

Statement of Support: **Acquisition of the property at 4 Short Lane**

Respectfully submitted: Susan M. Swiatek, CPRP  
Director of Parks and Recreation



September 25, 2013

The Parks and Recreation Department supports the acquisition of the property at 4 Short Lane from both an environmental and a recreational position. Such acquisitions are essential to making Darien a more livable community.

The Park and Recreation Commission and Department developed "The Darien Parks, Recreation, and Open Space Plan (1996) and the "Weed Beach Master Plan" (2006). These documents were reviewed and accepted by: The Park and Recreation Commission, The Board of Selectmen and the Planning and Zoning Commission. They have been utilized along with the Town Plan of Conservation and Development as guides for meeting the community's recreational needs and driving Park and Recreation budget requests.

4 Short Lane is surrounded by Weed Beach Park and Town of Darien property. Weed Beach is one of Darien's most heavily utilized Town facilities. The park consists of both passive and active components which is appropriate for such a valuable ecological and recreational resource. Approximately two-thirds of the site is developed into active uses (parking, buildings, beach, picnic, courts, playground, etc). The remaining one-third consists of tidal and freshwater wetlands, coastal hazard areas, intertidal flats, and shorelands. The Short Lane property is high ground located in a coastal hazard area and next to tidal wetlands. The site is the highest elevated point amidst the surrounding Town properties.

The acquisition of the property, (listed in The Parks, Recreation, and Open Space Plan and the Town Plan of Conservation and Development as one that should be acquired) could provide a much desired recreational benefit to the neighborhood and community at large. The parcel is surrounded on all sides by Town of Darien property, most of which is part of Weed Beach. The immediately abutting portion of Weed Beach was not a target for improvement in the recent master plan of development as combining with Short Lane was not available. Inclusion of this property would have presented more opportunities for recreational development and access to the park/beach areas. The following are some passive and active development possibilities that the Short Lane property presents:

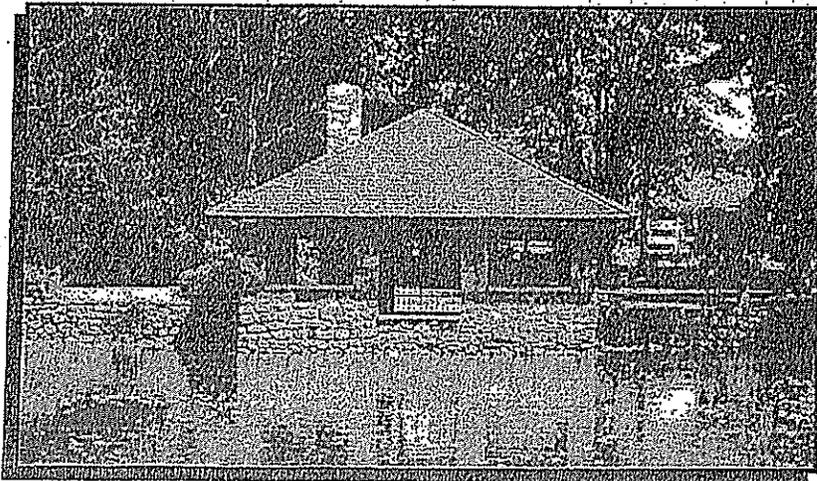
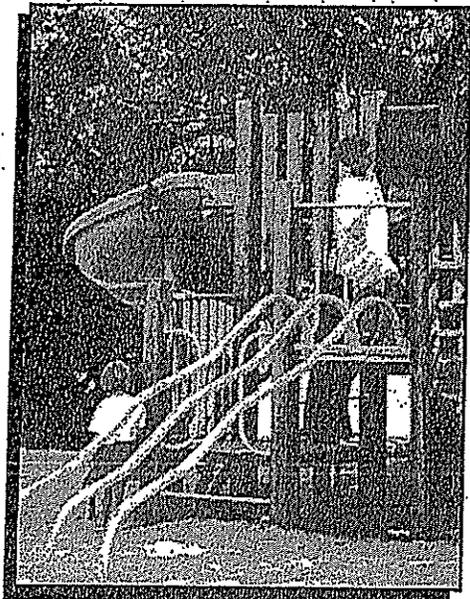
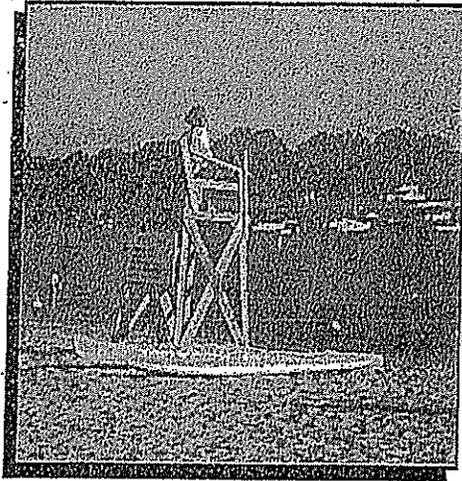
- Activity centers that complement the waterfront environment such as:
  - New picnic area with pavilion
  - Development of Kayak, paddle board rental location (Could be lease arrangement with private provider)
  - Storage and light craft hand launch area (Kayak, paddleboard, windsurfing)

- Boardwalk/nature trail overlooking wetland for ecological study (part of Weed Beach Master Plan)
- High Ground storage/access for Darien Junior Sailing (blend of nature and environment, improvements, reduction of flood impact – part of Weed Beach Master Plan)
- Continuation and completion of walking loop utilizing entire Weed Beach Park (part of Weed Beach Master Plan)
- Develop an improved entrance and better exit flow to the Darien Junior Sailing Area and additional recreational activity centers

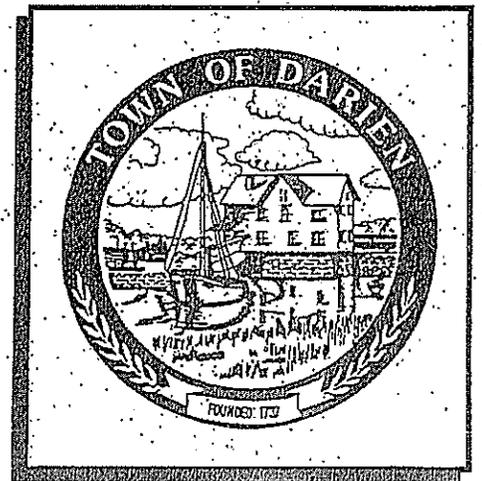
The Darien Parks, Recreation, and Open Space Plan identified the need for additional open space. The plan recommended that “by the year 2010 approximately 26 additional acres of parkland would be needed to meet residents’ needs.” The Executive Summary of the plan lists three recurring concerns which provide the foundation for the goals and recommendations. Concern “C” is “Preserve Land for Parks, Recreation, and Open Space”. Goal “C-1” states “Preserve as much land as possible for parks, recreation, and open space to maintain Darien’s high quality of life”. The recommendation under this goal identifies 12 parcels that the Town should acquire. One of these parcels is identified as the 4 Short Lane property adjacent to Weed Beach Park. Of the 12 parcels listed, the Town has selected not to pursue six when they became available which are now identified as “lost opportunities”. Two others were acquired, and four remain, one of which is Short Lane. The plan takes the position that “public recreation and open space should receive a high priority in the review of all land development proposals. Furthermore, land which protects natural systems or preserves visual character should receive the highest priority for open space...” (p59). Recommendations were made to: “Preserve and protect streams, water bodies, tidal wetlands, freshwater wetlands...” (p59); and to “Consider establishing wider control areas surrounding wetlands, streams, and water bodies”(p59). Finally, the plan supports the Town’s efforts to recognize and preserve environmentally sensitive areas and other lands which should be preserved as open space.

This parcel completes the Town’s property at Weed Beach and Nearwater Pump Station. Acquisition could support the overall ecology of the surrounding environment; protect and conserve local wildlife and landscape; provide for fitness and health, and reinforce relationships between local agencies and the community.

Preserving open space and creating connections to public facilities help make Darien a livable community.



# The Darien Parks, Recreation, and Open Space Plan



*A Guide For Improving Parks and Leisure Services*

# EXECUTIVE SUMMARY

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*The Darien Parks, Recreation and Open Space Plan* is a vision—a guide for meeting residents' leisure service needs both now and in the future. One of the plan's most important concepts is the recognition that the town, Board of Education, private nonprofit agencies, private commercial providers, and many others will all benefit from a unified system of sharing resources. Every entity has a common goal: to serve the citizens of Darien.

*The Darien Parks, Recreation, and Open Space Plan* is the culmination of more than a year of study by the town's Park and Recreation Commission and staff and a team of consultants led by Urban Research and Development Corporation of Bethlehem, Pennsylvania. Beginning with the mission statement of the Darien Park and Recreation Department, the planning process included a thorough examination of all aspects of the town's leisure service delivery system. The consulting team conducted interviews with elected and appointed town officials, representatives of recreation service providers, and users. The department conducted a survey of the general public, the results of which were incorporated into the plan. Suggested guidelines for parks and recreation facilities were developed by modifying national guidelines to reflect specific recreation needs for Darien identified in the research and interview process.

Three recurring concerns provided the foundation for the plan's goals and recommendations:

- A) **OPTIMIZE EXISTING RESOURCES**—Some of the town's existing parks and facilities can be improved to increase their capacity.

GOAL A-1: Make maximum use of existing parks and recreation facilities.

GOAL A-2: Continue the high level of maintenance at all town parks.

- B) **DEVELOP A COORDINATED SYSTEM**—Darien has many leisure service providers, but the current system is fragmented and uncoordinated, resulting in inefficient use of resources. Communication, coordination, and strong working relationships are needed.

GOAL B-1: Recognize the park and recreation service delivery system as a single unit composed of many entities which provide space, facilities, expertise, financing, or other resources for the same purpose: giving residents a choice of quality alternatives for spending leisure time.

GOAL B-2: Provide quality recreation programs for all residents, including children, teens, senior citizens, handicapped persons, families, and adults.

- C) **PRESERVE LAND FOR PARKS, RECREATION, AND OPEN SPACE**—Land is a dwindling commodity in Darien and should be held in open space or utilized for park and recreation development wherever possible and appropriate.

GOAL C-1: Preserve as much land as possible for parks, recreation, and open space to maintain Darien's high quality of life.

GOAL C-2: Protect Darien's waterfront resources and increase water-based recreation opportunities.

Each of the plan's six goals is discussed below along with plan recommendations to meet the goal, responsible agencies, estimated time frame and cost. Time frames are listed as:

Immediate:	completed by mid-1998	Long:	completed by end of 2006
Short:	completed by end of 1999	Ongoing:	policy; implement and maintain
Medium:	completed by end of 2003		

Cost estimates are provided for ongoing, immediate, high, and medium priorities, which comprise the recommended six-year Capital Improvements Program. For additional information, the reader is referred to the full plan document. The plan document further explains each recommendation and the characteristics of the existing system that led to the recommendations. In addition, the plan appendices provide the following technical information:

- 1995 parks and recreation facilities inventory
- Results of a townwide parks, recreation and open space survey
- A list of all organizations interviewed as part of the planning process
- 1995 recreation program inventory
- Illustrative park plans for Baker Field, Cherry Lawn Park, Diller, Peach Hill/Mansfield, and Weed Beach
- Sample capital project evaluation system
- Suggested capital equipment replacement program

### GOAL A-1: Make maximum use of existing parks and recreation facilities.

Many public needs compete for limited tax revenue and other public sector resources. To minimize public expenses for parks and recreation, all sectors should examine existing programs and facilities to ensure maximum usage. Working together to optimize the use of existing leisure service resources is one of the primary goals of the recommended Council of Leisure Service Providers.

RECOMMENDATION	RESPONSIBILITY	TIME FRAME	POTENTIAL COSTS
Develop improvements to Baker Field in accordance with the illustrative site plan in Appendix E.	PLSD	Immediate	\$150,000
Prepare detailed site plans and realistic capital improvements programs for each town park.	PLSD	Short	6-7% of development cost per site
Develop a gift catalogue with separate financial accounting to encourage residents to support public parks and recreation.	PLSD	Short	\$3,000
Study the possibility of strengthening Town Hall as a center of community activities.	BOS, BOE	Short	\$15,000-20,000
Light the three rear tennis courts at Weed Beach.	PLSD	Short	\$30,000
Extend Darien High School field hockey field.	BOE	Short	\$25,000
Establish a park operations center at Weed Beach.	PLSD, BOS, BOF	Short	included in costs for Weed Beach
Develop a public swimming facility.	PLSD	Short	\$3.2-4.0 million
Develop improvements to Cherry Lawn Park in accordance with the illustrative sketch plan in Appendix E.	PLSD	Short	\$1,200,000
Develop improvements to the Diller property in accordance with the illustrative sketch plan in Appendix E.	PLSD	Short	\$550,000
Expand parking at Woodland Park.	PLSD, BOS, BOF	Short	\$25,000
Develop a defined entrance and parking at Selleck's Woods.	PLSD, BOS, BOF	Short	\$60,000
Work with local bike shops and bicyclists to identify a system of preferred bike routes in and around Darien.	PLSD	Medium	\$5,000

RECOMMENDATION	RESPONSIBILITY	TIME FRAME	POTENTIAL COSTS
Establish field layout directions for all town fields.	PLSD, BOE	Medium	staff time
Develop a trail system and parking facilities for Stony Brook Park.	PLSD, BOS, BOF	Medium	\$45,000
Relocate the Nature Center and convert the building at Cherry Lawn Park to accommodate needs for indoor recreational space.	Nature Center, PLSD	Long	included in costs for Cherry Lawn Park
Develop a playground at Tilley Pond Park.	PLSD	Long	—
Develop a playground at McGuane Park.	PLSD	Long	—
Consider developing a multi-purpose ice skating/rollerblading rink facility	PLSD	Long	—
Consider establishing designated areas/facilities for rollerblading.	PLSD, BOE	Long	—
Purchase equipment as necessary to make maximum use of fields for multiple purposes.	PLSD, BOE	Ongoing	\$2,000–4,000 per field

**GOAL A-2: Continue the high level of maintenance at all town parks.**

Darien's parks and recreation facilities are well-maintained, but the department must contend with a tight budget and ever expanding demand. Some of the town's fields are used so heavily that proper turf maintenance is impossible. The department prepares an annual capital budget from which items are often deferred to future years. Deferred maintenance frequently results in higher capital expenses because unmaintained facilities must be replaced sooner than would normally be required.

RECOMMENDATION	RESPONSIBILITY	TIME FRAME	POTENTIAL COSTS
Irrigate fields to permit increased use of fields with maximum turf life.	PLSD	Short	\$25,000–45,000 per site
Expand the maintenance management system.	PLSD	Short	staff time
Consolidate the parks maintenance facilities as much as possible.	PLSD, BOS	Ongoing	staff time
Consider reassigning the maintenance function for the grounds at Town Hall, the pocket park at Gorham's Pond, and the grounds at Hollow Tree School.	BOS, BOE	Ongoing	reallocation of current costs
Implement an objective capital projects program and capital equipment replacement program.	BOS, PLSD, BOF	Ongoing	staff time
Work with the Board of Education to support the maintenance of fields and other recreation facilities at school sites.	PLSD, BOE staff, BOS	Ongoing	reallocation of current costs

**GOAL B-1: Recognize the park and recreation service delivery system as a single unit composed of many entities which provide space, facilities, expertise, financing, or other resources for the same purpose: giving residents a choice of quality alternatives for spending leisure time.**

Darien has almost 100 different groups, agencies, and other organizations which are at least partly concerned with leisure services for some portion of the population. Each entity has resources—personnel, equipment, facilities, technical expertise, information—which might be used to help meet the needs of others. Working together and recognizing the common goal of serving people, a coordinated system can provide more leisure services to more people than the entities continuing to work individually. In a coordinated system, each entity retains its identity,

mission, control of resources, and target population, but voluntarily participates in offering its available resources for use by others.

The revamped Parks and Leisure Services Department should take a strong role as the coordinator of a unified leisure service delivery system. Initially, a management consultant should be retained to guide the process of restructuring and to help the community develop a strong system that will be readily understood and accepted by all participants. Recommendations pertaining to the department cover such topics as organization, financing, and public relations/communications.

RECOMMENDATION	RESPONSIBILITY	TIME FRAME	POTENTIAL COSTS
Restructure the park and recreation service delivery system, including reorganizing the Park & Recreation Department into a Parks & Leisure Services Department (PLSD).	Board of Selectmen (BOS), Board of Education (BOE), PLSD	Immediate	staff time
Develop a Council of Leisure Service Providers.	PLSD	Immediate	staff time \$15,000-30,000 (consultant)
Develop a personnel management plan to determine the personnel needed to implement the plan and to make the most efficient use of staff.	PLSD	Immediate	staff time
Establish a separate, nonprofit entity to earmark donations for establishing and maintaining public parks in Darien.	PLSD, BOS, BOF	Immediate	staff time
Develop a comprehensive public relations/communications program designed to strengthen the department's presence and image.	PLSD	Immediate	\$15,000-30,000 (consultant)
Develop a logo for the department.	PLSD	Immediate	\$5,000-\$10,000
Consider additional media for disseminating information about programs, parks, and other leisure service opportunities.	PLSD	Immediate	staff time
Consider revising budget reporting and cost allocation procedures to specifically illustrate which expenses are offset by specific revenue.	PLSD, BOF	Medium	staff time
Maintain and strengthen the cooperative relationship between the town and the Board of Education.	BOS, BOE	Ongoing	staff time
Examine the status of plan implementation annually, and conduct a major update to the plan every 5-6 years.	PLSD	Ongoing	staff time possible consultant
Work with the Friends of Woodland Park and Friends of Selleck's Woods to identify and encourage appropriate use of both nature preserves.	PLSD	Ongoing	staff time
Strengthen the working relationship between the department and the Darien Land Trust.	PLSD, Darien Land Trust	Ongoing	staff time
Develop a strong working alliance with other organizations involved in parks, recreation, and open space.	PLSD	Ongoing	staff time
Review all lease, concession, and rental agreements for appropriate cost recovery.	PLSD	Ongoing	staff time
Use bond financing to support major capital improvements and land acquisition.	BOS, BOF	Ongoing	staff time

**GOAL B-2: Provide quality recreation programs for all residents, including children, teens, senior citizens, handicapped persons, families, and adults.**

The Darien Youth Commission and the Darien Park and Recreation Department both operate recreation programs. The Youth Commission programs are designed to benefit the town's youth. At the same time, the Park and Recreation Department's programs are also oriented toward youth. Furthermore, many other agencies also provide recreation programs for target populations. A coordinated leisure service delivery system will more easily identify program needs and overlaps, along with the organization(s) best suited to address the situation. The town's primary role should be as a facilitator/coordinator of the system, administering the Council of Leisure Service Providers, disseminating current information about available programs, facilities, and services, and maintaining publicly-owned parks and facilities. The department should consider directly providing a program only if the need is substantial and cannot be addressed by other available resources.

RECOMMENDATION	RESPONSIBILITY	TIME FRAME	POTENTIAL COSTS
Take the role of facilitator/coordinator for leisure services offered in Darien, regardless of provider or organizational structure.	PLSD	Ongoing	staff time

**GOAL C-1: Preserve as much land as possible for parks, recreation, and open space to maintain Darien's high quality of life.**

Approximately 95 percent of Darien is developed—only a few parcels of reasonable size remain vacant. The town should acquire approximately 17 additional acres of public parkland in order to meet the needs of current residents. The demand will increase to approximately 26 acres by 2010 if current population projections prove accurate. As a suburb of New York City situated on the Long Island Sound, Darien has developed a high quality of life of which parks and recreation services are an integral part. To maintain the town's high standards, the town should adopt an aggressive strategy for preserving land suitable for parks, recreation facilities, and open space.

RECOMMENDATION	RESPONSIBILITY	TIME FRAME	POTENTIAL COSTS
Dedicate all existing and future town parkland.	BOS, Planning & Zoning (P&Z)	Short	staff time
Acquire the parcel on the northwest corner of Peach Hill Road and Mansfield Avenue.	BOS, BOF, PLSD	Short	negotiated
Acquire the Procaccini property.	PLSD, BOS, BOF	Short	negotiated
Acquire the undeveloped parcel adjacent to Woodland Park.	PLSD, BOS, BOF	Short	negotiated
Acquire the parcel at 67½ Noroton Avenue to be incorporated into Baker Park, as shown in Appendix E.	PLSD, BOS, BOF	Short	negotiated
Acquire the parcel on the northwest corner of Boston Post Road and Renshaw Road.	PLSD, BOS, BOF	Short	negotiated
Acquire the Lion's Club property adjacent to McGuane Park.	PLSD, BOS, BOF	Medium	negotiated
Acquire the D'Addario property.	PLSD, BOS, BOF	Long	—
Consider acquiring the parcel on Short Lane adjacent to Weed Beach if and when the opportunity arises.	PLSD, BOS, BOF	Long	—
Consider acquiring a portion of the Plumfield School if and when the opportunity arises.	PLSD, BOS, BOF	Long	—
Consider acquiring public access to Holly Pond if and when the opportunity arises.	PLSD, BOS, BOF	Long	—

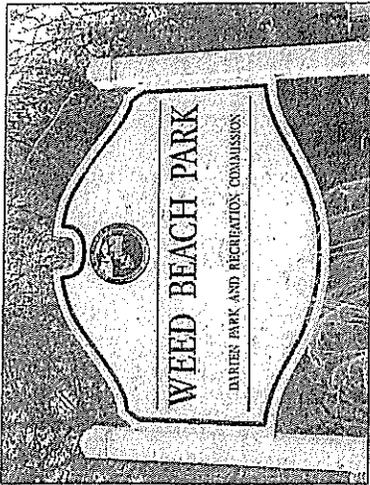
RECOMMENDATION	RESPONSIBILITY	TIME FRAME	POTENTIAL COSTS
Consider acquiring public access to Coons Cove if and when the opportunity arises.	PLSD, BOS, BOF	Long	—
Consider acquiring a portion of the Ziegler estate if and when the opportunity arises.	PLSD, BOS, BOF	Long	—
Carefully examine any and all existing and future opportunities to preserve land for recreational development and open space.	PLSD P&Z	Ongoing	staff time
Control development density according to land carrying capacity.	P&Z	Ongoing	staff time

### GOAL C-2: Protect Darien's waterfront resources and increase water-based recreation opportunities.

Waterfronts help create the pleasant character of Darien and should be preserved and enhanced. Development along the Long Island Sound is carefully controlled through the Coastal Management Program. Other development regulations protect inland water resources. Water-based recreation opportunities can be enhanced through improvements to the town's beaches, sensitivity in designing projects along waterways, and selected land acquisitions.

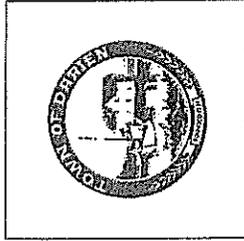
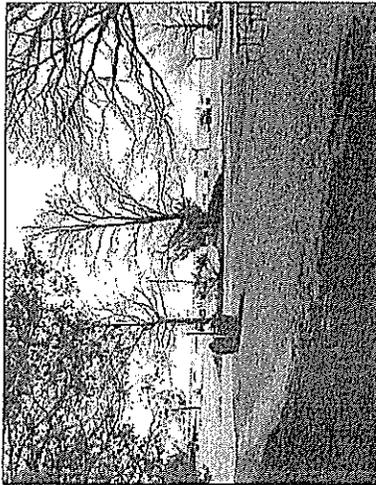
RECOMMENDATION	RESPONSIBILITY	TIME FRAME	POTENTIAL COSTS
Develop improvements to Weed Beach in accordance with the illustrative sketch plan in Appendix E.	PLSD	Short	\$750,000
Use greenway planning principles where possible to enhance the preservation and enjoyment of Darien's natural assets.	PLSD P&Z	Ongoing	staff time
Consider establishing wider control areas surrounding wetlands, streams, and water bodies.	P&Z	Ongoing	staff time
Consider establishing an aquifer protection ordinance.	P&Z	Ongoing	staff time
Preserve and protect streams, water bodies, tidal wetlands, fresh-water wetlands, aquifers, steep slopes, and valuable wildlife areas.	P&Z	Ongoing	staff time
Control development density according to the land carrying capacity.	P&Z	Ongoing	staff time

The town of Darien—citizens, elected and appointed officials, organizations; indeed the entire community—faces some important decisions about the quality of life in the coming years. *The Darien Parks, Recreation, and Open Space Plan* has stated the goals for leisure services and recommended actions to accomplish the goals. The keys are *COOPERATION* and *CREATIVITY*. Using the plan as a guide, the people of Darien have the opportunity to meet current leisure service needs and to move ahead, cooperatively and creatively, into the 21<sup>st</sup> century.



# WEED BEACH PARK MASTER PLAN

TOWN OF DARIEN, CONNECTICUT

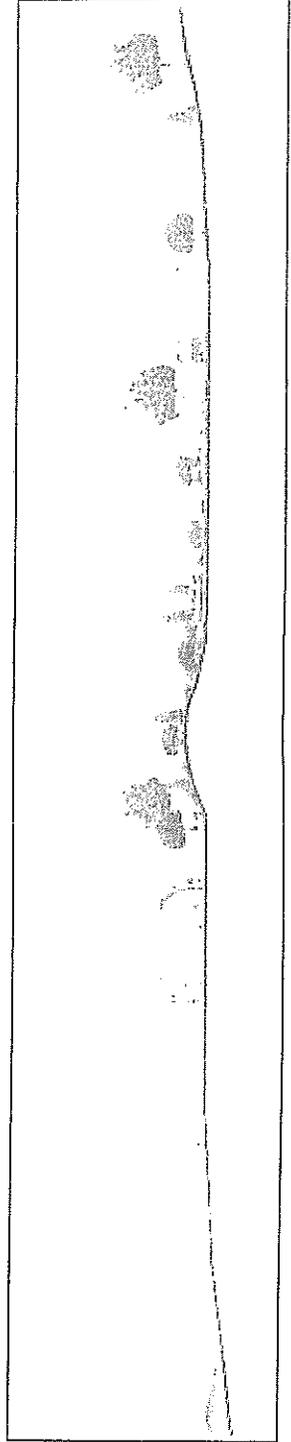


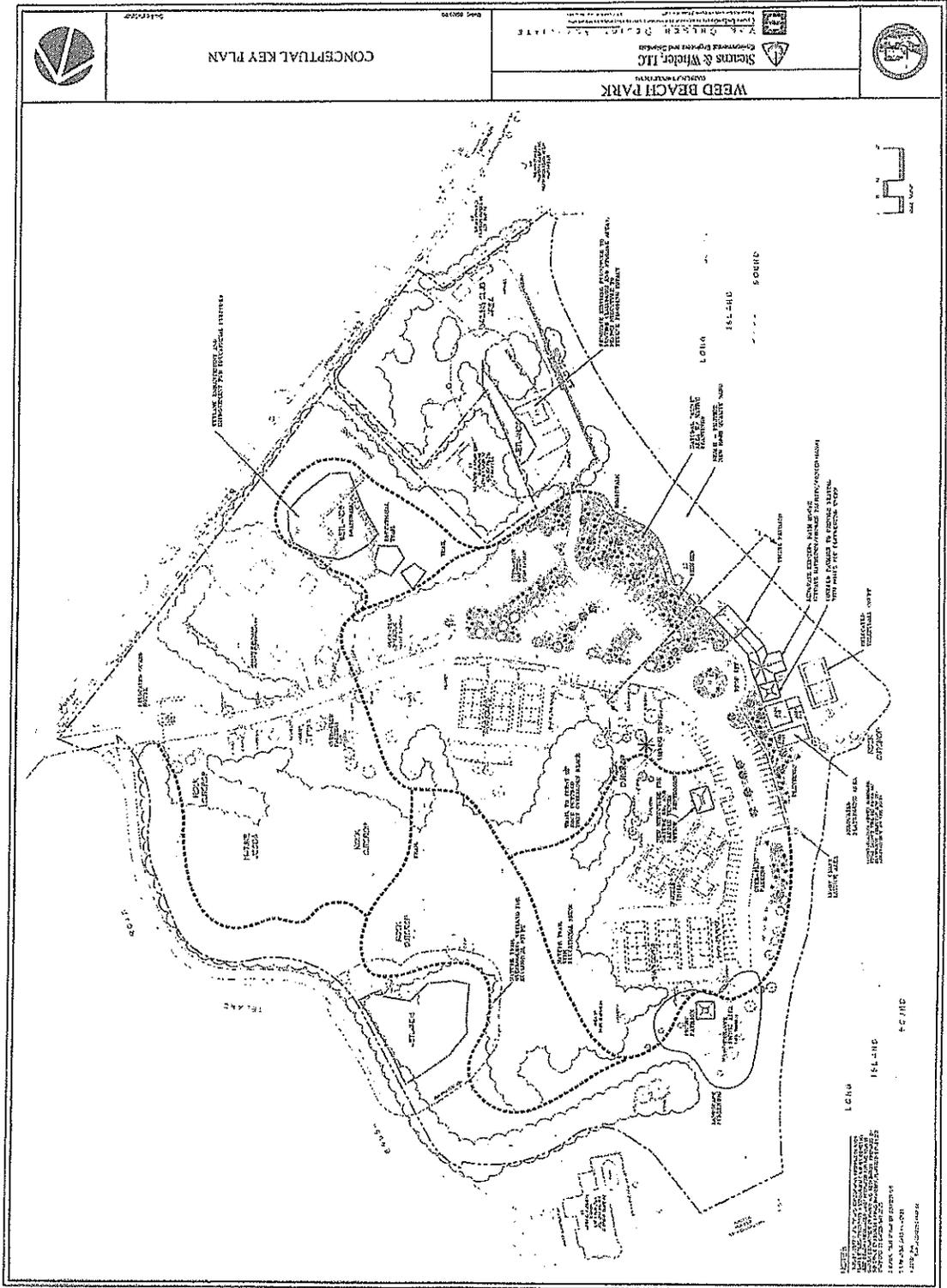
Prepared by:  
Stearns & Wheeler, LLC and Von Ohlsen Design Associates, LLC  
For  
Darien Park and Recreation Commission  
June 21, 2006

### OVERVIEW OF MASTER PLAN

The Master Plan was developed based on the input of the citizens and stakeholders. The final plan is to incorporate the elements deemed vital to the enhancement of the park. The major elements of the plan involve:

1. Relocation of the entry guard house
2. Redesign of parking layout – less asphalt surface
3. Provision of pervious pavement for overflow parking (turf pavers)
4. Relocation and reconstruction of existing playground
5. Creation of nature trail with educational signage
6. Creation of nature trail overlooking wetland for ecological study
7. Construction of structure to house day camp activities, Paddle tennis office and restrooms
8. Enhancement of picnic area and construction of picnic pavilion
9. Relocation of volleyball court
10. Enhancement and renovation to existing bath house
11. Construction of new pavilion adjacent to bath house and new playground
12. Construction of new picnic pavilion attached to bath house
13. Light craft launch area
14. Construction of Boardwalk
15. Benches
16. Native planting and creation of dune for enhancement and delineation of passive and water recreational activities
17. Enhance vistas to waterfront
18. Plantings for enhancement of areas within park
19. Renovate existing structure utilized by sailing club to provide classroom and storage for their program. Design structure to reduce flooding impact
20. Wetland enhancement and improvement for educational purposes (Adjacent to treatment plant)
21. Improvement of drop off area



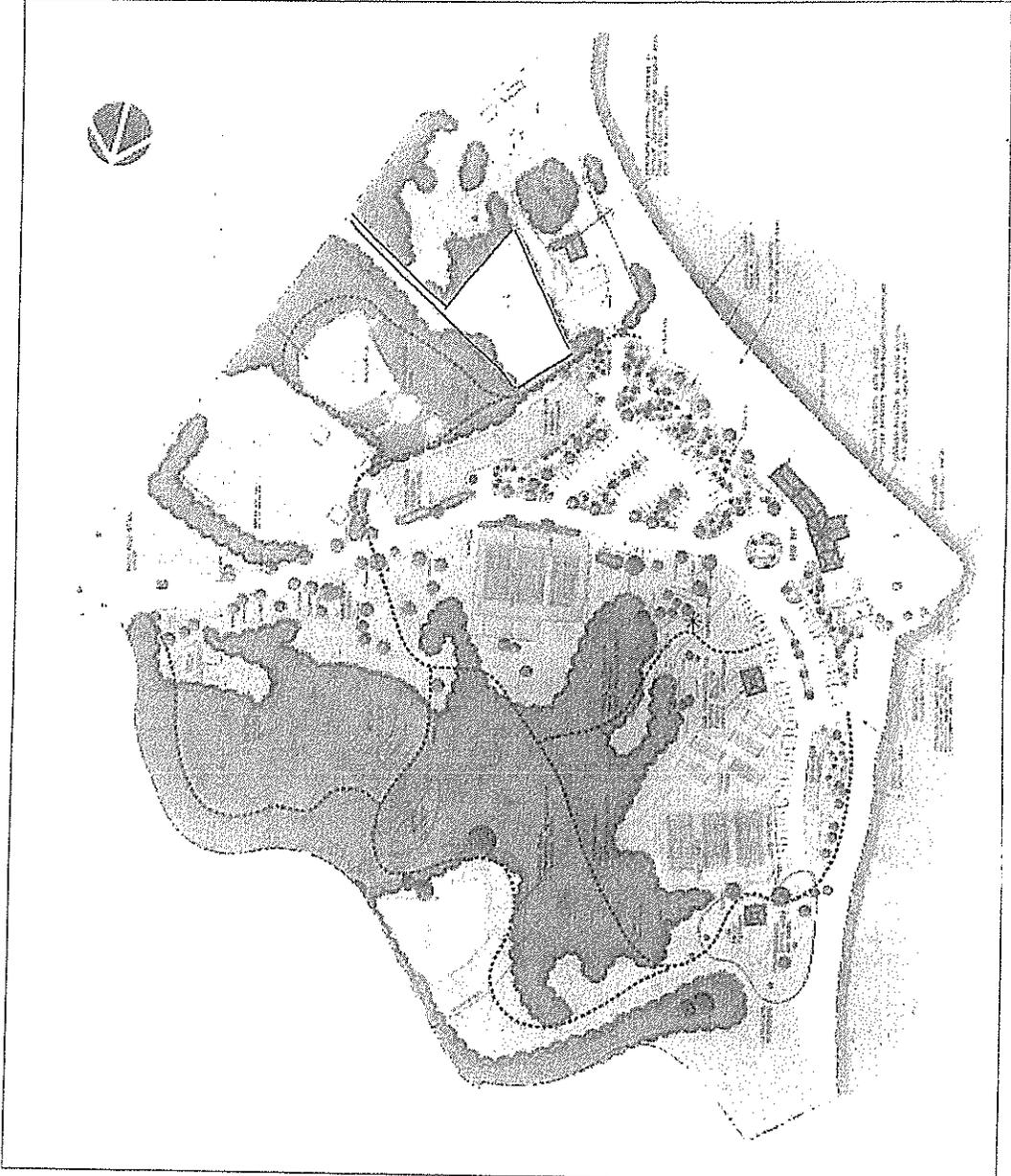


CONCEPTUAL KEY PLAN

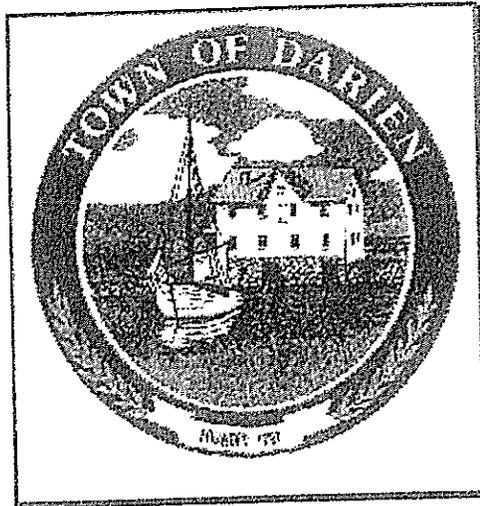
**WEED BEACH PARK**  
 CONCEPTUAL KEY PLAN  
 Stearns & Wheeler, LLC  
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 1000 BROADWAY, SUITE 2000  
 NEW YORK, NY 10018  
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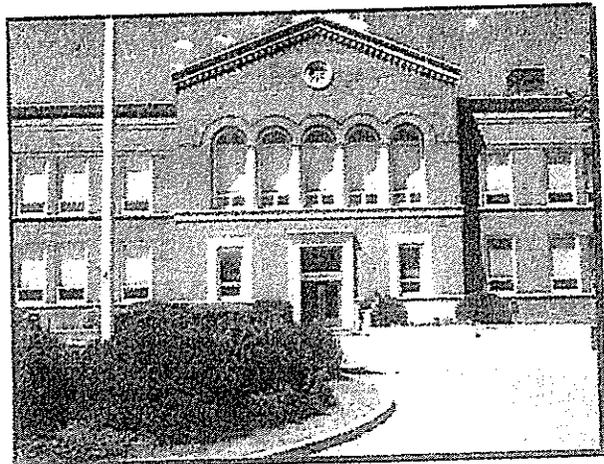
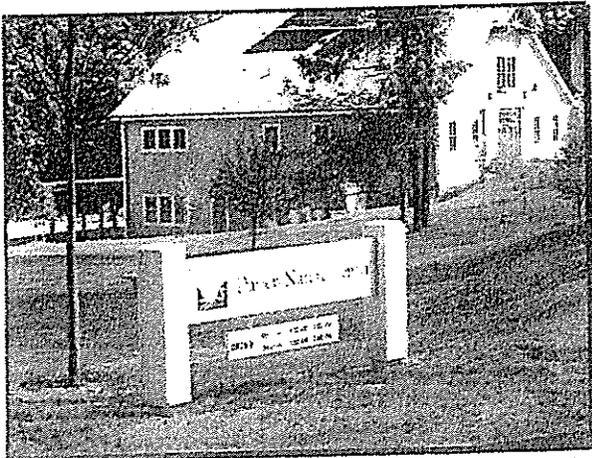
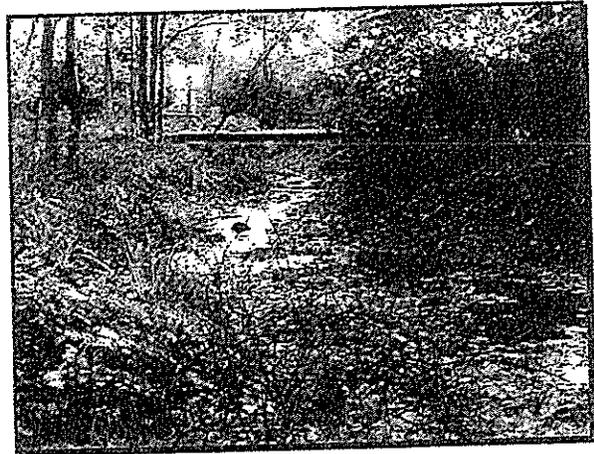
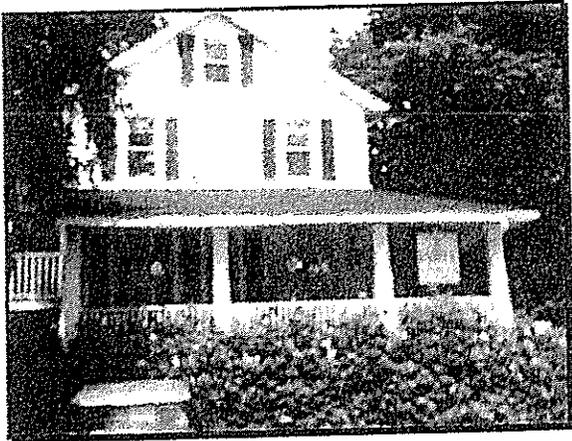
DATE: 01/24/11  
 SHEET 24 OF 26  
 PROJECT: WEED BEACH PARK  
 LOCATION: 1000 BROADWAY, SUITE 2000  
 NEW YORK, NY 10018  
 CLIENT: [REDACTED]  
 DESIGNER: [REDACTED]  
 CHECKED: [REDACTED]  
 APPROVED: [REDACTED]



CONCEPTUAL PLAN



**DARIEN, CONNECTICUT  
2006  
TOWN PLAN OF  
CONSERVATION & DEVELOPMENT**



*Effective June 25, 2006*

The largest new facility now in the planning stages is a new Tokeneke elementary school to replace the existing school. The second largest project will be the construction of a new Darien Library, which will use primarily private funds to complete construction.

### *Policies*

*To ensure that space needs and the need for community services are adequately met for the planning period. This may include: upgrading or renovating existing buildings; adding on to existing buildings to meet demonstrated needs; and/or constructing entirely new buildings where appropriate.*

*To ensure that speed humps and other traffic calming devices do not cut significantly into response times for the three Fire Departments.*

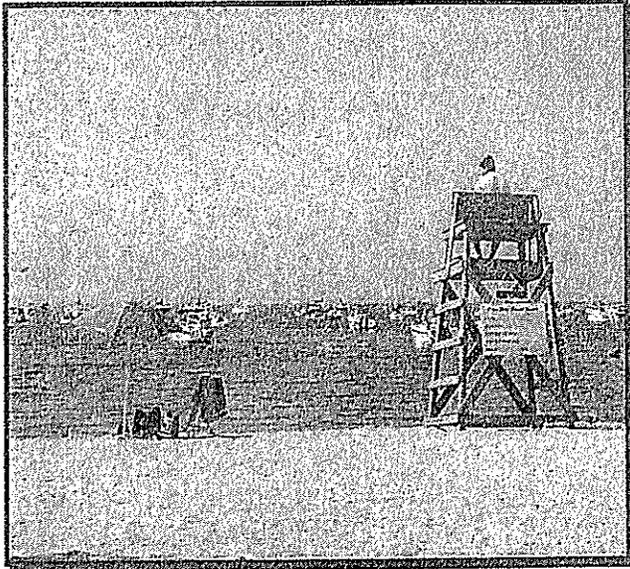
*To maintain the Senior Activities Center in its existing building, or establish a permanent alternative site.*

*To provide the community with an adequately sized library with adequate parking for library activities.*

*To ensure well-defined, and consistently and fairly implemented sewer policies relative to future sanitary sewer extensions.*

*To ensure adequate water supply, and improvement of the current system relative to distribution, pressure, quality and related factors.*

## CHAPTER 8 PLAN OF CONSERVATION & DEVELOPMENT



### PARKS & RECREATION

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#### *Overview*

This chapter reviews two interrelated issues—Parks and Recreation. The 1995 Town Plan of Development and the 1996 Parks, Recreation and Open Space Plan both provided a number of recommendations for short and long-range projected improvements. The Town has made strides since the adoption of these Plans in significantly improving its parks and recreation facilities. These include: modifications and improvements to Baker Field; the acquisition of property and construction of a new fieldhouse, ballfield and playground at McGuane Field; acquisition of property adjacent to Woodland Park; irrigation of a number of fields within the community; improvements to Cherry Lawn Park; and enhanced parking at Stony Brook Park.

This Plan focuses on improvements and enhancements of the Town's existing facilities, and properties, including those used for active recreation, those used for passive recreation, and those preserved as natural open spaces. This chapter will outline and describe policies related to parks, recreation and open space, and conclude with a list of recommendations. Appendix A8 explains the issues related to many of the existing parks and recreation facilities within the community, and provides tables and maps showing existing open space within Town owned by various entities.

## *Policies*

*To increase water-based recreation opportunities.*

*To protect Darien's waterfront resources.*

*To maximize existing park and recreation facilities.*

*To continue the high level of maintenance and enhancements at all parks.*

*To continue to use public-private partnerships, where appropriate, to provide recreation facilities for the community.*

*To preserve as much land as possible for parks, recreation and natural open space to maintain Darien's high quality of life.*

### *Recommendations*

Update the 1996 Parks, Recreation and Open Space Plan to reflect the changing needs and desires of the community.

Complete the Weed Beach Master Plan that would review, analyze, and prepare an efficient layout for that area.

Consider purchasing the lot(s) on Short Lane to allow for the expansion of Weed Beach.

Examine all opportunities to preserve land for public recreation and open space.

Consider purchasing properties contiguous to Town-owned properties if they become available.

Prepare a Master Plan for all Town Park properties (Tilley Pond Park, Cherry Lawn, Woodland Park, Pear Tree Point, Selleck's Woods, Baker Field).

Where appropriate, encourage "Friends of" groups to take an active role in park planning. This has worked effectively over the past few years.

13. As trends change through time, the Commission should consider methods to accommodate such in the Darien Zoning Regulations. Examples include, but are not limited to: the provision of day care; wireless telecommunications; home occupations, senior housing developments, cluster housing, hotels, and larger condominiums. The Zoning Regulations should continue to be reviewed to ensure that they meet the changing demographic needs of the community, while maintaining existing community character.
14. Continue to limit (in most circumstances) commercial and business impacts and intrusion on adjacent residential properties and streets.
15. In the Noroton Heights and downtown commercial areas (the DC and CBD Zones), the Planning & Zoning Commission should consider revising the Zoning Regulations to allow a full third floor especially if it would provide some form of housing, with the exception that such a third floor be set back off the road.
16. Encourage the installation/conversion of existing above-ground utilities to be underground.
17. Emergency planning should be continued. Zoning should accommodate this where necessary and appropriate.
18. Develop regulations to encourage redevelopment of the block opposite the movie theatre, to eliminate the 90° parking facing the buildings from Boston Post Road, to encourage parking behind the buildings and access off Corbin Drive.
19. The Commission should consider amending the Zoning Regulations to allow commercial sales and service uses in the Service Business zone via Special Permit under certain requirements, such as if the property is at least three acres in size and is within 1,000 feet of the Central Business District.

*Open space-related*

1. The Planning & Zoning Commission should consider amending the Subdivision Regulations to require greater open space than the current 10% requirement.
2. The Town should work together with the Darien Land Trust to preserve and protect "natural" open space. This would include a proposal for partial town funding of these efforts introduced by the Board of Selectmen and structured by the Board of Finance that would help provide funding for these efforts. This would be modeled after some of the Private/Public Partnerships in town that have proven successful.
3. The Town should set up a Conservation Easement stewardship effort similar to the Darien Land Trust's. This would be comprised of a formal list of all of the Town-owned properties to assure proper compliance of these easements.
4. The Town should focus on adding open space.

TOWN OF DARIEN  
PLANNING & ZONING COMMISSION

JEREMY B. GINSBERG, AICP  
PLANNING AND ZONING DIRECTOR

DAVID J. KEATING  
ASSISTANT DIRECTOR/  
ZONING ENFORCEMENT OFFICER



TOWN HALL, 2 RENSRAW ROAD  
DARIEN, CONNECTICUT 06820-5397  
TELEPHONE 656-7351  
FAX NUMBER 656-7385  
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JOSEPH H. SPAIN  
CHAIRMAN

SUSAN CAMERON  
VICE-CHAIRMAN

ERIC J. VOIGT  
SECRETARY

KEVIN M. CUNNINGHAM

RICHARD A. DIDONNA

STEPHEN P. OLVANY

HAND DELIVERED

October 11, 2013

Karl Kilduff  
Administrative Officer  
Town of Darien  
2 Renshaw Road  
Darien, CT 06820

RE: *Mandatory Referral under Connecticut General Statutes Section 8-24  
Board of Selectmen, Purchase of property at 4 Short Lane (MR #4-2013)*

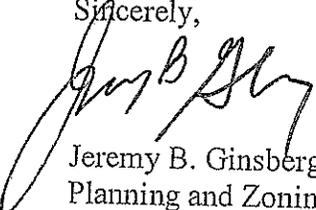
Dear Mr. Kilduff:

As you know, at their meeting on October 8, 2013, the Darien Planning and Zoning Commission issued a Mandatory Referral report regarding a request from the Board of Selectmen to purchase the 0.57+/- acre property at 4 Short Lane. This property is adjacent to Weed Beach.

The Commission's one-page report, approved by a vote of 6-0, is enclosed.

If you have any questions about the report, or need anything further, please give me a call.

Sincerely,

  
Jeremy B. Ginsberg  
Planning and Zoning Director

Enclosure

Cc: Jayme Stevenson, First Selectman ✓  
J. Wayne Fox, Esq.

**DARIEN PLANNING AND ZONING COMMISSION  
C.G.S. SECTION 8-24 MANDATORY REFERRAL REPORT  
BOARD OF SELECTMEN  
ACQUISITION OF PROPERTY AT 4 SHORT LANE  
OCTOBER 8, 2013**

**Mandatory Referral #4-2013, Board of Selectmen, 4 Short Lane.**

Proposed purchase of 4 Short Lane, which is adjacent to Weed Beach.

The request from the Board of Selectmen is to purchase 0.57+/- acres of property on Short Lane, which is shown on Assessor's Map #56, as Lot #5-6, bounded by the Sewer Disposal Plant to the north, and Weed Beach to the east, south and west.

A memorandum from Karl Kilduff was received on October 8, 2013 outlining the proposed request to acquire property. Planning & Zoning Department staff provided supplemental information to the Commission, including a portion of the Assessor's Map of the property, the Assessor's card, deed, a September 25, 2013 memo from Director of Parks and Recreation Susan Swiatek, and pages from the Darien Parks, Recreation, and Open Space Plan.

At this time, exact plans for use of this acre property are not known, however, it could give the Town additional flexibility on the property. Depending on the proposed use envisioned for the property, review and action may be needed from the Planning and Zoning Commission.

Pages 8-2, 8-3 and 9-5 of the 2006 Town Plan of Conservation and Development (the "Town Plan") all address this issue. The Town Plan recommends that the Town acquire property contiguous to Town-owned properties if they become available.

On the basis of all of the foregoing, the Town's proposal to acquire this land is consistent with the 2006 Town Plan of Conservation and Development and town policies.

## Stevenson, Jayme

---

**From:** Steeger, Robert  
**Sent:** Monday, September 30, 2013 1:46 PM  
**To:** Stevenson, Jayme  
**Subject:** Short Lane Property

Future use of the Short Lane property for a legitimate Public Works need is highly unlikely. Clearly conversion of the existing Nearwater Main pump station to a stand-alone treatment plant serving only the Town of Darien is the only scenario I can imagine that could warrant use of this property. The probability of a chain of events leading to that outcome is remote.

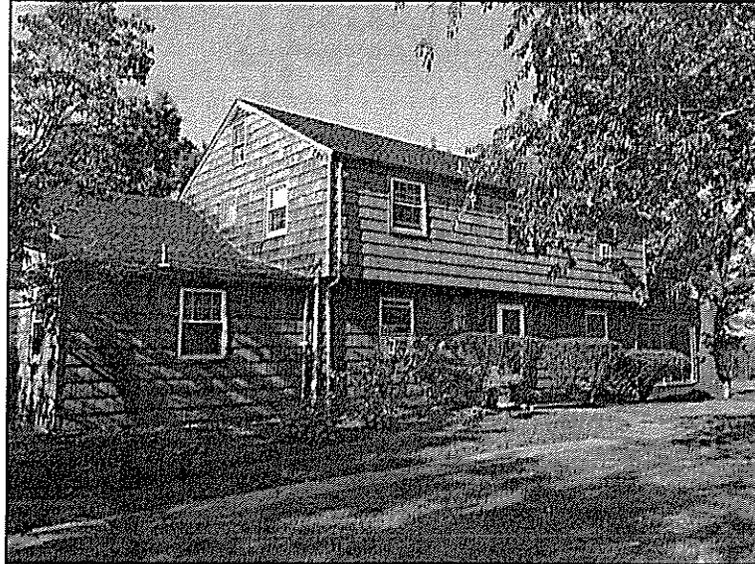
Long-standing State policy has favored consolidation of treatment facilities as the best way to improve water quality in Long Island Sound because it minimizes the number of discharge points and facilitates monitoring effluent quality and regulatory activity. In addition larger waste water treatment plants incorporate economies of scale that are not possible with smaller facilities. Therefore such a proposal would not be looked at favorably by the Connecticut DEEP.

A new waste water treatment plant in Darien would be very expensive given today's discharge permit limits and the need to re-route portions of the existing collection system. Furthermore, there are no Federal or State funding programs that could be tapped by the Town, leaving only local funding to support the project. Such a large additional expense looms even larger given the millions paid by Darien rate-payers to upgrade Stamford's plant over the last ten years.

Assuming ways and means to construct a new state-of-the-art plant in Darien could be found, there is still the task of operating the facility. Staffing a plant requires at least 8 trained and certified operators plus a supervisor at a cost of at least \$900 K a year. Add to that the cost of utilities, materials, maintenance and repairs and a total operating cost approaching \$2.25 million is likely. Finally, a larger more industrial operation on the site is not likely to be embraced by the neighbors.

Robert S. Steeger, P.E.  
Director of Public Works  
Town of Darien

## RESIDENTIAL APPRAISAL REPORT



<b>Property Location:</b>	4 Short Ln Volume: 330 Page: 296 Darien, CT 06820
<b>Borrower:</b>	Mary D. Giarratana
<b>Client:</b>	Curtis, Brinkerhoff & Barrett, P.C. 666 Summer Street Stamford, CT 06901
<b>Effective Date:</b>	August 20, 2013
<b>Prepared By:</b>	Jesse J. Merly Christopher Kerin, MAI



1129 Post Road

Fairfield, CT 06824

[www.kfvaluation.com](http://www.kfvaluation.com)

Kerin & Fazio, LLC  
1129 Post Road  
Fairfield, CT 06824  
www.kfvaluation.com

August 29, 2013

Curtis, Brinkerhoff & Barrett, P.C.  
666 Summer Street  
Stamford, CT 06901

Re: Property: 4 Short Ln  
Darien, CT 06820  
Borrower: Mary D. Giarratana  
File No.: 9769

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

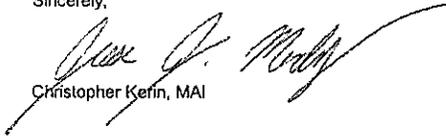
The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and town, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

  
Christopher Kerin, MAI

Borrower/Client	Mary D. Giarratana	File No.	9769
Property Address	4 Short Ln		
City	Darien	County	Fairfield
		State	CT
		Zip Code	06820
Lender	Curtis, Brinkerhoff & Barrett, P.C.		

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# Uniform Residential Appraisal Report

Giarratana  
File # 9769

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **4 Short Ln** City **Darien** State **CT** Zip Code **06820**  
 Borrower **Mary D. Giarratana** Owner of Public Record **Mary D. Giarratana** County **Fairfield**  
 Legal Description **Volume: 330 Page: 296**  
 Assessor's Parcel # **56 5-6** Tax Year **2012** R.E. Taxes \$ **12,228**  
 Neighborhood Name **Noroton Bay** Map Reference **14860** Census Tract **0303.00**  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ **None**  PUD HOA \$  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) **Internal purposes**  
 Lender/Client **Curtis, Brinkerhoff & Barrett, P.C.** Address **666 Summer Street, Stamford, CT 06901**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **The MLS reports the subject being listed for sale within the prior twelve months. According to the MLS the subject was listed on 7/15/2013 for the reported asking price of \$2,100,000.**  
 I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) \_\_\_\_\_  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid.  
**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 98 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000) (yrs)	2-4 Unit %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	600 Low 1	Multi-Family %
Neighborhood Boundaries <b>The subject neighborhood is bounded to the north by Route 1 (Post Road) the west, east and south are bounded by Long Island Sound creating a peninsula.</b>		7,000 High 200+	Commercial %
Neighborhood Description <b>The subject is part of a very desirable market area which serves as a bedroom community for NYC and Stamford employment centers. The neighborhood is comprised of single family homes situated on small lots typically ranging from 0.25-0.5 acres which range from 1,500-5,000 sf and are very well maintained. The Noroton Yacht Club and Weed Beach Park are located in the southern portion.</b>		2,000 Pred. 65	Other 2 %
Market Conditions (including support for the above conclusions) <b>Market activity has stabilized since the Global Recession of 2009. Correctly priced properties are selling with marketing times between 90-180 days. Currently mortgage rates are at historic lows and are considered favorable.</b>			

Dimensions See attached site map. Area **0.5773** Shape **Irregular** View **LI Sound/Sewer Plant**  
 Specific Zoning Classification **R-1** Zoning Description **Residential, minimum lot area required 1 acre.**  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe \_\_\_\_\_

Utilities Public Other (describe) \_\_\_\_\_ Public Other (describe) \_\_\_\_\_ Off-site Improvements - Type Public Private  
 Electricity   Water   Street Asphalt    
 Gas  Sanitary Sewer  Alley None    
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **AE** FEMA Map # **09001C0536G** FEMA Map Date **07/08/2013**  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe \_\_\_\_\_  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe \_\_\_\_\_  
**The subject property is situated adjacent to a sewer treatment facility which creates an adverse impact on value. The subject is situated within a floodplain. According to FEMA regulations this would require the structure to be raised if any substantial renovation were to be performed to the dwelling, as well as zoning variances which would need to be obtained due to the current building setbacks.**

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete Slab/Avg	Floors	Wood/Carpet/Avg
# of Stories <b>2</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Cedar Shingle/Avg	Walls	Drywall/Average
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area _____ sq.ft.	Roof Surface	Asphalt/Average	Trim/Finish	Wood/Average
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish _____ %	Gutters & Downspouts	Aluminum/Average	Bath Floor	Tile/Average
Design (Style) <b>Colonial</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Double Hung/Avg	Bath Wainscot	Tile/Average
Year Built <b>1955</b>	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None/Yes	Car Storage	<input checked="" type="checkbox"/> None
Effective Age (Yrs) <b>24</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes	<input checked="" type="checkbox"/> Driveway	# of Cars <b>2</b>
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	Driveway Surface	Asphalt
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Oil	Fireplace(s) #	<input type="checkbox"/> Fence	Garage	# of Cars
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	0/1 <input type="checkbox"/> Porch	Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	Alt.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe) \_\_\_\_\_  
 Finished area above grade contains: **11 Rooms 5 Bedrooms 3.1 Bath(s) 3,056 Square Feet of Gross Living Area Above Grade**  
 Additional features (special energy efficient items, etc.) **No special energy efficient items were noted at the time of inspection.**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **The subject is in average condition. No significant deficiencies were observed and no repairs are required at this time. An estimate was made of accrued physical depreciation using the Economic Age-Life Method. No functional depreciation was noted. The subject does suffer from external depreciation due to the proximity to the sewer treatment facility located adjacent to the property.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe \_\_\_\_\_

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe \_\_\_\_\_

# Uniform Residential Appraisal Report

Giarratana  
File # 9769

There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 2,150,000 to \$ 7,600,000	
There are 13 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,020,000 to \$ 5,000,000	
FEATURE	SUBJECT
Address 4 Short Ln Darien, CT 06820	178 Nearwater Ln Darien, CT 06820
Proximity to Subject	0.09 miles NE
Sale Price	\$ 949,000
Sale Price/Gross Liv. Area	\$ 690.68 sq.ft.
Data Source(s)	Tax Assessor/CMLS
Verification Source(s)	Exterior Inspection
VALUE ADJUSTMENTS	DESCRIPTION
Sales or Financing	None Known
Concessions	217 DOM
Date of Sale/Time	5/25/2012
Location	Good
Leasehold/Fee Simple	Fee Simple
Site	0.5773
View	LI Sound/Sewer
Design (Style)	Colonial
Quality of Construction	Average
Actual Age	58
Condition	Average
Above Grade	Total Bdrms. Baths
Room Count	11 5 3.1
Gross Living Area	3,056 sq.ft.
Basement & Finished Rooms Below Grade	Slab N/A
Functional Utility	Average
Heating/Cooling	Oil HWBB/None
Energy Efficient Items	Standard
Garage/Carport	None
Porch/Patio/Deck	Porch/Deck
Fireplaces	1 Fireplace
Net Adjustment (Total)	\$ 389,500
Adjusted Sale Price of Comparables	\$ 1,338,500
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain	
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s) Tax Assessor, Land Records & Multiple Listing Service	
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data Source(s) Tax Assessor, Land Records & Multiple Listing Service	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	No sale/transfers in the past 36 months of effective date
Price of Prior Sale/Transfer	12 months of sale date
Data Source(s)	Tax Assessor
Effective Date of Data Source(s)	9/6/2013
Analysis of prior sale or transfer history of the subject property and comparable sales The subject has not transferred within the past 36 months as of the effective date of this appraisal. The comparable sales have been analyzed and are considered to be arms length transactions.	
Summary of Sales Comparison Approach Differences in GLA (gross livable area) was adjusted at \$100 per square foot. Significant differences with regard to land area were adjusted on the basis of \$100,000 per acre. Bathrooms were adjusted on the basis of \$10,000 per half bathroom and \$15,000 per full bathroom. Garages were adjusted on the basis of \$15,000 per bay. Basement areas were adjusted on the basis of \$10,000. All other amenities were adjusted on the basis of \$10,000 per amenity.	
Indicated Value by Sales Comparison Approach \$ 1,400,000	
Indicated Value by: Sales Comparison Approach \$ 1,400,000 Cost Approach (if developed) \$ Not Applied Income Approach (if developed) \$ Not Applied	
The conclusions of the sales comparison approach give the best indication of the most probable price the subject property would bring on the open market. Due to the age and condition of the subject property the cost approach was not applicable.	
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: The appraisal was made in regards to the subjects "As Is" condition no personal property was considered.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,400,000 as of August 20, 2013, which is the date of inspection and the effective date of this appraisal.	

CPA  
CBS



## Uniform Residential Appraisal Report

Giarratana  
File # 9769

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** 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, 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 he or she considers his or her own best interest; (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.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

## Uniform Residential Appraisal Report

Giarratana  
File # 9769**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

## Uniform Residential Appraisal Report

Giarratana  
File # 9769

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

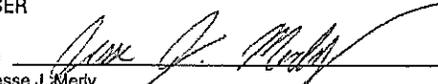
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

## APPRAISER

Signature   
Name Jesse J. Merly  
Company Name Kerin & Fazio, LLC  
Company Address 1129 Post Road, Fairfield, CT 06824

Telephone Number (203) 259-9500 x306  
Email Address jmerly@kfvaluation.com  
Date of Signature and Report September 10, 2013  
Effective Date of Appraisal August 20, 2013  
State Certification # \_\_\_\_\_  
or State License # RSP 1412  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State CT  
Expiration Date of Certification or License 04/30/2014

## ADDRESS OF PROPERTY APPRAISED

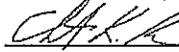
4 Short Ln  
Darien, CT 06820

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,400,000

## LENDER/CLIENT

Name John Wayne Fox, Esquire  
Company Name Curtis, Brinkerhoff & Barrett, P.C.  
Company Address 666 Summer Street, Stamford, CT 06901  
Email Address fox@curtisbb.com

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature   
Name Christopher Kerin, MAI  
Company Name Kerin & Fazio, LLC  
Company Address 1129 Post Road, Fairfield, CT 06824

Telephone Number (203) 259-9500 x302  
Email Address ckerin@kfvaluation.com  
Date of Signature September 10, 2013  
State Certification # RCG 329  
or State License # \_\_\_\_\_  
State CT  
Expiration Date of Certification or License 04/29/2014

## SUBJECT PROPERTY

- Did not inspect subject property  
 Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
Date of Inspection 8/20/2013

## COMPARABLE SALES

- Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
Date of Inspection 8/29/2013

Borrower/Client	Mary D. Giarratana	File No.	9769
Property Address	4 Short Ln		
City	Darien	County	Fairfield
Lender	Curtis, Brinkerhoff & Barrett, P.C.	State	CT
		Zip Code	06820

**APPRAISAL AND REPORT IDENTIFICATION**

This Appraisal Report is one of the following types:

Self Contained (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Summary (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Use (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

**Comments on Standards Rule 2-3**

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Reasonable Exposure Time**

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3-6 months is considered to be a reasonable exposure period for the subject property.

**Comments on Appraisal and Report Identification**

Note any USPAP-related issues requiring disclosure and any state mandated requirements:  
 As it pertains specifically to the subject property of this report Christopher Kerin, MAI has not rendered services in any capacity within the prior three years from the date this assignment was accepted.

**APPRAISER:**

Signature:   
 Name: Jesse J. Merly  
 Designation: \_\_\_\_\_  
 Date Signed: September 10, 2013  
 State Certification #: \_\_\_\_\_  
 or State License #: RSP 1412  
 State: CT  
 Expiration Date of Certification or License: 04/30/2014  
 Effective Date of Appraisal: August 20, 2013

**SUPERVISORY APPRAISER (only if required):**

Signature:   
 Name: Christopher Kerin, MAI  
 Designation: \_\_\_\_\_  
 Date Signed: September 10, 2013  
 State Certification #: RCG 329  
 or State License #: \_\_\_\_\_  
 State: CT  
 Expiration Date of Certification or License: 04/29/2014  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not     Exterior-only from street     Interior and Exterior

### Subject Photo Page

Borrower/Client	Mary D. Giarratana		
Property Address	4 Short Ln		
City	Darien	County	Fairfield
		State	CT
		Zip Code	06820
Lender	Curtis, Brinkerhoff & Barrett, P.C.		

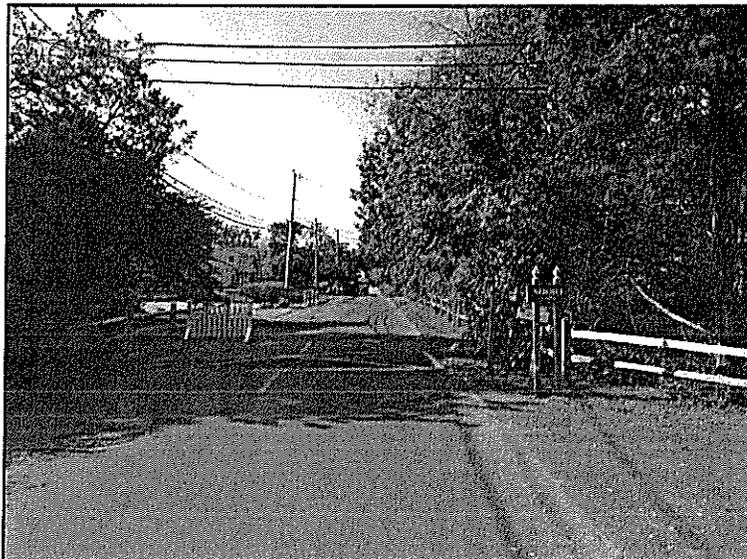


#### Subject Front

4 Short Ln  
Sales Price  
G.L.A. 3,056  
Tot. Rooms 11  
Tot. Bedrms. 5  
Tot. Bathrms. 3.1  
Location Good  
View LI Sound/Sewer Plai  
Site 0.5773  
Quality Average  
Age 58



#### Subject Rear



#### Subject Street

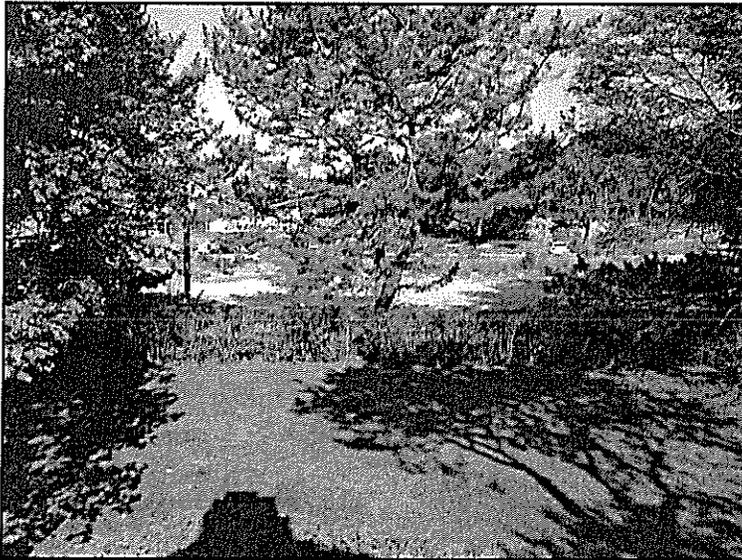
### Subject Photo Page

Borrower/Client	Mary D. Giarratana						
Property Address	4 Short Ln						
City	Darien	County	Fairfield	State	CT	Zip Code	06820
Lender	Curtis, Brinkerhoff & Barrett, P.C.						



#### Subject Front

4 Short Ln  
Sales Price  
G.L.A. 3,056  
Tot. Rooms 11  
Tot. Bedrms. 5  
Tot. Bathrms. 3.1  
Location Good  
View LI Sound/Sewer Plai  
Site 0.5773  
Quality Average  
Age 58



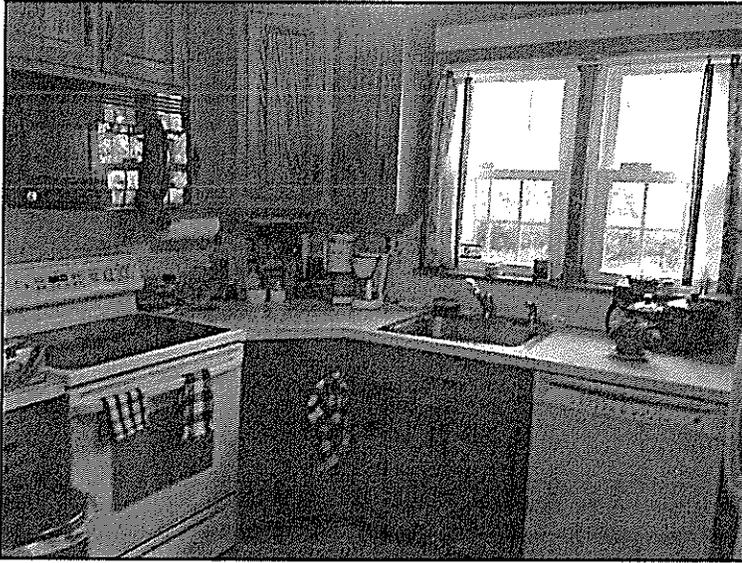
#### Subject Rear



#### Subject Street

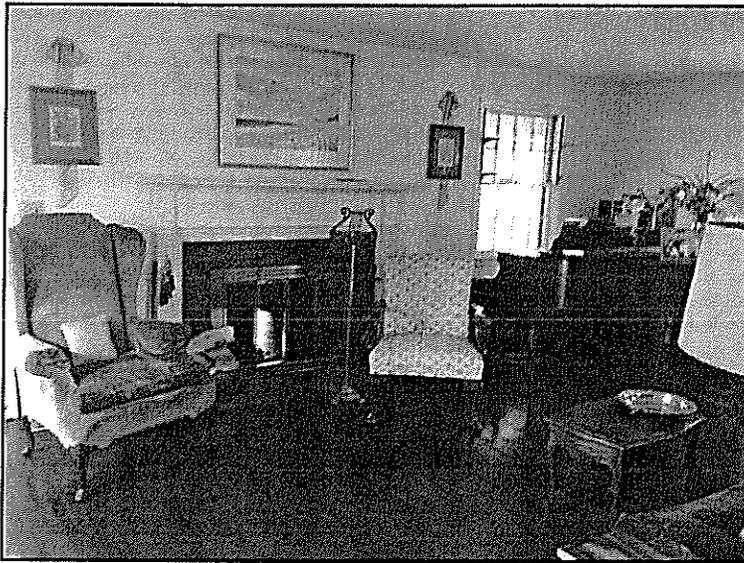
## Subject Interior Photo Page

Borrower/Client	Mary D. Giarratana		
Property Address	4 Short Ln		
City	Darien	County	Fairfield
		State	CT
		Zip Code	06820
Lender	Curtis, Brinkerhoff & Barrett, P.C.		



## Subject Interior

4 Short Ln  
 Sales Price  
 G.L.A. 3,056  
 Tot. Rooms 11  
 Tot. Bedrms. 5  
 Tot. Bathrms. 3.1  
 Location Good  
 View LI Sound/Sewer Plar  
 Site 0.5773  
 Quality Average  
 Age 58



## Subject Interior



## Subject Interior

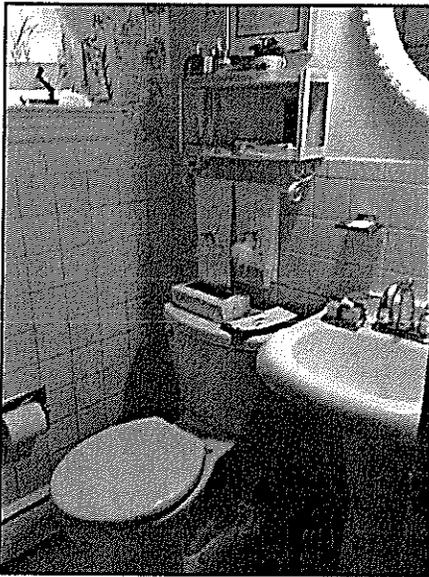
## Subject Interior Photo Page

Borrower/Client	Mary D. Giarratana		
Property Address	4 Short Ln		
City	Darien	County	Fairfield
		State	CT
		Zip Code	06820
Lender	Curtis, Brinkerhoff & Barrett, P.C.		



## Subject Interior

4 Short Ln  
 Sales Price  
 G.L.A. 3,056  
 Tot. Rooms 11  
 Tot. Bedrms. 5  
 Tot. Bathrms. 3.1  
 Location Good  
 View LI Sound/Sewer Plan  
 Site 0.5773  
 Quality Average  
 Age 58



## Subject Interior



## Subject Interior

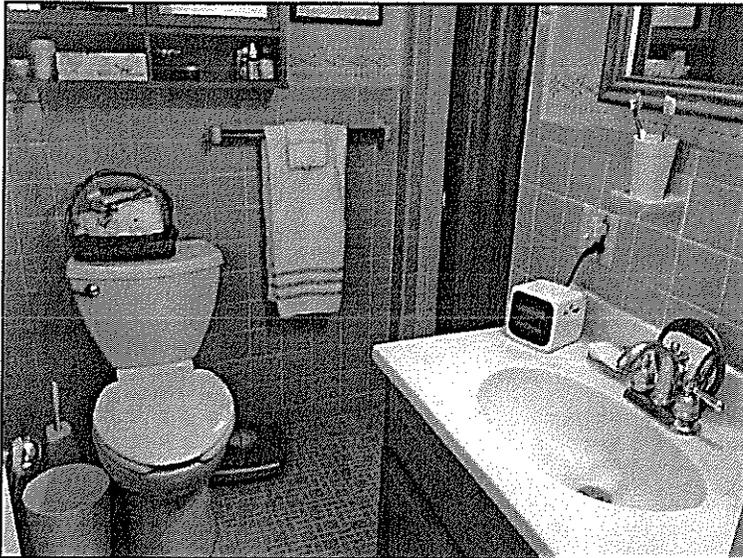
## Subject Interior Photo Page

Borrower/Client	Mary D. Giarratana		
Property Address	4 Short Ln		
City	Darien	County	Fairfield
Lender	Curtis, Brinkerhoff & Barrett, P.C.	State	CT
		Zip Code	06820

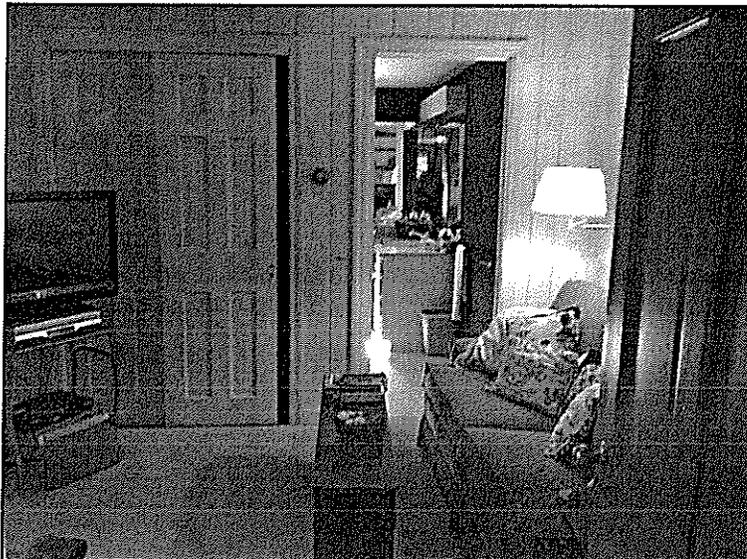


## Subject Interior

4 Short Ln  
 Sales Price  
 G.L.A. 3,066  
 Tot. Rooms 11  
 Tot. Bedrms. 5  
 Tot. Bathrms. 3.1  
 Location Good  
 View LI Sound/Sewer Plar  
 Site 0.5773  
 Quality Average  
 Age 58



## Subject Interior



## Subject Interior

**Comparable Photo Page**

Borrower/Client	Mary D. Giarratana		
Property Address	4 Short Ln		
City	Darien	County	Fairfield
		State	CT
		Zip Code	06820
Lender	Curtis, Brinkerhoff & Barrett, P.C.		



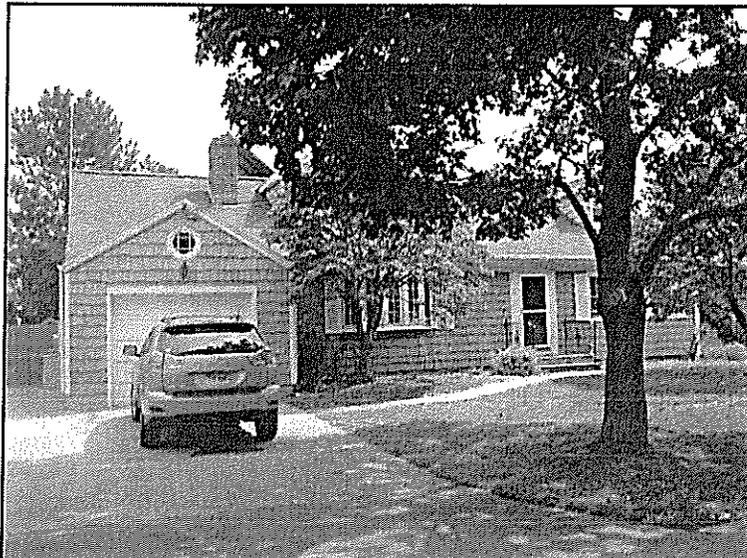
**Comparable 1**

178 Nearwater Ln  
 Prox. to Subj. 0.09 miles NE  
 Sales Price 949,000  
 G.L.A. 1,374  
 Tot. Rooms 6  
 Tot. Bedrms. 3  
 Tot. Bathrms. 2  
 Location Inferior  
 View Sewer Treat  
 Site 0.19  
 Quality Average  
 Age 61



**Comparable 2**

20 Plymouth Rd  
 Prox. to Subj. 0.19 miles E  
 Sales Price 1,740,000  
 G.L.A. 2,964  
 Tot. Rooms 9  
 Tot. Bedrms. 4  
 Tot. Bathrms. 3  
 Location Similar  
 View Partial LI Snd  
 Site 0.37  
 Quality Average  
 Age 58

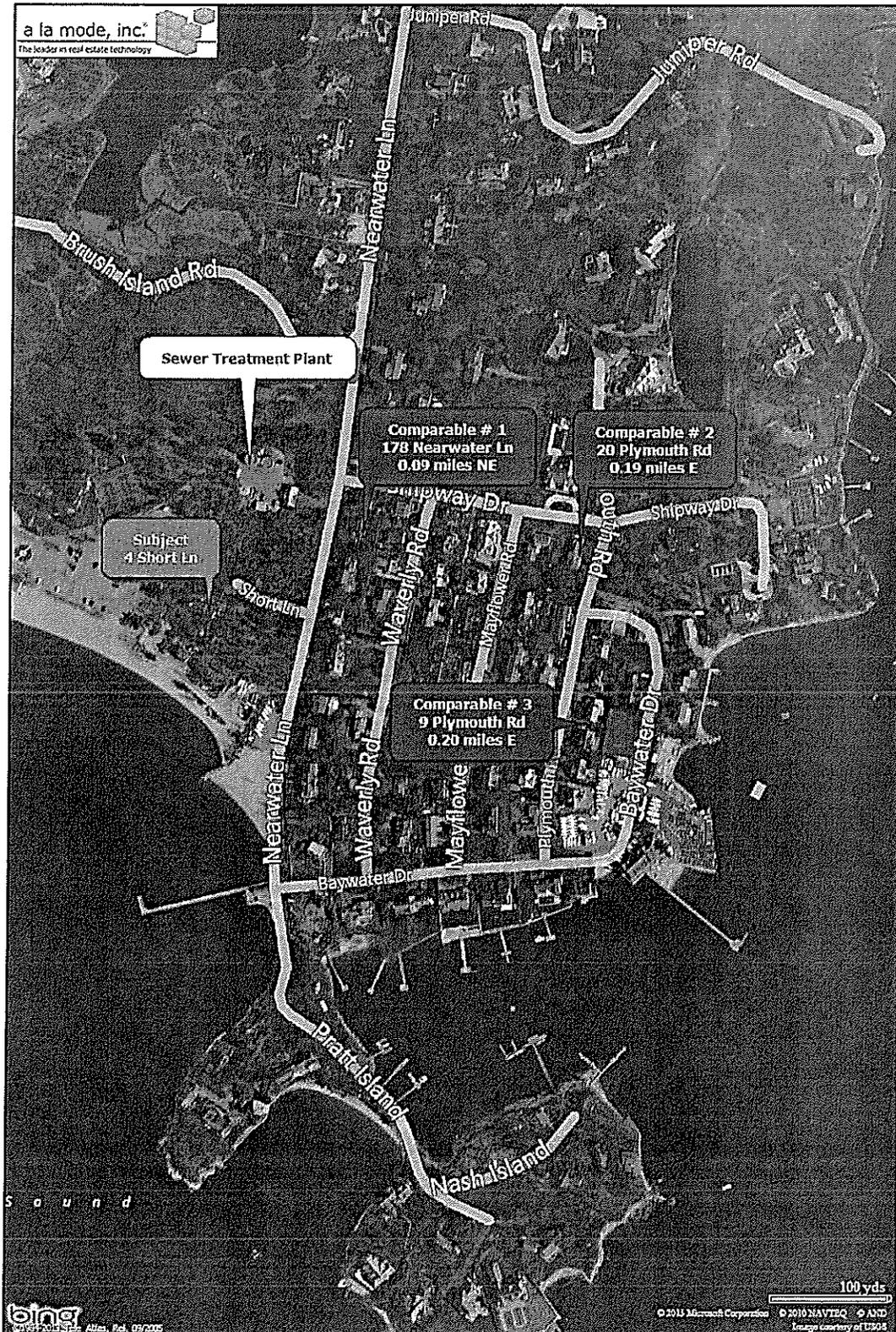


**Comparable 3**

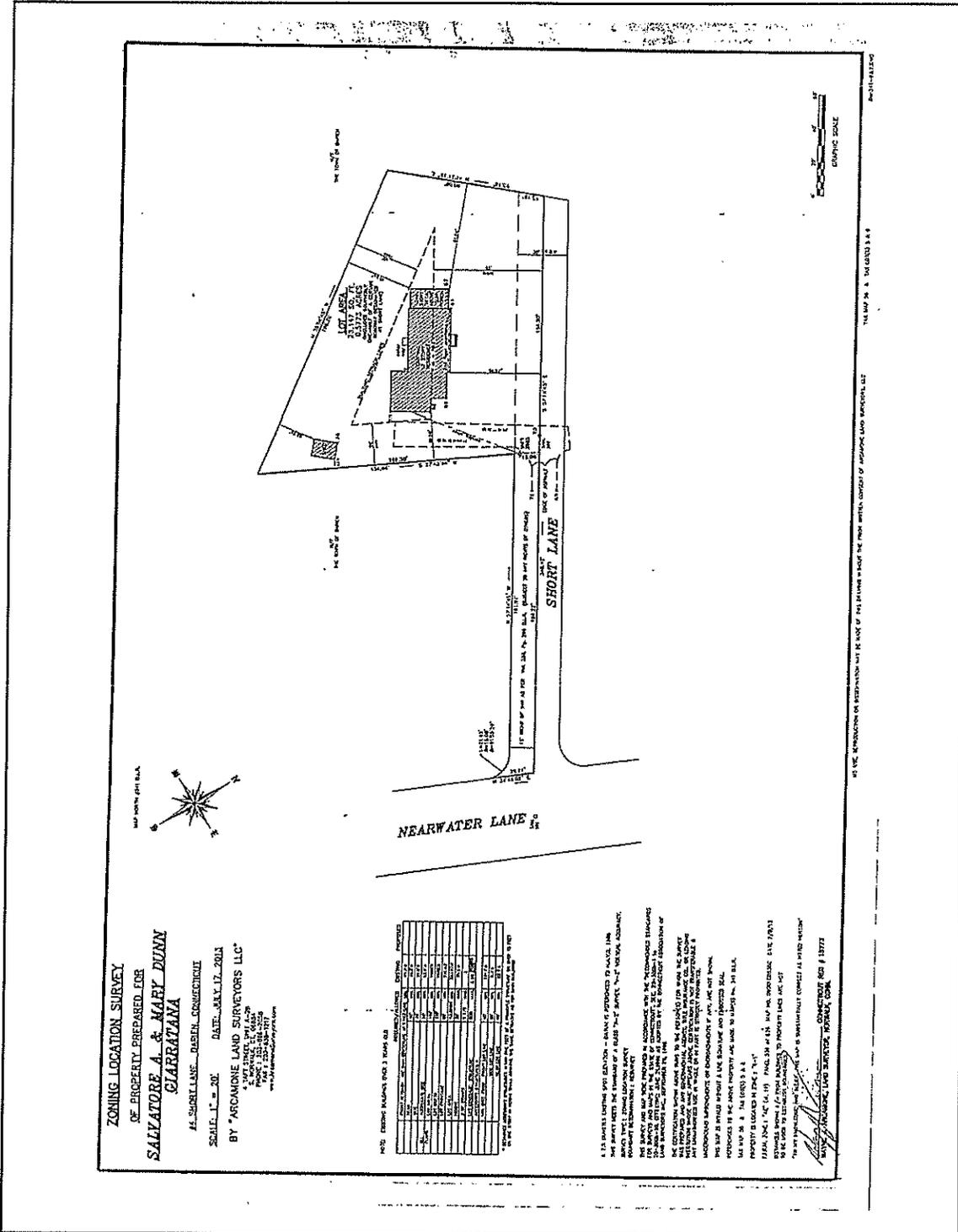
9 Plymouth Rd  
 Prox. to Subj. 0.20 miles E  
 Sales Price 1,665,000  
 G.L.A. 2,764  
 Tot. Rooms 8  
 Tot. Bedrms. 4  
 Tot. Bathrms. 2.1  
 Location Similar  
 View Partial LI Snd  
 Site 0.18  
 Quality Average  
 Age 58

### Location Map

Borrower/Client	Mary D. Giarratana						
Property Address	4 Short Ln						
City	Darien	County	Fairfield	State	CT	Zip Code	06820
Lender	Curtis, Brinkerhoff & Barrett, P.C.						



Site map

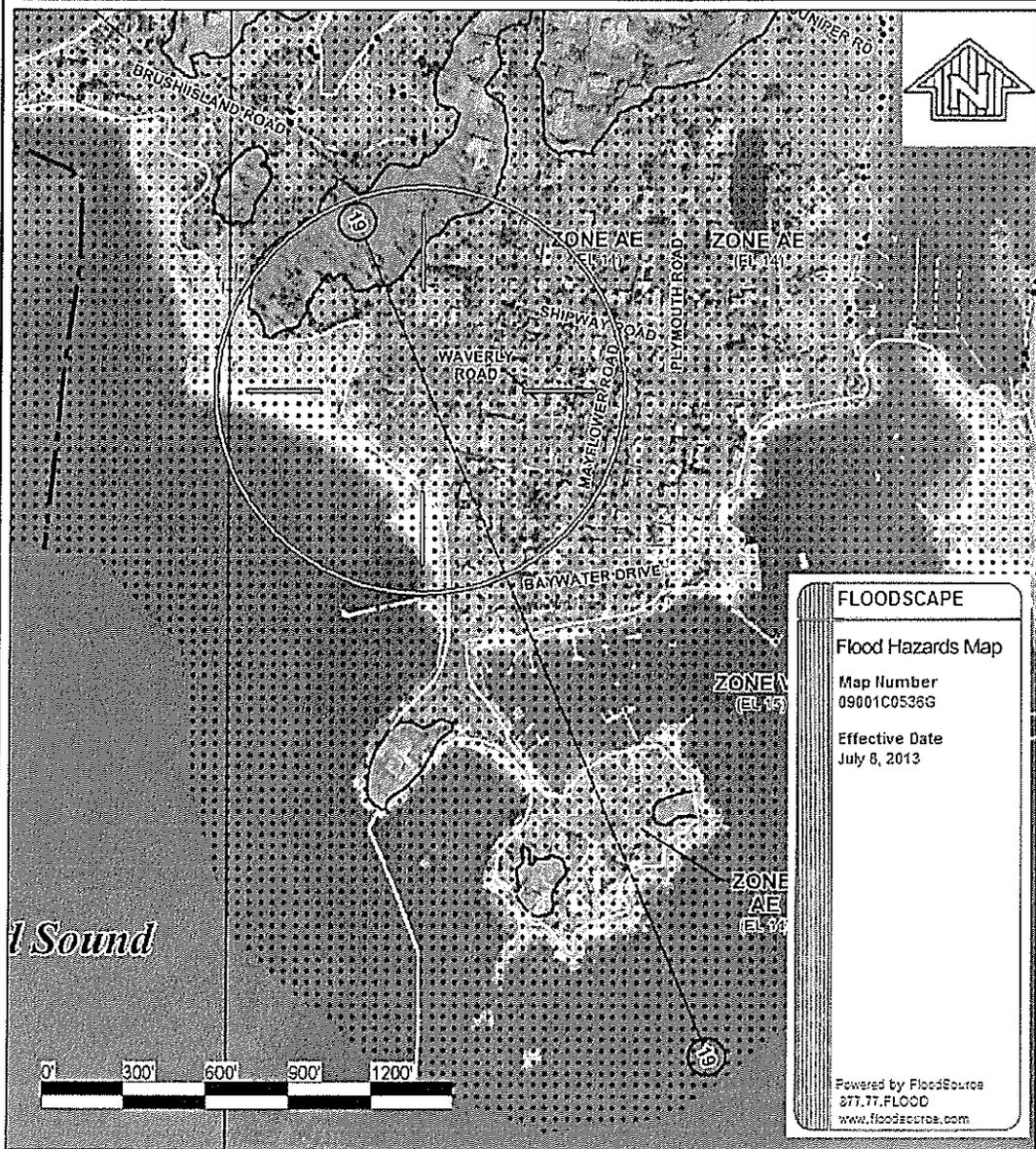


### Flood Map

Borrower/Client	Mary D. Giarratana						
Property Address	4 Short Ln						
City	Darien	County	Fairfield	State	CT	Zip Code	06820
Lender	Curtis, Brinkerhoff & Barrett, P.C.						

**InterFlood**   
 by a la mode  
 www.interflood.com • 1-800-252-6633

Prepared for:  
 Kerin & Fazio, LLC  
 4 Short Ln  
 Darien, CT 06820



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**CT Certification**

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

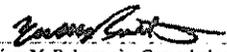
Be it known that

**CHRISTOPHER K KERIN**  
1129 Post Road  
Fairfield, CT 06824

has been certified by the Department of Consumer Protection as a licensed

**CERTIFIED GENERAL REAL ESTATE APPRAISER**  
License # **RCG.0000329**

Effective: 05/01/2013  
Expiration: 04/30/2014

  
William M. Rubenstein, Commissioner

**CT Provisional License**

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

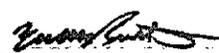
**JESSE J MERLY  
KERIN & FAZIO, LLC  
1129 POST ROAD  
FAIRFIELD, CT, 06824**

has been certified by the Department of Consumer Protection as a licensed

**PROVISIONAL REAL ESTATE APPRAISER**

**License # RSP 0001412**

Effective: 05/15/2013  
Expiration: 04/30/2014

  
William M. Rubenstein, Commissioner

8 WAVERLY ROAD

RESIDENTIAL Status: CLOSE

List Price: \$1,795,000  
Orig List: \$1,795,000



Town: DARIEN

Year Built: 1949 Levels: 2  
Rooms: 7 Full Baths: 2  
Bedrooms: 4 Half Baths: 0  
Fireplaces: 1

Style: CAPE  
Exterior/Color: ALUM / WHITE  
Square Feet: 2082 - TOWN  
Acres: 0.360  
Water Frt: N - VIEW, WLKT  
Zoning: NBZ  
School: HINDLEY - MIDDLESX - DARIEN

*house for 12 down*

Asmnt-Land: \$1,693,100 Taxes: \$16,916  
Asmnt-Bldg: \$212,700 Home Assoc: Y - \$990  
70% Assmnt \$1,334,061 Water: PUBCT  
Mill Rate: 12.680 Sewer: PUBCT  
Sewer Asmt:

Basement: NONE  
Laundry:  
Garage: 2 - ATTCH  
Attic: CRAWL  
Heat: BASE, OTHER  
Air: INDV  
Fuel: OIL  
Gal/Yr:  
Pool: N  
Possession: NEGOT  
Great Room:  
Library:  
Playroom:  
Addl Rooms: SUNRM  
Add Ext Feat: DECK

Living Room: 25X20 - FP, LR-DR  
Dining Room:  
Family Room: 15X13  
Kitchen: 21X12  
Master BR: 18X16 - UPPER  
Bedroom 2: 13X13 - FIRST  
Bedroom 3: 13X12 - UPPER  
Bedroom 4: 11X11 - UPPER  
Bedroom 5:  
Bedroom 6:

Features:

Mechanical:

HOUSE IN "AS IS" CONDITION. LOCATED IN THE SOUGHT-AFTER NOROTON BAY ASSOCIATION, THIS HOME FEATURES WATER VIEWS OF THE LONG ISLAND SOUND AND BEAUTIFUL SUNSETS.

Virtual Tour

Inclusions:  
Exclusions/  
Other:

Directions: NEARWATER TO BAYWATER TO WAVERLY.

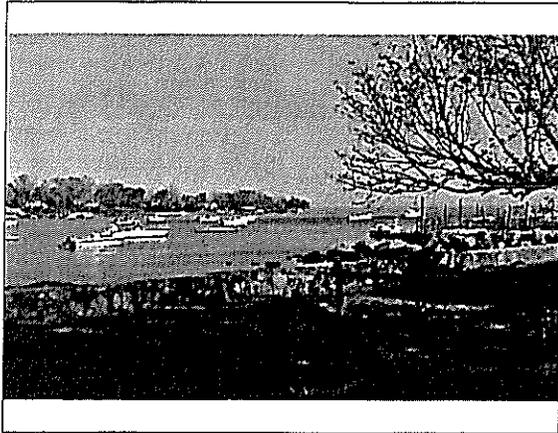
List Date: 02/21/13 Exp Date: 08/19/13 DOM: 9 SPPrice: \$ 1,700,000  
Contract Date: 03/01/13 Close Date: 03/15/13 ML#: 17849

Info on this listing has been assembled from sources of varying reliability. Info critical to buying decision should be independently verified.  
Copyright 2013 Darien Board of Realtors, Inc.

**36 BAYWATER DRIVE**

**RESIDENTIAL** Status: **CLOSE**

List Price: **\$1,895,000**  
Orig List: **\$2,150,000**



Town: **DARIEN**

Year Built: **1936** Levels: **2**

Rooms: **8** Full Baths: **2**

Bedrooms: **3** Half Baths: **0**

Fireplaces: **1**

Style: **CAPE**

Exterior/Color: **SHAKE / GREY**

Square Feet: **2528 - TOWN**

Acres: **0.200**

Water Frt: **Y - FRTG, HABR**

Zoning: **NBZ**

School: **HINDLEY - MIDDLESX - DARIEN**

*house torn down*

Asmnt-Land: Taxes: **\$22,010**

Asmnt-Bldg: Home Assoc: **Y - \$990**

70% Assmnt **\$1,671,25** Water: **PUBCT**

Mill Rate: **13.170** Sewer: **PUBCT**

Sewer Asmt:

Basement: **CRAWL**

Laundry:

Garage: **1 - ATTCH**

Attic: **PULLDN**

Heat: **OTHER**

Air: **NONE**

Fuel: **NONE**

Gal/Yr:

Pool: **N**

Possession: **NEGOT**

Great Room:

Library:

Playroom:

Addl Rooms:

Add Ext Feat:

Living Room:

Dining Room:

Family Room:

Kitchen:

Master BR:

Bedroom 2:

Bedroom 3:

Bedroom 4:

Bedroom 5:

Bedroom 6:

Features:

Mechanical:

RARE WATERFRONT OPPORTUNITY IN SOUGHT-AFTER NOROTON BAY ASSOCIATION OFFERING BEACH, PIER AND SUMMER SNACK BAR. HOUSE SOLD "AS IS".

**Virtual Tour**

Inclusions:

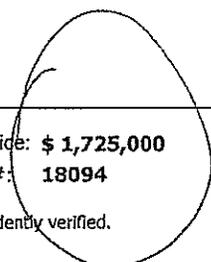
Exclusions/

Other:

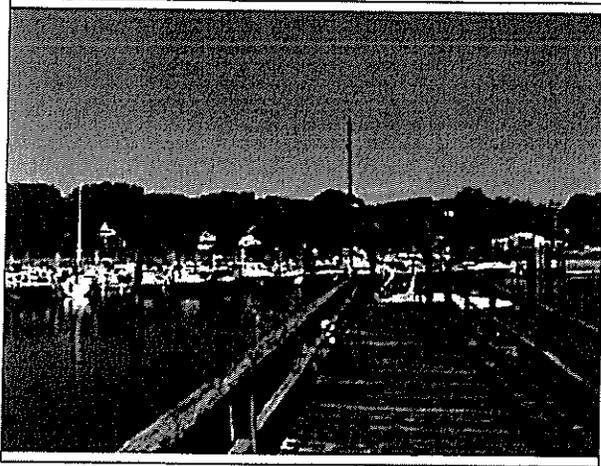
Directions:

List Date: **04/30/13** Exp Date: **12/31/13** DOM: **102** SPride: **\$ 1,725,000**

Contract Date: **08/09/13** Close Date: **08/22/13** ML#: **18094**



<b>31 SHIPWAY DARIEN</b>	<b>LOTS</b>	Status ML#	<b>CLOSE 18358</b>	Sold Price List Price	<b>\$ 2,850,000 \$ 2,900,000</b>
------------------------------	-------------	---------------	------------------------	--------------------------	--------------------------------------



Subdivision  
 Acres **1.010**  
 Zoning **R-1**  
 Lot Dimensions  
 Lot Description **Water View, View**  
 Lot Location **Waterfront**  
 Lot # **129**  
 Waterfront **Yes - Dock, Frontage**

*no house*

70 % Assessment	<b>\$ 1,935,500</b>	Water	<b>Public Water Connected</b>
Mill Rate	<b>13.170</b>	Sewer	<b>Public Sewer Connected</b>
Taxes	<b>\$ 25,490</b>	Sewer Assessments	
		Improvements	<b>None</b>

Direct waterfront, level acre with a deep water dock and tucked away in a private association with stunning views. Pool "as is".

**Virtual Tour**

\_\_\_\_\_

Exclusions/  
Other

Directions **NEARWATER LN. THROUGH STONE PILLARS TO LEFT ON SHIPWAY TO END. BEAR LEFT ON THE SAME ROAD AND TAKE THE RIGHT FORK ONTO PROPERTY.**

\_\_\_\_\_

List Date	<b>07/16/13</b>	Days on Market	<b>9</b>	Orig List Price	<b>\$2,900,000</b>
Contract Date	<b>07/24/13</b>	Closing Date	<b>08/07/13</b>		

145 NEARWATER LANE

RESIDENTIAL Status: CLOSE

List Price: \$1,675,000  
Orig List: \$1,675,000



Town: DARIEN  
Year Built: 1960 Levels: 2  
Rooms: 5 Full Baths: 2  
Bedrooms: 3 Half Baths: 0  
Fireplaces: 2  
Style: CONT  
Exterior/Color: STONE /  
Square Feet: 4407 - TOWN  
Acres: 2.190  
Water Frt: Y - ACCS, FRTG  
Zoning: R-1  
School: HINDLEY - MIDDLESX - DARIEN

*house will be torn down*

Asmnt-Land: \$1,809,290 Taxes: \$25,424  
Asmnt-Bldg: \$195,790 Home Assoc: N  
70% Assmnt \$2,005,08 Water: PUBCT  
Mill Rate: 12.680 Sewer: PUBCT  
Sewer Asmt:

Basement: FWALK, PFIN  
Laundry:  
Garage: 2 - ATTCH  
Attic: NONE  
Heat: HWTR  
Air: NONE  
Fuel: OIL  
Gal/Yr:  
Pool: N  
Possession: IMMED  
Great Room:  
Library:  
Playroom: 24X20  
Addl Rooms:  
Add Ext Feat:

*next to Sheffney (sp)*

Living Room: 30X28 - FP, LR-DR  
Dining Room: - LR-DR  
Family Room:  
Kitchen: 14X15 - ISLE  
Master BR: 14X18 - FIRST, FBATH  
Bedroom 2: 10X12 - LOWER  
Bedroom 3: 10X12 - LOWER  
Bedroom 4:  
Bedroom 5:  
Bedroom 6:

Features: BLCNY, SKY

Mechanical:

UNIQUE 1960 CONTEMPORARY HOME WITH 460FT WATERFRONT ON HOLLY POND WITH HIGH TIDE ACCESS TO LONG ISLAND SOUND. THIS HOME BUILT ON 150YR OLD BARN FOUNDATION OFFERS UNDERGROUND STONE WINE CELLAR, MAN-MADE POND AND SPECTACULAR PANORAMIC VIEWS OF WATER AND SALT MARSHES PROTECTED BY PRIVATE AND PUBLIC LAND TRUST. ONE BLOCK TO WEED BEACH. EXCELLENT OPPORTUNITY TO RENOVATE OR BUILD.

Virtual Tour

Inclusions:  
Exclusions/  
Other:

Directions: BOSTON POST RD TO NEARWATER LANE #145 ON RIGHT. FOLLOW DRIVEWAY BETWEEN #141 & 149.

List Date: 05/08/13 Exp Date: 12/31/13 DOM: 60  
Contract Date: 07/06/13 Close Date: 09/24/13

SPrice: \$ 1,600,000  
ML#: 18152

23 LIGHTHOUSE WAY

RESIDENTIAL Status: CLOSE

List Price: \$2,495,000  
Orig List: \$2,495,000



Town: **DARIEN**  
Year Built: **1965** Levels: **2**  
Rooms: **9** Full Baths: **3**  
Bedrooms: **4** Half Baths: **0**  
Fireplaces: **1**  
Style: **CAPE**  
Exterior/Color: **SHING /**  
Square Feet: **2629 - TOWN**  
Acres: **0.600**  
Water Frt: **Y - FRTG, VIEW**  
Zoning: **R-1/2**  
CRAWL - UFIN  
School: **HINDLEY - MIDDLESX - DARIEN**

Asmnt-Land: Taxes: **\$29,980**  
Asmnt-Bldg: Home Assoc: **N**  
70% Assmnt **\$2,364,321** Water: **PUBCT**  
Mill Rate: **12.680** Sewer: **PUBCT**  
Sewer Asmt:

Basement: **CRAWL, UFIN**  
Laundry:  
Garage: **2 - ATTCH**  
Attic: **STORG**  
Heat: **BASE**  
Air: **NONE**  
Fuel: **ELECT**  
Gal/Yr:  
Pool: **N**  
Possession: **NEGOT**  
Great Room:  
Library: **13X13**  
Playroom:  
Addl Rooms: **LIBRY**  
Add Ext Feat: **PATIO**

Living Room: **23X14 - FP**  
Dining Room: **13X14**  
Family Room: **17X13**  
Kitchen: **10X14**  
Master BR: **19X13 - FBATH, WALKIN**  
Bedroom 2: **11X13 - UPPER**  
Bedroom 3: **14X13 - UPPER**  
Bedroom 4: **14X11 - UPPER**  
Bedroom 5:  
Bedroom 6:

Features: **WORKSP**

Mechanical:

THE BEST OF COASTAL LIVING. ENJOY THE SUNRISE AND SUNSET FROM THE PATIO OF THIS CHARMING FOUR BEDROOM CAPE COD DIRECTLY OVERLOOKING HOLLY POND WITH TIDAL ACCESS TO LONG ISLAND SOUND. THIS SUN-FILLED HOME HAS EXPANSIVE VIEWS AND A DESIRABLE CUL-DE-SAC LOCATION. A FANTASTIC WATERFRONT VALUE NOT TO BE MISSED.

**Virtual Tour**

Inclusions: **CKTOP, DISHW, MICRO, REFRG, WALOV, WASHR, DRYER**  
Exclusions/  
Other:

Directions: **POST RD. TO LIGHTHOUSE WAY**

List Date: **03/13/13** Exp Date: **09/04/13** DOM: **43** SPrice: **\$ 2,200,000**  
Contract Date: **04/24/13** Close Date: **06/26/13** ML#: **17916**

66 Five Mile River Road

RESIDENTIAL Status: CLOSE

List Price: \$1,999,000  
Orig List: \$2,200,000



Town: DARIEN

Year Built: 1921 Levels: 2  
Rooms: 6 Full Baths: 1  
Bedrooms: 3 Half Baths: 1  
Fireplaces: 1

Style: COL  
Exterior/Color: CLAP / White  
Square Feet: 1600 - OWNER  
Acres: 0.880  
Water Frt: Y - RIVR, VIEW  
Zoning: R-1/2

School: FULL - UFIN  
Tokeneke - MMS - Darien

*house  
turn down*

Asmnt-Land: Taxes: \$14,996  
Asmnt-Bldg: Home Assoc: N  
70% Assmnt \$1,182,651 Water: PUBCT  
Mill Rate: 12.680 Sewer: SEPTC  
Sewer Asmt:

Basement: FULL, UFIN  
Laundry:  
Garage: 2 - DETCH  
Attic: HATCH  
Heat: RADTR  
Air: NONE  
Fuel: OIL  
Gal/Yr:  
Pool: N  
Possession: NEGOT  
Great Room:  
Library:  
Playroom:  
Addl Rooms:  
  
Add Ext Feat:

Living Room: 19x13  
Dining Room: 14x13  
Family Room:  
Kitchen: 10x10  
Master BR: 19x13  
Bedroom 2:  
Bedroom 3:  
Bedroom 4:  
Bedroom 5:  
Bedroom 6:

Features:

BARN

Mechanical:

First time on market in nearly a century! Extraordinary .88 acre with 125 ft of Five Mile River waterfront and a true classic c. 1921 colonial home for restoration or expansion. Includes two parcels: main lot is .77 level acre and all above flood stage, second .11 acre parcel is across the road, affording private water access and an expansive view from the main lot.

Virtual Tour

Inclusions:

Exclusions/

Other:

Directions: Tokeneke Road to Five Mile River Road, #66

List Date: 09/18/12

Exp Date: 03/02/13

DOM: 80

SPrice: \$ 2,100,100

Contract Date: 12/06/12

Close Date: 01/04/13

ML#: 17570

Info on this listing has been assembled from sources of varying reliability. Info critical to buying decision should be independently verified.  
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