



TOWN OF DARIEN

OFFICE OF THE SELECTMAN

JAYME J. STEVENSON
FIRST SELECTMAN

CHRISTOPHER P. (KIP) HALL
SUSAN J. MARKS
GERALD A. NIELSEN, JR.
E. REILLY TIERNEY

KARL F. KILDUFF
TOWN ADMINISTRATOR

10/7/2014

To: Board of Finance and Representative Town Meeting
Re: Potential Acquisition - 32 Hoyt Street, Darien, CT

Fellow Town Officials,

This memo serves as representation that Curtis, Brinkerhoff & Barrett P.C., on behalf of the Town of Darien, commissioned and received a Residential Appraisal Report completed by Kerin & Fazio, LLC dated 10/3/2013 (the "Appraisal"), for the property located at 32 Hoyt Street. The Appraisal values the 0.23 acre property with improvements at \$775,000. The negotiated and agreed upon sale price to the Town of Darien is \$775,000.

Respectfully,

Jayme Stevenson
First Selectman

Cc: John Wayne Fox, Town Attorney

**RESOLUTION APPROVING OF THE PURCHASE OF PROPERTY LOCATED
AT 32 HOYT STREET AS REQUESTED BY THE DARIEN BOARD OF
EDUCATION FOR THE PRICE OF \$775,000 AND REFERAL OF SAME TO THE
BOARD OF FINANCE AND THE REPRESENTATIVE TOWN MEETING**

WHEREAS, the property located at 32 Hoyt Street is completely surrounded by Darien Board of Education property used for Holmes School; and

WHEREAS, the Board of Selectmen previously received a response from the Darien Planning & Zoning Commission on a mandatory referral dated October 11, 2013 regarding the site; and

WHEREAS, the acquisition of this site is in keeping with the 2006 Town of Darien Plan of Conservation and Development as the site is contiguous to other Town-owned property; and

WHEREAS, purchase of this property presents future opportunities for the Board of Education at Holmes School; and

WHEREAS, the Darien Board of Education has endorsed the acquisition of 32 Hoyt Street; and

WHEREAS, the Board of Selectmen wishes to act at the request of the Darien Board of Education to acquire 32 Hoyt Street with the understanding that owning said property is in the long-term interest of the Town of Darien and may be needed by the Board of Education for its future facility needs.

NOW, THEREFORE, BE IT REVOLVED that, the Darien Board of Selectmen hereby approve of the purchase of 32 Hoyt Street for the negotiated purchase price of \$775,000 and refer the same to the Board of Finance for action on the financing of this purchase.

BE IT FURTHER RESOLVED that, the Darien Board of Selectmen refer purchase of 32 Hoyt Street for the negotiated purchase price of \$775,000 to the Representative Town Meeting for final action with a recommendation to approve of said acquisition and financing recommended by the Board of Finance.

Adopted 10-6-14

**32 HOYT STREET
DARIEN**

RESIDENTIAL Status **ACT**
ML# **18982**

List Price **\$824,900**
Orig List \$ 959,000



Year Built **1947** Year Renv
Style **COL** Year Add
Exterior/Color **VINYL / YLLW**
SqFt / Source **2320 / OWNER**
Zoning **R-1/3** Home Assoc **N**
Acres **0.230** Water Front **N**
Owner Name **OF RECORD**
Owner Phone
To Show **CALL LA 203-912-4426**
Rental Term
Rental Type
Furnished?
Pet Info

SBOH? **Y**
OH Date **04/22/14**

Rooms **9** Bedrooms **5** F/H Baths **2 / 0** Fireplaces **1**
Levels **2** Schools **HOLMES - MIDDLESX - DARIEN**
Asmnt-Land Taxes **\$6,717**
Asmnt-Bldg Water **PUBCT**
70% Assmnt **\$447,510** Sewer **SEPTC**
Mill Rate **15.010** Swr Asmnt

Living Room **23X12 - FP, FORM**
Dining Room **13X10 - FORM**
Family Room **12X10 - FIRST**
Kitchen **13X9 - EATIN, NOOK**
Master BR **17X16 - UPPER**
Bedroom 2 **17X9 - UPPER**
Bedroom 3 **10X12 - UPPER**
Bedroom 4 **12X10 - UPPER**
Bedroom 5 **13X9 - FIRST**
Bedroom 6
Features **FOYER**

Basement **FULL - UFIN**
Laundry **LOWER**
Garage **1 - ATTCH**
Attic **HATCH, STORG**
Heat **HWTR**
Air **NONE**
Fuel **OIL**
Gal/Yr
Pool **N**
Possession **NEGOT**
Great Room
Library
Playroom
Addl Rooms
Addl Ext Feat **PATIO**

Mechanical

WONDERFUL OPPORTUNITY TO OWN THIS CLASSIC COLONIAL LOCATED WITHIN WALKING DISTANCE TO HOLMES SCHOOL AND RAILROAD STATION. BOASTING FIVE BEDROOMS (ONE ON THE FIRST FLOOR), IDEAL FOR AU PAIR OR HOME OFFICE. LIGHT-FILLED, EAT-IN KITCHEN WITH GRANITE COUNTERTOPS AND STAINLESS STEEL APPLIANCES. NEWLY REFINISHED HARDWOOD FLOORS THROUGHOUT THE FIRST FLOOR. LOVELY, SECLUDED, LEVEL BACKYARD WITH PATIO.

Virtual Tour <http://www.planomatic.com/mls27325>

Agent Remarks **NEW ASSESSMENT AT 70% = \$447,510**

Inclusions **DISHW, MICRO, OVRNG, REFRG, FREEZ, WASHR, DRYER**

Exclusions/
Other

Directions **HOYT ST. TO HOLMES SCHOOL, LEGAL RIGHT OF WAY ACROSS PARKING LOT TO #32**

L/Agent **Penne Weicker** Email pweicker@kellyrealestate.com List Date **04/17/14** Listing Type **ER**
L/Office **IKLLY01** Off Ph **203-655-8238** Agt Ph **203-912-4426** Exp Date **04/13/15** Sa/Ba **2.5/C1**

Information on this listing has been assembled from sources of varying reliability. Information critical to buying decision should be independently verified.
Copyright 2014 Darien Board of REALTORS, Inc.

32 Hoyt Street
DARIEN

RESIDENTIAL

Status **ACT**
ML# **18527**

List Price **\$959,000**
Orig List \$ 985,000



Year Built **1947**
Year Renv
Year Add
Style **Colonial**
Exterior/Color **Vinyl Siding / yello**
SqFt / Source **2320**
Zoning **R1/3**
Acres **0.23**
Lot Descrip
Water Front **No**
Home Assoc **No**
Levels **2**
Rooms **9**
Bedrooms **5**
F/H Baths **2 / 0**
Fireplaces **1**
Schools **Holmes - MMS - Darien**

Living Rm **23x12**
Dining Rm **Formal / 13x10**
Kitchen **Eating Space Kitchen / 13x**
Master BR **17x16**
Flooring **Carpeted**

Possession **30-60 Days**
List Date **09/26/13**

Asmnt-Land **\$296,590** Taxes **\$5,526**
Asmnt-Bldg **\$122,990** Water **Public Water Connected**
70% Assmn **\$419,580** Sewer **Septic**
Mill Rate **13.170** Sewer Asmt

Basement **Full Basement / UFIN** Heat **Hot Water**
Attic **None** Air **None**
Garage **1 / Under House** Fuel **Oil**
Laundry **Lower Level** Gal/Yr
Pool **N**

Interior Features
Appliances Included
Dishwasher, Over/Range,

Exterior Features
, Patio

This classic 1947 country property with professionally installed outdoor landscape lighting to enjoy crisp autumn evenings. All rooms are light and bright and very nicely proportioned - perfect for today's living. Property offers privacy plus a super-co nvenient location that is a short walk to Holmes Elementary School and Glenbrook train station.

Virtual Tour <http://www.seetheproperty.com/u/122675>



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
www.darienct.gov

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 F. 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 32 Hoyt Street (MR #5-2013)*

Dear Mr. Kilduff:

At their October 8, 2013 meeting, the Darien Planning and Zoning Commission issued a Mandatory Referral report regarding a request from the Board of Selectmen to purchase the 32 Hoyt Street property, which is now surrounded by and accessed through the Holmes School property.

The Commission's 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 32 HOYT STREET
OCTOBER 8, 2013**

Mandatory Referral #5-2013, Board of Selectmen, 32 Hoyt Street.

Proposed purchase of 32 Hoyt Street, which is adjacent to Holmes School.

The subject 32 Hoyt Street property is 0.23+/- acres, which is shown on Assessor's Map #25, Lot #146, surrounded by, and accessed through the Holmes School property.

An October 8, 2013 memorandum was received from Administrative Officer Karl Kilduff outlining the proposed request to acquire this property. Planning & Zoning Department staff provided supplemental information to the Commission including a portion of the Assessor's Map, the deed for the property, a 1946 survey, and pages from the 2006 Town Plan of Conservation and Development (the "Town Plan").

At this time, exact plans for use of this property are not known, however it is highly likely that the property would be incorporated into the existing Holmes School property.

Pages 7-2 and 8-3 of the 2006 Town Plan of Conservation and Development (the "Town Plan") address this potential acquisition. Page 7-2 notes that a policy is to "ensure that space needs and the need for community services are adequately met for the planning period." Page 8-3 of the Town Plan recommends that the Town "consider purchasing properties contiguous to Town-owned properties if they become available."

On the basis of all of the foregoing, the Town's proposal to acquire parcel at 32 Hoyt Street is consistent with the 2006 Town Plan of Conservation and Development and town policies.

Profile

Parcel: 05322 Land Use Code: SINGLE FAMILY RESIDENCE
 Alternate ID: 25 146
 Address: 32 HOYT STREET NBHD: 1034
 Owner: CURTIS CAROL E Land Acres: 0.23
 Mailing Address: 32 HOYT STREET
 DARIEN CT 06820

Value Summary:

Appraised Land:	481,600	Assessed Land:	323,120
Appraised Building:	177,700	Assessed Building:	124,390
Appraised Total:	639,300	Assessed Total:	447,510

Primary Residential Card:

Card:	1	Basement:	1/2	Fireplace Pref.:	
Stories:	1.70	Square Feet:	2016	Fireplace OP/ST:	1/1
Use:		HT/AC:	BASIC	Basement Gar.:	1
Type:	COLONIAL	Fuel:	OIL	Grade:	B-
Year Built:	1947	System:	HOT WATER	Cond (CDU):	FAIR
Year Remodeled:		Attic:	NONE	% Complete:	
Total Rooms:	8	Finished Basement:		Family Room:	1
Bedroom:	4	Recreation Room:		Ext. Material:	ALUMINUM/VINYL
Full Bath:	1	Half Bath:	1		

Commercial Card:

Year Built:	Stories:	-
Eff. Yr. Built:	Gross Flr. Area:	
Units:	Grade:	

Land:

Classification	Type:	Acres	SF
PRIMARY	A-ACREAGE	0.23	10019

Other Items:

Code	Description	Year Built	Square Ft.
------	-------------	------------	------------

Sales History:

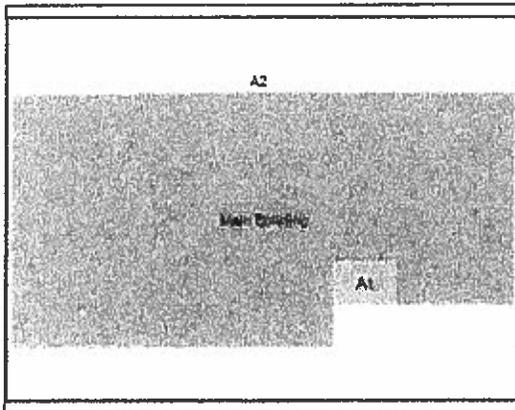
Date	Book-Page	Grantee	Amount
14-SEP-2006	1270-084		525,000
01-JAN-1800	1270-126		
01-JAN-1800	1270-84		
01-JAN-1800	516-201		
01-JAN-1800	048-165		

PHOTO



25-146-00 12/05/2012

SKETCH



Sketch Legend

A0. Main Building, 1038 Sq. Ft.
A1. 1st FR FRAME/1st FR FRAME, 24 Sq. Ft.



Property Information
Property ID 25/146
Location 32 HOYT STREET
Owner CURTIS CAROL E



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated October, 2011

