

TOWN OF CANAAN
FALLS VILLAGE

RFP

Request for Proposals
and Information Kit:

Sale of 35 Railroad Street Property The Old Firehouse



Sale of 35 Railroad Street Property **The Old Firehouse**



Request for Proposals and Information Kit Contents:

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9. Appraisal
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The Decision and Sale Process



TOWN OF CANAAN

108 Main Street
P.O. Box 47
Falls Village, CT 06031-0047

Connecticut Tax Town 021

AN EQUAL OPPORTUNITY EMPLOYER,
PROVIDER AND HOUSING ADVOCATE

Telephone: 860 824-0707

Fax: 860 824-4506

E-mail: canaan021selectmen@comcast.net

May 31, 2023

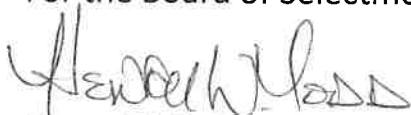
To All Potential Participants,

The Town of Canaan is selling the old firehouse located at 35 Railroad Street, Falls Village, CT. We are asking that participants carefully read the Request for Proposal documents and diligently follow the guidelines within. All RFP's are due by July 13, 2023. The process we will follow is noted in the RFP folder which is available at our Town Hall, 108 Main Street, Falls Village, CT.

It is not the intention of the Board of Selectmen to find the highest bid for the building which is the reason for establishing a fixed sale price. It is to find the best and highest use for the building that will contribute to the long-term economic health and vitality of the village in accordance with the Plan of Conservation and Development. Further, given that this building is situated within our Historical District, we have asked that you provide some architectural renderings to reflect our desire to maintain the aesthetic character of our town.

We appreciate very much your interest and will bring this process through the steps outlined in the RFP to as rapid a conclusion as possible.

For the Board of Selectmen



Henry W. Todd

First Selectman, Town of Canaan

TOWN OF CANAAN
FALLS VILLAGE

Sale of 35 Railroad Street Property **The Old Firehouse**

2. Request for Qualified Proposals



TOWN OF CANAAN
SALE OF 35 RAILROAD STREET
FALLS VILLAGE, CONNECTICUT

REQUEST FOR QUALIFIED PROPOSALS

I. SUBMISSION OF QUALIFIED PROPOSALS

In connection with the possible sale by the Town of Canaan (the “**Town**”) of the real property and improvements thereon located at 35 Railroad Street, Falls Village, Connecticut (the “**Premises**”), the Board of Selectmen of the Town (the “**Board of Selectmen**”) will consider “**Qualified Proposals**”. Information regarding the property, including a recent survey of the same, is available at the Canaan (Falls Village) Town Hall, 108 Main Street, Falls Village, CT 06031. The property will be sold in its “as is” condition, with no warranties expressed or implied. In order to qualify as a Qualified Proposal, a proposal must:

- (a) Specify the purchase price in the amount of \$300,000 for the Premises (the “**Purchase Price**”);
- (b) Provide a deposit, in the form of a bank check, certified check, or wire transfer, in the amount of at least ten percent (10%) of the Purchase Price (the “**Deposit**”), i.e., \$30,000;
- (c) Specify any conditions to the applicant’s obligation to purchase, including but not limited to any financing contingencies;
- (d) Provide that in the event the Town accepts the Qualified Proposal and all conditions to the applicant’s obligation to purchase are satisfied, but the applicant nevertheless fails or refuses to undertake all obligations associated with the development of the property up through the completion of all land use approvals, or otherwise fails to purchase the Premises, the Deposit will be forfeited to the Town;
- (e) Provide a detailed description of the proposed use or uses, and a conceptual site plan prepared by an appropriate professional depicting the location of all buildings, structures, uses, parking and landscaping on the property;
- (f) Provide a description of all site improvements proposed for the property, including any improvements relating to the septic system, the parking lot (including new asphalt and proposed parking layout), any retaining walls, proposed landscaping, and whether the utilities would be underground or overhead;

- (g) Provide conceptual renderings and/or architectural plans, depicting:
 - 1. Exterior elevations of the building, with particular attention to front façade;
 - 2. Any interior renovations in the building;
 - 3. Floor plans and square footage for proposed use of each level of the building; and
 - 4. Exterior lighting located on the building and within the parking lot.
- (h) Provide a proposed timeline for submission of all applications to local and state land use authorities for the development of the property, including but not limited to the Planning & Zoning Commission and the Torrington Area Health District, and a timeline as to when construction will likely be commenced and completed;
- (i) State whether the applicant would agree to a financial payment to the Town in the event that the timelines for the completion of construction set forth in the previous paragraph have not been completed, and there has been no alteration of said time lines agreed to by the Town and the Applicant;
- (j) Fully disclose the identity of the applicant or any entity participating in the proposal, including the principals of any LLC or Partnership, or members of the Board of Directors of any corporation. If an applicant is a wholly owned subsidiary of a corporation, partnership or LLC, then provide such information for the parent entity.
- (k) Provide that the proposal shall remain open at least for ninety (90) days and may be extended upon agreement with the Town and the Applicant;
- (l) Provide that, if the Applicant is selected as the successful applicant by the Town, the Applicant agrees to enter into a Purchase and Sales Agreement with the Town incorporating the all the terms and conditions set forth in the Proposal;

- (m) Provide for a closing of the purchase and sale of the Premises no later than 30 days after the final land use approvals associated with the Premises, unless that parties both agree to a different date;
- (n) Be submitted to the Town of Canaan, Falls Village Town Hall, 108 Main Street, Falls Village, CT 06031, no later than 2:00 p.m. on July 13, 2023; and
- (o) Indicate whether the applicant is willing to leave its offer open for a period of time if the Town Meeting of the Town of Canaan (the **“Town Meeting”**) initially selects a different offer, and if so, for what length of time the applicant would be willing to leave its offer open.

By submitting a Qualified Proposal, an applicant will be deemed to have acknowledged and agreed that (1) any agreement by the Town to sell the Premises is subject to approval by the Town Meeting; (2) the Board of Selectmen may, but is not obligated, to hold a supplemental proposal session at which Qualified Applicants will have an opportunity to modify their offers for the Premises; (3) pursuant to Conn. Gen. Stat. §7-163e, the Board of Selectmen shall conduct a public hearing prior to the final approval by the Town; and (4) the Board of Selectmen reserves the right in its sole discretion (a) to determine which proposal(s) constitutes the most favorable proposal(s) for the purchase of the Premises and (b) to reject any and all proposals, whether or not they qualify as Qualified Proposals.

II. SUPPLEMENTAL PROPOSAL PROCEDURES

The Board of Selectmen may, but is not obligated to, hold a supplemental session (the **“Supplemental Proposal Session”**) for the sale of the Premises at a date and time selected by the Board. The following procedures shall govern the Supplemental Proposal Session:

(a) Prior to the date of the Supplemental Proposal Session, the First Selectman, after consulting with Legal Counsel, will determine whether each proposal is a Qualified Proposal and will notify each applicant whether its proposal is a Qualified Proposal. Only an Applicant that has submitted a Qualified Proposal (a **“Qualified Applicant”**) may participate in the Supplemental Proposal Session. Each Qualified Applicant shall appear in person or through an authorized representative.

(b) The Board of Selectmen shall have the right, in its sole and absolute discretion, to reject any and all proposals made at the Supplemental Proposal Session (each, a **“Supplemental Proposal”**) and any and all Qualified Proposals made prior to the Supplemental Proposal Session.

(c) Without limiting the foregoing, the Board of Selectmen shall have the right, in its sole and absolute discretion, to determine whether any proposal is more

preferable than any other proposal. The factors that the Board of Selectmen may consider in determining whether any proposal is more preferable than any other proposal include, without limitation, (i) the applicant's proposed use of the Premises; (ii) the ability of the applicant to complete any proposed improvements to the facility in a timely fashion; and (iii) whether the proposal includes any contingencies.

(d) At the commencement of the Supplemental Proposal Session, the Board of Selectmen or its designee will announce the material terms of all Qualified Proposals. Each Qualified Applicant shall be permitted to explain its proposal in more detail to the Board of Selectmen, and answer any questions and address any comments from the Board of Selectmen. Following the completion of the initial presentation, each qualified applicant shall be permitted to submit an initial Supplemental Proposal. Each Supplemental Proposal will be submitted orally and in public and will include the purchase price, the statement of use, and all material terms. Following the submission of initial Supplemental Proposal, the Qualified Applicants will be given a brief period to consider whether to submit alterations to its Supplemental or Qualified Proposal. This process will be repeated until each applicant has submitted its final and best offer. Each Qualified Applicant, by making a Qualified Proposal or Supplemental Proposal, acknowledges that (i) any agreement by the Town to sell the Premises is subject to approval by the Town Meeting, and (ii) the Board of Selectmen reserves the right in its sole discretion (a) to determine which proposal constitutes the most favorable proposal for the purchase of the Premises and (b) to reject any and all proposals.

(e) At any point during the Supplemental Proposal Session, the Board of Selectmen or its designee may, in its sole discretion, ask any Qualified Applicant whether the Qualified Applicant is willing to modify the terms of its Supplemental Proposal, for example by removing contingencies or modifying the improvements proposed for the premises. In the event that a Qualified Applicant agrees to modify the terms of its Supplemental Proposal, each other Qualified Applicant will be given an additional opportunity to submit a modified Supplemental Proposal. The Board of Selectmen or its designee may, in its sole and absolute discretion, decide to repeat this process until the Board of Selectmen has determined that each Qualified Applicant has submitted its final and best offer.

(f) The Board of Selectmen may, in its sole and absolute discretion, continue the Supplemental Proposal Session from time to time, adjourn the Supplemental Proposal Session and re-open the Supplemental Proposal Session, upon notice to the Qualified Applicants, and establish, by announcement at the Supplemental Proposal Session, such modified or additional proposal procedures as the Board of Selectmen deems appropriate based on the circumstances.

III. FINAL SELECTION OF PROPOSAL FOR TOWN MEETING

(a) The Board of Selectmen shall conduct a public hearing pursuant to Conn. Gen. Stat. §7-163e prior to scheduling a Town Meeting vote on any Qualified Proposal or Supplemental Proposal. Following the public hearing, the Board of Selectmen shall

make an initial determination of which Qualified Proposal or Supplemental Proposal, if any, to present to the Town Meeting and shall refer the proposal to the Planning and Zoning Commission for a report pursuant to Conn. Gen. Stat. §8-24. Following receipt of the report from the Planning & Zoning Commission, the Board of Selectmen shall complete its evaluations and deliberations on all Qualified Proposals or Supplemental Proposals, make a final determination of which Qualified Proposal or Supplemental Proposal, if any, to present to the Town Meeting. It shall thereafter notify each applicant (each, a **“Selected Applicant”**) whose proposal the Board of Selectmen elects to present to the Town Meeting.

(b) Any Selected Applicant shall, within seven days following notification from the Board of Selectmen:

(1) Execute a purchase and sales contract for the Premises in form and content satisfactory to the Town; and

(2) Deliver an additional deposit to the Board of Selectmen, if required as a result of a modification of the proposal in the supplemental proposal procedure, in the form of a bank check, certified check, or wire transfer, so that the total amount deposited by such applicant is at least ten percent (10%) of the final purchase price offered by such applicant.

TOWN OF CANAAN
FALLS VILLAGE

Sale of 35 Railroad Street Property **The Old Firehouse**

3. Property Description and Town Records



PROPERTY IDENTIFICATION

The subject property is legally described in the Town of Canaan Land Records in Volume 33, Page 571 recorded 05/23/1958. The property are further identified with the Town of Canaan Assessor as Map 16, Lot 130. The property is a municipal owned building and and is not taxed, the assessment indicates the potential taxable assessment.

ASSESSMENT AND TAX DATA

AGENCY Town of Canaan	ASSESSMENT 70% RATIO	TAX @ 25.70 MILLS
Improvements	\$293,400	\$7,540.38
Parcel	<u>\$ 39,100</u>	<u>1,004.87</u>
	\$332,500	\$8,545.25

SITE DATA & ZONING

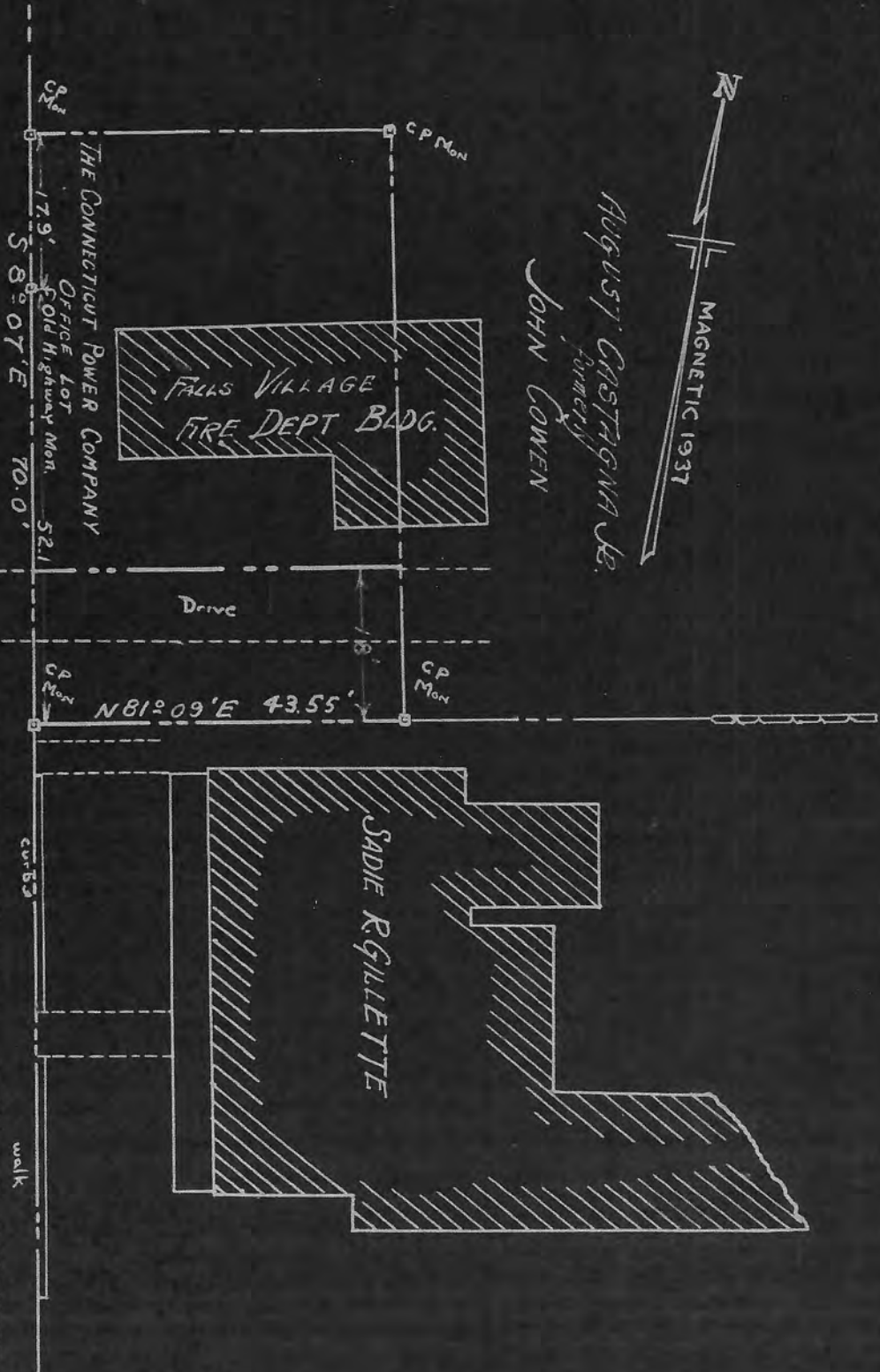
The subject property zoned Village Business Zone, Lot Size 5,000 sq ft minimum. For further area and dimensional and building requirements, permitted and special permit uses, see Town of Canaan Zoning Regulations. The subject property site consists of 14,810 sq ft, more or less. Although the it meets minimum size requirements it does not meet minimum set back requirements. Also there is an encroachment on an adjoining property.

BUILDING DATA

Type:	Conventional
Age:	99 years +/- 1 st Level (1924), 2 nd Level (1960)
Levels:	Two
1 st Floor Garage:	1,930 sq ft
2 nd Floor Finished:	1,930 sq ft
Foundation:	Concrete Block
Basement:	None
Siding:	Masonry, Vinyl
Windows:	Double hung
Roof:	Gable with Asphalt Shingles
Insulation	Ceilings
Floors:	Wood, Tile
Walls:	Wood Panel (2 nd Floor)
Ceilings:	Tile
Trim:	Wood
Doors:	Wood Panel
 Floor Plan:	 <u>First Floor</u> Two Door Garage, ½ Bath, Utility Room
	 <u>Second Floor</u> Open Area/Kitchen/ ½ Bath
 Heat:	 Hot Water Boiler One 275 Gallon Oil Tanks
Water:	Town Water
Sewer:	Septic System (status unknown, likely not code compliant)



*August CASTAGNA JR.
formerly
JOHN COWEN*



THE UNDERSIGNED SURVEYOR CERTIFIES
THIS MAP IS SUBSTANTIALLY CORRECT.

RAILROAD STREET
DATE Dec. 1937 SIGNED *[Signature]*
Merestones set Dec 3, 1937 by C.P.C.

PROPERTY LINES				FALLS VILLAGE CT.	
SADIE R. GILLETTE					
THE CONN. POWER CO.		HOUSATONIC DIV.			
Dec 10 1937	DRAWN	KTD	12-10-31	37126-M	
Scale 1" = 20'	Traced				
Nov 21 1938	Checked				
Nov 7 1938	Approved				

CHANGED-9-9-38

TOWN OF CANAAN
Map No. 21

MAIN ST.

Mensstones set Dec 3, 1937 by C.F.C.

THE CORN. POWER CO.	MOUSATONIC DIV.
DEC 10 1937	DRAWN
Scale 1" = 30'	TRACED
Revised 3/28/38 (ATYPOID)	CHECKED
	BY: P.
	12/10/37
	12/10/37

PROPERTY LINE FALLS VILLAGE
THE TOWN OF CANAAN

TOWN OF CANAAN
Map No. 22

CURRENT OWNER										TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				TOWN OF CANAAN, CT																	
CANAAN TOWN OF										1 Level	2 Public Water	1 Paved	2 Suburban	Description		Code	Appraised	Assessed	6021																				
FALLS VILLAGE FIRE DEPT											6 Septic			EX COM LN		21	55,800	39,100																					
P.O. BOX 47										SUPPLEMENTAL DATA				EX COM BL		22	416,600	291,600																					
FALLS VILLAGE CT 06031										Send DM Asking \$				EX CM OTB		25	2,600	1,800																					
GIS ID										Assoc Pld#																													
RECORD OF OWNERSHIP										BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Total		475,000	332,500	VISION																			
CANAAN TOWN OF										0033	0571	U		0																									
EXEMPTIONS										Amount		Code	Description	Number	Amount	Comm Int																							
Year										Description		OTHER ASSESSMENTS		Amount		Comm Int																							
Nbhd										Nbhd Name		ASSESSING NEIGHBORHOOD		Batch																									
0001										B		Tracing																											
FIRE STATION GENERATOR										NOTES																													
BUILDING PERMIT RECORD										Amount		Insp Date	% Comp	Date Comp	Comments	Date		ID	Type	Is	Cd	Purpose/Result																	
Permit Id										Issue Date		Type		Description	Amount		Insp Date	% Comp	Date Comp	Comments	Date		ID	Type	Is	Cd	Purpose/Result												
6028										05-12-2014		ME		Mechanical	6,966		07-18-2007	100		NEW OIL TANK	02-15-2017		JW			01	Measur+1 Visit												
4685										01-26-2005		EL		Electric	4,250		07-18-2007	100		UPGRADE SERVICE	07-18-2007		JD	01		00	Measur+Listed												
3690										11-09-1999		EL		Electric	11,646		07-18-2007	100		replace generator	04-21-1998		LE			00	Measur+Listed												
LAND LINE VALUATION SECTION										Total Appraised Parcel Value																		475,000											
B Use Code										Description		Zone		LA		Land Type		Land Units		Unit Price		I. Factor		Site Index		Cond.		Nbhd.		Nbhd Adj		Notes		Location Adjustme		Adj Unit Price		Land Value	
1 922										Municipal Comm		C				0.340 AC		92,000.00		1.55051		5		1.00		7		1.150						0				55,800	
Total Card Land Units										0.34		AC		Parcel Total Land Area		0.34																				Total Land Value		55,800	

QUIT - CLAIM DEED

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

KNOW YE, that THE FALLS VILLAGE VOLUNTEER FIRE DEPARTMENT, INC., a corporation organized under the laws of the State of Connecticut and located in the Village of Falls Village, in the Town of Canaan, County of Litchfield and State of Connecticut, acting herein by William Boults, its President, and Winton B. Rodgers, its Secretary, they hereunto duly authorized

for the consideration of One Dollar (\$1.00) received to its full satisfaction of The Town of Canaan, a municipal corporation having its territorial limits within the County of Litchfield and State of Connecticut

has remised, released and forever quit-claimed and does by these presents remise, release and forever Quit-Claim unto said Town of Canaan, its successors and assigns forever;

A certain piece or parcel of land with the buildings thereon standing and all the appurtenances thereto belonging situated on Railroad Street, so-called, in the Village of Falls Village aforesaid, more particularly bounded and described as follows:

NORTHERLY	by lands of Alfred Jensen;
EASTERLY	by lands of Alfred Jensen;
SOUTHERLY	by lands of Robert C. Blake; and
WESTERLY	by Railroad Street, so-called.

Meaning and intending hereby to Quit-Claim all that same land and real estate Quit-Claimed to the Town of Canaan by Quit-Claim Deed dated September 13, 1938 and recorded in the Canaan Land Records at Volume 31, Page 105; and Quit-Claimed August 14, 1953 to The Falls Village Volunteer Fire Department, Inc. by the aforesaid Town of Canaan, Volume 33, Page 17.

Reference is hereby made to a Survey entitled "Property Lines, Falls Village, Connecticut, Sadie R. Gillette and The Connecticut Power Company, Housatonic Division, December 10, 1937, 37126-M changed September 9, 1938", filed at Page 10, Volume 1 Book of Maps of the Town of Canaan.

TO HAVE AND TO HOLD the premises, with all the appurtenances thereof, unto it, the said Town of Canaan, and to its successors and assigns forever, to the only use and behoof of the said Town of Canaan, its successors and assigns forever, so that neither it, the said The Falls Village Volunteer Fire Department, Inc., nor any person or persons in its name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, The Falls Village Volunteer Fire Department, Inc. has hereunto caused its name to be set and its corporate seal to be executed by its President, William Boults, and Winton B. Rodgers, its Secretary, this 23rd day of May, 1958.

Signed, Sealed and Delivered in the presence of:

The Falls Village Volunteer Fire Department, Inc.

Beverly J. Boults

By William Boults L.S.
President

Robert C. Blake
Witnesses to signature of
William Boults

Nellie M. Rodgers

Winton B. Rodgers L.S.
Secretary

Robert C. Blake
Witnesses to signature of
Winton B. Rodgers

State of Connecticut

ss

Town of Canaan, May 23rd, 1958

County of Litchfield

Then and there personally appeared William Boults and Winton B. Rodgers respectively the President and Secretary of said The Falls Village Volunteer Fire Department, Inc., the signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed and the free act and deed of the said corporation.

Robert C. Blake
Commissioner of the Superior Court
for Litchfield County

Received for record May 26, 1958 at 9:30 A.M.

Ada M. Moore
Town Clerk

QUIT- CLAIM DEED

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

KNOW YE, that the TOWN OF CANAAN, a municipal corporation having its territorial limits within the County of Litchfield and State of Connecticut, acting herein by its Selectmen by authority of a resolution passed at a legally Warned Special Town Meeting held on the 13th day of May, 1958

for the consideration of One (\$1.00) Dollar received to its full satisfaction of Alfred Jensen of the Town of Canaan aforesaid, and the conveyance to the Releasor herein of a certain tract of land by the said Alfred Jensen by Quit-Claim Deed of even date herewith

has remised, released and forever Quit-Claimed, and does by these presents remise, release and forever Quit-Claim unto the said Alfred Jensen, his heirs and assigns forever

A certain piece or parcel of land with all the appurtenances thereto belonging situated on Railroad Street, so-called, in the Village of Falls Village in the Town of Canaan aforesaid, more particularly bounded and described as follows:

BEGINNING at a Connecticut Power Company monument, which said monument is in the Easterly line of Railroad Street, so-called, and is at the Northwest corner of lands of the said Town of Canaan and the Southwest corner of lands of Alfred Jensen; thence Easterly in line of lands of the Town of Canaan and of the said Alfred Jensen 42.66 feet to a Connecticut Power Company monument, the Northeast corner of lands of the Town of Canaan; thence Southerly still in line of lands of the Town of Canaan and lands of Alfred Jensen to a point 10 feet Southerly at right angles from the first line herein; thence Westerly in a line parallel to the first line herein and 10 feet Southerly therefrom to a point in the Easterly line of Railroad Street, so-called; thence Northerly in the Easterly line of Railroad Street to the point and place of beginning

Bounded NORTHERLY by lands of Alfred Jensen;
EASTERLY by lands of Alfred Jensen;
SOUTHERLY by retained lands of the Town of Canaan; and
WESTERLY by Railroad Street, so-called, containing 420 square feet, more or less.

TO HAVE AND TO HOLD the premises, with all the appurtenances thereof, unto him, the said Alfred Jensen, and to his heirs and assigns forever, so that neither it, the said Town of Canaan, nor any person or persons in its name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the Town of Canaan has hereunto caused its name to be set and its corporate seal to be executed by its Selectmen, Fred W. Kroehle, Joseph D. Hanlon and John A. Surdam, this 23rd day of May, A.D., 1958.

Signed, Sealed and Delivered in the presence of:

TOWN OF CANAAN

Robert C. Blake

(SEAL)

By Fred W. Kroehle L.S.

Bellie M. Rodgers
Witnesses to the signature
of Fred Kroehle

Ruth C. Hanlon

By Joseph D. Hanlon L.S.

Robert C. Blake
Witnesses to signature of
Joseph D. Hanlon

Edward Houston

By John A. Surdam L.S.

Robert C. Blake
Witnesses to signature of
John A. Surdam

State of Connecticut

ss

Town of Canaan, May 23, A.D. 1958

County of Litchfield

Personally appeared Fred W. Kroehle, Joseph D. Hanlon and John A. Surdam, Selectmen of the Town of Canaan as aforesaid, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed as such officers, and the free act and deed of said corporation, before me,

Robert C. Blake
Commissioner of the Superior
Court for Litchfield County

Received for record May 26, 1958 at 9:30 A.M.

Ada M. Moon Town Clerk

QUIT - CLAIM DEED

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

KNOW YE, that I, ROBERT C. BLAKE of the Town of Cornwall, County of Litchfield and State of Connecticut

for the consideration of One (\$1.00) Dollar received to my full satisfaction of the Town of Canaan, a municipal corporation having its territorial limits within the County of Litchfield and State of Connecticut

have remised, released and forever Quit-Claimed, and do by these presents remise, release and forever Quit-Claim unto the said Town of Canaan, its successors and assigns forever

A certain piece or parcel of land with all the appurtenances thereto belonging situated on Railroad Street in the Village of Falls Village in the Town of Canaan aforesaid, more particularly bounded and described as follows:

BEGINNING at a point on the Easterly side of Railroad Street, so-called, which said point is the Northwesterly corner of line of lands of the said Robert C. Blake and the Southwesterly corner of lands this day Quit-Claimed to the said Town of Canaan by The Falls Village Volunteer Fire Department, Inc.; thence Easterly in line of lands of the said Robert C. Blake and of the Town of Canaan 43 feet, more or less, to the Southeasterly corner of the aforesaid lands of the Town of Canaan and the Northeast corner of lands of the said Robert C. Blake; thence Southerly in the Easterly line of lands of Robert C. Blake and the Westerly line of lands of Alfred Jensen to a point 9 feet Northerly from a Connecticut Power Company monument; thence Westerly in a line parallel to the Northerly line of other lands of the said Robert C. Blake and 9 feet Northerly from said other lands of Robert C. Blake 43 feet, more or less, to a point on the Easterly side of Railroad Street, so-called; thence Northerly in the Easterly line of Railroad Street to the point and place of beginning, containing 387 square feet, more or less.

Meaning and intending hereby to Quit-Claim the Northerly 9 feet of a small tract of land 18 feet in width Quit-Claimed to the said Robert C. Blake; the aforesaid 18 foot strip being described in a Quit-Claim Deed of The Connecticut Power Company to Sadie E. Gillette dated September 10, 1938 and recorded in the Canaan Land Records at Volume 31, Page 104; it being also the 18 foot strip Quit-Claimed as the Second Parcel in a Warranty Deed of Robert E. Labouchere to the said Robert C. Blake dated March 30, 1957 and recorded in the Canaan Land Records at Volume 33, Pages 423-424.

Reference is hereby made to a Survey entitled "Property Lines, Falls Village, Connecticut, Sadie E. Gillette and The Connecticut Power Company, Housatonic Division, December 10, 1937, 37126-M changed, September 9, 1938", filed at Page 10, Volume 1, Book of Maps of the Town of Canaan.

Being bounded NORTHERLY by lands of the Town of Canaan;
EASTERLY by lands of Alfred Jensen;
SOUTHERLY by retained lands of Robert C. Blake; and
WESTERLY by Railroad Street, so-called.

TO HAVE AND TO HOLD the premises, with all the appurtenances thereof, unto it, the said Town of Canaan, and to its successors and assigns forever, to the only use and behoof of the said Town of Canaan, its successors and assigns forever, so that neither he, the said Robert C. Blake, nor any person or persons in his name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of May, A.D. 1958.

Signed, Sealed and Delivered in the presence of:

Fred W. Kroehle

Joseph A. Hamzy

Robert C. Blake L.S.

State of Connecticut

County of Litchfield

: Town of Canaan, May 23, 1958.

Personally appeared Robert C. Blake, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me,

Joseph A. Hamzy

Justice of the Peace

Received for record May 26, 1958 at 9:30 A.M.

Ada M. Moore
Town Clerk

QUIT- CLAIM DEED

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

KNOW YE, that I, ALFRED JENSEN of the Town of Canaan, County of Litchfield and State of Connecticut

for the consideration of One (\$1.00) Dollar received to my full satisfaction of ROBERT C. BLAKE of the Town of Cornwall, County of Litchfield aforesaid

have remised, released and forever Quit-Claimed, and do by these presents remise, release and forever Quit-Claim unto the said Robert C. Blake, his heirs and assigns forever

A certain piece or parcel of land with all the appurtenances thereto belonging, lying Easterly from Railroad Street in the Village of Falls Village, in the Town of Canaan aforesaid, more particularly bounded and described as follows:

BEGINNING at a Connecticut Power Company monument marking the Southwest corner of lands of Alfred Jensen and in line of lands of Robert C. Blake, which said monument lies Easterly 43.55 feet from another Connecticut Power Company monument set in the Easterly line of Railroad Street, so-called; thence from the first Connecticut Power Company monument herein mentioned, Easterly in line of lands of said Blake 40 feet to a point; thence Northerly at right angles to the first line herein, crossing lands of said Jensen, 9 feet to a point; thence Westerly 40 feet, more or less, to the Southeast corner of lands this day Quit-Claimed by said Blake to the Town of Canaan; thence Southerly in line of lands of said Blake 9 feet to a Connecticut Power Company monument, the point and place of beginning; containing 360 square feet, more or less.

Being bounded: NORTHERLY by lands this day Quit-Claimed to the Town of Canaan by Alfred Jensen, in part; and in part by retained lands of Alfred Jensen;
EASTERLY by retained lands of Alfred Jensen;
SOUTHERLY by other lands of Robert C. Blake; and
Westerly by other lands of Robert C. Blake.

TO HAVE AND TO HOLD the premises, with all the appurtenances thereof, unto him, the said Robert C. Blake, and to his heirs and assigns forever, to the only use and behoof of the said Robert C. Blake, his heirs and assigns forever, so that neither he, the said Alfred Jensen, nor any person or persons in his name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of May, A.D. 1958.

Signed, Sealed and Delivered in the presence of:

Joseph A. Hamzy

Alfred Jensen I.S.

Robert P. Eggleston

State of Connecticut

ss

Town of Canaan, May 23, 1958

County of Litchfield

Personally appeared Alfred Jensen, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me,

Joseph A. Hamzy

Justice of the Peace

Received for record May 26, 1958 at 9:30 A.M.

Ada M. Moore
Town Clerk

QUIT- CLAIM DEED

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

KNOW YE, that I, ALFRED JENSEN, of the Town of Canaan, County of Litchfield and State of Connecticut

for the consideration of one (\$1.00) Dollar received to my full satisfaction of the Town of Canaan, a municipal corporation having its territorial limits within the County of Litchfield and State of Connecticut and the conveyance to the said Alfred Jensen of a certain tract of land by the said Town of Canaan by Quit-Claim Deed of even date herewith

have remised, released and forever Quit-Claimed, and do by these presents remise, release and forever Quit-Claim unto the said Town of Canaan, its successors and assigns forever:

A certain piece or parcel of land with the buildings thereon standing and all the appurtenances thereto belonging lying Easterly from Railroad Street, so-called, in the Village of Falls Village in the Town of Canaan aforesaid, more particularly ~~described~~ bounded and described as follows:

BEGINNING at a point, which point is the Southeast corner of lands this day Quit-Claimed to Alfred Jensen by the Town of Canaan, being also the Northwest corner of lands retained by the Town of Canaan; from said point Southerly in the Easterly line of lands this day Quit-Claimed to the Town of Canaan by The Falls Village Volunteer Fire Department, Inc., being the Westerly line of lands of the said Jensen, 51 feet, more or less, to a point marking the Southeast corner of lands this day Quit-Claimed to the Town of Canaan by Robert C. Blake, said point being also the Northeast corner of retained lands of said Blake, said point being also the Northwest corner of lands this day Quit-Claimed to said Blake by said Jensen, said point being also the Southwest corner of the tract herein Quit-Claimed; thence Easterly in line of lands this day Quit-Claimed to said Blake by said Jensen 20 feet to a point; thence Northerly in a line parallel to the first line herein and 20 feet Easterly therefrom and crossing lands of said Jensen to a point; thence Westerly 20 feet, more or less, to the point and place of beginning.

Being bounded: NORTHERLY by retained lands of Alfred Jensen;
EASTERLY by lands this day Quit-Claimed to the Town of Canaan by The Falls Village Volunteer Fire Department, Inc., in part; and in part by lands this day Quit-Claimed to the Town of Canaan by Robert C. Blake;
SOUTHERLY by lands this day Quit-Claimed to Robert C. Blake by Alfred Jensen; and
WESTERLY by retained lands of Alfred Jensen.

Containing 1020 square feet, more or less.

TO HAVE AND TO HOLD the premises, with all the appurtenances thereof, unto it, the said Town of Canaan, and to its successors and assigns forever, to the only use and behoof of the said Town of Canaan, its successors and assigns forever, so that neither he, the said Alfred Jensen, nor any person or persons in his name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of May, A.D. 1958.

Signed, Sealed and Delivered in the presence of:

Joseph A. Hamzy

Alfred Jensen

L.S.

Robert C. Blake

State of Connecticut

: ss

Town of Canaan, May 23rd, 1958

County of Litchfield

Personally appeared Alfred Jensen, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me,

Robert C. Blake
Commissioner of the Superior Court
for Litchfield County

Received for record May 26, 1958 at 9:30 A.M.

Ada M. Moore
Town Clerk

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

THAT, the FALLS VILLAGE SAVINGS BANK OF FALLS VILLAGE, a body corporate established at and transacting business in the Town of Canaan, County of Litchfield and State of Connecticut, acting herein by Malcolm D. Canfield, its Treasurer, hereunto duly authorized, does hereby release and discharge the premises hereinafter particularly described or so much thereof as may heretofore have been mortgaged to the Falls Village Savings Bank, aforesaid, from the lien of a certain Mortgage executed by Alfred Jensen dated August 20, 1956 and recorded in the Land Records of the Town of Canaan, in the aforesaid county and state, in Volume 33, Pages 338-339.

Said above mentioned premises being situated in the aforesaid Town of Canaan and more particularly described as follows:

PARCEL NO. 1

A certain piece or parcel of land with all the appurtenances thereto belonging, lying Easterly from Railroad Street in the Village of Falls Village in the Town of Canaan aforesaid, more particularly bounded and described as follows:

BEGINNING at a Connecticut Power Company monument marking the Southwest corner of lands of Alfred Jensen and in line of lands of Robert C. Blake, which said monument lies Easterly 43.55 feet from another Connecticut Power Company monument set in the Easterly line of Railroad Street, so-called; thence from the first Connecticut Power Company monument herein mentioned, Easterly in line of lands of said Blake 40 feet to a point; thence Northerly at right angles to the first line herein, crossing lands of said Jensen, 9 feet to a point; thence Westerly 40 feet, more or less, to the Southeast corner of lands Quit-Claimed by said Blake to the Town of Canaan; thence Southerly in line of lands of said Blake 9 feet to a Connecticut Power Company monument, the point and place of beginning; containing 360 square feet, more or less.

Being bounded:	NORTHERLY	by lands Quit-Claimed to the Town of Canaan by Alfred Jensen, in part; and in part by lands retained by Alfred Jensen;
	EASTERLY	by lands retained by Alfred Jensen;
	SOUTHERLY	by other lands of Robert C. Blake; and
	WESTERLY	by other lands of Robert C. Blake.

PARCEL NO. 2

A certain piece or parcel of land with the buildings thereon standing and all the appurtenances thereto belonging lying Easterly from Railroad Street, so-called, in the Village of Falls Village in the Town of Canaan aforesaid, more particularly bounded and described as follows:

BEGINNING at a point, which point is the Southeast corner of lands Quit-Claimed to Alfred Jensen by the Town of Canaan, being also the Northwest corner of lands retained by the Town of Canaan; from said point Southerly in the Easterly line of lands Quit-Claimed to the Town of Canaan by The Falls Village Volunteer Fire Department, Inc., being the Westerly line of lands of the said Jensen, 51 feet, more or less, to a point marking the Southeast corner of lands Quit-Claimed to the Town of Canaan by Robert C. Blake, said point being also the Northeast corner of lands retained by said Blake, said point being also the Northwest corner of lands Quit-Claimed to said Blake by said Jensen, said point being also the Southwest corner of the tract herein described; thence Easterly in line of lands Quit-Claimed to said Blake by said Jensen 20 feet to a point; thence Northerly 51 feet in a line parallel to the first line herein and 20 feet Easterly therefrom and crossing lands of said Jensen to a point; thence Westerly 20 feet, more or less, to the point and place of beginning; containing 1020 square feet, more or less.

Being bounded:	NORTHERLY	by lands retained by Alfred Jensen;
	EASTERLY	by lands Quit-Claimed to the Town of Canaan by The Falls Village Volunteer Fire Department, Inc., in part; and in part by lands Quit-Claimed to the Town of Canaan by Robert C. Blake;
	SOUTHERLY	by lands Quit-Claimed to Robert C. Blake by Alfred Jensen; and
	WESTERLY	by lands retained by Alfred Jensen.

RETAINING HOWEVER the lien of the above-mentioned Mortgage in full force and effect on all other land and property therein described.

IT IS EXPRESSLY UNDERSTOOD that this Release shall not affect or impair the security of said Mortgage upon any portion of any premises, EXCEPT the premises hereinabove particularly described.

IN WITNESS WHEREOF, the Falls Village Savings Bank has caused these presents to be executed by its Treasurer, as aforesaid, and has caused its corporate seal to be hereunto affixed this 27th day of May, A.D. 1958.

Signed, Sealed and Delivered in the presence of:

Falls Village Savings Bank

Ada M. Moore

By Malcolm D. Canfield L.S.
Treasurer

Robert C. Blake

State of Connecticut

ss

Town of Canaan, May 27th A.D. 1958

County of Litchfield

Personally appeared Malcolm D. Canfield, Treasurer of the Falls Village Savings Bank as aforesaid, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed as such officer, and the free act and deed of said corporation, before me.

Robert C. Blake
Commissioner of the Superior
Court for Litchfield County

Received for record May 27, 1958 at 9:30 A.M.

Ada M. Moore
Town Clerk.

LIFE USE

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

KNOW YE, that I, DOROTHY HAVEN, of the Town of Canaan, County of Litchfield and State of Connecticut, for good and valuable consideration, received to my full satisfaction of EMMA MILSEE, of said Town of Canaan, do give, grant, ~~herein~~ and convey unto the said Emma Milsee, DURING THE TERM OF HER NATURAL LIFE ONLY, a certain piece or parcel of real estate with the buildings thereon, and the appurtenances thereto, situated on the southerly side of the highway leading from the South Canaan Congregational Church to the Under Mountain Road, in the aforesaid Town of Canaan, and bounded and described as follows, to wit:

Beginning at a stake in the southerly line of said road, being the northwesterly corner of the parcel herein conveyed, and being 985 feet, more or less, easterly from the northeasterly corner of land of one Winters, said stake being adjacent to an elm tree, which is 6 feet westerly of a large highway culvert; thence easterly along the southerly side of said highway, 240 feet to a point; thence southerly 385 feet to a point; thence westerly 240 feet along a line parallel to and 385 feet from said roadway to a stake; thence northerly 385 feet to the point and place of beginning.

SUBJECT, HOWEVER, to a mortgage to The Canaan Savings Bank.

The Life Tenant (Grantee) shall not be privileged to mortgage, lease or sell the whole or any part of said real estate.

It is specifically understood that the death of the Life Tenant (Grantee) herein shall terminate this instrument in every way that a release of said interest could so terminate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of May, A.D., 1958.

Signed, Sealed and Delivered in the presence of:

John F. Bianchi

Dorothy Haven

L.S.

Charlotte K. Bianchi

State of Connecticut

ss

North Canaan, May 23, 1958

County of Litchfield

Personally appeared Dorothy Haven, Signer and Sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.

John F. Bianchi
Commissioner of the Superior
Court for Litchfield County

Received for record May 27, 1958 at 10:00 A.M.

Ada M. Moore
Town Clerk

PROBATE CERTIFICATE FOR JOINTLY OWNED PROPERTY

STATE OF CONNECTICUT

PROBATE DISTRICT OF CANAAN

ss.

I, Cora D. Stevens, Clerk of the Court of Probate for the District of Canaan, in said State, and keeper of the Seal thereof, do certify that it appears from the records and files of this Court that EMMA T. WHITE died a resident of Asbury Park, New Jersey, on the 14th day of December, 1946; that said deceased was one of the joint tenants of real property located in the Town of Canaan, County of Litchfield and State of Connecticut, by virtue of a deed from Catherine Murphy to Harry B. White and Emma Taylor White dated August 31, 1942, Recorded in Volume 30 at Pages 429-431 of the land records of said Town of Canaan, and that upon application duly made this Court has found that all estate and succession taxes due the State of Connecticut in connection with the interest of said deceased joint tenant in said real property have been paid.

IN TESTIMONY WHEREOF, I have hereunto affixed the seal of said Court and subscribed my name at North Canaan this 26th day of May, A.D. 1958

Cora D. Stevens

(SEAL)

Clerk

Received for record May 28, 1958 at 9 15 A.M. Ada M. Moore Town Clerk

NOTICE OF INTENT TO SELL

Notice is hereby given by AMY BARNES LANDECK, formerly known as Amy F. Barnes, of the Town of Cornwall, County of Litchfield and State of Connecticut that she is selling to JOHN A. CASSIDY and JOHN H. MCDONOUGH, of the City of Nutley, County of Essex and State of New Jersey, her farm of land and all buildings and improvements thereon and all appurtenances thereto belonging, situated on Music Mountain, so-called, in the Town of Canaan, County of Litchfield and State of Connecticut, known as "Old Bank Farm", together with certain furniture, furnishings and equipment situated in the main dwelling house, studio, and tenant houses, as more particularly listed in Agreement of Sale, dated April 30, 1958, and also all of the farm and agricultural animals and equipment used and located on said farm and in connection with its dairy business, and also the milk route, dairy business and trade or business name of "Old Bank Farm", all as more specifically listed and described in "Exhibit A" attached to the aforesaid Agreement of April 30, 1958.

The purchase price for the entire sale, including both real and personal property, is Ninety Thousand (\$90,000) Dollars, Nine Thousand (\$9,000) Dollars of which has been paid and the balance of Eighty-one Thousand (\$81,000) Dollars is to be paid in cash or certified or cashier's check upon the closing of the sale on June 16, 1958, or sooner by agreement of the parties.

Appropriate adjustments for taxes, insurance, fuel, gasoline, etc shall be made at time of closing.

This notice is given in compliance with Section 6705 of the General Statutes of Connecticut (1949).

Dated at Torrington, Conn. this 27th day of May, 1958.

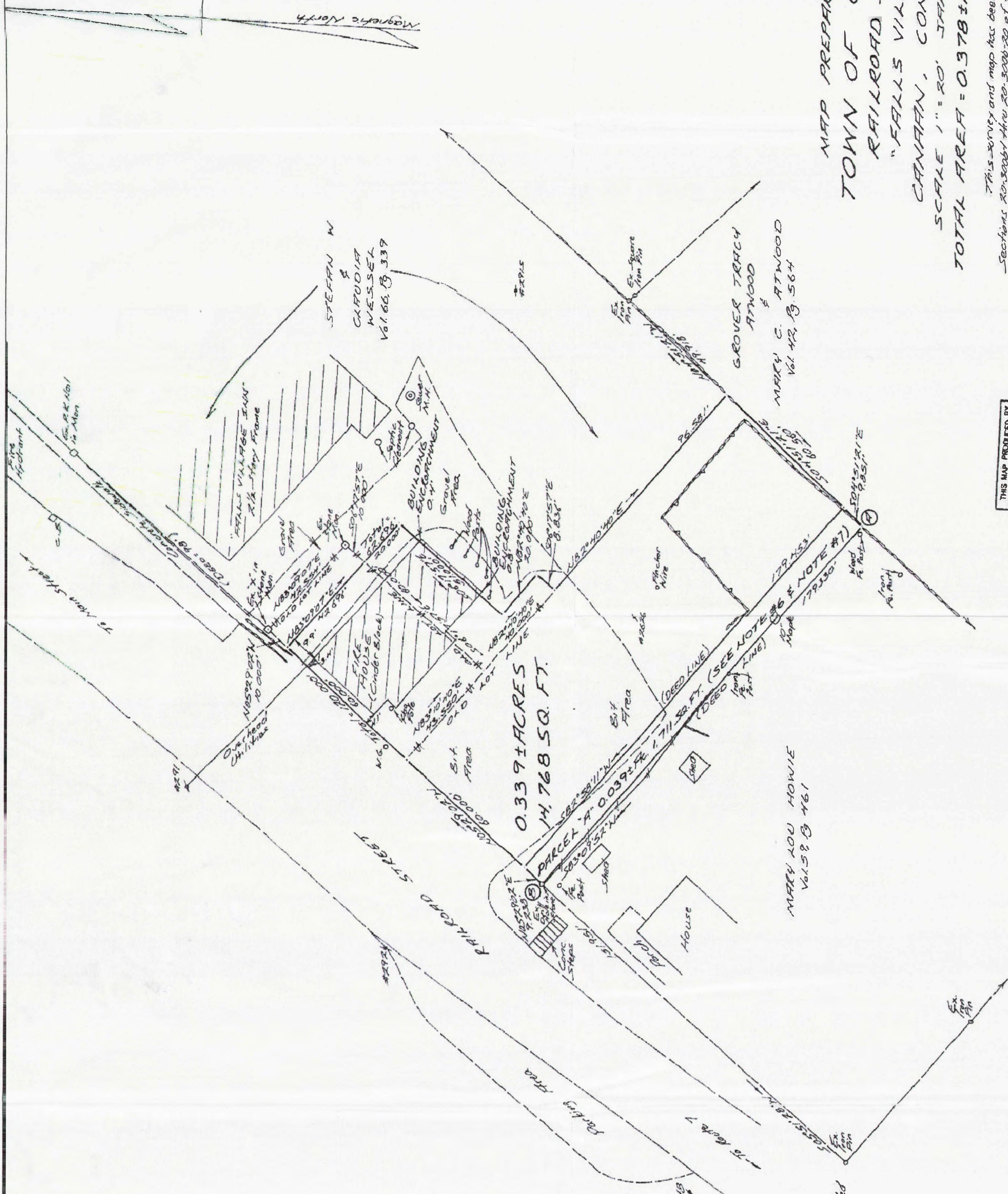
AMY BARNES LANDECK

By Charles R. Ebersol

Her Attorney

Received for record May 28, 1958 at 9:15 A.M.

Ada M. Moore
Town Clerk



MAP PREPARED FOR
TOWN OF CANAAN
RAILROAD STREET
"FALLS VILLAGE"
CANAAN, CONNECTICUT
SCALE 1"=20' JANUARY 9, 2007
TOTAL AREA = 0.378 ± ACRES, 16,479 SQ. FT.

This survey and map has been prepared in accordance with Sections 20-300b1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - Minimum Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors Inc. on September 28, 1998. It is a Property Boundary Survey based on a Resurvey conforming to Horizontal Accuracy Class A-2.

Revised July 11, 2007 to show boundary line agreement. (See Note #7)

NOTES:
1) Owner of Record: 0.339 ± ACRES, 14,768 SQ. FT. Town of Canaan Vol 33, Pg 571.
2) Highway lines as shown are approximate and are subject to the establishment of the Highway layout by the Board of Selectmen of the Town of Canaan.
3) Refer to map titled 'Property Lines, Falls Village, CT, Trade Gilets, The Canaan Power Co. Hurricane Div dated Dec. 10, 1935 Revised Dec. 3, 1937 by C.B. Banning on file in Canaan Land Records as Map #21.
4) Refer to map titled 'Property Lines, Falls Village, CT August Cartography, The Canaan Power Co. Hurricane Div. dated Dec. 10, 1935 Revised Dec. 3, 1937 by C.B. Banning on file in Canaan Land Records as Map #20.
5) Refer to surveys by C.B. Banning, L.S., W.B. Hubbard, L.S., Charles Wilford, L.S., Howard B. Starns, L.S., Peter F. Lamb, L.S., and Mathias M. Kiefer, L.S.
6) Owner of Record Parcel for 0.23 ± ACRES, 10,115 SQ. FT. Uncertain. This parcel has been occupied by the Town of Canaan at boundary line agreement is recommended from Point (A) to Point (B).
7) Refer to Vol. 70, Pg. 143 for Boundary Agreement between Mary Lou Howie and Town of Canaan.

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN UNLESS OTHERWISE SURROUNDED

TOWN OF CANAAN
FALLS VILLAGE

Sale of 35 Railroad Street Property **The Old Firehouse**

4. Property Photos



SUBJECT PHOTOS
FRONT



REAR



TOWN OF CANAAN
FALLS VILLAGE

Sale of 35 Railroad Street Property The Old Firehouse

5. Property Map – Matt Kiefer A-2 Survey





TOWN OF CANAAN
FALLS VILLAGE

Sale of 35 Railroad Street Property **The Old Firehouse**

6. Engineer's Site Plan and Documentation



Subject : Old Firehouse

From : George Johannesen <aea.george@gmail.com>

To: Fred Laser <zonelaser@aol.com>

Date Yesterday at 1:06 PM

Hi Fred,

We did a subsurface investigation of the existing septic system at the old firehouse. We uncovered the existing septic tank and the leaching field. We found a small, old tank (750 gal.?) and 17 lf of leaching trench. This system would not pass current standards for any practical use. I would recommend negotiating a land swap of 30' with the Inn and in return they would be granted a 24' wide easement through the Firehouse property. There is a 10' setback from the building and from the property line. To fit a new tank in there, you would need the thirty feet. I have also put a preliminary parking plan together with a possible septic system area. The next step would be to do some soil testing to determine the soils and what capacity we could fit in there for a septic system, We would also need to determine if there is an old building buried under there, that has been mentioned. Let me know if you have any questions or comments. Thanks

George Johannesen

Allied Engineering Assoc., Inc.

95 Main St. 3rd Flr E

P.O. Box 726

Canaan, CT 06018

860-824-1400

aea.george@gmail.com



Allied Engineering Assoc., Inc.

95 Main Street 3rd Floor – East

P.O. Box 726

North Canaan, CT 06018

860-824-1400

860-824-1401 fax

allied-engineering@snet.net

Our Job #1012

35 Railroad St. Sale Committee
108 Main St.
Falls Village, CT 06031

RE: 35 Railroad St.

Dear committee members.

We have completed an analysis of the possibility for installing a septic system at the old Firehouse property. We did research of old maps that show there was a large building on the property where the paved parking area is now. We performed soil testing in this area and were able to confirm that there was building residue in the soil there. We did additional test pits in the slope behind the parking lot and found good soils that would support a septic system. Based on what we found, the site would support 4 bedrooms and a commercial use on the first floor.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'George Johannesen', is written over the typed name.

George Johannesen

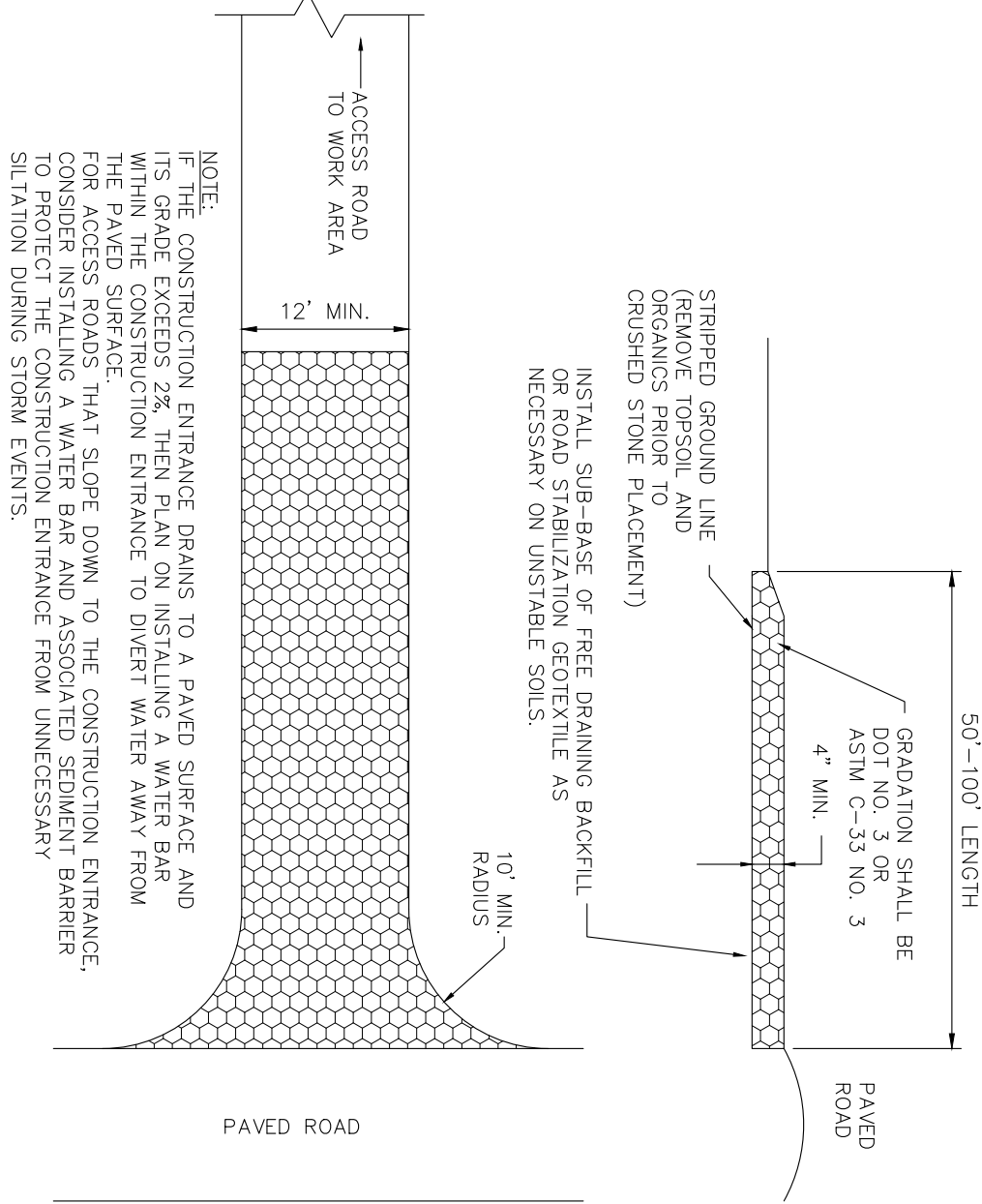
5/22/23

SITE INFORMATION

TAX MAP DESIGNATION: PROPERTY OWNER & APPLICANT:
TOWN OF CANAAN
35 RAILROAD STREET
FALLS VILLAGE, CT 06031
ZONED: C
LOT AREA: 0.3394ACRES

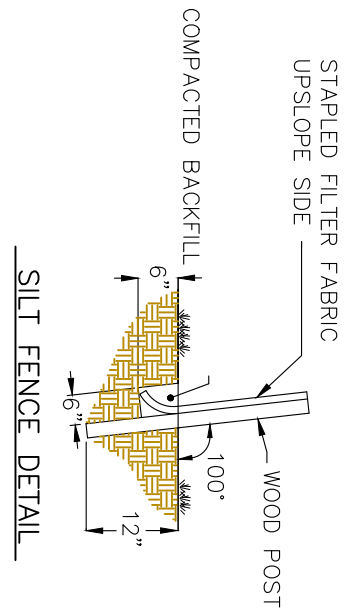
NOTES

1. REFERENCE MAPS:
"MAP PREPARED FOR, TOWN OF CANAAN, RAILROAD STREET, FALLS VILLAGE, CANAAN, CONNECTICUT, SCALE 1"=20', JANUARY 9, 2007. TOTAL AREA=0.3784ACRES" LAST REVISED BY MATTHIAS KIEFER, L.L.S. #16101, FILED JULY 7, 2007.
2. TOPOGRAPHY TAKEN BY FIELD SURVEY BY THIS OFFICE.
3. STATE LAW REQUIRES: CALL BEFORE YOU DIG 1-800-922-4455 TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES.
4. PORTIONS OF THE UTILITY INFORMATION SHOWN IS TAKEN FROM FIELD SURVEY BY THIS OFFICE FROM PREVIOUSLY LOCATED AND MARKED UTILITIES BY OTHERS.
5. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF UTILITY LOCATIONS AFFECTING THE PROPOSED WORK. ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER, OWNER, AND PERMITTING AGENCY.
6. NO CHANGES TO THE PROPOSED CONSTRUCTION CAN BE MADE WITHOUT PRIOR APPROVAL.
7. ANY ADDITIONAL EROSION/SEDIMENTATION CONTROL METHODS DEEMED NECESSARY BY TOWN STAFF SHALL BE IMPLEMENTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
8. ANY EXISTING WORK OR SITE DAMAGE STRUCTURES OR UTILITIES, OTHER THAN THOSE CALLED OUT TO BE REPLACED OR MODIFIED, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. ALL CONSTRUCTION AND EXCAVATION PROCEDURES TO BE IN ACCORDANCE WITH STANDARD CONSTRUCTION PRACTICES AND CURRENT CONNECTICUT CODES. ANY REFUSE OR DEBRIS MUST BE PROPERLY DISPOSED OF ONLY AT THE CONTRACTOR'S EXPENSE.
10. ALL EXISTING SITE FEATURES SHALL REMAIN AS IS UNLESS NOTED ON DRAWING.
11. WHEN WORKING IN CLOSE PROXIMITY TO THE WETLANDS, CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO NOT DISTURB THE WETLANDS WHEREVER POSSIBLE.



CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



GEOTEXTILE SILT FENCE DETAIL

NOT TO SCALE

1. EXCAVATE 6"x6" TRENCH ON THE UPSLOPE SIDE OF PROPOSED LOCATION. DOWN SLOPE SIDE OF TRENCH TO A DEPTH OF AT LEAST 12" INTO ORIGINAL GROUND. OVER COMPENSATE FOR ANY SAGGING IN FENCE DUE TO PRESSURE FROM BUILT UP SEDIMENT.
2. STAPLE OR SECURE GEOTEXTILE TO THE POSTS OF FABRIC LIES IN THE TRENCH. BACKFILL OVER THE FABRIC. TAMP TO COMPACT THE SOIL.

LEGEND

- STONE WALL
- WIRE FENCE
- NO PHYSICAL BOUNDARY
- DECIDUOUS TREE
- CONIFEROUS TREE
- FOLIAGE LINE
- FENCE
- CATCH BASIN
- WETLAND BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE
- PROPOSED SPOT ELEVATION
- APPROX. LIMIT OF DISTURBED AREA
- TO BE REMOVED
- EXISTING
- GRADE TO DRAIN OBSERVATION PIT and/or PERCOLATION HOLE.

FEASIBILITY PLAN FOR PROPOSED LOT LINE ADJUSTMENT
PREPARED FOR:
HENRY TODD, FIRST SELECTMAN, TOWN OF CANAAN
35 RAILROAD STREET
FALLS VILLAGE, CT 06031

REVISIONS
NUMBER - DESCRIPTION - DATE - INITIAL

AEA
Allied Engineering Assoc. Inc.
95 Main St. 3rd. Flr. East
P.O. Box 726 North Canaan, Ct 06018
860-824-1400 860-824-1401 fax
aca.george@gmail.com

SEAL

SCALE: 1"=20'
FILE NAME: 1012-SITE-4
DATE: 1/12/2023
ISSUED FOR: INFO ONLY
PROJECT NO. 1012
DRAWING NO. C-1

TOWN OF CANAAN
FALLS VILLAGE

Sale of 35 Railroad Street Property **The Old Firehouse**

7. Zoning Enforcement Officer Letter



March 14, 2022

The Old Firehouse Property

To: The Falls Village Board of Selectmen

Dear Board of Selectmen,

The Old Firehouse Property, located at 35 Railroad Street and currently owned by the Town, has been the topic of conversation around town both formally and informally. At this stage in the discussion, the Planning & Zoning Commission would be involved only to the extent where it can serve as an informative resource to fellow town officials as well as town residents. Based on the current Town of Falls Village (Canaan) Zoning Regulations, the Commission offers the following facts to consider when planning for the future use and ownership of the Old Firehouse:

- The size of this lot according to Town's Assessment records is 0.34 acres or approximately 14,810 sf. According to an A-2 quality survey prepared by Matt Kiefer dated January 9, 2007, the total lot area is 0.378 acres or ~ 16,466 sf.
- The subject lot is located within the Village Business Zone. Within this zone, the minimum lot size is 20,000 sf for a single family and 30,000 for a two-family, which means this lot is non-conforming due to the fact that it does not meet current size requirements.
- A discussion around "carving out" a Town-owned lot from the 35 Railroad Street property has been put forward. However, a non-conforming lot cannot be further reduced in size legally. A central goal of zoning is to minimize non-conformities, not to increase them.
- Additionally, parking is not a stand alone use. It is an accessory use to a primary use as provided for in the permitted uses section of the Village Business Zone (*Town of Falls Village (Canaan) Zoning Regulations, pg 18*)
- Permissible uses on this property by zoning permit include: single-family dwellings, retail stores (of less than 2,500 sf), office or financial institutions, personal service establishments, restaurants, inns, or mixed uses.
Permissible uses on this property by Special Permit include: retail stores of more than 2,500 sf, two-family dwellings or duplexes, municipal buildings or uses, and post offices. (*pg 18*)
- Not only is the lot itself non-conforming, but the structure on the lot is also non-conforming. This is because it does not satisfy current setback requirements which are 30 feet in the front yard, 10 feet in the side yard, and 10 feet in the rear yard.
- It is important to note that statutorily, non-conforming buildings are not to be further expanded.
- It is understood that the existing building encroaches onto the abutter's property as confirmed on the survey map. This encroachment would likely need to be rectified in the form of a legal boundary line agreement prior to a sale. Any alteration of the building as a possible solution to this issue would require a zoning permit.
- Informal access through 35 Railroad Street onto 33 Railroad Street is observed to be common practice. A formal easement could better manage and legitimize the use of the land by its neighbor(s). Furthermore, a formalize easement may better serve the day-to-day operations of the Town Center as well as ensure the safety of its users. For example, by formalizing the use of a centralized Village Center "loading zone" at this specific location, commercial trucks would not stand idling within a public roadway or block visitors from parking when making a delivery nearby.
- Associated with every permissible use is a parking requirement. For example, a single-family dwelling requires two spaces as does an accessory apartment. An art gallery requires 1 space per 300 ft of gross floor area. These parking requirements and provisions for accessibility (pg 44-46) should be kept in mind when making future plans for this site.

As demonstrated by this list of items to consider, the building blocks of local zoning laws are important, tangible factors of real property. We hope this letter serves as the starting place from which discussions about the future of the property can ensue. We are here to help facilitate and serve as a resource.

Respectfully submitted,

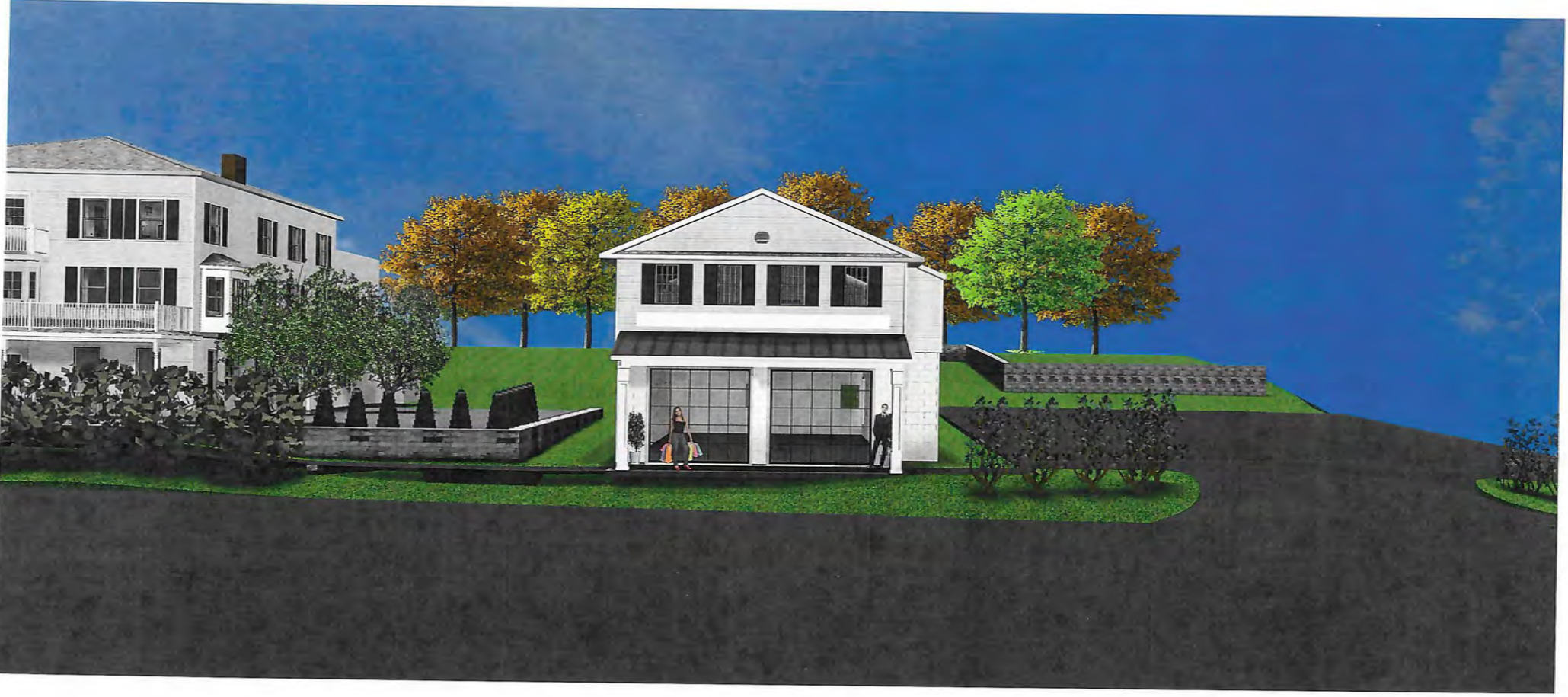
The Town of Falls Village Planning & Zoning Commission

TOWN OF CANAAN
FALLS VILLAGE

Sale of 35 Railroad Street Property **The Old Firehouse**

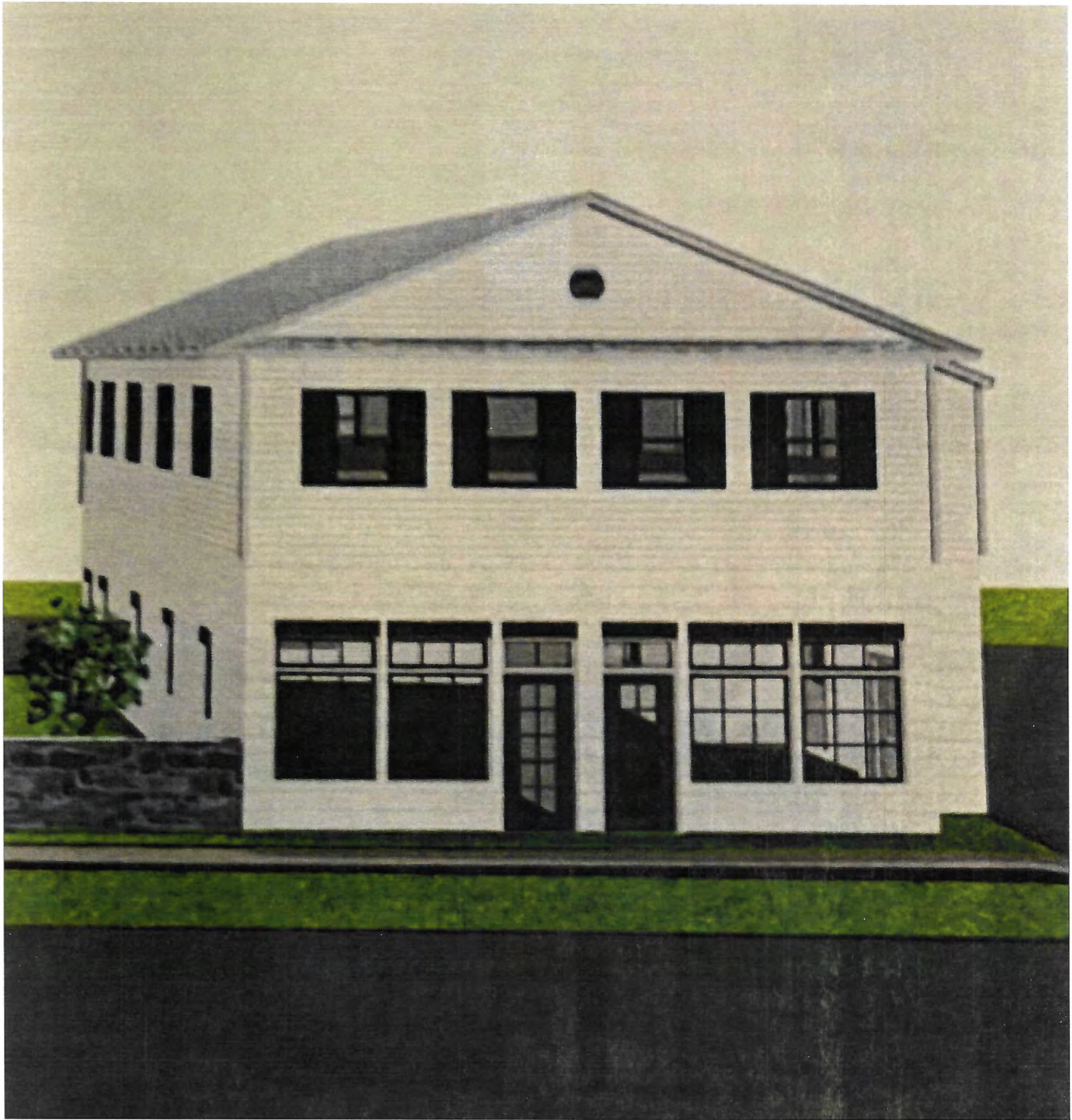
8. Examples of Conceptual Architectural Renderings for Consideration











TOWN OF CANAAN
FALLS VILLAGE

Sale of 35 Railroad Street Property **The Old Firehouse**

9. Appraisal



APPRAISAL REPORT
FOR
TOWN OF CANAAN
PROPERTY OWNER
TOWN OF CANAAN
PROPERTY ADDRESS
35 RAILROAD STREET
FALLS VILLAGE, CONNECTICUT
PREPARED BY
GRANNAN APPRAISALS, LLC

GRANNAN APPRAISALS, LLC
2 Deer Street, Box 44
Canaan, Connecticut 06018

Phone 860/824-0554
rossgrannan@yahoo.com

Connecticut - Massachusetts

May 10, 2023

Town of Canaan
108 Main Street
Falls Village, CT 06031

RE: Real Estate of the Town of Canaan
35 Railroad Street
Falls Village, CT 06031

As requested, we have appraised the above referenced real estate as of 04/17/2023 for the purpose of estimating its market value. The property consists of one deeded parcel of .34 of an Acre more or less, located on Railroad Street in the Town of Canaan (Falls Village) and State of Connecticut.

A personal inspection was made of the property and consideration given all factors affecting value of the subject location. The attached appraisal report contains an analysis of data essential to support the estimate of value.

By reason of the inspection and by virtue of our experience, We have been able to form and have formed the opinion that, as of May 10, 2023, the subject property has a "Market Value" of:

THREE HUNDRED THIRTY FIVE THOUSAND DOLLARS (\$335,000)

Respectfully submitted,



Ross W. Grannan
Certified Residential Appraiser
Connecticut RCR 1058



Jonathan Kloss
Certified General Appraiser
Connecticut RCG 1630

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to establish an estimate of market value, in the fee simple interest, of the property herein described as of the effective date of the appraisal. The report is prepared to furnish a guide as to the sales price the subject should command if exposed for sale in the open market as of the effective date.

DEFINITION OF MARKET VALUE

“The most probable price, as a specific date, in cash, or terms equivalent to cash, or in other precisely revealed terms, for which the specified property should sell after a reasonable exposure in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.”

The Appraisal of Real Estate (American Institute of Real Estate Appraisers, 13th Edition, 2008, Page 23)

SCOPE OF THE APPRAISAL

In the preparation of this appraisal, it was necessary to do various inspections, research and analysis. This accumulation of data included, but was not limited to, the following:

1. A physical inspection of the subject property.
2. Research of the local assessor's and land records for factual data on the subject property.
3. Obtaining a copy of the most recent deed for the subject property. Please note that no title search was done, and any subsequent encumbrances or appurtenances may not have been noted.
4. Review of the local zoning regulations.
5. Analysis of current regional, local, neighborhood, marketing and financial trends or influences.
6. Research of local land records, Multiple Listing Service, Commercial Record, and local real estate practitioners regarding sales and/or leases of similar properties.
7. Utilization of Marshall and Swift Cost Services where appropriate.
8. Review of local Flood Hazard Maps for current status.
9. Notation of any visually noted or reported environmental contamination or hazardous materials (lead paint, asbestos)
10. Potential noncompliance with Americans with Disability Acts, where appropriate.

Note: This appraiser lacks the expertise to adequately assess the value influences of any environmental contamination, hazardous waste or noncompliance with A.D.A. Unless professional cost estimates are available for correction of any problems, this appraiser will note any concerns but will appraise the property as if not affected.

PROPERTY IDENTIFICATION

The subject property is legally described in the Town of Canaan Land Records in Volume 33, Page 571 recorded 05/23/1958. The property are further identified with the Town of Canaan Assessor as Map 16, Lot 130. The property is a municipal owned building and and is not taxed, the assessment indicates the potential taxable assessment.

ASSESSMENT AND TAX DATA

AGENCY Town of Canaan	ASSESSMENT 70% RATIO	TAX @ 25.70 MILLS
Improvements	\$293,400	\$7,540.38
Parcel	<u>\$ 39,100</u>	<u>1,004.87</u>
	\$332,500	\$8,545.25

SITE DATA & ZONING

The subject property zoned Village Business Zone, Lot Size 5,000 sq ft minimum. For further area and dimensional and building requirements, permitted and special permit uses, see Town of Canaan Zoning Regulations. The subject property site consists of 14,810 sq ft, more or less. Although the it meets minimum size requirements it does not meet minimum set back requirements. Also there is an encroachment on an adjoining property.

BUILDING DATA

Type: Conventional
Age: 99 years +/- 1st Level (1924), 2nd Level (1960)
Levels: Two
1st Floor Garage: 1,930 sq ft
2nd Floor Finished: 1,930 sq ft
Foundation: Concrete Block
Basement: None
Siding: Masonry, Vinyl
Windows: Double hung
Roof: Gable with Asphalt Shingles
Insulation: Ceilings
Floors: Wood, Tile
Walls: Wood Panel (2nd Floor)
Ceilings: Tile
Trim: Wood
Doors: Wood Panel

Floor Plan: First Floor
Two Door Garage, ½ Bath, Utility Room

Second Floor
Open Area/Kitchen/ ½ Bath

Heat: Hot Water Boiler
One 275 Gallon Oil Tanks
Water: Town Water
Sewer: Septic System (status unknown, likely not code compliant)

Condition: The building is of average quality construction and has received routine care and maintenance. The septic system is not code complaint which limits the potential use and there is not enough land to install a code compliant system

HIGHEST AND BEST USE

Highest and best use is defined as that reasonable and most probable use that will support the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonable, probable and legal alternative uses found to be physically, possible, appropriately supported, financially feasible and which results in highest land value.

It is the appraisers opinion that the subject property would be utilized in accordance with the theory of highest and best use as a commercial structure if the the septic system was repaired.

APPRAISAL PROCESS

In developing an opinion of value, the three accepted approaches to valuation were considered, namely, the cost, sales comparison and income approaches.

COST APPROACH - Under this method, value is derived by estimating the replacement cost of structures and other pertinent improvements and then making adjustments for accrued depreciation deemed necessary for physical deterioration, functional and external obsolescence. Estimated values for site improvements and the land are then added to arrive at an estimate of value.

Physical deterioration is a reduction in utility resulting from an impairment of physical condition. These may be curable or incurable and lack of modern conveniences.

Functional obsolescence results from outdated design features, lack or inadequacy of utility services, superadequacy of improvements and lack of modern conveniences.

External obsolescence is an impairment of desirability of useful life arising from factors outside the property, such as economic or environmental changes, affecting the supply and demand relationship in the market. These may be pollution, declining market values, population changes and adverse traffic patterns.

SALES COMPARISON APPROACH – Under this method, a value is derived based on the assumption that that an informed buyer will pay no more for a property than the cost of acquiring an existing property with the same utility. To arrive at an estimated value data pertaining to recent sales of similar properties is analyzed and differences are noted regarding location, size and condition of structural and other improvements, acreage and overall market appeal. Adjustments are then made to arrive at indicated values for the subject property. This method may be unreliable in an inactive market or when there is a lack of sound comparable sales data.

INCOME APPROACH – Under this method, anticipated benefits (dollar income or amenities) to be derived from the ownership of property are converted into a value estimate and it is widely applied in appraising income-producing properties.

Anticipated future income and/or reversions are discounted to a present worth through the capitalization process which is the process of converting into present value (or obtaining the present worth of) a series of anticipated future periodic installments of net income.

COST APPROACH

Under the cost approach, the calculator or square foot method of building cost estimation was used to detail the expenditures required to build a similar structure of like quality, size and use of the subject property. From the amount arrived at, a deduction was made for accrued depreciation, to which total were added estimated values for the garage (as depreciated), site improvements (landscaping and parking area) and the land. Cost data was obtained from local contractors supported by the National Construction Estimator and local contractors. The estimated land value was derived from a market analysis of recent sales of similar parcels of land in the area. The cost approach was the only method developed which indicates what current construction replacement costs would be. The approach is based on replacement cost not reproduction cost.

Garage 1 st Floor	1,930 sq ft @\$ 80.00/sq ft	\$154,400
Finished 2 nd Floor	1,930 sq ft @\$250.00/sq ft	<u>482,500</u>
		\$636,900
Less depreciation (60%)		<u>-382,140</u>
		\$254,760
Estimated Values (as depreciated) of:		
Site Improvements		30,000
.34 Acre Lot		<u>50,000</u>
		\$ 80,000
Total Cost Approach Value		\$334,760

SUMMARY OF VALUE

Total cost approach estimate of value,	\$334,760
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The income method was not developed for the determination of value as the potential highest and best use is limited by the status of the septic system. There were not any comparable sales in the local real estate market that were considered arms length transactions. The cost approach reflects current building costs which exceed market values. The final estimated value for the subject property was arrived at in the amount of \$334,760 rounded to;

THREE HUNDRED THIRTY FIVE THOUSAND (\$335,000)

SUBJECT PHOTOS
FRONT



REAR



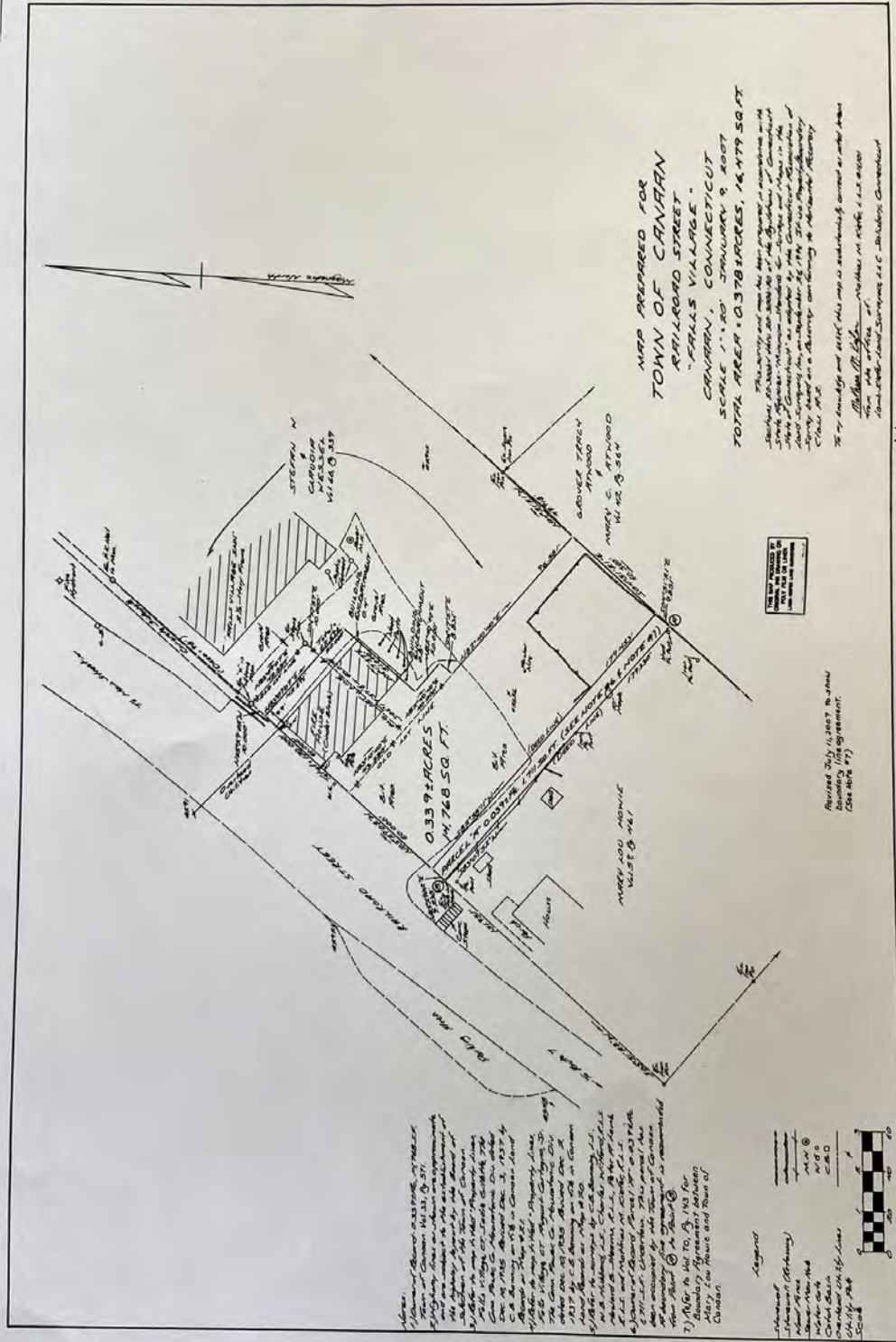
GARAGE



OPEN ROOM



SITE MAP



Filed 7/14/07 Jon M. Benson, Asst. T.C. #698

Revised July 11, 2007 to show
boundary line agreement.
(See Above #7)

DEED

MANUSCRIPT VOL. 38

571

QUIT - CLAIM DEED

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

KNOW YE, that THE FALLS VILLAGE VOLUNTEER FIRE DEPARTMENT, INC., a corporation organized under the laws of the State of Connecticut and located in the Village of Falls Village, in the Town of Canaan, County of Litchfield and State of Connecticut, acting herein by William Boults, its President, and Winton B. Rodgers, its Secretary, they hereunto duly authorized

for the consideration of One Dollar (\$1.00) received to its full satisfaction of The Town of Canaan, a municipal corporation having its territorial limits within the County of Litchfield and State of Connecticut

has remised, released and forever quit-claimed and does by these presents remise, release and forever Quit-Claim unto said Town of Canaan, its successors and assigns forever;

A certain piece or parcel of land with the buildings thereon standing and all the appurtenances thereto belonging situated on Railroad Street, so-called, in the Village of Falls Village aforesaid, more particularly bounded and described as follows:

NORTHERLY by lands of Alfred Jensen;
EASTERLY by lands of Alfred Jensen;
SOUTHERLY by lands of Robert C. Blake; and
WESTERLY by Railroad Street, so-called.

Meaning and intending hereby to Quit-Claim all that same land and real estate Quit-Claimed to the Town of Canaan by Quit-Claim Deed dated September 13, 1938 and recorded in the Canaan Land Records at Volume 31, Page 105; and Quit-Claimed August 14, 1953 to The Falls Village Volunteer Fire Department, Inc. by the aforesaid Town of Canaan, Volume 33, Page 17.

Reference is hereby made to a Survey entitled "Property Lines, Falls Village, Connecticut, Sadie R. Gillette and The Connecticut Power Company, Housatonic Division, December 10, 1937, 37126-M changed September 9, 1938", filed at Page 10, Volume 1 Book of Maps of the Town of Canaan.

TO HAVE AND TO HOLD the premises, with all the appurtenances thereof, unto it, the said Town of Canaan, and to its successors and assigns forever, to the only use and behoof of the said Town of Canaan, its successors and assigns forever, so that neither it, the said The Falls Village Volunteer Fire Department, Inc., nor any person or persons in its name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, The Falls Village Volunteer Fire Department, Inc. has hereunto caused its name to be set and its corporate seal to be executed by its President, William Boults, and Winton B. Rodgers, its Secretary, this 23rd day of May, 1958.

Signed, Sealed and Delivered in the presence of:

The Falls Village Volunteer Fire Department, Inc.

Beverly J. Boults

By William Boults L.S.
President

Robert C. Blake
Witnesses to signature of William Boults

Nellie M. Rodgers

Winton B. Rodgers L.S.
Secretary

Robert C. Blake
Witnesses to signature of Winton B. Rodgers

State of Connecticut

County of Litchfield

ss Town of Canaan, May 23rd, 1958

Then and there personally appeared William Boults and Winton B. Rodgers respectively the President and Secretary of said The Falls Village Volunteer Fire Department, Inc., the signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed and the free act and deed of the said corporation.

Robert C. Blake
Commissioner of the Superior Court
for Litchfield County

Received for record May 26, 1958 at 9:30 A.M.

Ada M. Moore
Town Clerk

CERTIFICATION

The undersigned does hereby certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction of value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. One of us has made a personal inspection of the property that is the subject of this report.
9. No one provided significant professional assistance to the person signing this certification, unless otherwise noted.
10. We have provided no services as appraisers or in any other capacity, regarding the property that is the subject of this report within a three year period immediately preceding the acceptance of this assignment.

II. Standard Form Restriction Upon Disclosure and Use.

Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute.

Neither all or any part of the contents of this report is (especially any conclusions as to value, the indemnity of the appraiser or the firm with which he/she is connected, or any references to the Appraisal Institute or its designations) shall be disseminated to the public through advertising media, public relations media, news media or any other public means of communication without prior written consent and approval of the undersigned.

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in his appraisal report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

QUALIFICATIONS OF ROSS GRANNAN, REAL ESTATE APPRAISER

Four years of accredited college, Southern Connecticut State University

Engaged in the appraisal profession since July 1993 to present time.

State of Connecticut, Certified Residential Appraiser # RCR 1058

State of Massachusetts, Certified Residential Appraiser # RCR 102197

APPRAISAL, REAL ESTATE AND ASSOCIATED COURSES

University of Connecticut

Appraisal I, Principles of Residential Evaluation

Appraisal II, Principles of Commercial Evaluation

Residential Cost Construction and Estimating

Standards of Professional Appraisal Practice

APPRAISAL CLIENT LIST

Areas of appraisal include Chesterfield, Fairfield, New Haven and Hartford Counties in Connecticut, Berkshire and Hampshire Counties in Massachusetts.

APPRAISAL SERVICES PROVIDED TO THE FOLLOWING CLIENTS:

Commercial and Savings Banks

Mortgage Companies

Relocation Firms

Trust Companies

Law Firms

Commercial and Industrial Firms

Private Individuals

Investors

QUALIFICATIONS OF THE APPRAISER

Jonathan P. Kloss
175 Bronson Drive
Middlebury, CT 06762
(203)598-7211
Klossappraisal@gmail.com

Education:

Hobart and William Smith Colleges	Geneva, NY
B.A. in Physical Anthropology	(May 11, 2003)
Minor in Environmental Science	
Certified General Real Estate Appraiser, State of CT	(May 1, 2022)

Work Experience:

Leshor-Glenninning Municipal Co.	Connecticut
Property Revaluation Inspector	(05/01-08/01)
Conducted residential property inspections	
Accounted for desirability of properties based on location, topography, and quality of community	
Maintained working relationships with town assessors and other relevant employees	
Prophecy One LLC	Connecticut
Property Revaluation Inspector	(06/04-04/05)
In addition to above responsibilities I was also charged with holding public hearings in regards to resident's questions concerning the revaluation process and their individual assessments	
Kloss Appraisal Services LLC	Connecticut
Provisional Real Estate Appraiser	(05/05-07/12)
Certified Residential Real Estate Appraiser	(07/2012)
Perform comprehensive single, multi family, and vacant land residential appraisals.	
Prepare appraisal reports for the purposes of divorce, estate/estate planning work, tax assessment, land trust gifting, , foreclosure, DOT taking and releases, market value, asset management, purchase and refinance transactions and various other reasons such as urban redevelopment in Waterbury and Meriden. HUD rental studies of subsidized housing in various locations in CT.	
Appear before various boards of assessment appeals.	
Testify as an expert witness in court for divorce, estate and tax appeal appraisal purposes	
Certified General Real Estate Appraiser	(5/1/2022)
In addition to the above, perform various commercial appraisal reports in New Haven and Litchfield County.	
Appraisal Courses Taken	
Appraisal I (Dec. 2004)	

Real Estate Law (April 2005)

USPAP Course (March 2005)

Appraisal II (June 2006)

Certified as a Provisional Real Estate Appraiser (July 28, 2005)

Residential Site Valuation and Cost Approach (March 8, 2012)

Residential Sales Comparison and Income Approaches (March 21, 2012)

Statistics, Modeling and Finance (May 3, 2012)

Certified as a Residential Real Estate Appraiser (July 11, 2012)

General Appraiser Market Analysis Highest and Best Use (April 29, 2014)

General Appraiser Site Valuation and Cost Approach (March 10, 2015)

General Report Writing & Case Studies (June 4, 2015)

General Appraiser Sales Comparison Approach (September 26, 2014)

General Appraiser Income Approach (May 11, 2020)

Certified as a General Real Estate Appraiser (May 1, 2022)

Sale of 35 Railroad Street Property

The Old Firehouse

Request for Proposal (RFP) Timeline: The Decision and Sale Process

1. RFP Package available **Wednesday May 31, 2023.**
2. **Question Period:** The question period shall open upon the release of the RFP. The question period shall close at **5:00 PM** on **June 22, 2023.** The project contact will publish all questions and answers on the Town website by **5:00 PM** on **June 29, 2023.** The Town Clerk will also be provided with a hardcopy of all questions and answers.

The point of contact during the RFP question period process is Janell Mullen, planning consultant, who can be contacted via email at **planningandzoning@cananfallsvillage.org** with all questions related to the RFP. Individual answers will not be provided but will be published as a part of the question process.
3. **Tour of Property:** To schedule an appointment to see the property, contact the Town Clerk at Falls Village Town Hall via email at: townclerk@cananfallsvillage.org or call: (860) 824-0707.
4. **Proposals are due by 12:00 PM on July 13, 2023** at the Town Hall to be opened at the conclusion of business hours at 12:00 PM.
5. **Informational Session:** July 20, 2023 at 7:00 PM at the Senior Center.
6. BOS make recommendation and refer to Planning & Zoning (P&Z) at special BOS meeting.
7. P&Z comment for Change of Use necessary for sale.
8. **BOS Final Decision** at regular BOS meeting on **August 14, 2023.**
9. **Town Hearing** as required by State Law for sale of Town Property.
10. **BOS selection goes to Town vote – Date TBD**