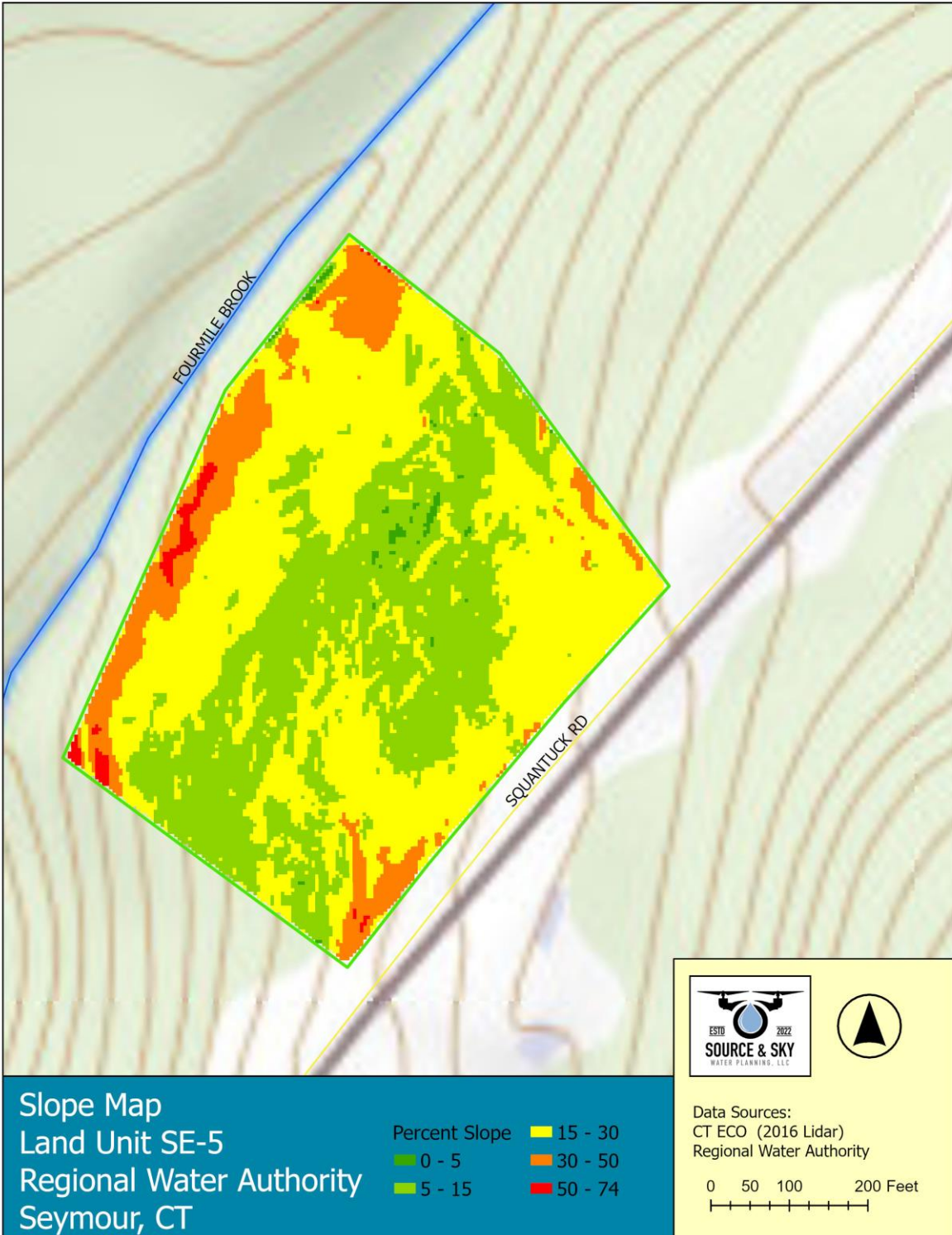
## **FIGURES**



**Figure 1. Site Map**

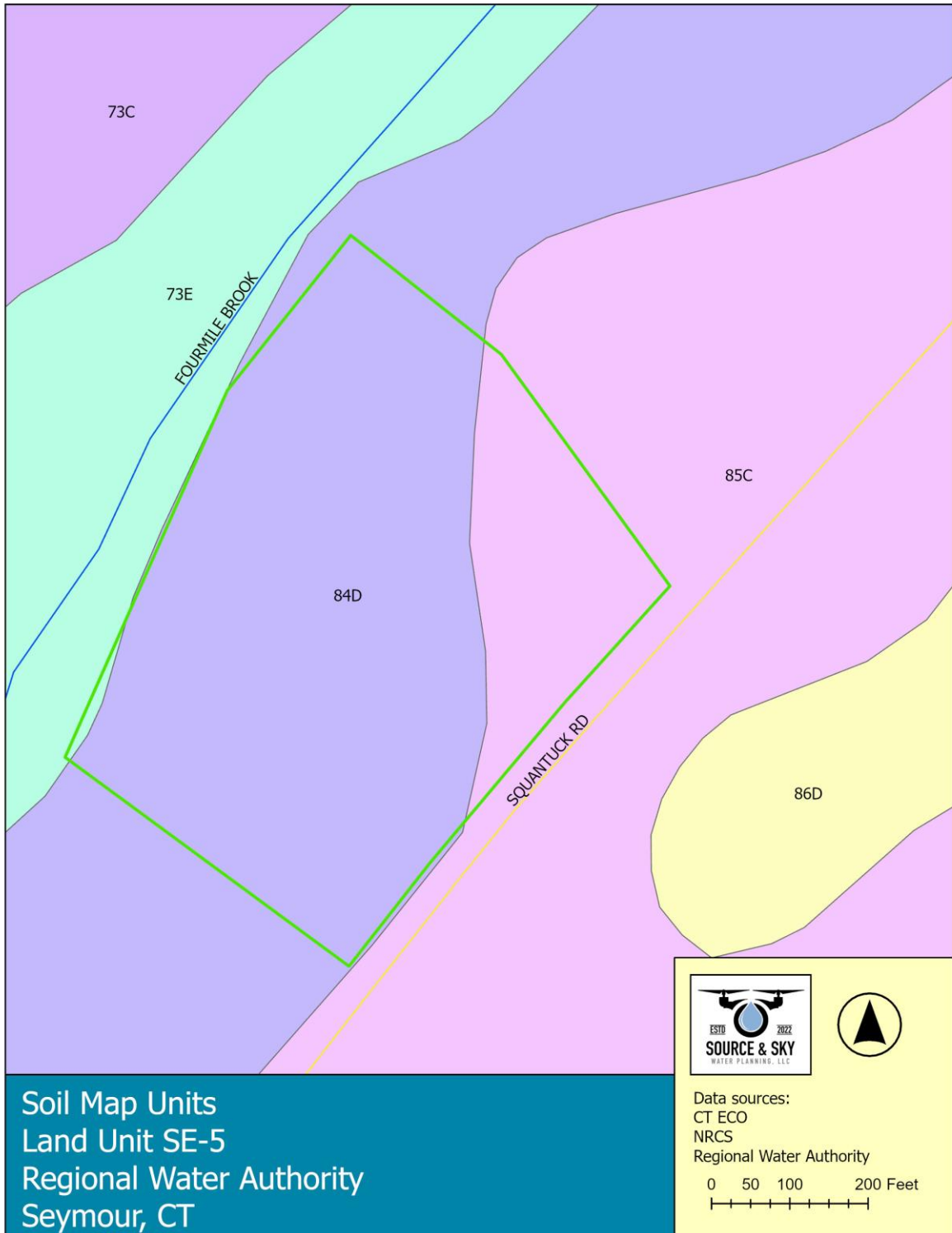


**Figure 2. Topography**



**Figure 3. Slope Map**





**Figure 4. Soil Map Units Map**

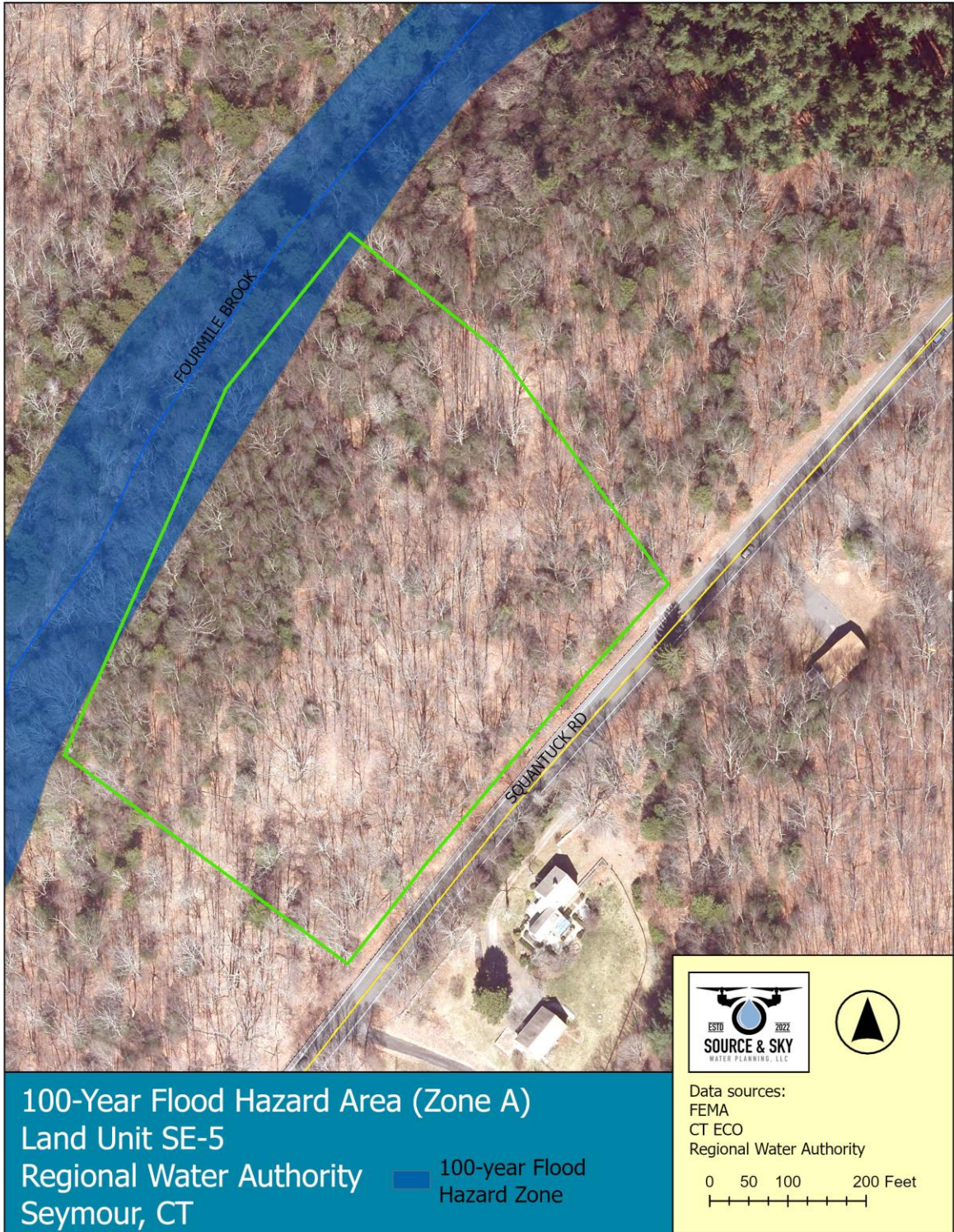
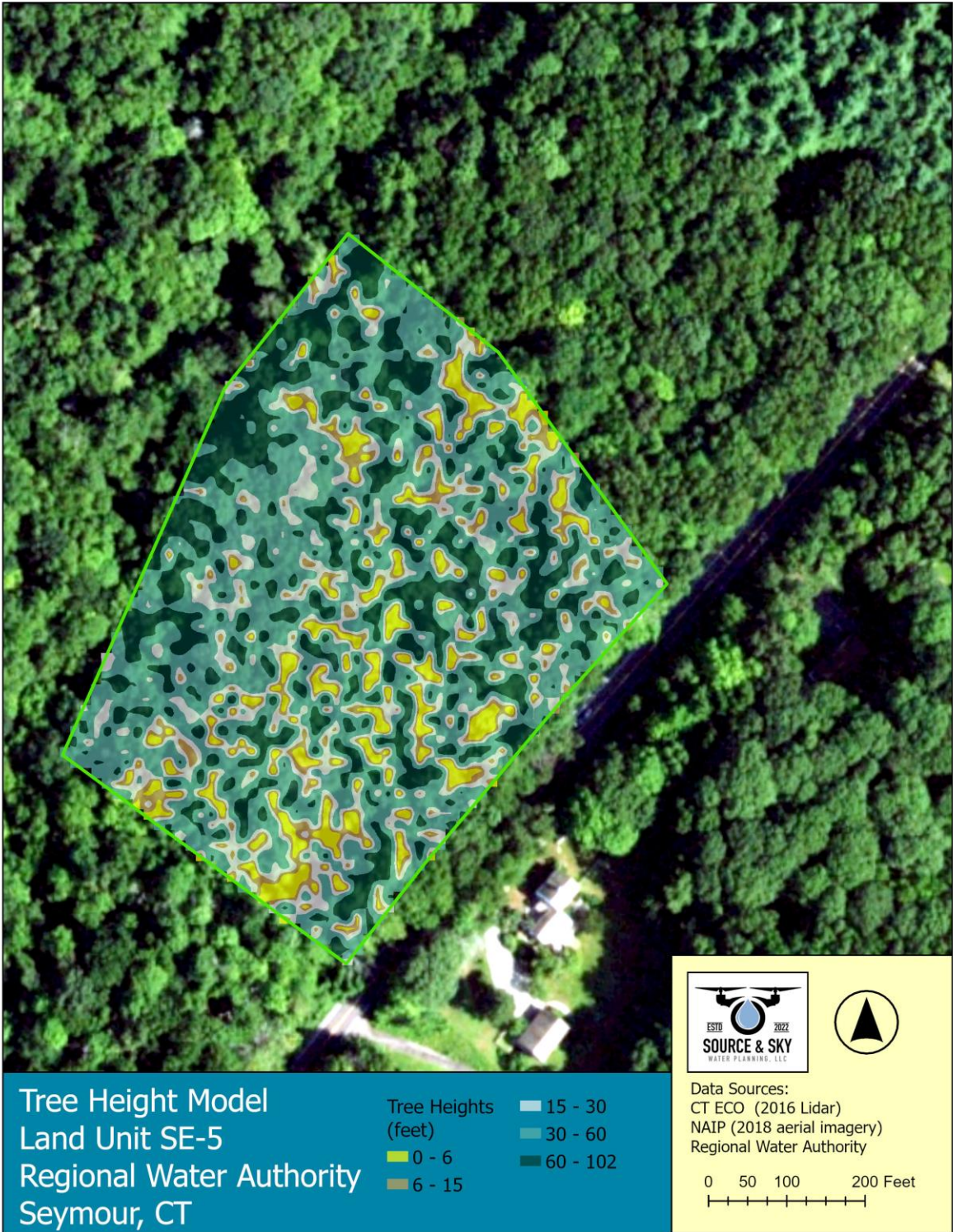


Figure 5. FEMA Flood Hazard Area Map



**Figure 6. Tree Height Model**

# PHOTOGRAPHS

(collected March 22, 2024)

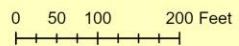


Photos: Camera View Position Locations  
 March 22, 2024 Site Visit  
 Land Unit SE-5  
 Regional Water Authority  
 Seymour, CT

- Drone
- Smartphone



Data Sources:  
 Smartphone and Drone GPS Data  
 CT ECO  
 Regional Water Authority





**Photo 1. Drone view of SE-5 access road from Squantuck Rd looking north.**



**Photo 2. Access Road looking west.**



**Photo 3. Presumed wetland south of access road.**



**Photo 4. Presumed wetland south of access road.**



**Photo 5. Presumed wetland at southeast corner of property.**



**Photo 6. Intermittent stream draining northern presumed wetland looking west toward Four Mile Brook.**



**Photo 7. Headwall for Squantuck Road stormwater discharge looking east.**



**Photo 8. Headwall for Squantuck Road stormwater discharge looking north.**

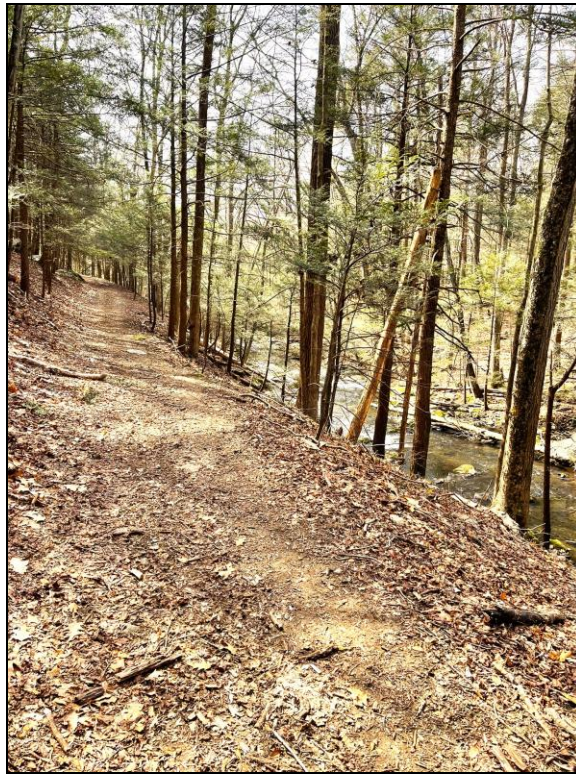




**Photo 9. Discarded trash bordering Squantuck Road and presumed wetland at southeast property corner.**



**Photo 10. View of Great Hill Reservoir dam.**



**Photo 11. Woods road over abandoned water main looking south. Four Mile Brook on right.**



**Photo 12. Drone view of Great Hill Reservoir.**



**Photo 13. View of Four Mile Brook and RWA property boundary marker.**



**Photo 14. View of Japanese barberry stands (foreground and background) from access road.**





Generated by eNDDDB on:  
3/26/2024

John Hudak  
Towns: Seymour  
Automated Site Assessment: 543001469

Subject: Squantuck

This is an automated site assessment and not a Natural Diversity Data Base determination. The information provided represents a snapshot that can be used for general planning purposes. **This letter cannot be used to fulfill Endangered Species Act compliance requirements.** Please see information below as well as our [FAQs](#) describing the appropriate use and limitations of the automated Site Assessment tool.

Current data maintained by the Natural Diversity Data Base (NDDDB) and housed in the DEEP ezFile portal, indicates that populations of the following State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306) have been documented within or in close proximity to the area delineated. **Please see the attached table for detailed species information.**

#### HOW SITE ASSESSMENT SPECIES LISTS ARE COMPILED

Site assessment species lists include all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, landowners, private conservation groups and the scientific community. New and updated information is incorporated into the Data Base and accessed through the ezFile portal as it becomes available. The species list provided is not necessarily the result of comprehensive or site-specific field investigations.

#### WHAT PURPOSE DOES THIS SITE ASSESSMENT SERVE?

A site assessment is intended to provide a snapshot of the species that may be in the vicinity of your drawn area. It may be useful in project planning or to gain an understanding of the potential for listed species to utilize the site. The list is computer generated; it was not prepared or reviewed by program staff. Biologist review of your location may result in the addition of species not provided by the automated site assessment.

#### I'VE REVIEWED MY SITE ASSESSMENT, WHAT DO I DO NEXT?

If you are undertaking an activity that requires a state permit, utilizes state funding, or involves state agency action, you must demonstrate compliance with the CT Endangered Species Act. This is done through the full Natural Diversity Data Base review process. Please return to the DEEP's ezFile Portal and select [Natural Diversity Data Base Review](#) to begin this review process. Keep in mind that these detailed reviews may include additional species not identified in the automated site assessment. Program staff consider factors such as habitat characteristics, species life history and other

information to determine appropriate species of concern.

### SURVEY WORK MAY BE NECESSARY

Suitable and potentially occupied habitat may extend beyond mapped NDDB areas and unmapped areas may represent potential habitat that has not been adequately surveyed for all taxa. If you are undertaking activities that involve significant ground disturbance, converting natural lands to development, or otherwise fragmenting or disturbing large areas, we recommend conducting comprehensive biological surveys and a full site habitat characterization for areas that have not been assessed through prior biological inventories. Survey work may be required as part of the NDDB review process; completing some or all of this work up front will allow the process to proceed more efficiently.

This survey and habitat characterization should be comprehensive and not strictly limited to species included in the site assessment. Field surveys should be performed by a qualified taxonomic expert with the appropriate scientific collecting permits. Surveys should be conducted at seasonally appropriate times.

A report summarizing the results of such surveys should include:

1. Survey date(s) and duration.
2. Site descriptions and photographs.
3. List of component vascular plant and animal species within the survey area (including scientific binomials).
4. Data regarding population numbers and/or area occupied by State-listed species.
5. Detailed maps of the area surveyed including the survey route and locations of State listed species.
6. Recommendations for management and protection of State-listed species with reference to project activities.
7. Statement/résumé indicating the taxonomic expert's qualifications.

Site survey reports should be sent to the CT DEEP-NDDB Program ([deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)) for further review by program biologists.

### SENSITIVE SPECIES

Please note that, for purposes of automated site assessments, certain sensitive species are not identified beyond their taxa. Additional information will be provided for those projects that will be conducting survey work in preparation for permitting ground disturbing activities or for other activities that might necessitate survey work. For these projects, please submit a [Natural Diversity Data Base Review Request](#) and we will provide information to your taxonomic expert.

### ADDITIONAL RESOURCES

The following resources may be helpful when planning survey work

- [State Listed plant species and Natural Communities documented within each CT town](#)
- [Thirteen of Connecticut's Most Imperiled Ecosystems \(1998\)](#) - Metzler and Wagner
- [The Vegetation of Connecticut](#) - Metzler and Barrett
- [Nature's Network](#) identifies opportunities for conserving and connecting intact habitats and ecosystems and supporting imperiled species.
- [Connecticut's Critical Habitat](#) map. The Critical Habitat map project contains a subset of

known important natural community types and sites in CT. Refer to [Resource Guide](#) for a complete description and limitations of this product.

Additional sites of Critical Habitats and important natural communities exist, some of which are documented by NDDDB and some of which have not been identified, or fully mapped or field verified. You may [contact NDDDB](#) prior to conducting field reviews for more comprehensive information.

This letter is computer generated from our existing records and carries no signature. If however, any clarification/error is noted, or, if you have further questions, please contact the following:

CT DEEP Bureau of Natural Resources  
 Wildlife Division  
 Natural Diversity Data Base  
 79 Elm Street  
 Hartford, CT 06106-5127  
 (860) 424-3011  
[deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)

Please include a snapshot of the map, your last name, and the subject area town when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

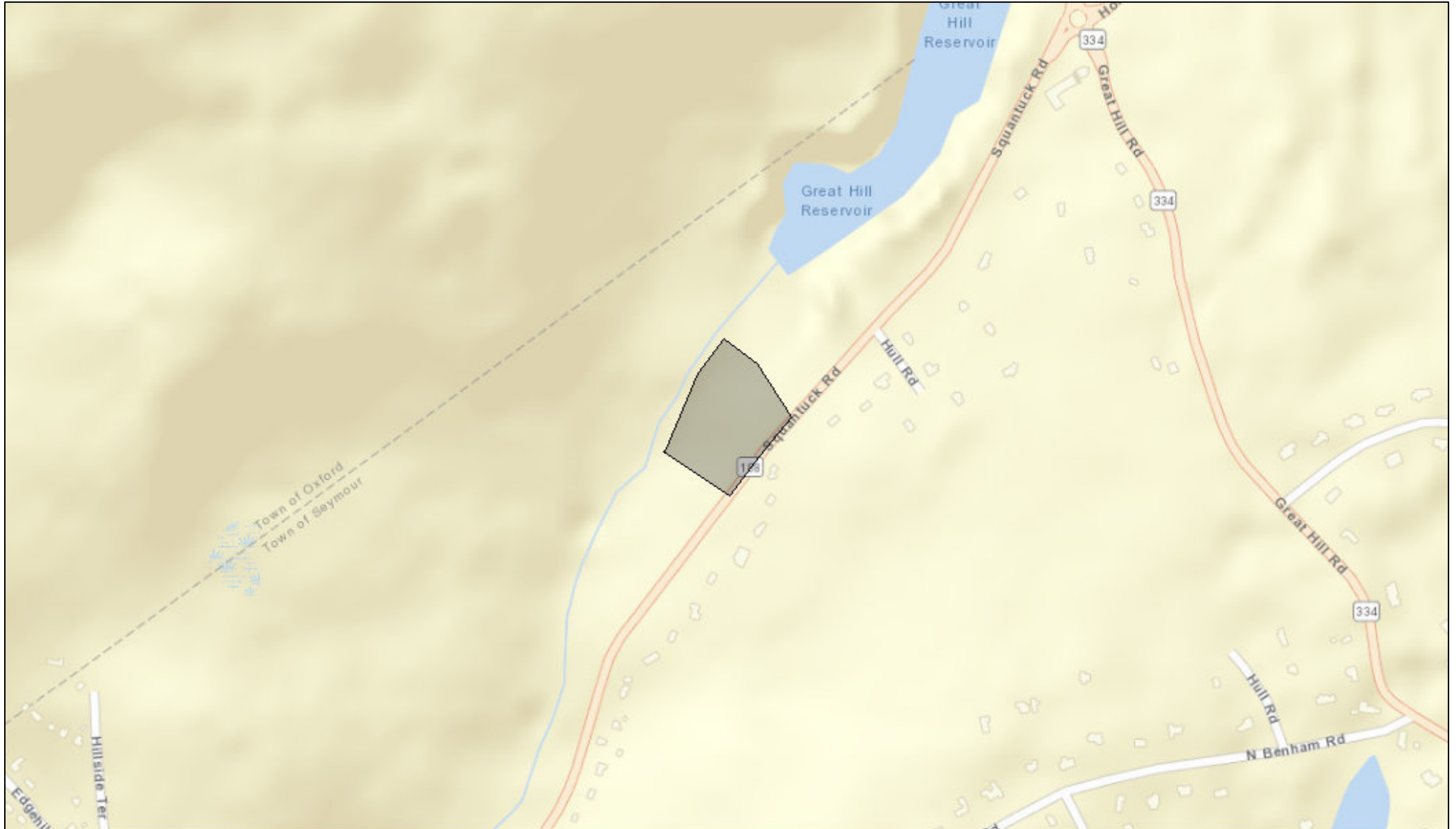
<b>Common Name</b>	Five-lined skink
<b>Scientific Name</b>	<i>Plestiodon fasciatus</i>
<b>Listing Status<sup>1</sup></b>	T
<b>Taxa</b>	reptile
<b>General Ecology</b>	The preferred habitat of the five-lined skink includes steep, rocky areas with open ledge, patchy tree and shrub cover, and an abundance of rotten logs and loose rock slabs. These habitats are usually adjacent to moist deciduous forests. Suitable woody debris is essential habitat.
<b>Common Name</b>	Eastern box turtle
<b>Scientific Name</b>	<i>Terrapene carolina carolina</i>
<b>Listing Status<sup>1</sup></b>	SC
<b>Taxa</b>	reptile
<b>General Ecology</b>	In Connecticut, these turtles are found in well-drained forest bottomlands and a matrix of open deciduous forests, early successional habitat, fields, gravel pits, and or powerlines. Turtles are dormant between November 1 and April 1 and hibernate in only a few inches from the surface in forested habitat. The greatest threat to this species is habitat loss, fragmentation, and degradation due to development. This species is very sensitive to adult mortality because of late maturity (10 years old) and long life span (50-100years). Vehicular traffic, heavy equipment used for farming, and ATV use in natural areas are implicated specifically in adult mortality through collisions. Illegal collection by

	the pet trade and unknowing public for home pets exacerbates mortality rates and removes important individuals from the population. Predation rates are also unnaturally high because of increased predator populations (e.g. skunks, foxes, raccoons, and crows) that surround developed areas.
<b>Common Name</b>	Red bat
<b>Scientific Name</b>	<i>Lasiurus borealis</i>
<b>Listing Status<sup>1</sup></b>	SC
<b>Taxa</b>	mammal
<b>General Ecology</b>	Red bats are a migratory “tree bat” species that is found throughout Connecticut between April- October in a variety of forested habitats. They roost out in the foliage of deciduous and coniferous trees, camouflaged as dead leaves or cones. Red bats are primarily solitary roosters. They can be found roosting and feeding around forest edges and clearings. Typically, larger diameter trees (12-inch DBH and larger) are more valuable to these bats. Additionally, trees with loose, rough bark such as maples, hickories, and oaks are more desirable than other tree species due to the increased cover that the loose bark provides. Large trees with cavities are also utilized by this species. Forested areas of Connecticut’s coastal towns may also serve as important migratory habitat for red bats. Numbers of bats utilizing these areas can increase dramatically as bats from other northeast locations pass through Connecticut during spring and autumn migration. This species may be at risk from wind development. Silver-haired, hoary, and red bats account for the majority of bat fatalities from wind turbines.

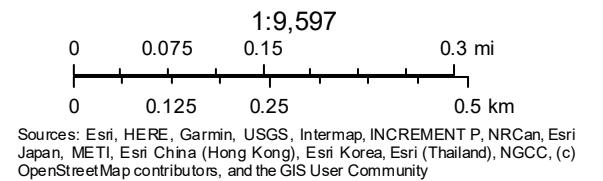
<sup>1</sup>E = State Endangered, T = State Threatened, SC = State Special Concern, FE = Federally Endangered, FT = Federally Threatened, NA = Not applicable.



# Squantuck Map



March 26, 2024



***Real Estate Located At:***

*56 Squantuck Road  
Seymour, Connecticut*

***Property Type:***

*4.99 Acres Vacant  
Residential Land*

***Prepared for:***

*Mr. John Triana  
So. Central Ct. Regional  
Water Authority  
90 Sargent Drive  
New Haven, CT 06511*

# ***MB DiMarco & Associates, LLC***

***10 Pequot Drive  
Rocky Hill, CT. 06067***

***(860)348-8875  
(860) 985-5367 cell phone***

***Real Estate Appraisers  
and Consultants***

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April 24, 2024

Mr. John Triana  
Real Estate Manager  
South Central Ct. Regional  
Water Authority  
90 Sargent Drive  
New Haven, Ct 06511

***Re: Real Estate Located at:  
56 Squantuck Rd.  
Seymour, Connecticut***

***Owner: Birmingham Utilities Inc.***

Dear Mr. Triana:

As requested, the following correspondence has been prepared relative to the above referenced real estate in order to estimate the Market Value of the fee simple estate as of April 15, 2024, the date of inspection. This report has been prepared in conformity with and is subject to the requirements of the Uniform Standards of Professional Practice (USPAP), and the Uniform Standards for Federal Land Acquisition (USAFLA). We have invoked the Jurisdictional Exception Rule to conform to the differing requirements between Yellow Book appraisals and USPAP. This report considers the Sales Comparison approach to value. This approach is the only relevant approach for the valuation of vacant land.

The subject property is a vacant land tract containing 4.99 acres according to assessment records. The parcel is unimproved and located in the R-40 residential zone. The land has 476.99 feet of frontage along the westerly side of Squantuck Road in the westerly section of Seymour just east of the Oxford town boundary. The neighborhood is rural residential and is lightly developed. The topography of the site is level near the road frontage and slopes below grade to the rear of the parcel. The Four Mill Brook runs along the rear of the parcel.

**MB DiMARCO & ASSOCIATES, LLC**

The property is in a rural residential location east of the Oxford town boundary. The immediate neighborhood is improved with a scattered mix of older single-family homes and other holdings of the State of Connecticut and the Town of Seymour. The parcel abuts open space to the north.

Based upon the analysis and discussion contained herein, it is our opinion that Market Value of the fee simple estate, as of April 15, 2024 was:

**FIFTY-FIVE THOUSAND DOLLARS**  
**(\$55,000)**

The narrative report that follows establishes the pertinent data and sets forth the analysis upon which the value is predicated. This analysis assumes an exposure time and marketing period of nine to twelve months. We appreciate the opportunity to be of service.

Respectfully Submitted,  
MB DiMarco & Associates, LLC



Mark DiMarco  
President  
Certified General Appraiser #0000169

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**--- ADDENDA ---**

Professional Qualifications  
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## EXECUTIVE SUMMARY

Property Address:	56 Squantuck Road, Seymour, CT.
Client:	The report is prepared for the sole and exclusive use of the Client to provide market values that assist in a potential sale of the property.
Property Owner:	Birmingham Utilities Inc.
Date of Inspection:	April 15, 2024
Date of Report:	April 24, 2024
Land Area:	4.99 Acs.
Zoning:	R-40, Residential
Assessment:	\$10,500
Real Estate Taxes:	\$377.79 (Based on PILOT Program)
Highest and Best Use:	Purchase by abutter or potential for limited subdivision

<u>Approaches</u>	<u>Value Conclusions</u>
Cost Approach	N/A
Sales Comparison Approach	\$55,000
Income Approach	N/A
<b>Value Conclusion</b>	<b>\$55,000</b>
Exposure Time & Marketing Period	12-18 Months

## SUBJECT PHOTOGRAPHS



View south from interior of site  
(Photo 1)



View northeast showing stream (Photo 2)

## **SUBJECT PHOTOGRAPHS**



Interior view west (Photo 3)



View north from roadway showing flagged boundary marker (Photo 4)

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## SUBJECT PHOTOGRAPHS



Interior view looking west showing wet area (Photo 5)



View of stream running along the northern boundary (Photo 6)

**MB DiMARCO & ASSOCIATES, LLC**

## SUBJECT PHOTOGRAPHS



View east along accessway roadway (Photo7)



View along interior pathway off of entrance road (Photo 8)

**MB DiMARCO & ASSOCIATES, LLC**

**SUBJECT PHOTOGRAPHS**



View south along Squantuck Road; subject on right (Photo7)



View north along Squantuck Road; subject on left (Photo 8)

**MB DiMARCO & ASSOCIATES, LLC**

**SUBJECT PHOTOGRAPHS**



View showing dam (Not located on subject site) (Photo 9)

## **Purpose of the Appraisal**

This report has been prepared for the South Central Ct. Regional Water Authority in conjunction with a potential sale of the property. The property is not formerly offered for sale on MLS but interest in purchasing the property has been expressed by the Town of Seymour who owns adjacent property.

## **Identification and History of the Property**

Title to the appraised property currently vests in the name of Birmingham Utilities. Birmingham Utilities is now part of the South Central Connecticut Regional Water Authority. A specific offering price has not been established. The legal description is found in Volume 206, Page 192 of the Seymour land records dated October 22, 1993. The property is further identified as Assessor's Map 5, Lot 7. A copy of the legal description from the above noted deed is shown in the Addenda. There have been no transfers of the subject property over the past 10 years.

The property is not under contract for sale and is not being openly marketed, although the Town of Seymour has expressed interest in acquiring the property.

## **Date of Valuation**

The values contained herein reflect market conditions as of the date of inspection, April 15, 2024.

## **Scope of the Appraisal**

A physical inspection of the property was conducted on April 15, 2024 by Mark DiMarco. Research included an examination of public records and general regional data. Regional and neighborhood trends and supply and demand characteristics were examined in an effort to determine the highest and best use of the property. The value was predicated upon the Sales Comparison approach to value. Appropriate land sales were analyzed and compared to the subject, leading to a market supported value conclusion. The Income and Cost approach are not relevant to the appraisal of vacant land.

## **Definitions**

### **Market Value**

The definition of *market value*, as taken from the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of The Appraisal Foundation and as referenced in 12 CFR Part 323 FDIC final rule on Title IX of the FIRREA Enforcement Act:

*"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."*

### **Definition of Fee Simple Estate**

*The fee simple estate is defined as an 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."<sup>1</sup>*

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<sup>1</sup>*The Appraisal of Real Estate, Eleventh Edition, page 137, The Appraisal Institute*

**REGIONAL OVERVIEW**

The Town of Seymour is located in New Haven County, in the south-central quadrant of the State, within the New Haven Labor Market Area (LMA). The towns of Oxford and Beacon Falls abut the subject on north, Woodbridge and Bethany are on the east, Ansonia and Derby are on the south and Shelton within Fairfield county is contiguous to the west. Seymour encompasses approximately 15 square miles and has a population density of about 1,152 persons per square mile with an estimated population of 16,731.



Seymour is an established community with a balance of single-family housing and some retail and office development. The town is moderately populated with about 78.5% of the housing stock comprised of single-family homes. The community has a limited stock of multi-family units and apartments and an overall density of 1,152 people per square mile versus the State density of 745 people per square mile.

## **Regional Overview (cont.)**

### **Population & Income**

As of 2021, the population of Seymour was estimated at 16,731. New Haven County population increased from 155,071 to 170,518 between 2000 and 2020, or close to 10%. The growth rate in the State over the same time period was about 5.5%. The median household income in Seymour is estimated at \$83,781. The County and State estimates were \$64,872 and \$73,781, respectively. Median income estimates (2018-2019) for Seymour and surrounding communities are displayed below. (Data is from CERC town profiles.)

<i><b>Town</b></i>	<i><b>Median Household Income</b></i>
<i>Bethany</i>	<i>\$136,667</i>
<i>Cheshire</i>	<i>\$132,682</i>
<i>Hamden</i>	<i>\$80,779</i>
<i>Oxford</i>	<i>\$116,431</i>
<i>Prospect</i>	<i>\$109,800</i>
<i><b>Seymour</b></i>	<i><b>\$83,781</b></i>
<i>Woodbridge</i>	<i>\$171,652</i>

### **Employment**

Seymour is aligned with the Bridgeport-Stamford LMA (Labor Market Area). As of February 2024, the total labor force was 466,516, with 440,330 people employed for an unemployment rate of 5.6% within the LMA. The current unemployment rate in Seymour is 5.90%. The LMA includes several communities in lower Fairfield County that historically have lower unemployment rates in the 4.5% range. The current Connecticut rate is 5.4% while the US rate was lower at 4.2%. The unemployment rates had spiked sharply due to the pandemic but business returned to normal levels although there has been a trend for employees to work from home. However, some employers are now requiring at least some part time stays in the home office.

Major local employers in Seymour include Thule Group, Connecticut Basement Systems, Marmon Utility LLC, Raf Electronic Hardware and Microboard Processing Inc. Residents also commute to employment centers in New Haven and Hamden.



## **Regional Overview (cont.)**

### **Housing**

A majority of the housing stock in is comprised of single-family dwellings. There is a limited supply of multi-family homes and apartment buildings. As of April 23, 2024 there were only 12 active listings of single family homes in Seymour ranging in price from \$260,000 to \$840,000. MLS documented 138 closed sales, excluding mobile homes, between April 1, 2023 and April 1, 2024. The median closed price was \$365,000 days and the average marketing time was 35 days. The median marketing time was only 18 days. Properties sold at about 101% of the offering price on average. There is strong demand in all price ranges due to the limited supply of homes and influx of home buyers. However, the hyperactivity has diminished somewhat with the increase in interest rates. The market is still strong although some upper tier prices have been reduced. There is limited new construction.

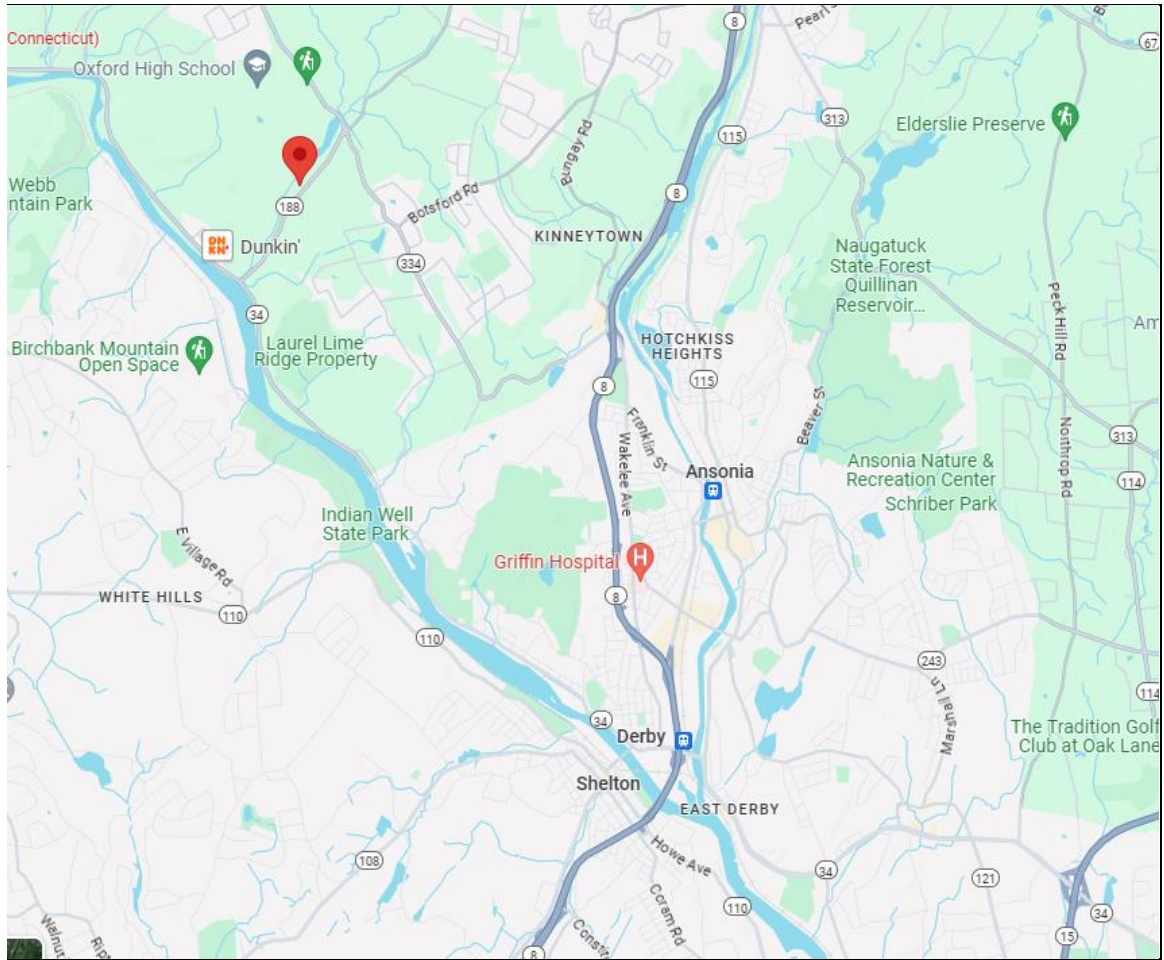
### **Transportation**

Routes 8 and 34 are the primary roadways in Seymour. Route 8 runs north to south and links the Bridgeport area to the south with points north where it intersects with I-84. Route 34 parallels the Housatonic River and links the Route 8 corridor with points south. Other local roadways include Route 188, and Great Hill Road (Rte. 334).

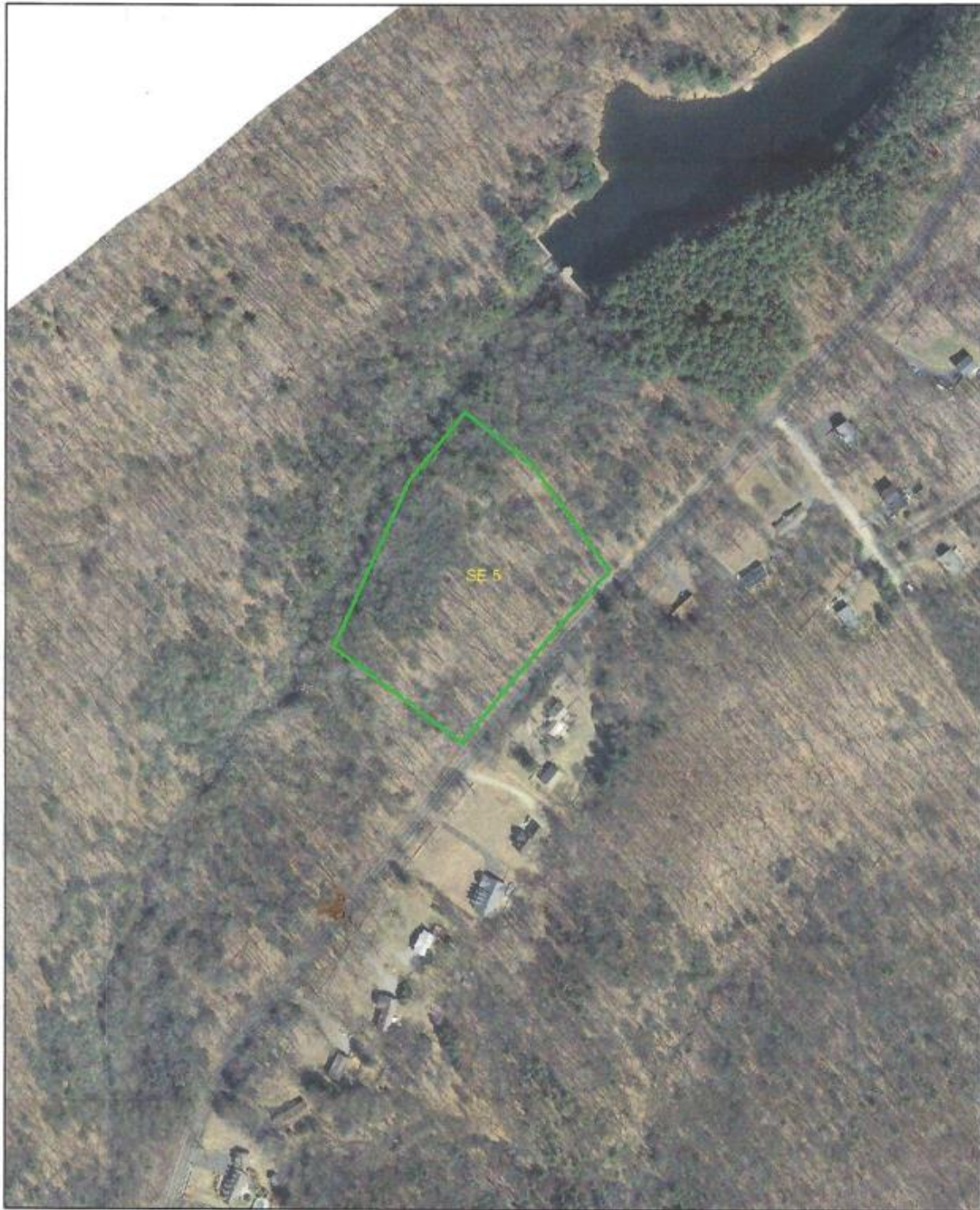
### **Summary and Conclusions**

Seymour is well served by the local transportation corridors although highway access is secondary. The housing market remains active with a shortage of homes for sale and generally strong demand for housing with modest growth over the years. The town has an established residential housing base.

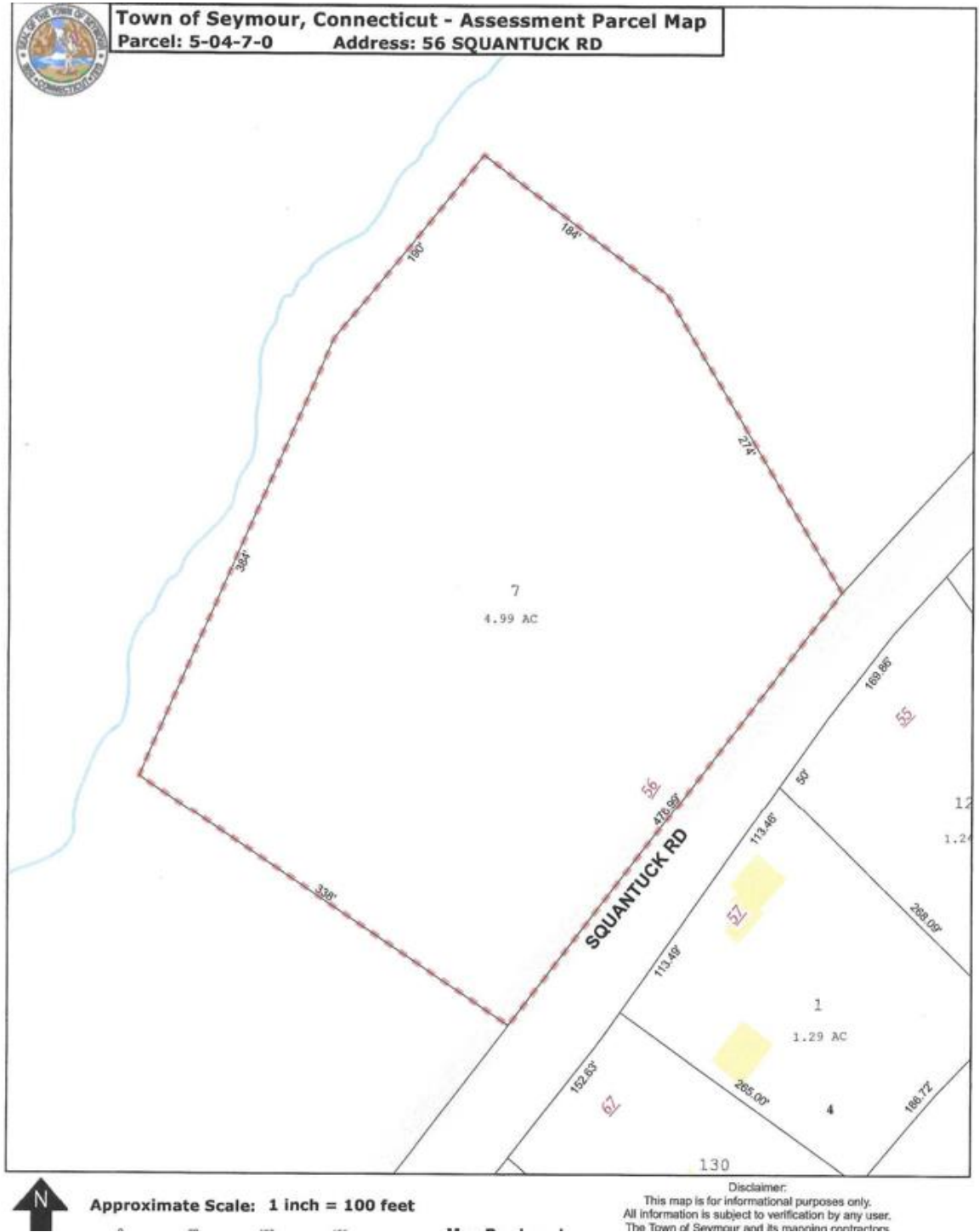
**SUBJECT LOCATION MAP**



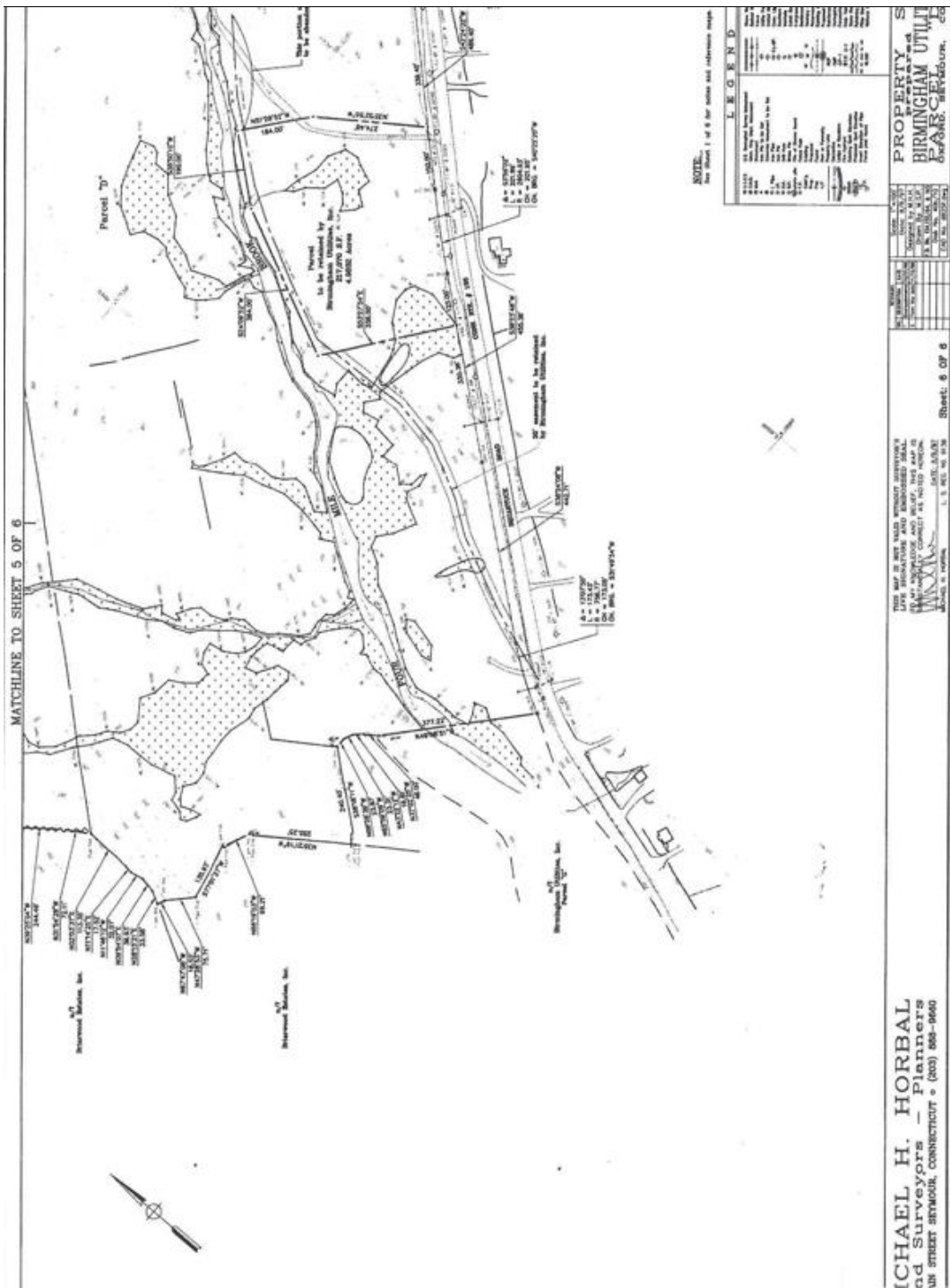
**AERIAL VIEW**



# ASSESSOR'S MAP



SURVEY MAP



Parcel Size- 4.98 Acs. or 217,070 Sq. Ft.

**Neighborhood Data:** The subject property fronts along the westerly side of Squantuck Road (Rte. 188) a short distance east of the Oxford town boundary. Adjacent properties are mostly vacant land tracts. Modest single family dwellings are located along the easterly side of Route 188. The neighborhood is lightly developed and is comprised of modest single-family residences and vacant land. The parcel to the rear of the subject with the dam is owned by the Town of Seymour. A 45.32 acre vacant parcel with an address of 338 Roosevelt Drive is owned by Seymour Land Conservation and a 139 acre vacant parcel at 125 Holbrook Road is owned by the State of Ct. A map showing the location of these parcels follows.

A variety of house styles are evident. Sizes range from about 1,200 square feet to over 3,500 square feet. The overall price range including listings was about \$250,000 to over \$600,000. A summary of recent home sales in Seymour is displayed in the chart below. Marketing times vary but most homes sell quickly with an indicated range of 2 to 4 days on the market to over 50 days. Many homes closed at prices above the initial offering price.

<u>Location</u>	<u>Date of Sale</u>	<u>Style</u>	<u>Price</u>	<u>Rms/Br/Ba</u>	<u>Size</u>	<u>Land</u>		<u>DOM</u>	
						<u>Area(Acs.)</u>	<u>Price/ SF</u>		
94 Great Hill Rd.	3/15/24	Ranch	\$305,000	5/3/1	1,460	1.56	\$208.90	34	*
17 Tibbets Road	3/26/24	Contemporary	\$540,000	8/3/3	2,317	2.99	\$233.06	14	
89 Squantuck Rd.	10/26/23	R.Ranch	\$480,000	7/3/2.5	2,274	0.67	\$211.08	71	*
16 Roosevelt Dr.	7/24/23	Cape	\$298,500	8/5/3	1,904	0.54	\$156.78	50	
148 Roosevelt Dr.	7/26/23	Ranch	\$305,000	6/3/1	976	0.19	\$312.50	10	*
27 Partridge Dr.	6/9/23	Colonial	\$550,000	8/4/2.5	2,524	1.21	\$217.91	2	*
27 Tomlinson Rd.	5/17/23	Colonial	\$315,000	7/2/2	1,052	1.01	\$299.43	15	*

\* Sold Above offering price

A summary of lot sales and offerings in Seymour and Oxford are shown on the chart on the following page. Lot prices range from \$75,000 to \$195,000 for a current offering. There is a limited inventory of recent offerings. The subject parcel is larger than many of the offerings.

## Neighborhood Data

### Lot Sales & Offerings -Seymour & Oxford

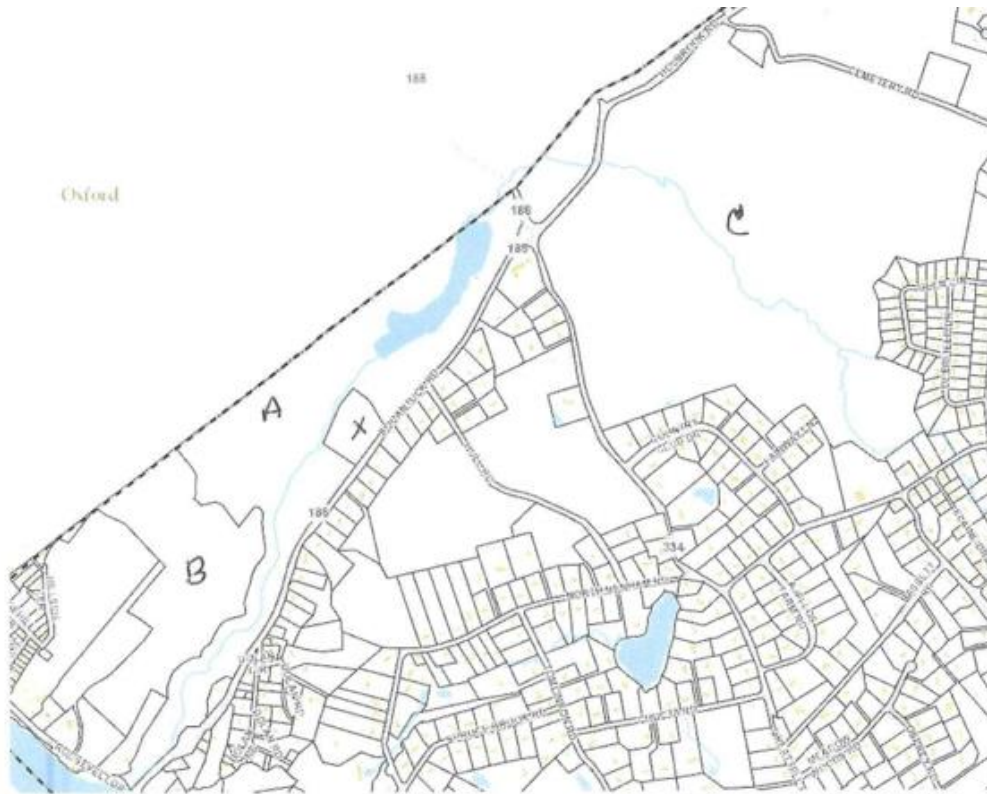
<u>Location</u>	<u>Date of Sale</u>	<u>Price</u>	<u>Land</u>		<u>Zone</u>
			<u>Area(Acs.</u>	<u>Price/ Ac.</u>	
<b>Oxford</b>					
15 Hemlock Tr.	8/21/23	\$100,000	2.50	\$40,000	Res-A
231 Chestnut Hill Rd.	3/6/24	\$125,000	2.00	\$62,500	Res-A
34 Rolling Hills Dr.	3/4/24	\$125,000	4.00	\$31,250	Res-A
<b>Seymour</b>					
108 Mountain Rd.	Offering	\$175,000	1.00	\$175,000	R-40 *
24 Jacko Drive	Offering	\$195,000	1.37	\$142,336	R-40
218 Roosevelt Drive	1/2/24	\$71,500	0.90	\$79,444	RC-3
10A Patrick Dr.	7/3/23	\$105,000	2.13	\$49,296	R-40
11 Bassett Rd.	1/9/23	\$75,000	1.05	\$71,429	R-40

\* Close to 2 years on the market

The residential market is strong like other portions of the state as evidenced by the marketing times and number of homes selling at prices above the initial price. There is a limited number of building lots on the market.

A location map showing the subject and other nearby vacant parcels controlled by the State of Connecticut or the Town is shown on the following page.

**Property Description (Cont.)**



*A-124 Squantuck Rd.- 93.9 Acres owned by Town of Seymour*

*B- 338 Roosevelt Drive- 45.32 Acres owned by Seymour Land Conservation*

*C-125 Holbrook Road- 139 Acres owned by the State of CT.*

*X-Subject Site*



**Property Description (Cont.)**

*Site Data:*



Land Area

4.99 acres, per town. A survey was not available as of the date of appraisal.

## **Property Description (Cont.)**

Frontage and Access	Frontage of 476.99' feet along the westerly side of Squantuck Road; the site runs to a depth of 338 feet on the south side and 468 feet on the north side of the site.
Description/Topography	The subject parcel is an interior parcel with sloping topography. The site slopes from about 330-340 feet near the frontage to about 290 feet near the center of the parcel. The site is treed and there are interior wetlands comprising a large portion (30%) of the southern portion of the site. There are guard rails along the road frontage and access is gained from a paved driveway at the northern end of the site. The Four Mile Brook runs north-south along the rear of the parcel. A dam is located east of the subject parcel at the end of the roadway.
Soil and Sub-soil	We were not provided with a soil survey and we are not qualified to accurately determine suitability for development. However, a review of various soil maps and an inspection of the property revealed the predominant soil types as depicted on the soils map on the previous page.
Utilities	Development would require well and designed septic systems. We assume telephone and electricity could be extended from the road.
Easements & Restrictions	There are no known easements or restrictions having an impact upon value. However, we are not qualified to perform full title searches.

## **Site Data (Cont.)**

Flood Hazard

Reference is made to Flood Map 09009CO382H, Dated 12/17/2010. It appears from the entire site is in Zone X and appears to be outside of a 100 year flood zone.

Contamination

This analysis assumes that the site is free of any and all contaminants and debris that would alter the value opinions expressed in this report. An environmental report was not provided. We are not qualified to determine the presence of hazardous waste and further investigation is recommended.

**Property Description (Cont.)**



## Site Data: (Cont.)

Improvements                      There are no improvements on the subject parcel. Soils mapping and topographical conditions are displayed on the following pages.

Soils:    Reference is made to the soils map shown below.

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	0.1	2.7%
84D	Paxton and Montauk fine sandy loams, 15 to 25 percent slopes	4.3	78.9%
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony	1.0	18.4%
<b>Totals for Area of Interest</b>		<b>5.5</b>	<b>100.0%</b>

A brief description of the soil types is provided below. Reference is made to the USDA Natural Resources Conservation Service Publication.

#### **73E Charlton-Chatfield Complex, 15-45 percent slopes, rocky.**

This soil component occurs on upland hill landforms. Slopes range from 15 to 45 percent and runoff class is high. The drainage class is high. The depth to a restrictive feature is greater than 60 inches. .

#### **84 D Paxton Montauk fine sandy loams, 15-25 percent slopes**

This soil component occurs on upland hill and drumlin landforms. Slopes range from 15 to 25 percent and runoff is medium. The depth to a restrictive feature is 20 to 40 inches. This soil type is well drained. This is the dominant soil type.

#### **85C Paxton Montauk fine sandy loams, 8-15 percent slopes**

This soil component occurs on upland hill and drumlin landforms. Slopes range from 8 to 15 percent and runoff is very low. The depth to a restrictive feature is 20 to 40 inches.

## **SITE DESCRIPTION (Continued)**

There is no apparent evidence of ground contamination. However, MB DiMarco & Associates is not qualified to determine the presence of environmental hazards. An environmental site assessment report has not been provided. We assume that there are no environmental problems defects having a material impact upon the value of the property. We reserve the right to amend this report in the event an environmental or structural report is completed and reveals data contrary to our findings.

***Zoning: R-40, Residential***

The subject is located in the R-40 residential zoning district. Uses allowed as a matter of right include single family homes and garages in conjunction with the dwelling. Other uses are allowed with a Zoning Permit include customary home occupations, including farming and forestry, child and adult day care.

**Bulk and Area Requirements-R-40**

Minimum Lot Area:	40,000 sq. ft.
Minimum Dimension of Square:	150 feet
Lot Width:	150 feet
Minimum Front Yard:	50 feet
Minimum Side Yard:	25 feet
Rear Yard:	30 feet
Maximum Lot Coverage:	15%
Maximum Height	35 feet

The subject is a vacant parcel and is potentially suitable for development with single family homes subject to the requirements above. A building site must contain at least 30,000 square feet of non-wetland soils and have a dimension of a square measuring 100 feet x 180 feet.

***Assessment and Taxes:*** Seymour properties are assessed at 70% of market value with the last revaluation occurring on October 1, 2018. A revaluation is scheduled for October 1, 2024. The tax rate for the 2023 Grand List is 35.98 mills. The current assessment is \$10,500 based on a market value of \$15,000. The assessment reflects ownership by a non-taxable entity. Ownership pays Pilot (Payment in lieu of taxes of \$377.79 for 2023.)

## ***Highest and Best Use:***

The highest and best use of a property is specifically defined as:

**The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.<sup>2</sup>**

Implied within this definition is a recognition of that specific use's contribution to regional, environmental or neighborhood development goals, in addition to the maximization of wealth by the existing property owner. In appraisal practice, the concept of highest and best use is the premise upon which value is based. Four criteria are examined in determining highest and best use. The use must be legally permissible, able to be physically supported on the site, financially feasible and achieve maximum profitability.

### **Larger Parcel**

The Yellow Book standards require consideration of the "larger parcel". The larger parcel is defined as "that tract, or those tracts, of land which possess a unity of ownership and have the same, or an integrated, highest and best use. Elements of consideration by the appraiser in making a determination in this regard are continuity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. "

The potential purchaser does not own any contiguous properties. The Larger Parcel theory was considered, but is not relevant to this analysis.

***As Vacant:*** The subject is comprised of a single parcel containing 4.99 acres based on available mapping. The land is located in a rural residential location accessed from the northerly side of Squantuck Road (Rte. 188) located in the southwest section of Seymour near the Oxford town boundary. The site is has 476.99 feet of frontage enclosed by guardrails along most of frontage. A partially paved driveway provides access from the eastern section of the site. The site is treed with intermittent wetlands and slopes from about 330-340 feet near the road frontage to about 290 feet at the rear of the parcel. The paved roadway provides access to the interior of the site. The roadway provides access to a dam

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<sup>2</sup>*The Appraisal of Real Estate, Eleventh Edition, Appraisal Institute, page 297.*



***Highest and Best Use: (Cont.)***

which is not part of the subject property. The Four Mile Brook runs along the northeast portion of the property.

The topography is varied and mostly treed. Development would be impacted by wetlands and access issues. The site is in the R-40 zone which permits single family development and requires a minimum lot area of 40,000 square feet or 0.92 acres. Well and septic are required in this zone which places a further limitation on development. Approvals for a multi-lot development are unlikely given the sloping topography, wetlands and the costs involved.

***As Improved:*** The subject site is not improved.

## **Valuation Methodology**

The Cost Approach is based upon the principle of substitution, which theorizes that a prudent individual will pay no more for a property than it would cost to build an equally suitable facility in a similar location. In this approach, accrued depreciation is deducted from the reproduction cost new of the improvements and added to the value of the land as though vacant. The Cost Approach was not developed.

The Sales Comparison Approach is also based upon the principle of substitution, which theorizes that an investor would pay no more for a property than it would cost to acquire an equally desirable substitute. The Sales Comparison Approach was utilized in establishing value for the subject. This approach best reflects the actions of buyers and sellers in the marketplace contemplating purchases of properties such as the subject. Sole weight was assigned to this approach in the final analysis and is the only appropriate valuation technique for the appraisal of vacant land.

The Income Approach is a process of measuring the extent of future benefits, which are reasonably expected from a given property. The Income Approach is most often the primary indicator of value for investment property and is less applicable for owner/user properties. This approach is not relevant to the appraisal of vacant land.

## **SALES COMPARISON APPROACH**

The comparability of transactions is affected by a wide range of factors. The sales data is analyzed and compared to the subject property with adjustments made for all variables affecting value. Sales of other vacant parcels were analyzed and compared to the subject. The unit of comparison typically utilized in comparing buildings such as the subject is the sale price per acre.

In the development of the Sales Comparison approach four sales have been considered. A summary of the sales utilized is displayed below. Detailed sale sheets of each property follow.

<b>Land Sales Summary</b>						
<b>Address</b>	<b>Sale Date</b>	<b>Price</b>	<b>Land Acres</b>	<b>Ftg.</b>	<b>Zone</b>	<b>Price/Ac. Comments</b>
34 Rolling Hills Drive Oxford	3/4/24	\$125,000	4.00	241	Res-A	\$31,250 Wooded parcel; 241 FF; wetlands in rear; level to rolling; near Land Trust parcel; superior location
N/S Cox Road, Portland	1/2/24	\$48,000	10.20	350	R-25	\$4,706 Wooded parcel; long, narrow parcel; crossed by wetlands; wetlands needs to be bridged; rural location
23 Edwards Rd. Bethany	7/3/23	\$65,000	4.15	586	R-65	\$15,663 Wooded parcel; steep terrain; non-access fig. along Amity demolished; sloping topography; 10% wetlands
516 Carrington Rd. & 289 Wooding Hill Rd., Bethany	7/21/21	\$305,000	26.60	630	R-130	\$11,466 Assemblage of two parcels; good frontage; wooded and and sloping topography; 20% wetlands
56 Squantuck Rd. Seymour <b>(Subject)</b>	4/15/24		4.99	476	R-40	Limited frontage due to topo; rolling & wooded; with some wetlands; guardrails along street

**SALE 1**



Location:..... 34 Rolling Hills Drive  
Oxford, Connecticut

Date of Sale..... March 4, 2024

Price ..... \$125,000

Grantor ..... Kurt Hummel

Grantee ..... Chris Hope

Legal Reference ..... Volume 471, Page 470

Deed Type:..... Warranty

Financing: ..... None recorded

Zoning: ..... Res A, Residential

Site:

Land Area..... 4.00 acres or 174,240 square feet

Frontage..... 241.79+ FF N/S Rolling Hills Drive

Topography..... Level to rolling

Utilities..... Water, septic, gas, telephone, electricity

Access/Exposure..... Access from Rolling Hills Drive

Improvements: ..... None

**SALE 1 (Cont.)**

Comments:

Vacant parcel with access from 241.79 feet of frontage along the easterly side of Rolling Hills Drive, which is a circular roadway with modest single family homes. The site is located adjacent to an open space parcel controlled by the Oxford Land Trust. The parcel is treed and fairly level with a body of wetlands toward the rear of the site. The parcel is not suitable for subdivision and the effective usable area was estimated at 2.50 acres. The site required installation of a septic system. The sale required a marketing time of about 34 days. The site abuts open space to the west and north.

Verification:..... Land Records, Site Mapping, Listing Agent (Ken Viele, Jr.- (203) 605-4251)

Price per Acre: ..... \$31,250

Price per lot..... \$125,000

# Site Plan



(Note: From MLS & Town of Oxford)

**Interior View**







**SALE 2 (Cont.)**

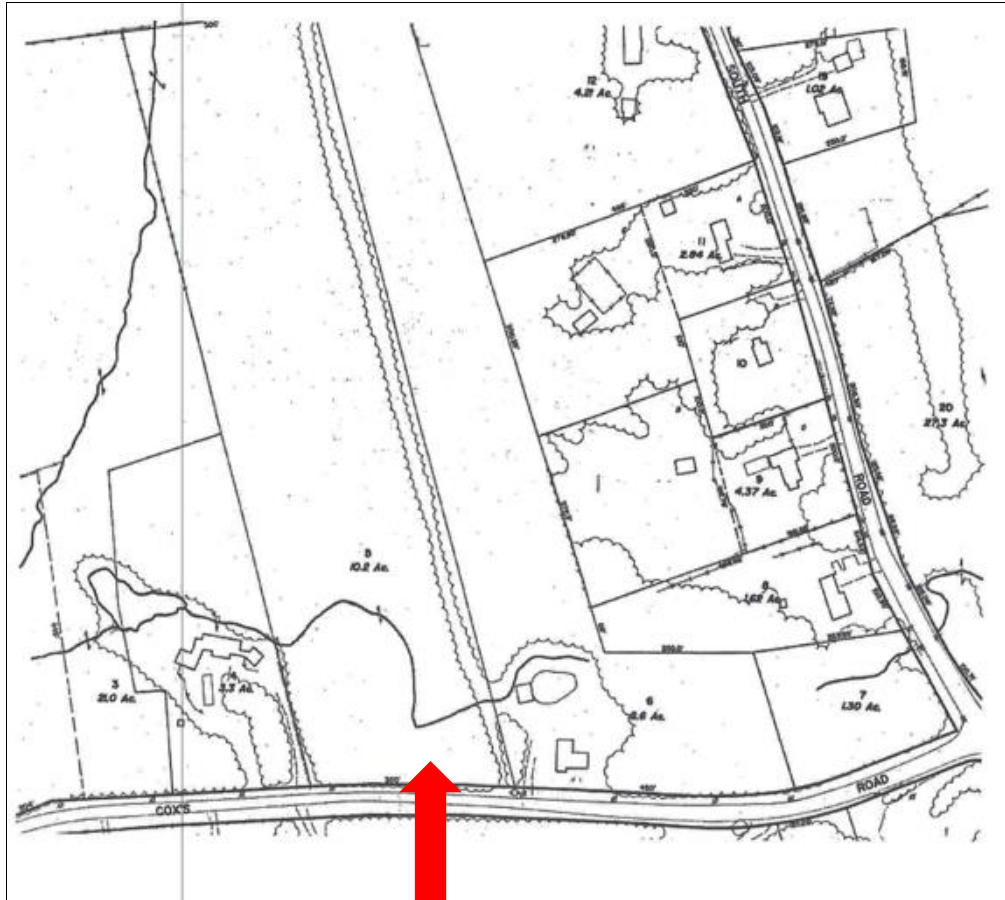
Comments:

Vacant treed parcel. Approvals for use as a building lot has expired in 2023. A utility easement for a water pipe runs along the eastern boundary of the parcel. A Brook runs along the front of the site. Development requires construction of a bridge to cross wetlands at the front of the parcel. The cost was estimated by the broker at about \$30,000. The parcel is long and narrow with 350 FF running to a depth of over 1,200 feet. The property was acquired for use as a single building lot by a local developer. The site is located on the north side of Cox's Road about 1,200 feet west of the intersection of South Road. The property required a marketing time of 332 days. The initial listing price was \$79,000.

Verification:..... Land Records, Site Mapping, Selling Broker (Berkshire Hathaway-Theresa Bitondo)

Price per Acre: ..... \$4,706  
Price per Lot ..... \$48,000

# Assessors' Map



**SALE 3**



Location:..... 23 Edwards Road  
Bethany, Connecticut

Date of Sale..... July 3, 2023

Price ..... \$65,000

Grantor ..... Timothy Kraus

Grantee ..... Michael Nitkowski

Legal Reference ..... Volume 224, Page 242

Deed Type:..... Warranty

Financing: ..... None recorded

Zoning: ..... R-65, Residential

Site:

Land Area..... 4.15 acres or 180,774 square feet

Frontage..... 449 FF E/S Amity Road; 586.05 FF N/S Edwards Road

Topography..... Level to steep

Utilities ..... Water, septic, gas, telephone, electricity

Access/Exposure ..... Corner location near open space holdings of Ct. Water Company and the Naugatuck State Forest.

Improvements: ..... None

**SALE 3**

Comments:

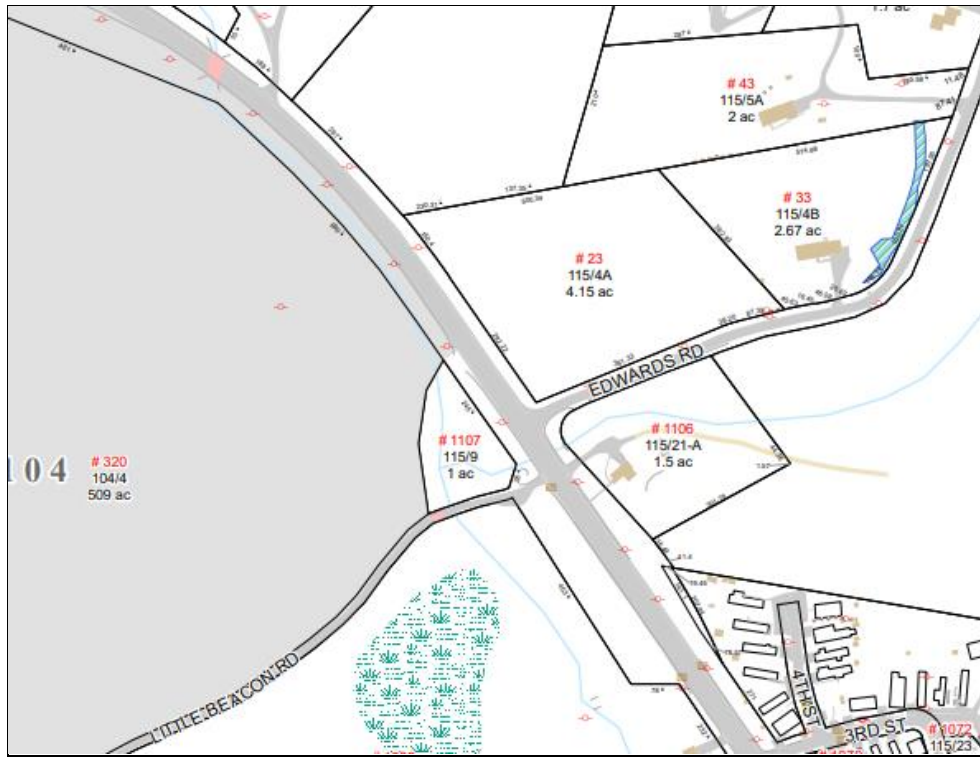
The site is unimproved and has frontage along Amity Road at the intersection of Edwards Road. The site is located opposite a 509 acre parcel of the Naugatuck State Forest and a 188.5 acre parcel controlled by Ct Water Company is located on Edwards Road. Site elevations range from about 450 feet near the center of the parcel and rise to about 550 feet at the northern border. The 100 foot change constrains development of this area. There are residential dwellings to the north and water company property on the east side of Edwards Road. There appears to be limited wetland involvement. Highway access is within several miles from the property. The sale required a marketing time of 21 days according to MLS.

Verification:..... Land Records, Site Mapping, Inspection

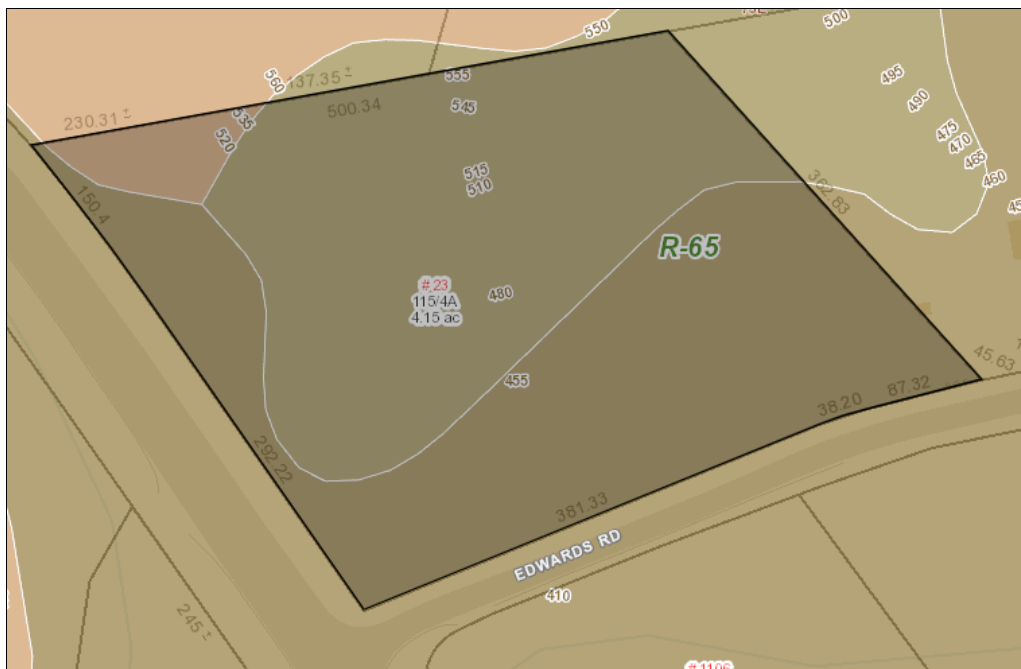
Price per Acre: ..... \$15,663

Price per Lot ..... \$65,000

# LOCATION/ASSESSOR'S MAP



Topographic Map



**SALE 4**



(MLS Photo of Interior of Parcel)

Location:..... 516 Carrington Rd. & 289 Wooding Hill Rd.  
..... Bethany, Connecticut

Date of Sale..... July 21, 2021

Price ..... \$305,000

Grantor ..... Robert McSherry

Grantee ..... Fasano Properties LLC

Legal Reference ..... Volume 218, Page 640

Deed Type:..... Warranty

Financing: ..... None recorded

Zoning: ..... R-130

Site:

Land Area ..... 26.60 acres or 1,158,696 square feet

Frontage..... 630 FF E/S Wooding Hill Rd.

Topography ..... Level to rolling

Utilities ..... Water, septic, gas, telephone, electricity

Access/Exposure ..... Access from Wooding Hill Road

Improvements: ..... None

**SALE 4 (Cont.)**

Comments:

Assemblage of two parcels assumed to be acquired for subdivision. Parcel 1 contains 3.60 acres with 630 feet along the Carrington Road. Parcel 2 is to the rear of Parcel 1 and contains 23 acres with no direct road frontage. The parcel is wooded and has sloping topography with guardrails along the road frontage. Elevations range from about 680 feet along the road frontage to 665 feet proceeding east and to 575- 590 feet rear the rear boundary. There are wetlands along the rear and norther portions of the land that comprise about 20% of the parcel. The site abuts watershed property on the east. No plans for subdivision have been filed.

Verification:..... Land Records, Site Mapping, Selling Broker (Coldwell Banker Realty)

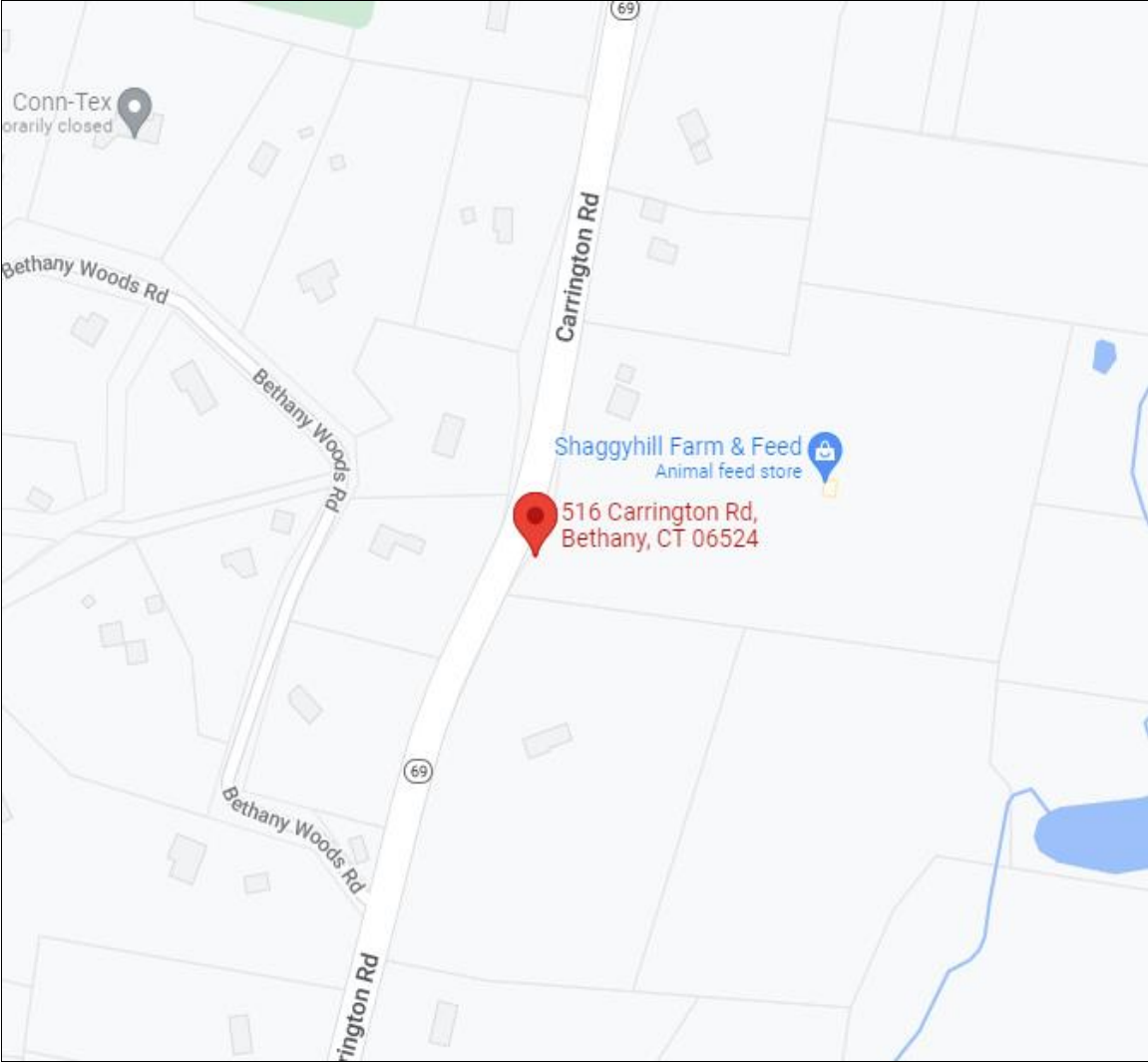
Price per Acre: ..... \$11,466

**Supplemental Photo**



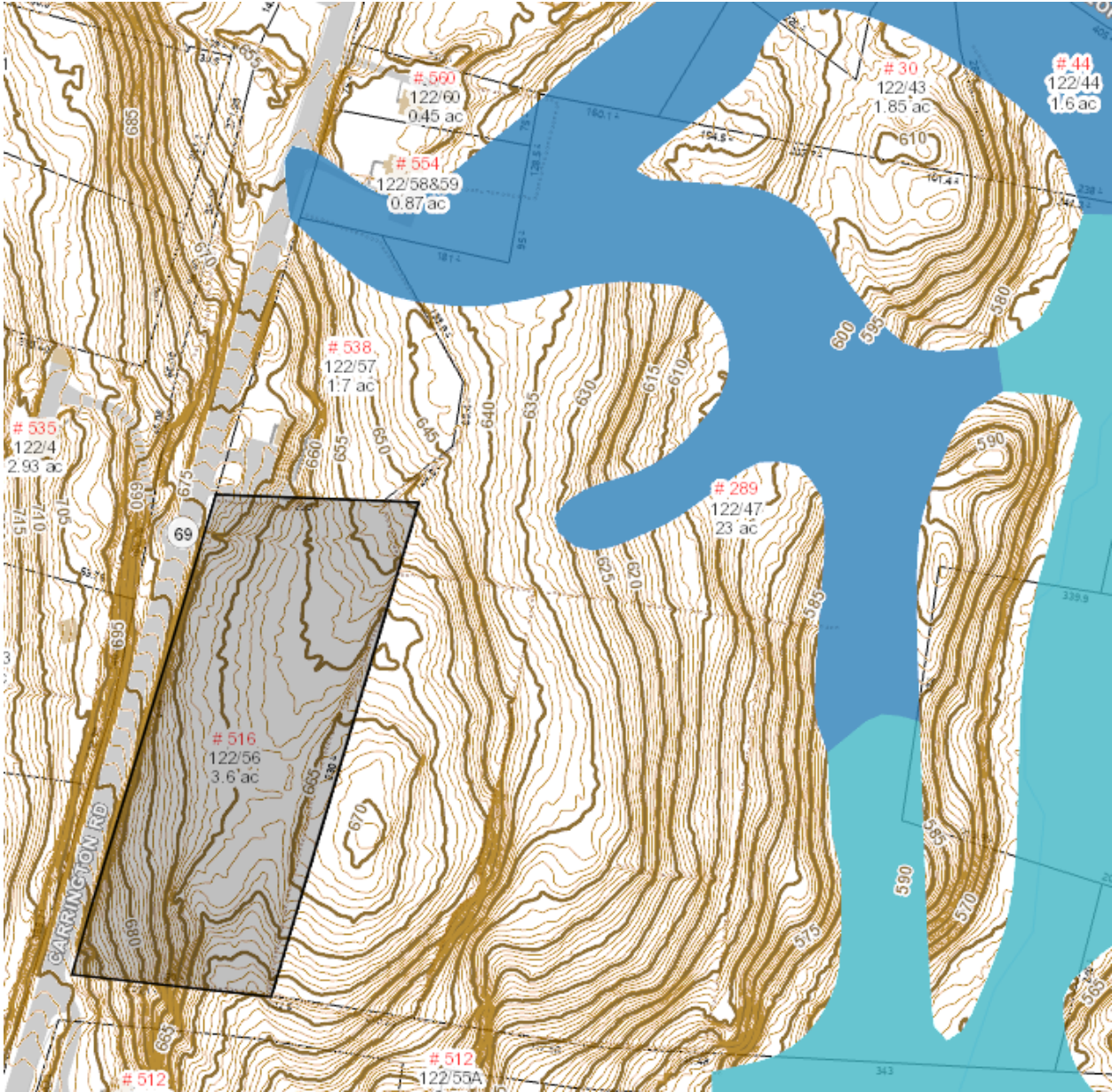
**View East from Street**

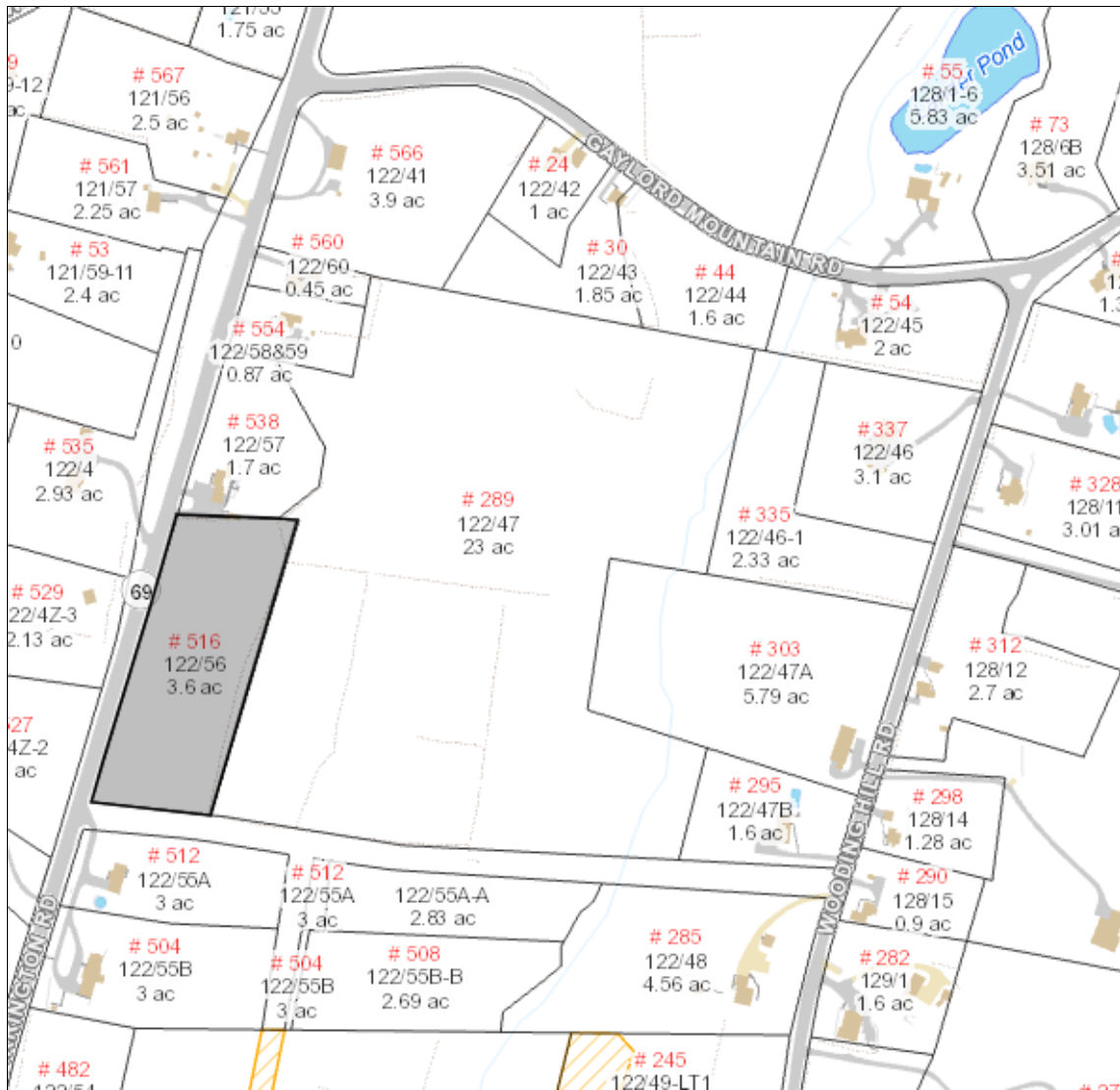
**LOCATION MAP**



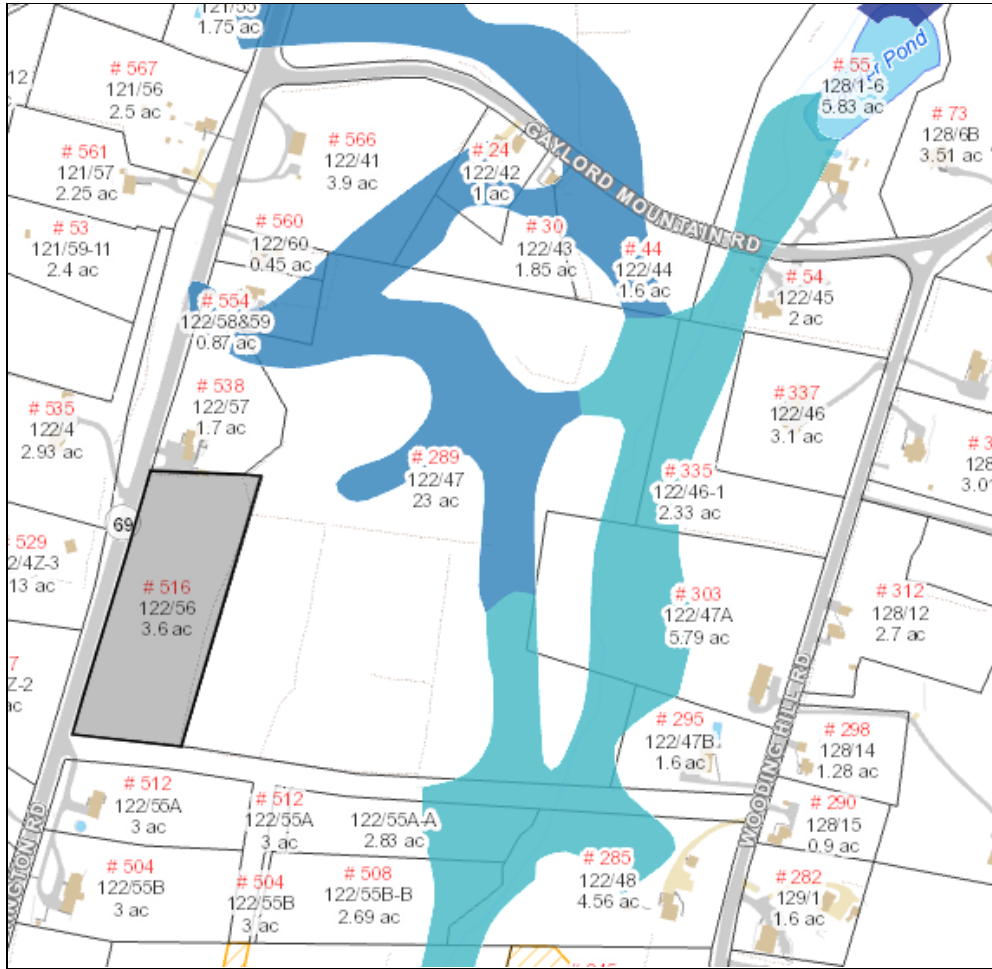


Site Elevation/Wetland Plan





# Site Plan Showing Wetlands



## **Sales Analysis**

**Sale 1** is located on the easterly side of Rolling Hills Drive in Oxford. This parcel has 241 feet of road frontage in a superior location in Oxford. The site is treed and level to rolling with a small body of wetlands toward the rear of the parcel. The site is not suitable for sub-division and was purchased as a single lot for \$125,000. The lot size is similar to the subject. This is the most recent sale with a closing date of March 4, 2024. The site is adjacent to a parcel controlled by the Land Trust which abuts the parcel to the north. **The adjusted value is \$15,625 per acre.**

**Sale 2** is located on the northerly side of Cox Road, Portland. This parcel is larger than the subject with 10.20 acres. It was acquired on January 2, 2024 for \$48,000 or \$4,706 per acre. The site has 350 feet of road frontage but the site is long and narrow which limits development to a single lot. Development requires bridging wetlands near the road frontage. The cost of the bridge crossing was estimated at \$30,000 which resulted in the low purchase price. Prior approvals for use as a building lot had to be re-obtained by the purchaser. The property was acquired after a marketing time of 335 days. Upward adjustments are made for location and topography. A downward adjustment was applied for larger lot size. **The adjusted value is \$6,588 per acre.**

**Sale 3** is a corner parcel located at 23 Edwards Road, Bethany. This parcel is has good access located at the intersection of Route 63 and Edwards Road. The parcel is similar in size to the subject with 4.15 acres. It was purchased on July 3, 2023 for \$65,000 or \$15,663 per acre. The site has 586 feet of road frontage along Edwards Road and non access frontage along Route 63. The parcel has steep, wooded terrain and a roadway is being cut from Edwards Road. Doward adjustments are made for location and frontage and an upward adjustment was applied for topography. **The adjusted value is \$13,345 per acre.**

**Sale 4** is a smaller parcel in Bethany with 26.60 acres. The acreage was acquired in July 2021 for \$305,000 or \$11,466 per acre. The parcel has 630 feet of frontage and is a treed site. The parcel slopes below grade to the rear but has good visibility from Carrington Road (Rte. 69). Downward adjustments are made for frontage and location. An upward adjustment was made for parcel size and topography. The site slopes to the rear of the parcel. Reportedly a sub-division was proposed. Positive and negative adjustments were offsetting. **The adjusted price is \$11,466 per acre.**

## Value Conclusion

The adjusted price range for the sales was \$15,625 to \$6,588 per acre. Most weight was assigned to Sales 2, 3 and 4 which produce an average of \$10,466 per acre. Sale 1 has superior topography and a better location and establishes the upper limit of value. We conclude with a value of \$11,000 per acre. Reference is made to the adjustment grid shown on a following page which quantifies the adjustment process.

After adjusting the comparable sales, the current market value of the subject property, as of April 15, 2024, was \$11,000 per acre of land.

<u>Land Area</u>		<u>Price/Acre</u>		<u>Value Estimate</u>
4.99 Acres	@	\$11,000	=	\$54,890
		<b>Market Value</b>		<b>\$55,000 (Rd.)</b>

## Adjustment Grid

<b>Land Sales Analysis</b>					
<i>Characteristic</i>	<i>Subject</i>	<i>Comp. 1</i>	<i>Comp. 2</i>	<i>Comp. 3</i>	<i>Comp. 4</i>
Address	56 Squantuck Rd. Seymour	34 Rolling Hills Dr. Oxford	N/S Cox Rd. Portland	23 Edwards Rd. Bethany	516 Carrington Rd. Bethany
Price		\$125,000	\$48,000	\$65,000	\$305,000
Price Per Acre		\$31,250	\$4,706	\$15,700	\$11,466
Financing	Normal	None	None	None	None
Conditions of Sale	Normal	Normal	Normal	Normal	Normal
Market Conditions	4/15/24	3/4/24	1/2/2024	7/3/2023	7/21/2021
Location	Rural; Partial roadway	Superior	Similar	Superior	Superior
Acres	4.99	4.00	10.2	4.14	26.6
Frontage	300 FF	241 FF	350 FF	449 FF	630 FF
Shape/Utility	Irregular	Irregular	Irregular	Rectangular	Irregular
Topography	Rolling to steep, wooded, wetlands	Level to rolling; treed	Level to rolling; Cost to bridge stream	Treed; Sloping; some wetlands	2 Parcels; 20% wetlands; some slopes
Zoning	R-40	Res-A	R-25	R-65	R-130
Utility for Development	Below Avg.	Good	Avg.	Below Avg.	Good
Utilities	Well & Septic	Elec., Well , Septic	Elect, water, septic	Elec, well, Septic	Elect, water, septic
Real Property Rights Conveyed	Fee Simple	0%	0%	0%	0%
Financing	Market	0%	0%	0%	0%
Conditions of Sale	Normal	0%	0%	0%	0%
<u>Date of Sale</u>	4/15/2024	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
<i>Adjusted Price</i>		\$31,250	\$4,706	\$15,700	\$11,466
Location	Residential	-15%	15%	-10%	-10%
Lot Size	4.99	0%	10%	0%	15%
View	Average views; wooded	0%	0%	0%	0%
Access/Frontage	Frontage with poor access	-15%	0%	-10%	-10%
Topography/Wetlands	Rolling; steep wooded; wetlands	-20%	15%	5%	5%
Utilities	Elect, well, septic	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
Subtotal		-50%	40%	-15%	0%
<b>Adjusted Price/Acre</b>		<b>\$15,625</b>	<b>\$6,588</b>	<b>\$13,345</b>	<b>\$11,466</b>

## **RECONCILIATION & FINAL VALUE CONCLUSION**

The Cost and Income approaches are not relevant to the appraisal of vacant land and have not been considered.

The Sales Comparison approach was developed. The results of our analysis are as follows:

**FIFTY-FIVE THOUSAND DOLLARS**

**(\$55,000)**

The Sales Comparison Approach analyzed four transactions of other vacant land parcels. The sales were drawn from a wide market area. The quality of the sales data was good. There was sufficient data available to support a reliable indication of value for the subject. Sole weight was assigned to this approach to value.

### **Exposure Time**

Estimates of exposure time and marketing periods for real estate are affected by a wide variety of factors. Though it is difficult to accurately gauge the duration of these time frames, some attempt is made given an analysis of exposure periods and marketing periods for similar property, the current state of supply and demand forces and the individual characteristics of the asset. According to discussions with professionals involved with New Haven County residential, exposure and marketing periods have ranged between three and twenty-four months. Exposure and marketing periods are influenced by seller expectations, as well as the strength and overall utility and market appeal of the subject property. The subject property is a unique property given the lack of access and topographical features. Based upon our knowledge of the subject property, the exposure periods of other properties, the characteristics of the subject and current supply and demand forces, this analysis estimates an exposure time and marketing period of 9 to 12 months. Properties of this type are generally acquired by abutting property owners.

## **Final Value Conclusion**

As a result of our analysis, it is our opinion that the Market Value of the fee simple estate, contingent upon the discussion, analyses, definitions, Certification, Assumptions and Limiting Conditions set forth in the attached report, as of April 15, 2024, was:

The Sales Comparison approach was developed. The results of our analysis are as follows:

**FIFTY-FIVE THOUSAND DOLLARS**  
**(\$55,000)**

The Cost and Income approaches are not relevant to the appraisal of vacant land and have not been considered.

The Sales Comparison Approach analyzed four transactions of other vacant land parcels. The sales were drawn from a wide market area. The quality of the sales data was good. There was sufficient data available to support a reliable indication of value for the subject. Sole weight was assigned to this approach to value.



## **Final Value Conclusion**

As a result of our analysis, it is our opinion that the Market Value of the fee simple estate, contingent upon the discussion, analyses, definitions, Certification, Assumptions and Limiting Conditions set forth in the attached report, as of April 15, 2024, was:

**Fifty-Five Thousand Dollars  
(\$55,000)**

## **ASSUMPTIONS AND LIMITING CONDITIONS**

1. The appraiser, by reason of this appraisal report, is not required to give further consultation, testimony or to be in attendance in court or at any governmental or other hearing with reference to the property without prior arrangements having been made relative to such additional employment.
2. Use and disclosure of the contents of this report are governed by the Bylaws and Regulations of the Appraisal Institute.
3. Neither all nor any part of the contents of this report (especially conclusions of value, the identity of the appraiser of MB DiMarco & Associates, LLC, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, or other public means of communication without prior written consent and approval of MB DiMarco & Associates.
4. 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, or MB DiMarco Associates LLC, and in any event only with proper written qualifications and only in its entirety. The party for whom this appraisal report was prepared may distribute copies of this appraisal report in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report.
5. Title is assumed to be good and marketable unless otherwise stated. No responsibility is assumed for the legal descriptions or any legal matter.
6. The property is considered to be under responsible ownership and management, and free of all liens and encumbrances except as specifically discussed herein.

## **ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)**

7. The information, estimates and opinions furnished to the appraisers by others and contained in this report are considered to be from reliable sources and where feasible have been verified. However, no responsibility was assumed for the accuracy of the information. We reserve the right to modify the value estimates should more reliable or accurate information become available subsequent to delivery of this report.
8. It is assumed that there are no hidden or other conditions in sub-soil, or structures, which would render them more or less valuable. No responsibility is assumed for such conditions or for engineering, which would be required to discover them.
9. All building materials used in the improvements on the appraised properties are assumed to be free of potential health risks unless otherwise stated. Reasonable good structural and mechanical conditions are assumed to exist, and no opinion as to these matters is to be inferred or construed from the attached report. All engineering is assumed to be correct.
10. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the report. No survey was made for the purposes of this analysis. Areas of record provided by others are assumed to be accurate.
11. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in this report. It is assumed that all required licenses, certificates of occupancy, legislative or administrative consents 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 estimates contained in this report are based.  
It is assumed that the utilization of the land and/or improvements is within the boundaries or property lines of the property described herein and that there is no encroachment or trespass unless otherwise noted.
12. The Americans with Disabilities Act (ADA) was enacted January 26, 1992.
13. We have not made a specific survey with regard to compliance. A full investigation by experts familiar with the details of the specific requirements is recommended.
14. The forecasts, projections or estimates contained in this report are based upon current market conditions, anticipated short-term supply and demand factors, and the current economic conditions. The forecasts may be subject to change in future markets.

## **CERTIFICATION**

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and our personal, impartial, and unbiased professional analyses, opinions and conclusions.
- We have no past, present or prospective direct or indirect interest or bias in the property that is the subject of this report, or to the parties involved with this assignment
- Our compensation is not contingent upon the reporting of a predetermined value of direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- Our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and Code of Professional Ethics
- Mark B. DiMarco made a personal inspection of the property that is the subject of this report.
- As of the date of this report, both Mark DiMarco has completed the continuing education requirements of the State of Connecticut.
- No one, other than the Seymour assessment and zoning office provided significant professional assistance to the signatories of this report.
- This appraisal was not based on a requested minimum value, a specific valuation or the approval of a loan.
- MB DiMarco Associates has performed periodic services for the seller within the past three years and has no contemplated interest in the property.



Mark B. DiMarco

President

Certified General Appraiser CT#0000169

**ADDENDA**

**QUALIFICATIONS  
FIELD CARD  
FLOOD MAP  
DIRECTION OF SUBJECT PHOTOS**

## QUALIFICATIONS

Mark B. DiMarco has over 45 years experience and has appraised investment grade, commercial real estate throughout the United States over his career. Assignments included downtown and suburban office buildings, shopping centers, regional malls, warehouse, distribution and manufacturing industrials, historic landmarks, condominium projects, residential and commercial subdivisions, apartments, marinas, special purpose properties with an emphasis on nursing homes and vacant land including the valuation of farmland and conservation easements. Appraisals performed by Mr. DiMarco have been used for securitization, traditional financing, foreclosure, sale and acquisition, arbitration and litigation support

### Employment

M B DiMarco & Associates  
10 Pequot Drive  
Rocky Hill, Connecticut

Michaud Company  
430 Orange Street  
New Haven, CT

Arnold J. Grant and Associates  
100 Constitution Plaza  
Hartford, Connecticut

Cushman & Wakefield of CT.  
Stamford, CT.

Owner  
Brown, Chudleigh Schuler and  
Associates  
Wallingford, Connecticut

### Education

The University of Connecticut - 1975  
Storrs, Connecticut  
Bachelor of Science  
School of Business Administration & Real Estate

Various courses and seminars presented by the  
Appraisal Institute  
Annual continuing education courses

### Professional Affiliations

General Certified Real Estate  
Appraiser, Connecticut

# Field Card



**Town of Seymour, CT**

Property Listing Report

Map Block Lot **5-0 4 7**

Developer Map

Unique Identifier **990019**

Developer Lot

Building #

**Property Information**

Property Location	56 SQUANTUCK RD
Mailing Address	90 SARGENT DR NEW HAVEN CT 065115918
Land Use	Residential Vacant Land
Zoning Code	R-40
Neighborhood	R0

Owner	BIRMINGHAM UTILITIES INC
Co-Owner	
Book / Page	0206/0192
Land Class	Vacant Land
Census Tract	
Acreage	4.99

**Valuation Summary**

(Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	0	0
Outbuildings	0	0
Land	15000	10500
<b>Total</b>	<b>15000</b>	<b>10500</b>

**Utility Information**

Electric	NA
Gas	NA
Sewer	NA
Public Water	NA
Well	NA



**Primary Construction Details**

Year Built	
Building Desc.	
Building Style	
Stories	
Exterior Walls	
Exterior Walls 2	
Interior Walls	
Interior Walls 2	
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	
Full Bathrooms	
Half Bathrooms	
Extra Fixtures	
Total Rooms	
Bath Style	
Kitchen Style	
Occupancy	

Livable Area (ft)	
Building Use	
Building Condition	
Frame Type	
Building Grade	
Fireplaces	
Wood Stoves	
Attic Access	
Roof Style	
Roof Cover	

Bsmt Area	
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Access	
Bsmt Gar	
Bsmt Sump Pump	

Report Created On **3/25/2024**

# Field Card



**Town of Seymour, CT**

Property Listing Report

Map Block Lot 5-0 4 7

Developer Map

Unique Identifier 990019

Developer Lot

Building #

**Detached Outbuildings**

Type	Description	Area (sq ft)	Condition	Year Built

**Attached Extra Features**

Type	Description	Area (sq ft)	Condition	Year Built

**Sales History**

Owner of Record	Book/ Page	Sale Date	Sale Price
BIRMINGHAM UTILITIES INC	0206_0192	10/22/1993	0
	0000_0000	1/1/1900	0



NAME CHANGE

VOL206 PAGE **192**

CHANGE OF NAME CERTIFICATE

Be it known that effective July 16, 1993, THE ANSONIA DERBY WATER COMPANY is now known as:

3224 BIRMINGHAM UTILITIES, INC.

Dated this 18<sup>th</sup> day of October, one thousand nine hundred and ninety three.

WITNESSES: Paul E. Brown THE ANSONIA DERBY WATER COMPANY  
n/k/a  
BIRMINGHAM UTILITIES, INC.

John J. Koff By Ann A. Hobson  
Its: President

State of Connecticut) ss: Ansonia  
County of New Haven) (town)

On the 18<sup>th</sup> day of October, 1993 before me, the undersigned officer, personally appeared Michael K. Koff, who acknowledged himself/herself to be the President of THE ANSONIA DERBY WATER COMPANY n/k/a BIRMINGHAM UTILITIES, INC., and being authorized so to do, executed the foregoing instrument on behalf of the corporation by himself/herself as such individual.

RECEIVED FOR RECORD  
October 22, 1993  
AT 10 H34 MA. M  
BY Paul E. Brown  
TOWN CLERK  
10/22/93

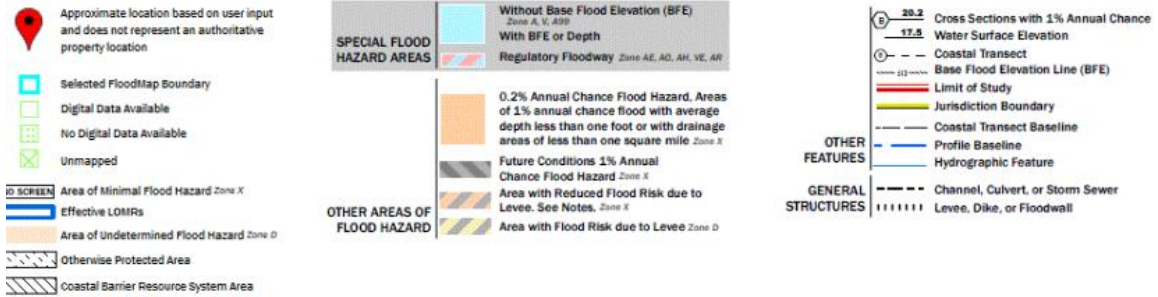
Ann A. Hobson  
Commissioner of the Superior Court  
Notary Public  
My Commission Expires: 3-31-97



# FLOOD HAZARD MAP

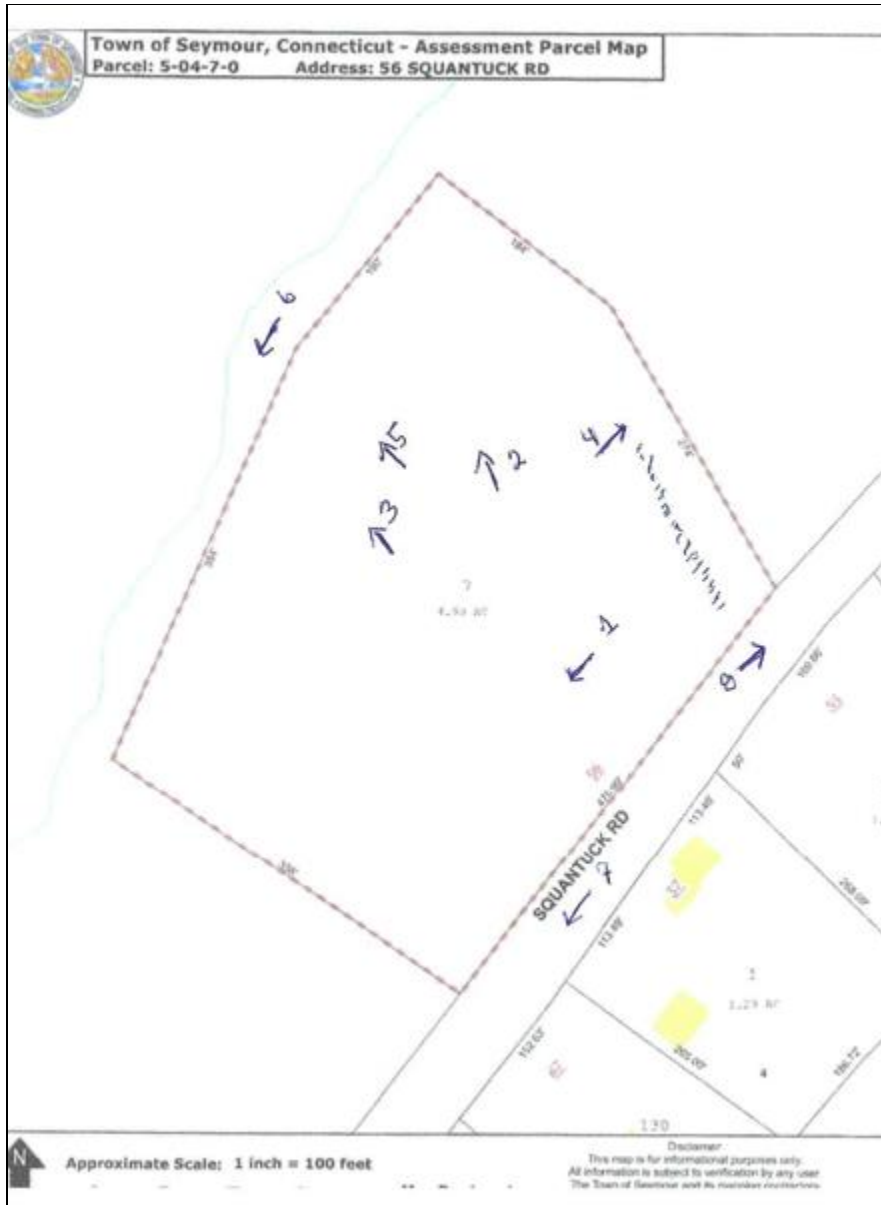


Map: Orthoimagery. Data refreshed December, 2021. Powered by ESRI



**Flood Hazard Area- 09009CO382H,  
Dated 12/17/10, Not Located in a Flood Zone**

# DIRECTION OF PHOTOS





**BIRMINGHAM SYSTEM**

**SUMMARY**

In January 2008, the Authority acquired the assets of Birmingham Utilities, Inc. (BUI). This acquisition included a total of 1,592 acres in seven towns. Most of the acreage is found in the Peat Swamp Reservoir and the Hopp Brook diversion watersheds.

These landholdings will be managed for the primary purpose of protecting the reservoirs as potential water supplies. Renewable natural resources, such as forest and timber, will be managed to maintain the productive capacity of the land. A trail system of more than three miles is open for recreational use.

**INTRODUCTION**

The majority of land in the Birmingham System is located in the Naugatuck Valley towns of Seymour, Ansonia, and Derby. These landholdings surround Peat Swamp Reservoir, which is bounded by Rimmon Road, Maple Street, and Haddad Road. Some smaller parcels with water supply facilities are scattered throughout the three towns. The other landholdings in the Birmingham system are in Bethany and Beacon Falls, upstream of the Hopp Brook diversion.

In addition to Peat Swamp Reservoir, the Birmingham System includes a handful of small impoundments. Immediately downstream of Peat Swamp is a small pool called the Aeration Reservoir. Downstream from that is Middle Reservoir, which has a waterfall that can be seen from Rimmon Road. On the south side of Rimmon Road is another small pond called the Filtration Reservoir which is not considered a source of water to the Peat Swamp system. In addition, Peat Swamp Reservoir is supplied by numerous diversions, some of which have small pools associated with them. The largest is the Hopp Brook diversion pond which is mostly filled with sediment at this time.

**WATER SUPPLY**

The Authority intends to retain the Peat Swamp Reservoir system as a source of public water supply for possible use in the future and will continue to own and maintain the lands needed for this supply. Peat Swamp's natural watershed is only slightly more than one-half square mile. Birmingham Utilities and its predecessors constructed numerous small diversions in the immediate area to bring additional water to the reservoir. These diversions add nearly a full square mile to Peat Swamp's watershed. The Hopp Brook diversion is another 2.17 square miles of watershed that adds water to Peat Swamp Reservoir. Finally, an additional 0.2 square miles of watershed were diverted to Middle Reservoir, which is the terminal reservoir of the system. The total watershed area of the Peat Swamp system, including diversions, is approximately four square miles.

**WATERSHED CHARACTERISTICS**

The Authority owns approximately 56 percent of the total watershed area of the Birmingham tracts. Thirty-five acres in Woodbridge drain to the Wepawaug Reservoir in Orange which is part of the Maltby System.

Most of the watersheds in the Birmingham System consist of moderate to shallowly

sloped hills. Deep, upland soils are predominant in the area. The wetlands in the area are mostly associated with streams and small intermittent watercourses.

Almost the entire watershed is forested. About 80 acres in the Hopp Brook watershed and 25 acres in the Peat Swamp watershed are in agriculture. There are only a handful of residences in the Hopp Brook watershed and even fewer in Peat Swamp's watershed in Woodbridge and Seymour. Population density is quite low. Route 313 (Rimmon Road/Maple Street) is the only state road that travels through these watersheds.

## **LAND USE HISTORY**

In the 19<sup>th</sup> century, the Birmingham tracts were much like the rest of Connecticut. Most of the land was cut over for use as small farms and for the production of charcoal. Many stone walls and cellar holes can be found today throughout the property.

The land in this area was acquired by the Ansonia Water Company between the late 1800s and the 1920s, with the majority being purchased between 1900 and 1910. A couple of small impoundments were found along the streams, but most of the land was cleared for small family farms. Work on the first stage of the Peat Swamp dam was started in 1895 and completed in 1916. The final stage was not completed until 1925. It is unknown when the diversions were constructed, but believed to have been in the 1920s.

The Ansonia Water Company began planting trees, mostly conifers, for forestry in 1906. The rest of the property was allowed to naturally grow back into forest when the last agricultural field was abandoned in 1931. Modest timber harvests started in the 1960s and increased in subsequent decades.

In 1955, a stone quarry was opened between Silver Mine Road and Haddad Road in Seymour. Three contractors removed stone until 1975. The largest of these operations provided riprap for the banks of the Naugatuck River in 1969.

## **PLANNED LAND USES**

### **WATER SUPPLY FACILITIES AND SOURCE PROTECTION**

The Birmingham System includes 22 acres that are designated for water supply facilities. These include two groundwater supplies. Peat Swamp Reservoir is not currently used for water supply. There are no plans to restore it to service within the 50-year planning period.

In 2011, it was decided to keep the level of Peat Swamp Reservoir several feet below its spillway. This was done in consultation with the DEEP to maintain an adequate margin of safety for the dam. The lake level will remain low while the Authority considers whether to restore or breach the dam.

The Authority will continue to direct its attention towards the protection of its water supply by acquiring key tracts of land and easements for water supply source protection and by conducting watershed inspections, police patrols of Authority lands, and reviews of proposed land development applications before municipal land use boards.

The Authority has sold two parcels that came through the Birmingham Utilities acquisition. One was a 2.3-acre commercial property in Guilford that was sold in 2009. The

other property was the Birmingham Utilities headquarters on Beaver Street in Ansonia. That property was 2.8 acres. Both properties were on Class III land and sold to private individuals. Finally, the Town of Seymour condemned a 2.17-acre property off of Squantuck Rd. in September 2014. The Authority retained an easement over the property to protect a water main that runs through it.

## **PRESERVATION**

### **Scenic Resources**

While many of the properties in the Birmingham System have scenic qualities, we have not designated any acreage specifically to the scenic resources category. Arguably the most scenic location, the drive along Haddad Road along the northern end of Peat Swamp Reservoir, has been impacted by the lowering of the lake. Since that operation was for the purpose of dam safety, its importance trumps the aesthetic scenic values that were impacted.

### **Historic Sites**

As previously noted, much of the area was used for small farms and charcoal production in the 1800s and early 1900s. Evidence of these uses can be found in numerous stone walls and cellar holes. Some evidence suggests that two of the cellar holes may be attributed to a Native American family who lived in the area until the 1800s. Additionally, there are rumors that a Native American burial ground was on the property. However, the notes on these attributes are not specific enough to designate on a map. These locations may be on land that was sold to the DEEP prior to the Authority's acquisition of BUI. In summary, none of the cellar holes are historically significant enough to designate as historic sites in this Land Use Plan.

### **Natural Areas**

Many of the Birmingham tracts have interesting natural areas and features. The only site that has been designated as worthy of preservation as a natural area is the small valley between Falls Road and Pole Hill Road in Bethany. In this location, two streams cascade down steep slopes to create waterfalls during most of the year. The streams merge and become Hopp Brook which is diverted to Peat Swamp farther to the south.

## **RECREATION AND EDUCATION**

Prior to acquisition, Birmingham Utilities permitted hiking at two areas. One was at Falls Road in Bethany in the previously described natural area. The other trail system was north of Rimmon Road in Seymour and Woodbridge. In 2008, the Authority closed the trails at Falls Road and obtained a DPH recreational activity permit for the trails north of Rimmon Road, the Pine Hill Recreation Area. Hiking is allowed at that location. One trailhead is on Authority property at the rental house on Rimmon Road. Another trailhead is located at the end of Hemlock Hollow Road in Woodbridge.

## **NATURAL RESOURCES**

### **Timber**

Like many other forests in southern Connecticut, the forests in the Birmingham System had red pine salvages in the 1970s and hemlock salvages in the 1980s. Many timber

sales occurred from the 1960s until present day. Timber will continue to be harvested on the Birmingham tracts. Forest land will benefit from thinnings, improvement cuttings, regeneration harvests, and clearcuts.

When feasible, nearby firewood permit holders will be permitted to harvest the tops of hardwood sawtimber trees for fuelwood. In areas distant from the road, logging slash and tops within timber sales will be left uncut or lopped to the height designated by the Forester. This will act as a natural barrier to deer browsing in an effort to aid the regeneration of higher value timber species. In areas immediately adjacent to public roads, the tops of harvested trees and other logging slash will be kept low to improve the appearance of a timber sale area soon after the completion of logging.

### **Wildlife**

The forests within the Birmingham System support abundant wildlife populations. Deer are the predominant large herbivores. Their presence at high density continues to have a negative impact on many plants and animals in the forest. Numerous mammal and bird species, including coyotes and turkeys, have been observed on the properties. Timber harvesting will be planned to protect wildlife habitat, especially for birds and waterfowl during nesting periods.

In 2012, approximately 160 acres south of Rimmon Road in Seymour and Ansonia were opened for a controlled archery hunt. Few deer have been harvested from this location. One reason may be hunting on the adjacent DEEP property has helped reduce deer density. It will take several years before the impact of deer harvesting on forest regeneration can be assessed.

### **Agriculture**

There are no fields in agriculture in the Birmingham System on the Authority's property.

### **NON-WATER SYSTEM LAND**

Two rental houses in Seymour are designated for disposition as allowed by the 2013 amendment to the Authority's enabling legislation. One is at 189 Maple Street and is on Class I and II property. The other is at 59 Rimmon Road and is on Class II land. The Authority will attempt to dispose of these properties, with approved building lots, after DPH review.

## **STATUS OF LAND**

### **WATER SYSTEM LAND**

In total, 1,573 acres of the Birmingham System have been designated Water System Land. The Authority anticipates continuing to hold and manage this land. Water Supply Lands include land for water supply facilities and all of the land on watersheds tributary to Peat Swamp and Middle Reservoirs. Two active wellfields near the Housatonic River are part of the Birmingham tracts.

### **NON-WATER SYSTEM LAND**

About 12 acres in the Birmingham System are designated as Class III, Non-Water



System Land and not used or useful for water system purposes, now or in the future. Most of this acreage is forested land that provides scenic open space for the communities in which this land is located.

Three parcels have been noted for possible disposition within the next 10 years. Four acres along Haddad Road in Seymour are currently forested. Another five acre parcel is on the west side of Squantuck Road in Seymour. It was once held as a potential tank site, but the Authority recently determined it will not be needed for that purpose. This site is also wooded. The final parcel is less than one acre and is along a small stretch of stream next to High Street in Derby. A water main used to run the length of this property, but has since been abandoned. This parcel is in a residential area and is mostly open with some small trees and shrubs. All other Class III land that might be sold is not expected to enter the disposition process in the next ten years.

Three acres associated with the two rental houses are listed under the Non-Water System Land category even though they are located on Class I and II land. This is due to the 2013 amendment to the Authority's enabling legislation that allows for their disposition.

Table 10  
Birmingham System Land Use Summary

**BIRMINGHAM SYSTEM LAND USE SUMMARY**

LAND USE	Land Unit Number	Description	Acres	Status
<b>WATER SUPPLY AND FACILITIES USES</b>				
Reservoir Land	BE 36, BE 37, SE 7, SE 8, SE 11	Peat Swamp Reservoir, Middle Reservoir, Filtration Reservoir, Hopp Brook diversion pond	81.7	Existing
Facilities	Numerous locations		21.7	Existing
<b>PRESERVATION USES</b>				
Natural areas	BE 34	Waterfalls and ravine off of Falls Rd.	26.6	Existing
<b>RECREATION AND EDUCATION USES</b>				
Visitor parking	SE 11	at 59 Rimmon Rd.	*	Existing
Hiking and cross-country ski trails	Numerous locations	Pine Hill recreation area	3.2 mi.	Existing
<b>NATURAL RESOURCE USES</b>				
Forest Management	Numerous locations		1,442.9	Existing
<b>NON-WATER SYSTEM USES</b>				
Non-water System Land	AN 2, DE 2, SE 5, SE 11	Class III acreage	9.4	Proposed dispositions
Maple St. rental house	SE 11	189 Maple St.	1.5	Proposed disposition
Rimmon Rd. rental house	SE 11	59 Rimmon Rd.	1.5	Proposed disposition
<b>Total</b>			<b>1,585.3</b>	

\* - The parking area for the Pine Hill trails falls within the 1.5 acres at the Rimmon Road house.