

OFFICE OF THE
FIRST SELECTMAN

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Lynne A. Vanderslice
First Selectman

David K. Clune
Second Selectman

Lori A. Bufano
Selectman

Joshua S. Cole
Selectman

Deborah A. McFadden
Selectman

TOWN HALL
238 Danbury Road
Wilton, CT 06897

**BOARD OF SELECTMEN
REGULAR MEETING
Monday July 15, 2019
Meeting Room B, Town Hall**

- PRESENT:** First Selectwoman Lynne Vanderslice (via phone), David Clune, Lori Bufano, Joshua Cole, Deborah McFadden
- GUESTS:** Anne Kelly-Lenz, Jeff Rutishauser & Tom McDevitt of the Real Estate Study Committee, Allison Sanders, Co-Executive Director, Wilton Historical Society
- OTHERS:** Members of the Press and Members of the Public

- A. Call to Order
Mr. Clune called the meeting to order at 8:00 p.m.
- B. Executive Session
Mr. Clune asked for a motion to go into Executive Session to interview Connie Dickerson regarding her interest in serving on the Wilton Library Board. Motion moved by Mr. Cole, seconded by Ms. McFadden and carried 5-0.

Out of Executive Session at 8:14 p.m.

- C. Public Comment
None
- D. Consent Agenda
Motion made by Mr. Cole, seconded by Ms. McFadden and carried 5-0 to approve the Consent Agenda as follows:

Minutes

- Board of Selectmen Regular Meeting – July 1, 2019

Gifts

- Kovak Foundation – Senior Center - \$1000.00

Thanked all for their generous donations.

E. Discussion and/or Action

1. Real Estate Committee Report

Jeff Rutishauser of the Real Estate Study Committee presented to the Board of Selectmen the committee's findings on properties reviewed (presentation is attached). Mr. Rutishauser thanked all who contributed in assisting the Real Estate Committee in putting together the report.

2. FY19-20 Deer Hunt Plan

Mike Russnok, chair of the Deer Committee reviewed the FY19-20 Deer Hunt Plan (plan attached). After review motion made by Ms. Bufano to approve the FY19-20 Deer Hunt Plan as proposed, seconded by Mr. Cole and carried 5-0.

3. Gold Star Parents and Spouses Tax Relief Ordinance Update

Ms. Vanderslice noted that an email sent to the BoS regarding an alternate proposed ordinance for the Gold Star Parents and Spouses Tax Relief, which would exempt 10% of the assessed property, not just up to \$20,000 as discussed at the prior meeting. She asked for a motion to rescind the vote that was made at the last BoS to hold a Public Hearing on August 12, 2019 on the proposed ordinance presented at that meeting. Motion moved by Ms. Vanderslice, seconded by Ms. McFadden. Ms. Vanderslice further reviewed the new proposed ordinance. After review, motion passed 5-0. Motion made by Ms. Vanderslice to set a Public Hearing for August 12, 2019 at 8:00pm, Town Hall Room B for the Ordinance as presented which provides credit based on 10% of assessed value. Motion seconded by Ms. Bufano and carried 5-0.

4. DOT Grant Funding for Arrowhead & Lovers Lane Bridge

Ms. Vanderslice reviewed the DOT Grant Funding for Arrowhead & Lovers Lane Bridge. She noted that the Town heard back from DOT on approval of grant for Arrowhead & Lovers Lane Bridges.

5. Status of August 5 & August 19, 2019 Meeting

Ms. Vanderslice reviewed the BoS meeting dates for August 5th and August 19, 2019. Based on everyone's schedule, she suggested cancelling the August 5th and August 19, 2019 meetings and to schedule a special meeting for August 12, 2019. Motion moved by Ms. Vanderslice, seconded by Mr. Clune and carried 5-0.

F. Selectmen's Reports

1. First Selectman

- Wilton Weekday Warriors Afterschool Care-sign up has begun

- July 4th Thank You

Ms. Vanderslice thanked all who contributed to the July 4th festivities.

- Interim Fire Chief Appointment-Geoffrey Herald

Ms. Vanderslice noted that Geoffrey Herald has been hired as the Interim Fire Chief replacing Chief Kanterman

- Tax Bills-Due No Later Than August 1, 2019 to avoid paying interest

- Tax Foreclosure Sale held on July 6th, over \$300,000 in taxes and interest and fees due to the Town

- DOT-Reconstruction of Cannon Road Railroad Crossing

- Summer Concerts - July 21 at Schencks, July 28th at Merwin
- POCD-Public Hearing July 18th
- Work on the High School roof replacement has started with work on Town Hall Roof to begin in the fall. Again confirmed with the co-chairs of the Police/Town Campus building committee that the Town Hall roof, once replaced, will not be removed as part of their proposal. Solar installation was to follow the HS roof replacement, but today the CT Green Bank has advised rebidding their agreement due to difficulties they are having with project and its reduced scope. At one point, the thought was that there would be annual savings of \$38,000 per year, but now is forecasted at less than \$8000. At this point, it may make more sense to proceed with another VNM share with another town, which is being pursued.

2. Selectmen

Ms. Bufano

Ms. Bufano noted that the Senior Tax Relief is still on the table and should have data coming forth in the next couple of months.

Mr. Clune

None

Mr. Cole

Chamber of Commerce Street Fair is Saturday July 21, 2019 from 10:00am-4:00pm at Wilton Center. He noted that temperatures are expected to be high, so encouraged all to stay hydrated.

Ms. McFadden noted that Kiwanis had a great car show and that they are also contemplating handing out free water at Street Fair this coming Saturday. She also noted that the 4th of July activities this year were well done and thanked Parks & Recreation department and all volunteers for their efforts.

G. Public Comment

None

H. Adjournment

Having no further business, Mr. Clune asked for a motion to adjourn. Motion made by Ms. McFadden to adjourn meeting at 9:56 p.m. Motion was seconded by Ms. Bufano and carried 5-0.

Next Meeting – Public Hearing & Special Meeting - August 12, 2019



Jacqueline Rochester
Recording Secretary
Taken from Video

Town of Wilton Property Portfolio

Review and Recommendations

July 15, 2019



Acknowledgements

- John DiCenzo (Halstead Properties)
- Allison Sanders (Wilton Historical Society)
- Sarah Gioffre (First Selectmen's office)
- Lori Kaback (Town Clerk)
- Bob Nerney (Town Planner)

Strategic Discussion – Town-owned Property

- What are the Town objectives for owning non-essential property?
 - Historical Properties preservation
 - Satisfying community needs (e.g., Georgetown Cultural Center, Teen Center)
 - Affordable housing for Town or BOE employees
 - Other?
- What does it cost the Town to carry the property?
 - Annual maintenance cost per property (if available)
 - Net rent received to offset maintenance cost
 - Implicit capital cost
 - Lost property tax revenue
- Is Town “ownership” really that important?
 - Many Wilton historical residences are owned privately
 - Maintenance costs of historical properties are high due to age, old materials
 - Can Town sell historic properties while also preserving them in private hands?
- What is best way to manage Town properties?
 - Current way leads to potential deferred maintenance
 - How best to place management in right hands for long-term preservation

Town of Wilton Property Portfolio

Non-Residential Properties

- Center School and Town Green (Wilton Center Real Estate LLC) – 101 Old Ridgefield Rd.
- Old Town Hall** (Wilton Garden Club) – 69 Ridgefield Road
- Dana House*/Trackside (Teen Center of Wilton Inc.) – 15/19 Station Road
- G&B School** (Georgetown Community Assn.) – 49 New Street Georgetown

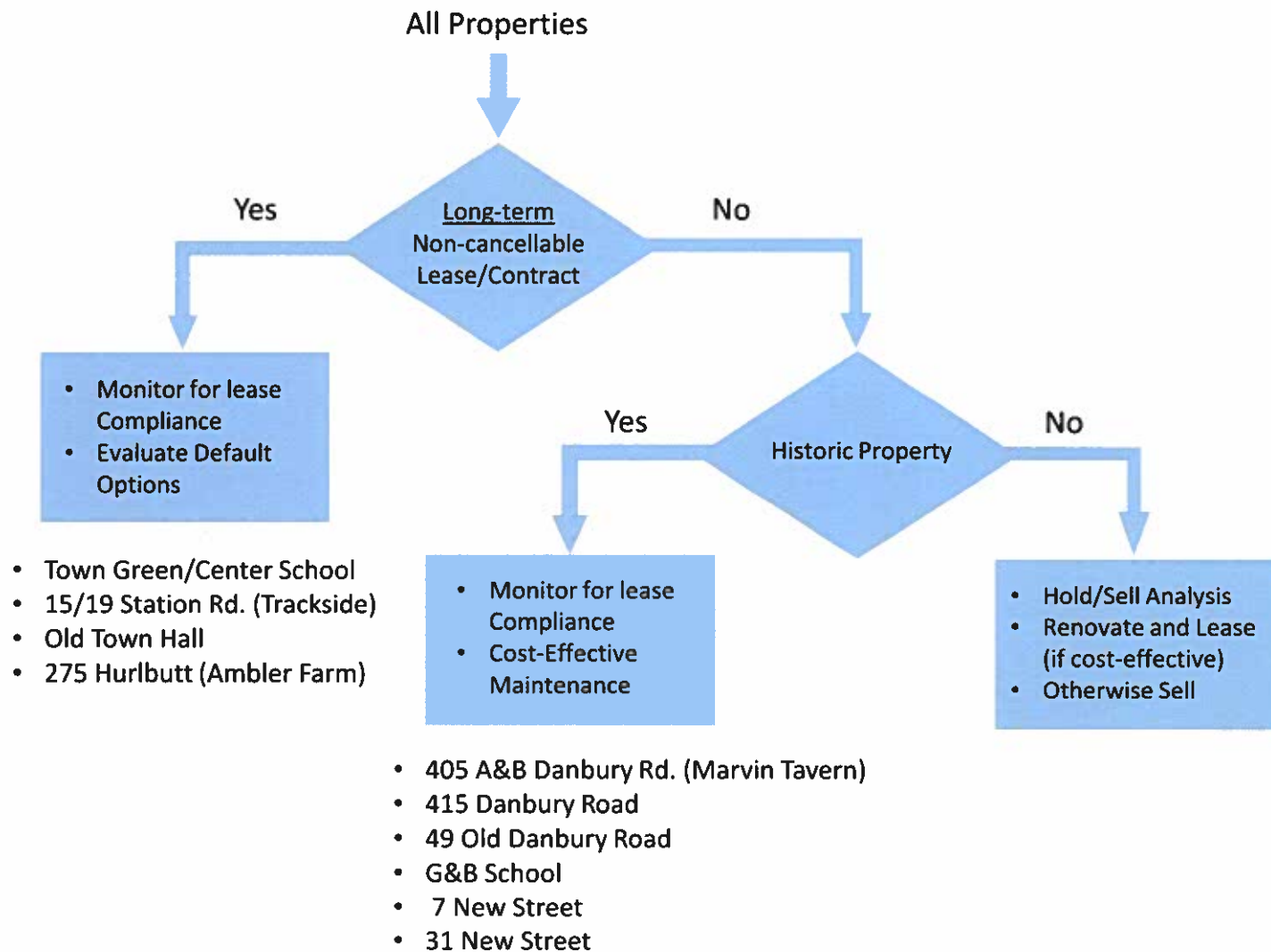
Residential Properties

- Marvin Tavern** 405 A&B Danbury Road (2 Separate apartments rented to tenants)
- 415 Danbury Road* (House rented to tenant)
- 49 Old Danbury Road* (House rented to tenant)
- 7 New Street* (House rented to tenant)
- 31 New Street* (House rented to tenant)
- 275 Hurlbutt Street* (Residence leased by Friends of Ambler Farm)

*** Listed on National Historic Property List*

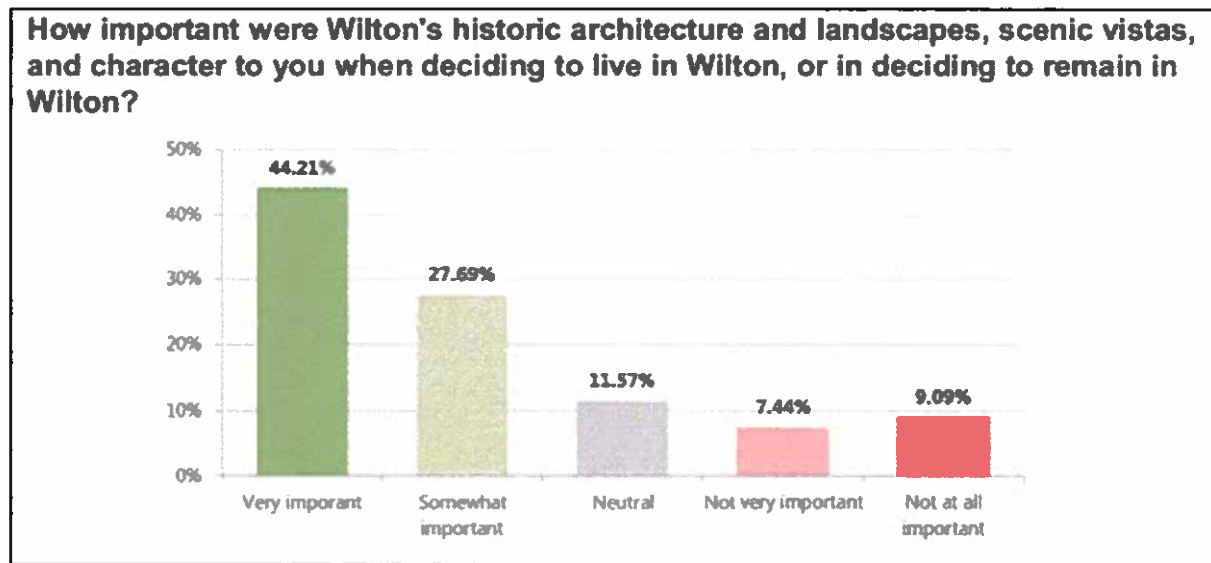
** Listed on State/Local Historic Property List or located in Historic Neighborhood*

Property Analysis Framework



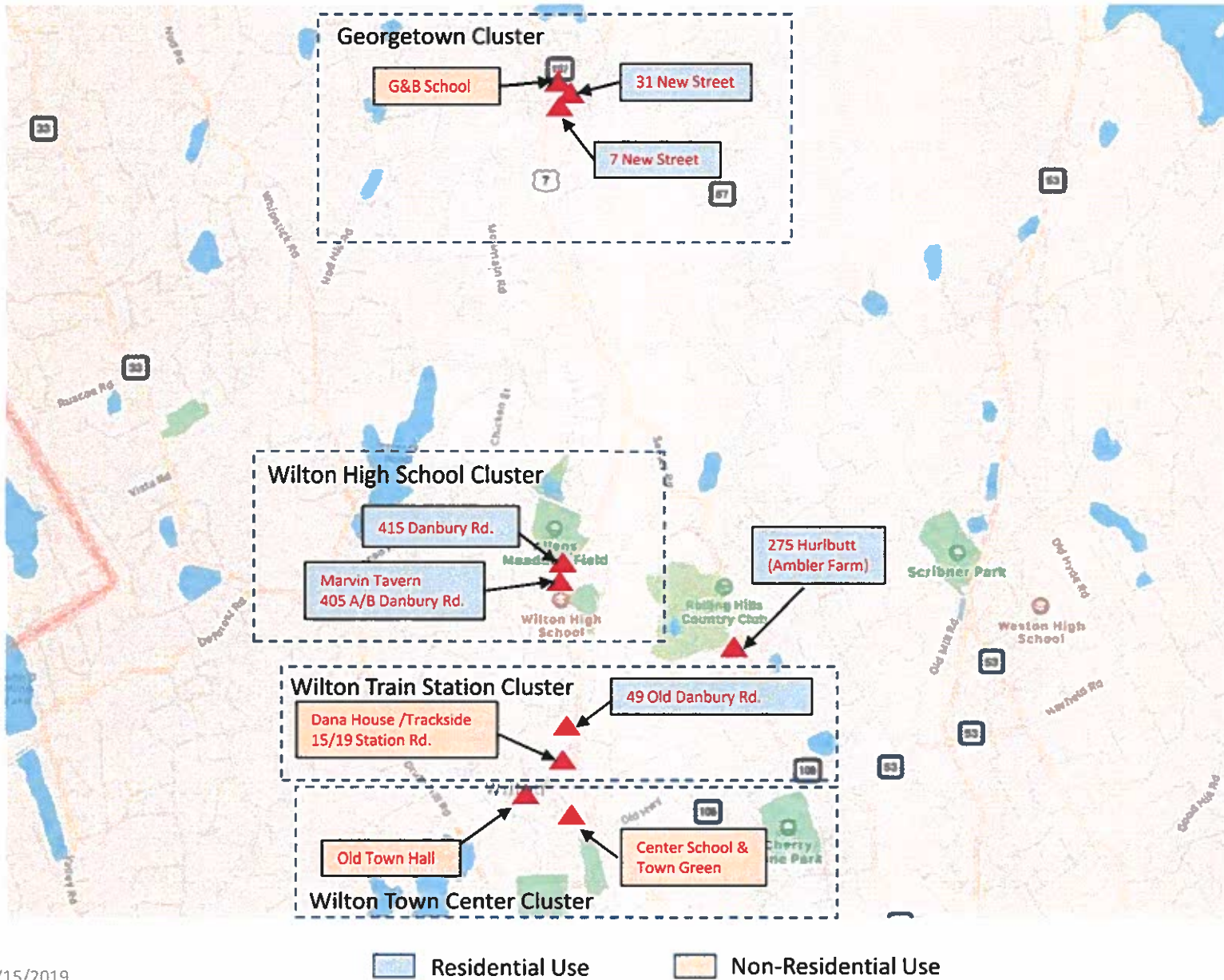
A Comment on Historical Property Preservation

- All but one of the properties in this study are listed as historic
- Recent POCD surveys indicate a high degree of interest in preserving Wilton's heritage properties:



- Since protection of existing historic structures not in an historic district and in private ownership is relatively weak (i.e., only short-term demolition notices), the only way to ensure their preservation is if they (1) remain in Town ownership or (2) are sold on a deed-restricted basis

Property Locations

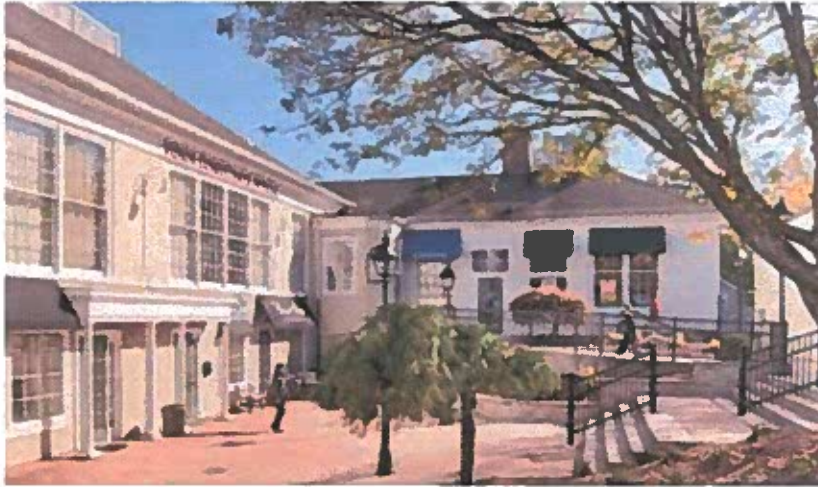


Commercial/Non-Residential Property

- Center School/Town Green
- Old Town Hall
- Dana House/Trackside
- Gilbert & Bennett School

Center School and Town Green

101 Old Ridgefield Road



- Originally Center School
- Redeveloped in mid-1980's
- Rent: \$45,000/yr. plus 5% of Gross Revenues
- Lease Expiration (1/31/2045)
- Lease renewal options – none

Valuation Economics:

- Present Value of Lease: **\$7.7 million**
- Town Appraised Value: **\$9.6 million**
 - Land \$7.1 million
 - Buildings \$2.5 million
- Sale Comp value: **\$10.2 million**



Recommendation:

- Monitor lease for compliance
- Do not sell unless for realistic offer
- If sold, keep Hubbard St. land portion

101 Old Ridgfield Road



Center School and Town Green

101 Old Ridgefield Road

Land/improvements include all of Hubbard Road south of the Post Office



Old Town Hall

69 Ridgefield Road



- Built in 1832
- National Historic Register Property
- Leased to Wilton Garden Club
- Rent \$1/yr.
- WGC pays OpEx/yr. exceeding \$5,000
- Lease Expiration: June 30, 2020
- Lease renewal: Automatic every 3 Yrs.
- Cancel Policy: 30-day prior to expiry
- Letter of Understanding (Not a lease)

Town's Financial Responsibility

- First \$5,000 OpEx/yr.
- Major Repairs >\$600
- All Major Appliances
- All Major Bldg. Systems (e.g., roof)
- All Casualty Insurance

Recommendation:

- Monitor lease for compliance



7/15/2019

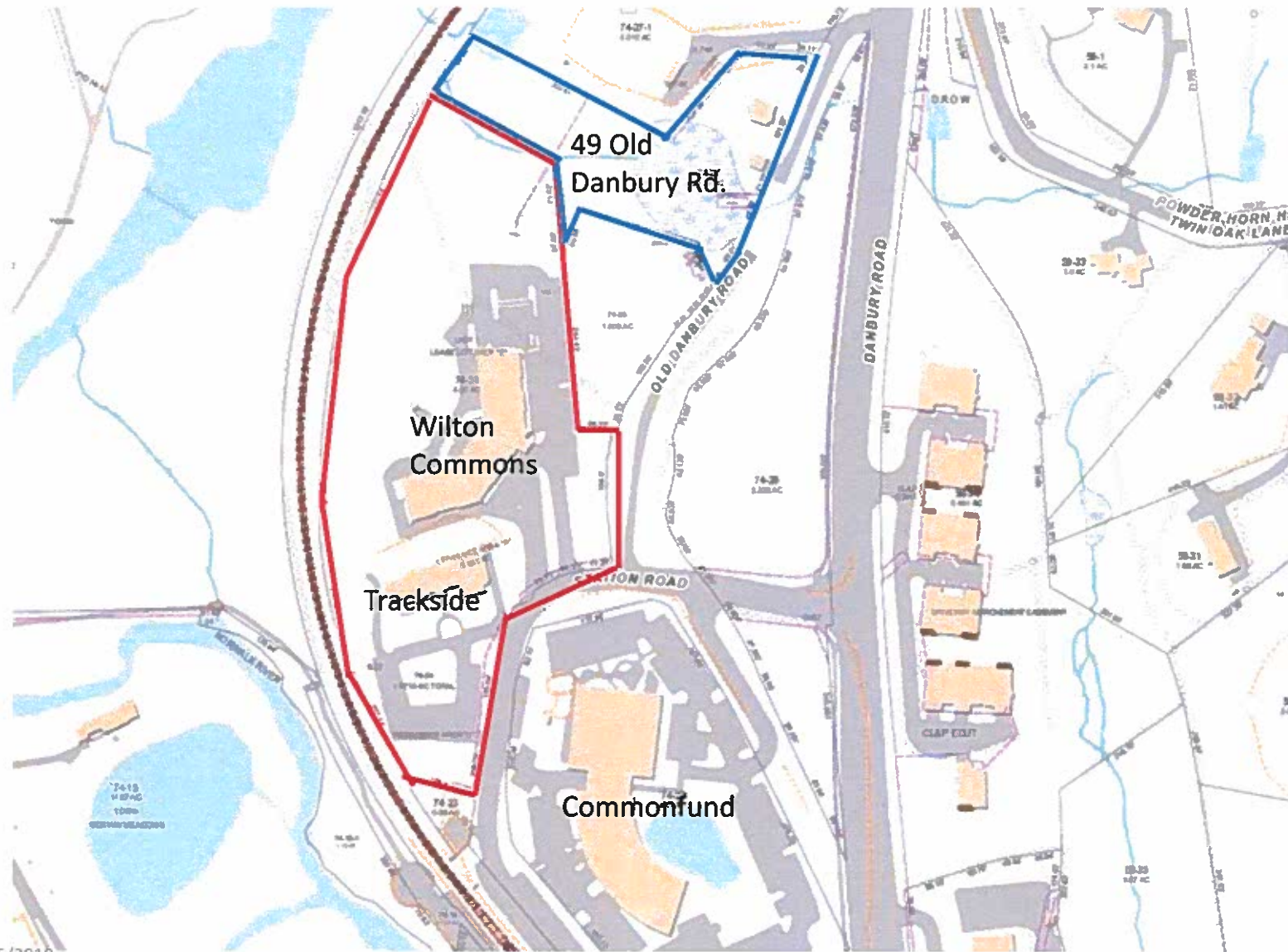
Old Town Hall

69 Ridgefield Road

Virtually no excess land to potentially subdivide/sell



Train Station Cluster



Trackside – Teen Center of Wilton Inc.

15/19 Station Road



- Raymond-Davenport-Dana House
- Built 1780
- Trackside Improvements in 2005?
- Approx. 1,435 SF Dana House
- Ground Leased for \$1/yr.
- “Lease Lot A” – 0.88 ac.
- Lease Expiration: approx. 2033
- Lease renewal: Negotiable
- Listed on Wilton Historical Resource Inventory
- Future home of Wilton Alternative School



Recommendation:

- Monitor ground lease for compliance

Gilbert & Bennett School

49 New Street



- Built in 1915 as a schoolhouse
- Building size: 10,396 SF
- Land 4.87 ac.
- Current rent: \$1/yr.
- Lease: Month-to-Month
- Tenant: Georgetown Community Assn.
- Listed on National Historic Register
- Located in Wilton Local Historic District #6 (Georgetown)
- Boiler Replacement in 2014 (\$37,500)
- Would require significant life safety improvements to return to educational type use – deemed not economically viable
- Lack of town sewer inhibits value

Recommendation:

- Evaluate current usage/tenant
- Monitor ground lease for compliance

Residential Property

- 49 Old Danbury Road*
- 405 A&B Danbury Road (Marvin Tavern)**
- 415 Danbury Road*
- 7 New Street*
- 31 New Street*
- 275 Hurlbutt (Ambler Farm)*

** National Historic Register

* Wilton Historical Resource Inventory

Residential Property Economics

Town Keeps/Owns Property

Add: Rental Income

Less: Operating Expenses (as per lease)

Less: Capital Expenditures (as per lease)

Less: Cost of Capital to finance (@Town borrowing rate)

Less: Taxes foregone on Town-owned property

Town Sells Property

Lose: Rental Income

Gain: Elimination of Operating and Capital Expenses

Gain: Sale of house or land (used for Town debt paydown)

Gain: Tax Revenue as Property added back to the Grand List

Opportunity costs in Blue

Example of \$350,000 Rental House (at Market Value)

Potential Rent Received (\$2,100/mo.)	\$ 25,200
Operating Expense & CapEx (2006 Estimated)	(16,000)
Cash Impact Sub-total	9,200
Cost of Capital @ 3% Wilton Bond Rate	(10,500)
Property Tax Forgone @2% of Market Value	(7,000)
TOTAL ANNUAL IMPACT	\$ (8,300)

Opportunity costs in Blue

Rent Comps 2016-19 for Wilton Houses Built before 1940

Comparative Market Analysis/Summary

Prepared: March 16, 2019 @ 4:28 PM

Presented By: John DiCenzo

Residential Rental

Closed Properties

MLS#	Address	Town	Rooms	Beds	Baths	Ttl SqFt	Acres	Closed	\$/SqFt	List Price	Rent Price	CDOM	%OLP	L%Asmt	S%Asmt
99152711	496 Danbury Rd	Wilton	5	2	1(1/0)	750	1.20	07/27/16	\$1.93	\$1,450	\$1,450	20	100 %		
170164179	94 Honey Hill Rd	Wilton	2		1(1/0)	475	11.14	03/09/19	\$3.05	\$1,500	\$1,450	12	97 %		
170021160	94 Honey Hill Rd	Wilton	3	1	1(1/0)	450	11.14	02/08/18	\$3.33	\$1,500	\$1,500	117	91 %		
99193611	1 Peaceable St	Wilton	2	1	2(1/1)	832	0.49	08/01/17	\$2.04	\$1,695	\$1,695	15	100 %		
170052792	125 Huckleberry Hill Rd	Wilton	3	1	1(1/0)	750	2.58	03/31/18	\$2.27	\$1,700	\$1,700	27	100 %		
170000881	3 Old Boston Rd	Wilton	4	2	1(1/0)	831	3.12	11/11/17	\$2.17	\$1,950	\$1,800	72	92 %		
99147249	121 Grumman Hill Rd	Wilton	3	1	1(1/0)	645	1.07	03/01/17	\$3.06	\$1,975	\$1,975	272	94 %		
99161515	106 Portland Ave	Wilton	5	3	2(1/1)	1,600	1.01	04/01/17	\$1.31	\$2,100	\$2,100	180	95 %		
170046639	192 Mather St	Wilton	6	2	2(1/1)	1,520	0.90	04/21/18	\$1.64	\$2,700	\$2,500	68	93 %		
99165977	201 Millstone Rd	Wilton	3	1	1(1/0)	736	3.96	04/14/17	\$3.40	\$2,500	\$2,500	151	89 %		
99148107	201 Millstone Rd	Wilton	3	1	1(1/0)	736	3.96	08/02/16	\$3.40	\$2,800	\$2,500	62	89 %		
170080939	22 Horseshoe Rd	Wilton	5	2	2(1/1)	1,391	1.57	06/20/18	\$1.87	\$2,750	\$2,600	29	88 %		
99194468	38 Blueberry Hill Pl	Wilton	6	3	3(2/1)	1,697	2.00	12/01/17	\$1.53	\$2,800	\$2,600	112	81 %		
170063512	167 Drum Hill Rd, #A	Wilton	5	3	2(1/1)	2,200	3.56	04/07/18	\$1.25	\$2,950	\$2,750	20	93 %		
99182241	37 Cannon Rd	Wilton	7	4	2(1/1)	1,998	0.90	07/29/17	\$1.43	\$3,000	\$2,850	75	86 %		
170105659	37 Cannon Rd	Wilton	7	4	2(1/1)	1,998	0.90	09/01/18	\$1.44	\$3,000	\$2,875	45	90 %		
170096870	40 Honey Hill Rd, #B	Wilton	4	1	3(2/1)	2,400	2.27	07/15/18	\$1.25	\$3,475	\$3,000	17	86 %		
99154178	830 Ridgefield Rd	Wilton	7	4	3(2/1)	1,488	0.24	01/19/17	\$2.02	\$3,200	\$3,000	180	94 %		
99155495	40 Honey Hill Rd, #B	Wilton	4	1	3(2/1)	2,400	2.27	08/26/16	\$1.33	\$3,400	\$3,200	24	94 %		
170049225	40 Honey Hill Rd, #B	Wilton	4	1	3(2/1)	2,400	2.27	03/12/18	\$1.45	\$3,475	\$3,475	19	100 %		
170092998	53 Mountain Rd	Wilton	8	4	2(2/0)	2,682	2.50	07/02/18	\$1.30	\$3,700	\$3,500	18	95 %		
170081153	311 Newtown Tpke	Wilton	6	3	2(2/0)	1,950	1.35	09/14/18	\$1.79	\$3,500	\$3,500	119	90 %		
99162802	311 Newtown Tpke	Wilton	6	3	2(2/0)	1,950	1.35	10/30/16	\$1.79	\$3,950	\$3,500	23	89 %		
99142179	35 Cedar Rd	Wilton	9	3	2(2/0)	1,892	2.00	06/25/16	\$1.85	\$3,500	\$3,500	29	100 %		
99183619	45 Seeley Rd	Wilton	8	3	3(2/1)	2,100	3.02	07/01/17	\$1.76	\$3,800	\$3,700	60	97 %		
99155058	53 Mountain Rd	Wilton	8	4	2(2/0)	2,682	2.50	08/28/16	\$1.38	\$3,600	\$3,700	25	97 %		
170092149	651 Nod Hill Rd	Wilton	8	3	3(2/1)	2,600	2.14	07/03/18	\$1.46	\$3,800	\$3,800	8	100 %		
99155218	303 Westport Rd	Wilton	11	5	5(4/1)	5,019	4.12	12/02/16	\$0.95	\$5,000	\$4,750	119	83 %		
170038686	267 Westport Rd	Wilton	10	4	4(4/0)	4,591	2.00	06/01/18	\$1.11	\$5,500	\$5,100	159	93 %		

Closed Listing Count: 29

Averages:	1.819	2.14	\$1.88	\$2,975	\$2,847	72	93 %
Medians:	1.892	2.67	\$1.76	\$3,000	\$2,850	45	93 %

Wilton Residential Properties are generally 5-6 Rooms and 1000-1600 SF
Rent comps (in yellow) range from \$1.25-\$1.87/SF/mo. – Average ~\$1.50/SF/mo.

Sale Comps in 2015-19 for Wilton Houses Built before 1940

Comparative Market Analysis/Summary

Prepared: March 18, 2019 @ 10:15 PM

Presented By: John DiCenzo

Single Family Sale

Closed Properties

MLS#	Address	Town	Rooms	Beds	Baths	Ttl Sq Ft	Acres	Closed	\$/Sq Ft	List Price	Sold Price	CDOM	%OLD	1%Asmt	5%Asmt
99177183	218 Hurlbutt St	Wilton	6	4	2(2/0)	1,436	0.56	11/17/17	\$149.77	\$214,900	\$215,000	379	74%	65%	65%
99090784	77 Range Rd	Wilton	12	4	3(2/1)	2,401	1.03	04/24/15	\$108.08	\$274,900	\$259,500	79	79%	70%	66%
99136785	34 Oak Home Ave	Wilton	5	2	1(1/0)	832	1.50	05/18/16	\$336.54	\$279,000	\$280,000	30	100%	108%	108%
170072042	16 New Street Ter	Wilton	4	2	1(1/0)	1,284	0.50	08/30/18	\$225.47	\$299,500	\$285,000	77	90%	127%	121%
170108117	73 Cherry Ln	Wilton	9	3	4(3/1)	2,076	1.85	12/26/18	\$148.08	\$307,500	\$300,000	85	96%	81%	79%
99134079	22 Seeley Rd	Wilton	8	4	3(2/1)	2,196	2.03	10/21/16	\$138.89	\$299,000	\$305,000	155	58%	79%	81%
99088563	110 Dudley Rd	Wilton	5	2	1(1/0)	1,589	1.00	04/15/16	\$195.72	\$300,000	\$311,000	334	62%	92%	95%
99113132	516 Danbury Rd	Wilton	0	1	3(2/1)	3,089	1.00	11/08/10	\$101.17	\$349,900	\$312,500	445	93%	94%	84%
98541206	152 Hurlbutt St	Wilton	8	3	3(2/1)	2,893	2.02	05/09/14	\$112.34	\$460,000	\$325,000	709	61%	117%	83%
98539075	10 New St	Wilton	7	3	2(2/0)	1,798	1.10	01/06/14	\$180.76	\$325,000	\$325,000	371	57%	90%	90%
99187954	51 Sunset Pass Ave	Wilton	6	3	1(1/0)	1,353	1.80	09/27/17	\$246.86	\$349,000	\$334,000	33	96%	125%	119%
90125248	38 Blueberry Hill Pl	Wilton	6	2	3(2/1)	1,697	2.00	02/26/16	\$197.41	\$466,000	\$335,000	106	72%	128%	02%
99101196	292 Mountain Rd	Wilton	5	2	1(1/0)	1,388	0.87	07/27/15	\$241.35	\$379,900	\$335,000	93	88%	156%	138%
99041654	1053 Ridgfield Rd	Wilton	7	2	2(1/1)	1,806	2.00	01/14/14	\$221.05	\$339,500	\$355,000	58	101%	88%	92%
99044717	108 Dudley Rd	Wilton	8	3	2(2/0)	1,620	1.00	04/10/14	\$237.65	\$449,000	\$385,000	129	86%	128%	110%
170116366	18 Horseshoe Rd	Wilton	7	4	2(1/1)	2,482	0.65	03/01/19	\$157.13	\$410,000	\$390,000	526	95%	125%	119%
99133610	296 Belden Hill Rd	Wilton	7	4	3(3/0)	1,855	0.80	06/28/16	\$211.05	\$399,000	\$391,500	130	87%	114%	112%
170035220	358 Ridgfield Rd	Wilton	11	5	5(4/1)	3,678	3.20	02/08/18	\$107.40	\$445,000	\$395,000	237	79%	83%	74%
99139380	19 Hartford Ln	Wilton	5	2	2(1/1)	1,139	0.20	10/24/16	\$351.10	\$420,000	\$399,900	146	85%	143%	136%
99178689	33A Westport Rd	Wilton	7	4	3(3/0)	2,390	1.40	08/22/17	\$187.36	\$479,900	\$400,000	123	74%	148%	123%
99152398	759 Ridgfield Rd	Wilton	7	3	2(1/1)	1,530	0.41	11/02/16	\$261.44	\$420,000	\$400,000	100	83%	117%	112%
99114937	167 Sharp Hill Rd	Wilton	6	3	2(2/0)	1,682	1.38	11/30/15	\$245.54	\$418,000	\$413,000	114	99%	119%	117%
99168907	2 Wilton Acr	Wilton	6	3	3(2/1)	2,150	1.00	06/20/17	\$193.02	\$399,000	\$415,000	258	104%	127%	132%
170060463	320 Belden Hill Rd	Wilton	6	2	1(1/0)	1,020	0.69	08/09/18	\$411.76	\$475,000	\$420,000	44	88%	158%	139%
99059200	13 Kensett Ave	Wilton	9	4	3(2/1)	3,086	0.69	05/14/15	\$137.72	\$469,000	\$425,000	346	85%	127%	115%
99164937	55 Chicken St	Wilton	5	2	2(2/0)	1,892	2.02	11/07/17	\$225.95	\$499,000	\$427,500	309	78%	124%	106%
99154115	12 Cayford Dr G	Wilton	5	2	1(1/0)	1,079	0.00	10/07/16	\$390.52	\$435,500	\$400,000	57	99%	142%	140%
99128779	42 New St	Wilton	6	3	2(1/1)	1,456	0.50	05/19/16	\$304.60	\$459,900	\$443,500	311	96%	166%	160%
99158773	76 Belden Hill Rd	Wilton	6	2	3(3/0)	2,130	3.14	05/24/17	\$208.92	\$439,000	\$445,000	25	101%	102%	103%
99138455	763 Danbury Rd	Wilton	7	4	2(2/0)	1,560	2.00	01/17/17	\$288.46	\$449,000	\$450,000	80	100%	95%	96%
170062654	72 Old Mill Rd	Wilton	7	3	2(1/1)	1,492	1.22	06/01/18	\$304.06	\$469,000	\$455,000	28	97%	170%	165%
99151212	331 Mountain Rd	Wilton	7	3	2(2/0)	1,813	1.33	08/15/17	\$253.72	\$510,000	\$460,000	348	79%	136%	120%
170002297	30 Liberty St	Wilton	7	4	3(3/0)	2,401	0.46	03/09/18	\$197.83	\$524,900	\$475,000	166	83%	157%	142%
99113419	44 Westport Rd	Wilton	9	5	5(4/1)	2,899	1.00	11/10/15	\$163.85	\$499,000	\$475,000	188	99%	122%	116%
99019675	418 Ridgfield Rd	Wilton	7	3	2(1/1)	1,049	0.26	03/07/14	\$250.90	\$475,000	\$489,000	337	96%	134%	138%
170080594	211 New Canaan Rd	Wilton	6	3	3(3/0)	3,292	1.00	06/27/18	\$148.85	\$485,000	\$490,000	9	101%	124%	126%

Property Type is one of 'Single Family Sale', 'Residential Rental', 'Condo/Co-Op Sale' Status is 'Closed' Status Search Date is 01/01/2014+ County is 'Fairfield' City is 'Wilton' Year Built is 1700 to

Wilton Residential Properties are generally 5-6 Rooms and 1000-1600 SF
Sale comps (in yellow) range from \$148-350/SF – Average ~\$250/SF

Wilton Residential Properties

	Yr. Built	Living Area (SF)	# Bed Rooms	# Bath Rooms	TOTAL Rooms	Current Monthly Rent	Potential Monthly Rent*	Potential Sale Value**
49 Old Danbury Rd.*	1810	1,393	3	2	5	\$1,045*	\$2,089	\$348,000
415 Danbury Road	1809	1,084	3	1.5	4.5	\$1,545	\$1,626	\$271,000
405A&B Danbury (Marvin Tavern)	1762	2,600	?	?	?	\$3,192	\$3,900	\$750,000
7 New Street**	1914	1,518	5	2	7	\$1,241**	\$2,270	\$380,000
31 New Street (newly renovated)	1940	1,112	2	1	3	\$2,416	\$1,670	\$278,000
275 Hurlbutt (Part of Ambler Farm)	1880	2,664	5	1	9	\$2,600	\$4,000	n/a

* Rented to BOE Employee

** Rented to Town Employee

* \$1.50/SF/Mo.

** At \$250/SF

49 Old Danbury Road



- Built in 1810
- 1,393 SF; 3BR/2Ba
- Current rent: \$1,045/mo.
- Lease Expiration: Month-to-month
- Lease renewal options: 30 days cancellation notice
- Historical Property State/Local List
- Lot shape is irregular and of little value (next to power substation, rail tracks)

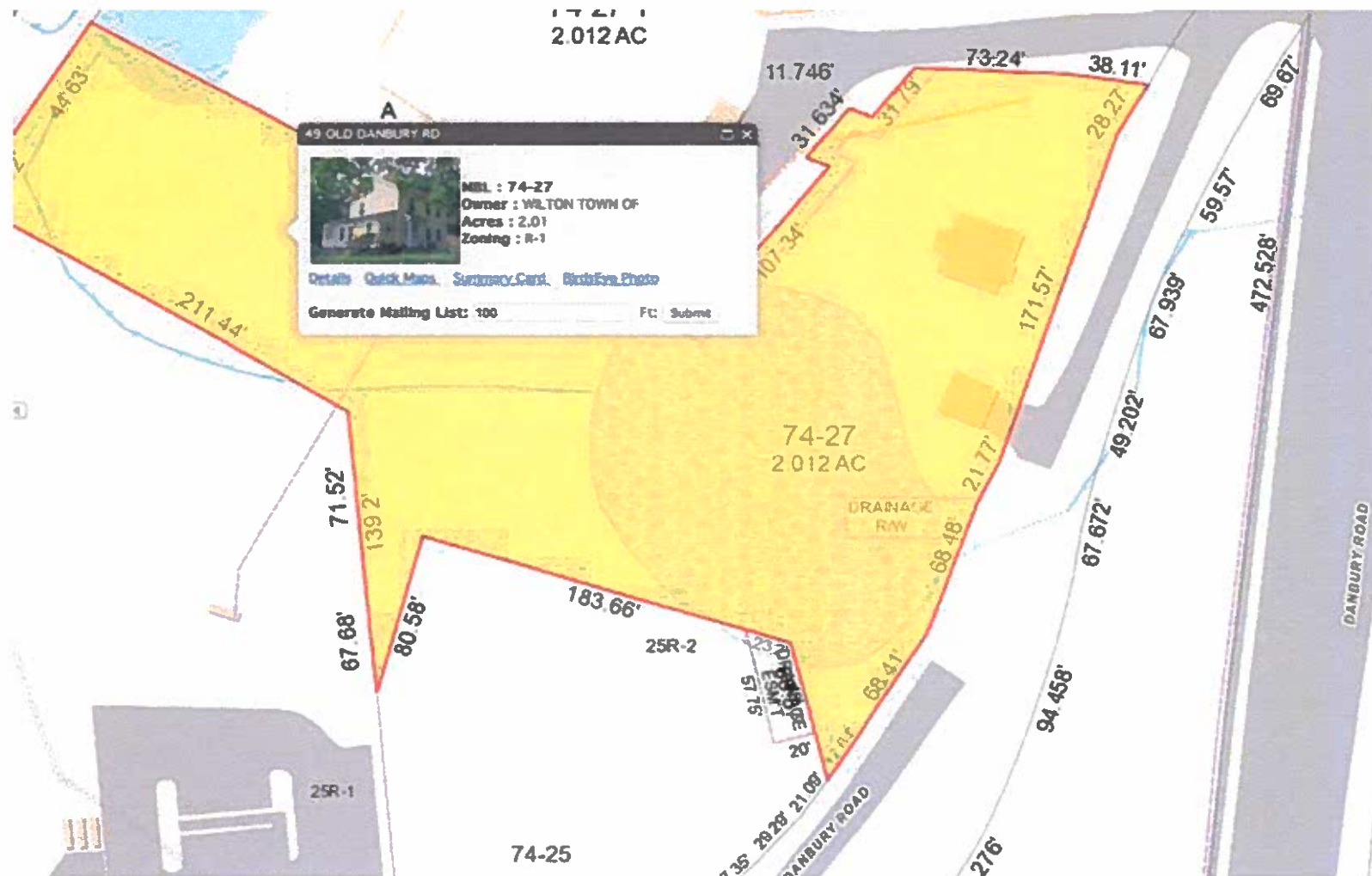


Recommendation:

- Monitor lease for compliance
- Consider deed-restricted sale

49 Old Danbury Road

Odd-shaped lot with no Route 7 frontage and water/wetlands issues impacts value



Marvin Tavern (a.k.a. Matthew Marvin House)

405A/B Danbury Road



- Built circa 1760 as Tavern & Inn for travelers to Ridgefield
- Listed in National Register of Historic Places (added in 1984)
- Two residential apartments
- \$1,596/month
- Lease Expiration: Month-to-month
- Lease renewal options: none
- Historical Preservation?
- Other?



Recommendation:

- Monitor lease for compliance
- Consider deed-restricted sale
- Alternative High School use?

415 Danbury Road



- Built circa 1775
- “Marvin-Doggett House”
- On
- Building size: 1,084 SF (3BR/1.5Ba)
- No subdivided land parcel
 - on Town High School land
- Current rent: \$1,545/month
- Lease Expiration: Month-to-month
- Lease renewal options: none

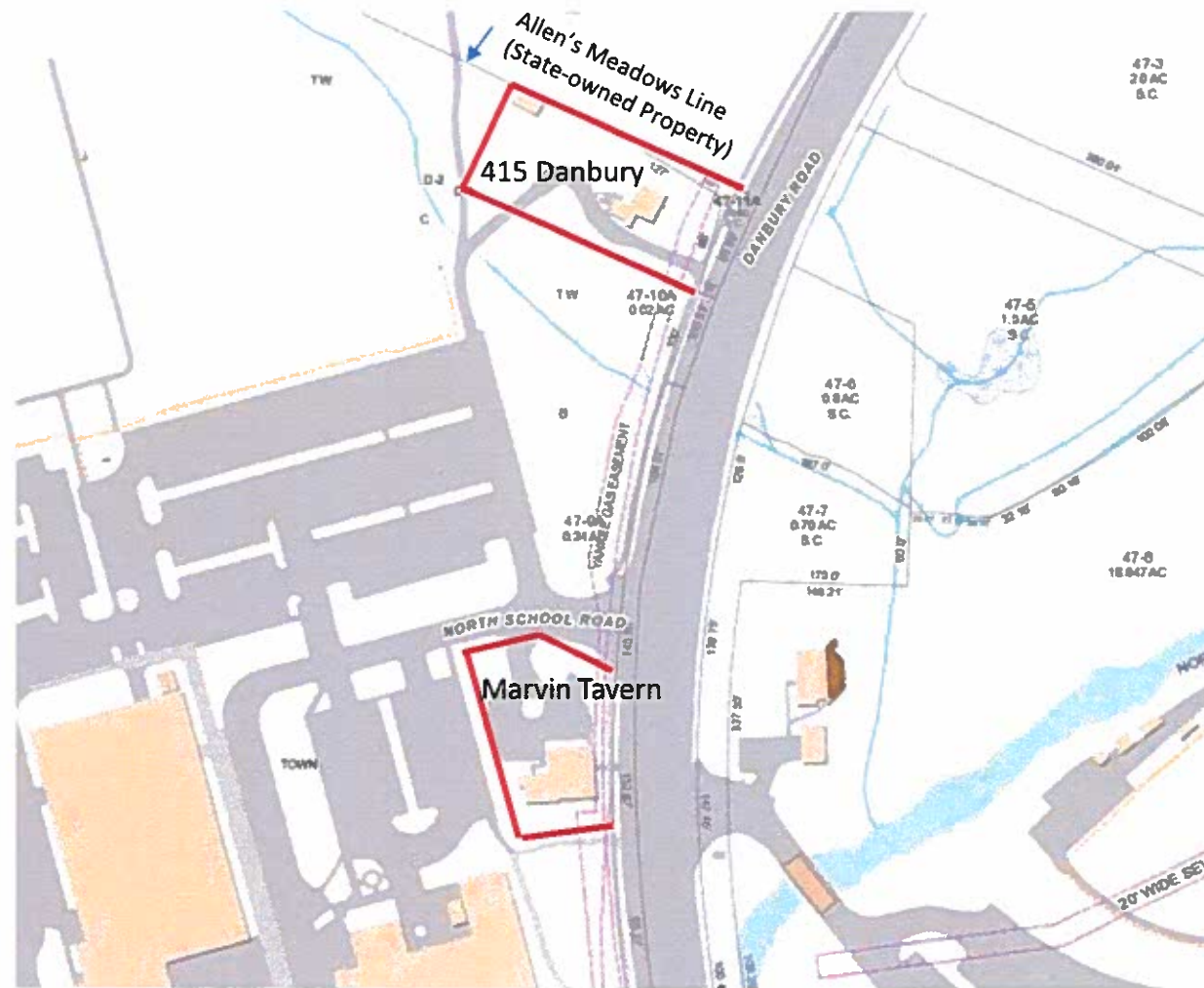


Recommendation:

- Monitor lease for compliance
- Consider deed-restricted sale

415 Danbury Road & Marvin Tavern

To consider selling as an option, both properties would require a non-conforming lot sub-division from Wilton High School (Town) property:



Town of Wilton owns three historic properties on 8.5 ac. land in Georgetown



31 New Street



- Property age/characteristics
- Building size: 1,112 SF (2BR, 1Ba)
- \$2,416/month
- Lease Expiration: Month-to-month
- Lease renewal options: None
- Located in Wilton Local Historic District #6 (Georgetown)
- Recently underwent substantial rehab.



Recommendation:

- Monitor lease for compliance
- Consider deed-restricted sale

7 New Street



- Property age/characteristics
- Building size: 1,518 SF (5BR, 2Ba)
- \$1,241/month
- Lease Expiration: Month-to-month
- Lease renewal options: None
- Tenant is Long-time Town employee
- Located in Wilton Local Historic District #6 (Georgetown)



Recommendation:

- Monitor lease for compliance
- Consider deed-restricted sale

275 Hurlbutt Street (at Ambler Farm)



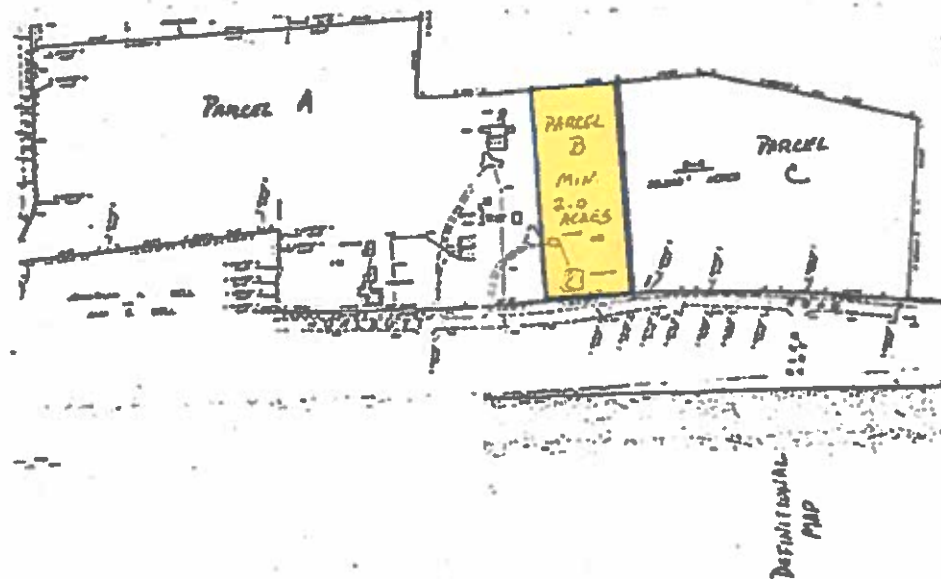
- Built 1890 as “Platt Raymond House”
- Building size: 2,664 SF (5BR, 1 Ba)
- \$2,600/month
- Leased to Ambler Farm entity
- Listed on Wilton Historical Resource Inventory



Recommendation:

- Monitor lease for compliance
- Should remain as part of Ambler Farm
- Significant visible deferred maintenance

275 Hurlbutt Street



- Ambler Farm was purchased by the Town of Wilton in 1999 for \$2.6 Million with deed restrictions for the Town of Wilton to maintain the property, enforced by a repurchase option at 70% of market value.
- Property is laid out in three non-subdivided sections named in the Deed Transfer as Parcels A, B and C (see diagram at left).
- Purchase was subject to deed restrictions for entire property (or, after subdivision, only Parcel A that contained the main Ambler Farm buildings), to maintain the buildings and, if the Town of Wilton fails to do so, the Ambler Trust has a below-market repurchase option.
- Parcel B (highlighted) includes 275 Hurlbutt residential property and is a separate parcel (after subdivision) that Wilton can keep or sell without the deed restrictions of Parcel A. However, the property must remain as private residential property.
- Parcel B is required to be minimum 2 acres to presumably conform to minimum zoning should the Town seek to subdivide and sell Parcel B land and existing improvements or tear down and replace.
- To be clear, after subdivision, only Parcel A is subject to deed restrictions, but the entire parcel would carry such deed restrictions until it is subdivided (if ever) into the three separate legal parcels

While it is *legally* possible to subdivide 275 Hurlbutt from the rest of Ambler Farm, It is not recommended as this residential property houses Ambler's on-site property manager

Additional Recommendations

- Property Recordkeeping was thin and manual. Consider consolidating all info digitally
- Have an annual monitoring and inspection program for all Town-owned historical properties
- Track each property's revenue and expenses independently (recently being done)
 - Property rent was captured by property but OpEx and CapEx were not
- Consider having Wilton Historical Society manage residential properties rather than DPW (agree on stipend to oversee property mgmt.)
- Consider segregating into a separate Wilton Historical Properties Fund

Wilton Deer Committee - 2019 Controlled Hunt Plan

Town	Beginning of Hunting	End of Hunting	Days of No Hunting	Other	Changes from 2018 Request	Deer Harvest Tally					
						2013	2014	2015	2016	2017	2018
Vista	September 15	January 31	November 28 & 29 and December 24 & 25		Add January	5	2	1	3	2	2
Belknap	November 1	January 31	November 28, 29 & 30 and December 1, 24 & 25			5	5	9	8	4	5
Sackett	November 1	December 23	November 28, 29, & 30, Sundays			4	N/A	7	1	4	2
Wrens Thicket	September 15	January 31		Bow Only		2	1	2	1	0	1
WLT											
Vista surrounding properties	September 15	January 31	November 28 & 29 and December 24 & 25	Bow Only	Add January	*	*	*	*	*	*
Gregg	November 1	January 31	November 28, 29 & 30 and December 1, 24 & 25			*	*	*	*	*	*
Van Haelewyn-Richards (Sackett)	November 1	December 23	November 28, 29, & 30, Sundays			*	*	*	*	*	*
Slaughter Field	October 1	December 31	November 28, 29 & 30 and December 1, 24 & 25	Bow Only		2	4	5	0	4	1
Rimer Preserve off Deer Run	September 15	January 31		Bow Only	New Property	N/A	N/A	N/A	N/A	N/A	0
Coulhane	September 15	January 31		Bow Only	No closure - no trails	N/A	4	1	2	2	3
Chessor Lane parcel	September 15	January 31		Bow Only	No closure - no trails	N/A	N/A	1	1	0	0
St. Johns / Chicken St. parcel	September 15	January 31		Bow Only	No closure - no trails	N/A	1	1	1	1	1
Seeley Road/Pen Central Parcel	September 15	January 31		Bow Only	No closure - no trails	N/A	N/A	N/A	1	2	3
Quail Ridge / Honey Hill parcel	September 15	January 31		Bow Only	No closure - no trails	N/A	N/A	N/A	0	0	1
Middlebrook Farm Parcel	September 15	January 31		Bow Only	No closure - no trails	N/A	N/A	N/A	N/A	1	3
Thayer Pond Parcel	September 15	January 31		Bow Only	No closure - no trails	N/A	N/A	0	0	0	0
Tito Lane	No Hunting	No Hunting			New trail - no hunting	0	0	0	0	0	0
SNEW											
City Lake	September 15	January 31				7	9	16	11	10	7
Popes Pond	September 15	January 31				7	10	7	10	5	4
Crystal Lake	September 15	January 31				3	4	6	7	7	5
Diversion Parcel	September 15	January 31				0	1	1	4	2	1
Comstock	September 15	January 31				19	11	20	15	22	20
ALT											
Honey Hill Parcels	September 15	December 23		Bow Only		N/A	N/A	N/A	N/A	2	2
Other Properties Not Part of Current Year Hunt Plan						0	11	1	3	2	0
Total						54	63	78	68	70	61

* Indicates that total for the corresponding adjacent parcel includes the tally for the combined property as they are managed jointly.

N/A - Indicates that parcel was not hunted.