

511 Liberty St Stonington Ct

511 LIBERTY ST , STONINGTON , CONNECTICUT, 06378



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Welcome To Stonington

The Town of Stonington shares a rich history with its 18,000 plus residents, vacationers and tourists each year. Within the 42.7 square miles you will find a modern day blend of history, technology, and recreation. Stonington includes a unique sophisticated appeal within a small New England town and is conveniently situated between New York City and Boston. Scenic backdrops of sunlit, coastal waters, with plentiful wildlife create a unique tranquility that can only be experienced. Stonington is an extraordinary town that thrives on innovative industry, preservation of scenic beauty and fully embraces its historical heritage.

The Town of Stonington is situated in the southeastern corner of Connecticut, bordering Westerly, Rhode Island to the east, Long Island Sound to the south, Groton, Ledyard, and North Stonington to the west and north. Stonington is the only Connecticut town facing the Atlantic Ocean. Fishers Island and Long Island, New York, can be seen to the southwest and Block Island, Rhode Island to the southeast. The rocky shoreline has many peninsulas, islands, coves, and marshes.



Property Overview

511 Liberty St , Stonington , Connecticut, 06378



Located just off I-95 in the highly desirable HI-60 zone. Perfect for easy on/off I-95. This zone encourages development of high quality commercial space such as office, retail, hotel, light industrial and age-restricted housing surrounding the interchanges of I-95 with Routes 2, 78 and 49. 35.34 contiguous acres (14.22 in Stonington and 21.12 in N. Stonington). Already on busy Route 2 is Stop & Shop, McDonald's, medical center, Regal Cinemas, Dunkin Donuts and CVS is coming soon.

Overview:

- **Style:** N/A
- **Year Built:** N/A
- **Acres:** 35.34
- **Square Feet:**
- **Taxes:** \$5,267
- **Bedrooms:** N/A
- **Bathrooms:** N/A
- **Monthly HOA Fees:** n/a

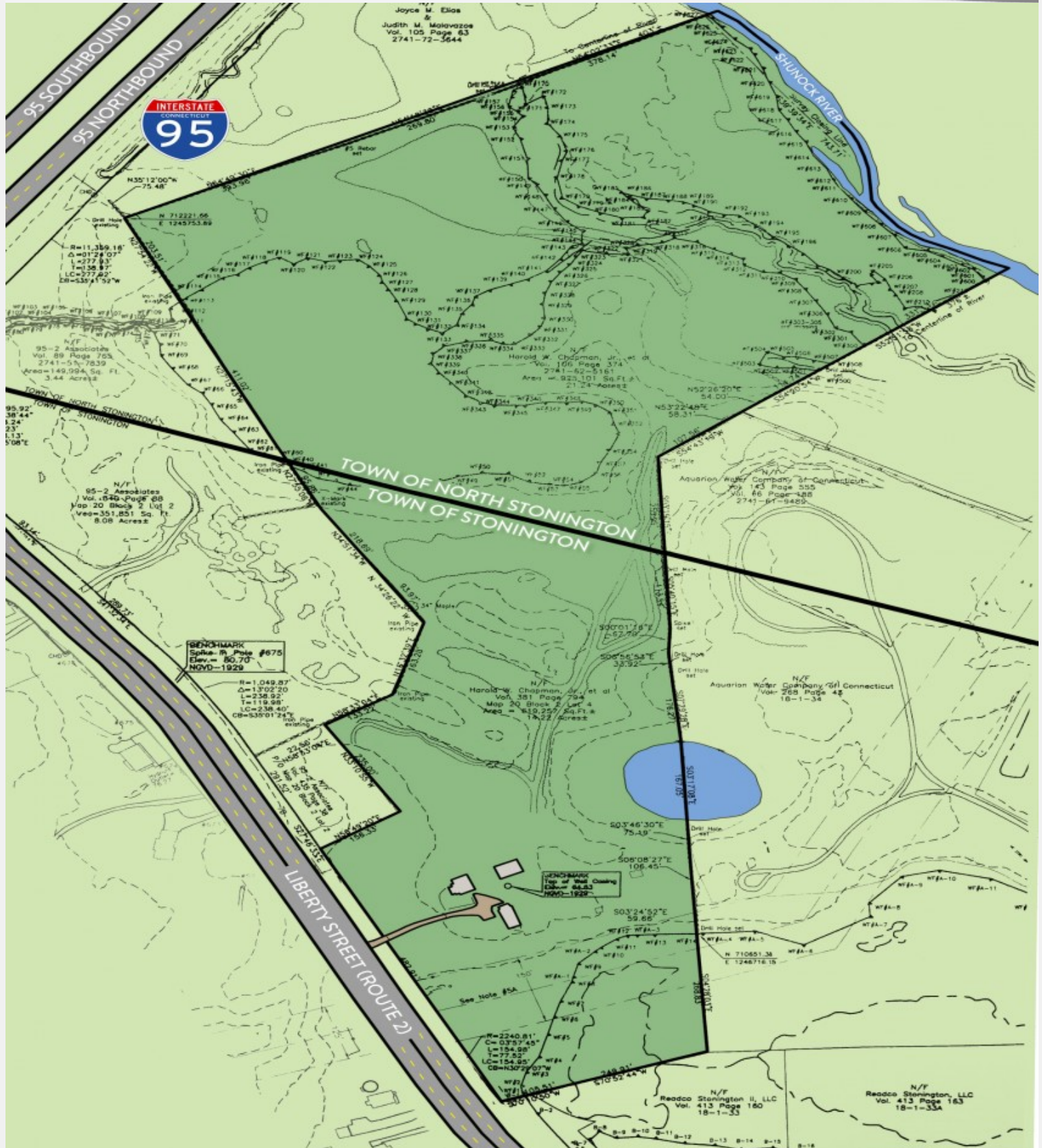


Exterior Photos



Property Lines / Boundaries

511 Liberty St , Stonington , Connecticut, 06378

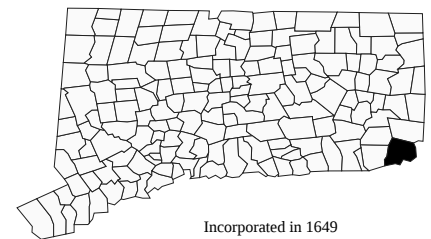


Stonington, Connecticut

CERC Town Profile 2018 *Produced by The CT Data Collaborative*

Town Hall
152 Elm Street
Stonington, CT 06378
(860) 535-5050

Belongs To
New London County
LMA Norwich - New London - Westerly
Southeastern Planning Area



Incorporated in 1649

Demographics

Population

	<i>Town</i>	<i>County</i>	<i>State</i>
2000	17,906	259,088	3,405,565
2010	18,545	274,055	3,574,097
2012-2016	18,477	272,033	3,588,570
2020	17,825	283,665	3,604,591
'16 - '20 Growth / Yr	-0.9%	1.0%	0.1%

	<i>Town</i>	<i>County</i>	<i>State</i>
Land Area (sq. miles)	39	665	4,842
Pop./Sq. Mile (2012-2016)	478	409	741
Median Age (2012-2016)	48	41	41
Households (2012-2016)	7,878	106,170	1,354,713
Med. HH Inc. (2012-2016)	\$78,274	\$67,574	\$71,755

	<i>Town</i>	<i>State</i>
Veterans (2012-2016)	1,492	188,759

Age Distribution (2012-2016)

	<i>0-4</i>	<i>5-14</i>	<i>15-24</i>	<i>25-44</i>	<i>45-64</i>	<i>65+</i>	<i>Total</i>
Town	645 3%	1,927 10%	2,014 11%	3,529 19%	6,124 33%	4,238 23%	18,477 100%
County	13,893 5%	31,068 11%	38,356 14%	66,070 24%	78,837 29%	43,809 16%	272,033 100%
State	188,812 5%	439,100 12%	494,529 14%	878,077 24%	1,033,029 29%	555,023 15%	3,588,570 100%

Race/Ethnicity (2012-2016)

	<i>Town</i>	<i>County</i>	<i>State</i>
White Alone, Non-Hispanic	16,829	207,985	2,464,450
Black Alone	274	15,526	372,696
Asian	504	11,283	152,782
Native American	32	1,616	9,399
Other/Multi-Race	527	22,144	284,582
Hispanic or Latino	579	26,701	537,728

	<i>Town</i>	<i>County</i>	<i>State</i>
Poverty Rate (2012-2016)	8.5%	9.9%	10.4%

Educational Attainment (2012-2016)

	Town		State	
High School Graduate	3,536	25%	673,220	27%
Associates Degree	1,095	8%	184,426	7%
Bachelors or Higher	6,413	46%	938,319	38%

Economics

Business Profile (2016)

<i>Sector</i>	<i>Units</i>	<i>Employment</i>
Total - All Industries	832	7,599
23 - Construction	74	430
31-33 - Manufacturing	33	703
44-45 - Retail Trade	118	896
62 - Health Care and Social Assistance	56	813
72 - Accommodation and Food Services	91	1,602
Total Government	19	642

Top Five Grand List (2017)

	<i>Amount</i>
Connecticut Light & Power Co.	\$40,069,760
Mystic Senior Property	\$24,069,379
Aquarion Water Co of CT	\$15,267,502
Senior Living by Masonicare	\$29,599,790
DDH Hotel Mystic, LLC	\$11,274,567
Net Grand List (SFY 2015-2016)	\$2,622,270,316

Major Employers (2016)

Davis Standard LLC	McQuades Market Inc.
Big Y	Zachry Nuclear Engineering
Red 36	

Education

2017-2018 School Year

	<i>Grades</i>	<i>Enrollment</i>
Stonington School District	PK-12	2,097

Smarter Balanced Test Percent Above Goal (2016-2017)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	78.7%	53.1%	80.8%	50.0%	51.1%	41.8%
ELA	78.7%	51.8%	80.8%	54.1%	68.4%	53.7%

Pre-K Enrollment (PSIS)

	<i>2016-2017</i>
Stonington School District	41

4-Year Cohort Graduation Rate (2016-2017)

	<i>All</i>	<i>Female</i>	<i>Male</i>
Connecticut	87.9%	90.9%	85.1%
Stonington School District	89.6%	92.5%	86.7%

Rate of Chronic Absenteeism (2016-2017)

	<i>All</i>
Connecticut	9.9%
Stonington School District	7.1%

Public vs Private Enrollment (2012-2016)

	<i>Town</i>	<i>County</i>	<i>State</i>
Public	81.4%	89.5%	86.8%
Private	18.6%	10.5%	13.2%

Stonington, Connecticut

CERC Town Profile 2018



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Town Meeting

Total Revenue (2016)	\$65,993,278	Total Expenditures (2016)	\$62,670,703	Annual Debt Service (2016)	\$5,129,384
Tax Revenue	\$56,448,889	Education	\$38,884,087	As % of Expenditures	8.2%
Non-tax Revenue	\$9,544,389	Other	\$23,786,616	Eq. Net Grand List (2016)	\$3,994,188,057
Intergovernmental	\$5,989,782	Total Indebtedness (2016)	\$39,028,195	Per Capita	\$214,200
Per Capita Tax (2016)	\$3,005	As % of Expenditures	62.3%	As % of State Average	141.6%
As % of State Average	104.6%	Per Capita	\$2,093	Moody's Bond Rating (2016)	Aa1
		As % of State Average	84.4%	Actual Mill Rate (2016)	21.32
				Equalized Mill Rate (2016)	14.03
				% of Net Grand List Com/Ind (2016)	14.2%

Housing/Real Estate

Housing Stock (2012-2016)

	Town	County	State
Total Units	9,440	121,426	1,493,798
% Single Unit (2012-2016)	69.4%	64.8%	59.1%
New Permits Auth (2017)	21	295	4,547
As % Existing Units	0.2%	0.2%	0.3%
Demolitions (2017)	0	35	1,403
Home Sales (2013)	242	2,190	26,310
Median Price	\$315,300	\$241,500	\$269,300
Built Pre-1950 share	37.6%	29.7%	29.7%
Owner Occupied Dwellings	5,650	70,136	900,223
As % Total Dwellings	71.7%	66.1%	66.5%
Subsidized Housing (2017)	539	13,893	168,576

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	45	363	3,417
\$100,000-\$199,999	53	629	7,522
\$200,000-\$299,999	48	628	6,031
\$300,000-\$399,999	39	295	3,380
\$400,000 or More	57	275	5,960

Rental (2012-2016)

	Town	County	State
Median Rent	\$1,057	\$1,039	\$1,094
Cost-burdened Renters	47.6%	49.5%	52.5%

Labor Force

	Town	County	State
Residents Employed	9,201	129,714	1,795,519
Residents Unemployed	387	6,878	96,273
Unemployment Rate	4.0%	5.0%	5.1%
Self-Employed Rate	14.1%	8.2%	9.9%
Total Employers	832	7,359	117,337
Total Employed	7,599	122,174	1,666,580

Connecticut Commuters (2015)

Commuters Into Town From:	Town Residents Commuting To:
Stonington, CT	Groton, CT
Groton, CT	Stonington, CT
Westerly, RI	Westerly, RI
Ledyard, CT	New London, CT
New London, CT	Ledyard, CT
North	Norwich, CT
Stonington, CT	Norwich, CT
Norwich, CT	Waterford, CT

Quality of Life

Crime Rates (per 100,000 residents) (2016)

	Town	State
Property	1,365	1,780
Violent	69	224

Distance to Major Cities

	Miles
Providence	40
Hartford	49
Boston	80
New York City	117
Montreal	301

Disengaged Youth (2012-2016)

	Town	State
Female	2.8%	4.5%
Male	5.1%	5.5%

	Town
Library circulation per capita	2.74

Residential Utilities

Electric Provider
Eversource Energy (800) 286-2000
Gas Provider
Southern Connecticut Gas Company (800) 659-8299
Water Provider
Aquarion Water Company (800) 732-9678
Cable Provider
Optimum Cable Company (203) 870-2583

CONNECTICUT ASSOCIATION OF REALTORS®, INC.
Seller's Property Information Form for Undeveloped Land

INSTRUCTIONS TO THE SELLER

Please complete the following form to the best of your knowledge. Please add explanations to your answers on this form or on an attached sheet should you wish to do so. For your protection you must date and sign each page of this Property Information Form and each attachment. Completion of this form does not constitute a warranty to the buyer, express or implied, of the condition of the property.

The following are representations made by the Seller (which term includes all persons signing as "Seller" below) for property located at 571 Liberty St Stoughton CT. Connecticut and are not the representations of Seller's brokers.

YES	NO	UNKN		QUESTIONS
			A.	TITLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Is title to the property subject to any of the following: (1) Right of first refusal (2) Option (3) Lease or rental agreement (4) Other Listing (5) Life Estate (6) Other? Please specify. _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Does any one other than you have the right to use any part of the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes? If yes, please specify. _____
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	Is there a written agreement for joint maintenance of an easement?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	Have you received a notice concerning the property from any federal, state or local governmental agency?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	Do you know of any zoning or inland-wetlands violations or nonconforming uses or structures?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7	Is there a current survey for the property? If yes, is the survey recorded on the Land Records? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8	Are you aware of any covenants, conditions, restrictions or special zoning authorities which affect the property? If yes, please explain. _____
			B.	EASEMENTS, TAXES AND ASSESSMENTS
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Are there any features of the property shared in common with adjoining landowners (such as walls, fences, roads or driveways) whose use or responsibility for maintenance may affect the property? If yes, what features are shared? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Any "common areas" or shared facilities (such as pools, tennis courts, walkways or other areas co-owned in undivided interest with others? If yes, what common areas". _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Is the property located in an historic district?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Is the property located in a special taxing district? If yes, what type of special taxing district? _____ What is the yearly tax \$ _____

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	Is the property part of a lake or other association? If yes, what is the name? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	Is the property the subject of any other type of assessment? If yes, what is the amount of the assessment and what is it for? \$ _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Are there any assessments for sewer construction, service or sewer usage fees? If yes, what is the annual payment and/or remaining amount due? \$ _____
			C. GENERAL	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Do you know of any problems with settling, soil conditions, standing water or drainage on the property or in the immediate area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>		2	Are you aware of any major damage to the property from fire, wind, floods, earth movements or landslides? If yes, please explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	Is the property in a designated <input type="checkbox"/> flood plain <input type="checkbox"/> slide zone <input type="checkbox"/> coastal management area <input type="checkbox"/> wetlands <input type="checkbox"/> watershed protection area <input type="checkbox"/> special flood hazard area (check all that apply)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		4	Are you aware of any hazardous waste, hazardous substances or dumps on the property? If yes, where located? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5	Are you aware of any spill or discharge of hazardous waste or any hazardous substance on the property? If yes, where located? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6	Were there any wetlands permits issued for the property? If yes, when was the permit issued and what was it issued for? _____ _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7	Have any percolation tests or deep hole test been performed on the property? If yes, state when the tests were performed and whether the Seller has a copy of the results. _____ _____ _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8	Are you aware of any other facts or information relating to this property that would concern you if you were a potential buyer? If yes, please explain under #4 Additional Comments.

4. ADDITIONAL COMMENTS

CONNECTICUT ASSOCIATION OF REALTORS®, INC.
**SELLERS PROPERTY INFORMATION FORM FOR UNDEVELOPED LAND
FOR DISTRIBUTION TO SELLERS AND LISTING BROKERS
INSTRUCTION SHEET**

A. PURPOSE

The Property Information Form for Undeveloped Land is intended to supplement the usual listing information obtained by brokers to assist the brokers in communicating information concerning undeveloped land from the Seller to prospective buyers. It is also intended to provide a measure of protection for sellers and buyers insuring that information concerning the condition of the property is communicated accurately.

B. RECOMMENDED USE

It is recommended that the Seller(s) fill in the form. If the Seller(s) are unsure of any factual information or about questions addressed by the form, the Seller may check the "unknown" box or attach whatever explanation the Seller deems appropriate. If items do not apply, the Seller should indicate "NA" (not applicable).

Certain questions have been omitted, which apply only in limited locations (e.g. contamination of local water, overnight parking restrictions, proximity of nuclear power plants, etc.). If applicable, such information can be provided by Seller(s) in the space provided for additional information (#4 Additional Comments). The inclusion or exclusion of information on this form is not intended to establish any obligation of the broker or Seller to disclose such information. However, Section 20-328-5a of the Real Estate Commission Regulations prohibits a broker from misrepresenting or concealing material facts in any transaction.

It is recommended that a copy of the form be retained by the Seller. Before a Buyer signs an Offer to Purchase a property, it is suggested that the Buyer be given a copy of the form. The parties may want to attach a copy of the form to the Offer to Purchase and Sale Agreement.

C. FREQUENTLY ASKED QUESTIONS

1. Q. What is the purpose of the form? Why is it helpful to the Seller and broker?

A. The form has been developed to get the best and fairest price for the Seller's land and to protect Seller(s) from claims that the condition of the property was misrepresented. The form deals with matters that are most frequently misunderstood by buyers and, therefore, become the source of claims. Rather than obtaining the information from the Sellers orally, a written form reduces the risk that the information will not be accurately reported. Generally, buyers who are advised of problems are not discouraged by disclosures. It is the surprises which cause problems. Seller(s) are not being asked to make representations when they are unsure of the accuracy of their responses, since all the Seller(s) need do is explain their uncertainty or indicate "unknown" as the answer.

2. Q. If brokers have questions or comments, whom should they contact?

A. Questions, comments and feedback concerning the use of the form should be addressed to the General Counsel of Legal Affairs, Connecticut Association of REALTORS®, Inc., 111 Founders Plaza, East Hartford, CT 06108. Comments should be in writing so continued improvement and revision of the form will be possible.

5. VERIFICATION

The foregoing answers and attached explanations (if any) consisting of _____ pages are complete and correct to the best of my/our knowledge and I/we have received a copy. I/we authorize all of my/our brokers to deliver a copy of this Property Information Form to other real estate licensees and all prospective buyers of the property. I/we understand that my/our broker disclaims all liability for any use or misuse of this form. I/we agree to update this form should I/we become aware of changes in the condition of the property.

DATE 7/19/19 SELLER *Leitha Ayrton* SELLER *Robert H. Chayon*
Justine Ayrton

6. BUYER'S ACCEPTANCE

A. Buyer (whether one or many) hereby acknowledges that buyer has received a copy of this Property Information Form (including attachments, if any) consisting of _____ pages bearing Sellers signatures.

B. Buyer acknowledges and understands that this Property Information Form is not intended as a substitute for any inspection or warranties Buyer wishes to obtain. Buyer is encouraged to obtain an inspection of the property by an independent third party.

DATE _____ BUYER _____ BUYER _____

STATUTORY FORM QUIT-CLAIM DEED

I, ESTHER C. AYRTON, of the Town of Waterford, County of New London and State of Connecticut, hereinafter referred to as "GRANTOR"

for no consideration paid, grant to

ROBERT J. AYRTON and ESTHER C. AYRTON, Trustees, or their successors in trust, under the AYRTON FAMILY LIVING TRUST dated FEB 11 1999 and any amendments thereto of the Town of Waterford, County of New London and State of Connecticut, hereinafter referred to as "GRANTEE"

with QUIT-CLAIM COVENANTS

An undivided one-quarter interest in and to


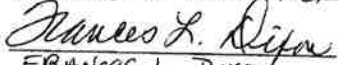
(Description and Encumbrances, if any and any additional provisions)

SEE SCHEDULE A ANNEXED HERETO AND MADE A PART HEREOF

Dated: FEB 11 1999

NO CONVEYANCE TAX COLLECTED
CYNTHIA LADWIG
TOWN CLERK OF STONINGTON CT.

Witnessed by:


DESIDERIO D. FAULKNER

FRANCES L. DIXON


ESTHER C. AYRTON

STATE OF CONNECTICUT)
SS
COUNTY OF HARTFORD)


FEB 11 1999

Personally Appeared ESTHER C. AYRTON,
Signer of the foregoing instrument, and acknowledged the same to be her free act and deed,
before me.

Grantee's Mailing Address

241 Niantic River Road
Waterford, CT 06385

Stonington


Notary Public/Lof Peace/Commissioner of Superior Court
FRANCES L. DIXON
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2003

SCHEDULE A

The following described premises and land, lying and situated in the Town of Stonington and North Stonington, bounded and described as follows:
Viz: North by lands of the now or formerly of Mary E. Preston, etc. als. and lands of the Westerly Water Works: East by lands of said Westerly Water Works and land of the now or formerly of Irving W. Foote: South by lands of said now or formerly of Irving W. Foote: West by village of North Stonington to Pawcatuck, Connecticut or however otherwise the same may be bounded and described.

RECEIVED FOR RECORD
STONINGTON, CT.

04 MAY 21 AM 10:42

CYNTHIA LADWIG
TOWN CLERK



CERTIFICATE OF
DEVISE, DESCENT,
OR DISTRIBUTION
PC-250 REV. 1/92

STATE OF CONNECTICUT

RECORDED

COURT OF PROBATE

[Type or print in black ink. File certificate with town clerk
where real property is situated.]

TO: COURT OF PROBATE, DISTRICT OF STONINGTON

DISTRICT NO. 137

ESTATE OF

HAROLD W. CHAPMAN, JR.

,deceased

DATE OF DEATH

3/5/05

Pursuant to C.G.S. §45a-450, this certifies that as appears from the records of this Court, said deceased died on the date above written, and the following real property of the decedent is devised or distributed or set out or divided or descends to: [Give name, place of residence, and share of distributee. Give street or lot number of real property, or, if none, a brief description of the location. C.G.S. §45a-450.]

Edna F. Chapman a/k/a Edna Florence Chapman
127 Elmridge Road
Pawcatuck, CT 06379
Distribution - 100%

25% interest in real estate with a property address of 511 Liberty Street, Pawcatuck, CT 06379 situated in the
Towns of Stonington and North Stonington (See Inventory for legal description)



For a more particular description, reference should be made to the records of said probate court.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of this court

on this 23rd day of June, 20 08

Paul E. Carls

☒ Judge ☐ Clerk ☐ Ass't Clerk

FOR TOWN CLERK'S USE ONLY

FOR COURT USE ONLY

Received for Record at Stonington, CT
On 06/23/2008 At 2:24:20 pm

Original to:

Date sent:

CERTIFICATE OF DEVISE, DESCENT, OR DISTRIBUTION
PC-250

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
BUREAU OF POLICY AND PLANNING
PLANNING INVENTORY AND DATA

TRAFFIC RECORDER DATA

TOWN OF STONINGTON

ROUTE 2

DIRECTION B

NW OF I-95 NB OFF RAMP(EXIT 92)

DAY	SUN	MON	TUE	WED	THU	FRI	SAT
DATE	0	08/15/2011	08/16/2011	0	0	0	0
TYPE							
HOUR							

2011 ADT = 14800

ACF = NA

12A	0	0	158	0	0	0	0
01A	0	0	135	0	0	0	0
02A	0	79	66	0	0	0	0
03A	0	94	0	0	0	0	0
04A	0	154	0	0	0	0	0
05A	0	406	0	0	0	0	0
06A	0	712	0	0	0	0	0
07A	0	957	0	0	0	0	0
08A	0	1029	0	0	0	0	0
09A	0	990	0	0	0	0	0
10A	0	1044	0	0	0	0	0
11A	0	1141	0	0	0	0	0
12P	0	1085	0	0	0	0	0
01P	0	1086	0	0	0	0	0
02P	0	1121	0	0	0	0	0
03P	0	1206	0	0	0	0	0
04P	0	1176	0	0	0	0	0
05P	0	1164	0	0	0	0	0
06P	0	883	0	0	0	0	0
07P	0	652	0	0	0	0	0
08P	0	515	0	0	0	0	0
09P	0	469	0	0	0	0	0
10P	0	307	0	0	0	0	0
11P	0	229	0	0	0	0	0
TOT	0	16499	359	0	0	0	0



STATE OF CONNECTICUT

STATE TRAFFIC COMMISSION
DEPARTMENT OF TRANSPORTATION
2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CT 06131-7546
Phone: (860) 594-3020
Fax: (860) 594-2377

MEMBERS

Commissioner of Transportation
Commissioner of Public Safety
Commissioner of Motor Vehicles

June 21, 2007

Mr. Benjamin C. Zitron, Managing Director
Retail Store Construction Co., Inc.
500 Old Country Road, Suite 200
Garden City, NY 11530

Dear Mr. Zitron:

Subject: Town of Stonington
Liberty Crossing

Enclosed is a copy of Traffic Investigation Report No. 137-0608-01 approved at the June 19, 2007 meeting of the State Traffic Commission, detailing conditions for the issuance of a Certificate.

In accordance with Section 14-311 of the General Statutes, a building/foundation permit cannot be obtained from the Town until a certificate is issued.

A certificate will not be issued by this office until:

1. the Traffic Investigation Report has been recorded on the municipal land records in accordance with Condition No. 26, and this office has been provided with evidence of recording (i.e. copy of recorded report); and
2. a bond, sufficient to cover the full cost of implementing the required improvements, has been posted with the Department of Transportation District No. 2 Office (Attn: Mr. John S. DeCastro) at 171 Salem Turnpike, P.O. Box 1007 in the City of Norwich, CT 06360, (860)823-3230, as noted in Condition No. 25, and this office has been so notified by that office.

Additionally, an encroachment permit must be obtained from the District Office prior to performing any work within the state highway right-of-way. An encroachment permit will not be issued until the certificate has been issued and filed on the municipal land records in accordance with the enclosed procedures, the easement/right-of-way noted in Condition Nos. 12 and 13 has been secured, the maintenance agreement for the drainage pipe under Route 2 has been finalized as noted in Condition No. 15, and detailed construction plans have been reviewed and approved by the District Office. Enclosed is the Procedure for Transferring Property and/or Easements to the State of Connecticut, to satisfy Condition Nos. 12 and 13. The approval will expire on June 18, 2009, unless all the requirements are satisfied.

Very truly yours,

Robbin L. Cabelus

Robbin L. Cabelus
Executive Director

Enclosures

cc: Chief David P. Erskine
Mr. Wayne Greene - Please confirm certificate issuance with STC.
Planning and Zoning Commission
Mr. Nickitas F. Panayotou, P.E.
Mr. James S. Butler
Hugh Manke, Esq.
Property Owners - See attached listing.

Town of Stonington
Liberty Crossing
Property Owners

Ms. Esther C. Ayrton
241 Niantic River Road
Waterford, CT 06385

Ms. Justine C. Ayrton
Fitchville Road
Bozrah, CT 06334

Mr. Robert W. Shulda, Jr. and
Ms. Sandra J. Brokaw
6 Mystic Road
North Stonington, CT 06359

Mr. and Mrs. Victor J. Buck
546 Liberty Street
Pawcatuck, CT 06379

Mrs. Edna F. Chapman
27 Sound View Drive
Pawcatuck, CT 06379

✓ Mr. and Mrs. Edsel U. Chapman
Box 12, Wyassup Lake
North Stonington, CT 06359

Mr. and Mrs. Raymond Holland
494 Liberty Street
Pawcatuck, CT 06379

Mr. Irwin J. Kavy
Hergil Developers, Inc.
573 North State Road
Briarcliff Manor, NY 11530

Mr. and Mrs. David McCall
428 Liberty Street
Pawcatuck, CT 06379

Mr. and Mrs. Jeffrey McCall
476 Liberty Street
Pawcatuck, CT 06379

Mr. and Mrs. Thomas McCall
528 Liberty Street
Pawcatuck, CT 06379

Mr. and Mrs. Richard W. Partelo
498 Liberty Street
Pawcatuck, CT 06379

Mr. and Mrs. Timothy J. Tillinghast
522 Liberty Street
Pawcatuck, CT 06379

Report By: YKN Date: 06/07 Checked By: KAL Date: 06/07 Recommended By: <i>David Fabry</i> See Previous Traffic Investigation Report No. <i>R37</i>	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION TRAFFIC INVESTIGATION REPORT TO THE STATE TRAFFIC COMMISSION	STC No: 137-0608-01 Loc. No: Approved By STC
Requested By: TRC Engineers, Inc. How Requested: Certificate Application Date: July 31, 2006	Town of Stonington Location: Route 2 - Liberty Crossing Certificate Not Issued	Date: JUN 19 2007 <i>Robben L. Cabelus</i> EXECUTIVE DIRECTOR

Recommendation(s):

In accordance with Section 14-311 of the Connecticut General Statutes, as revised, it is recommended that the State Traffic Commission (STC) issue a certificate to Esther C. Ayrtton, Justine C. Aytron, Robert W. Schulde, Jr., Sandra J. Brokaw, Alice L. Buck, Victor J. Buck, Edna F. Chapman, Lenona A. Chapman, Edsel U. Chapman, Raymond H. Holland, Joyce M. Holland, David McCall, Tia McCall, Jeffrey R. McCall, Pamela L. McCall, Sandra D. McCall, Thomas A. McCall, Richard W. Partelo, Valerie C. Partelo, Bonnie L. Tillinghast, Timothy J. Tillinghast and Hergil Developers, Inc. for Liberty Crossing Development, a 299,434 square-foot gross floor area commercial/retail development with 1,237 parking spaces, located on Route 2 in the Town of Stonington, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

- A. "Route 2 Improvements, Liberty Crossing At I-95 & Rt. 2, Stonington, CT.," prepared by TRC Engineers, Inc., Drawing Nos. HD-4, HD-5, and HD-13, dated July 31, 2006, last revised June 6, 2007.
 - B. "Route 2 Improvements, Liberty Crossing At I-95 & Rt. 2, Stonington, CT.," prepared by TRC Engineers, Inc., Drawing No. HD-3, dated July 31, 2006 and last revised June 11, 2007.
 - C. "Route 2 Improvements, Liberty Crossing At I-95 & Rt. 2, Stonington, CT.," prepared by TRC Engineers, Inc., Drawing No. HD-14, dated August 14, 2006 and last revised June 6, 2007.
 - D. "Route 2 Improvements, Liberty Crossing At I-95 & Rt. 2, Stonington, CT.," prepared by TRC Engineers, Inc., Drawing No. HD-2C, dated April 20, 2007 and last revised June 6, 2007.
1. That the site driveways on Route 2 be constructed in substantial conformance with the referenced plans.
 2. That Route 2 be widened in substantial conformance with the referenced plans.

Town of Stonington
Route 2
Liberty Crossing
Traffic Investigation Report No. 137-0608-01

3. That the I-95 northbound off-ramp at Route 2 be widened in substantial conformance with the referenced plans.
4. That intersection sight distances be provided and maintained from the site driveways on Route 2 as shown on the referenced plans.
5. That a traffic signal be installed on Route 2 at the Liberty Crossing Driveway "A." Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance such as cleaning and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to normal wear shall be the responsibility of the owners of Liberty Crossing. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owners of Liberty Crossing for all the actual costs. The owners of Liberty Crossing will pay for the electricity to operate the signal.
6. That the following traffic signals be revised in conjunction with the proposed widenings:
 - a. Route 2 at Route 617 and the I-95 southbound on-ramp.
 - b. Route 2 at I-95 northbound off-ramp.
7. That Route 2 and the I-95 northbound off-ramp be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 2 Office.
8. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
9. That signs and pavement markings on Route 2 and the I-95 northbound off-ramp be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
10. That signs and pavement markings on the site drives be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
11. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
12. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site property at the intersections of Route 2 and the Liberty Crossing Driveways "A" and "B," prior to the issuance of an encroachment permit. Right of Way File No. 137-000-121.

13. That property be deeded along the site frontage for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 137-000-121.
14. That convenient and well signed on-site, bus stops with passenger loading/unloading areas including handicapped access be provided.
15. That prior to the issuance of an encroachment permit, a maintenance agreement be finalized with the Department of Transportation for the drainage pipe installed under Route 2.
16. That approach grades of the driveways and Town roads along Route 2 affected by the roadway widenings noted in this report meet Department of Transportation's standards for intersecting streets or not be increased.
17. That the intersectional sight distances of the driveways and Town roads along Route 2 affected by the roadway widening noted in this report, meet Department of Transportation's standards for intersecting streets or not be diminished.
18. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements including those pertaining to maintenance and protection of traffic be satisfied prior to the issuance of a permit for work within the highway right-of-way.
19. That the Department of Transportation be reimbursed for the cost of construction inspection incurred by the State in conjunction with the required roadway improvements. Such reimbursement shall include those additional costs associated with the State's fringe benefits, travel and other miscellaneous costs that are necessary to properly conduct these activities. The Department of Transportation will not be responsible for construction management.
20. That the guide rail affected by improvements noted in this report be revised in a manner satisfactory to the Department of Transportation's District 2 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department of Transportation's design standards, regrading, and installation of appropriate end treatments.
21. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
22. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
23. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.

Town of Stonington
Route 2
Liberty Crossing
Traffic Investigation Report No. 137-0608-01

24. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
25. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$3,900,000 to cover the costs of satisfying the conditions of this report. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
26. That prior to the issuance of a Certificate, a copy of this report be recorded on the municipal land records in accordance with the attached procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
27. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

Mr. Nickitas Panayotou, P.E., of TRC Engineers, Inc., the applicant's authorized representative, concurred with the above recommendations on June 15, 2007.

Chief David P. Erskine, representative for the Legal Traffic Authority for the Town of Stonington, concurred with the above recommendations on June 15, 2007.

First Selectman Nicholas H. Mullane, representative for the Legal Traffic Authority for the Town of North Stonington, did not concur with the proposed improvements on Route 2 in the Town of North Stonington.

**Report of Findings
Town of Stonington
Route 2 - Liberty Crossing
Traffic Investigation Report No. 137-0608-01**

Description:

The proposed development (Liberty Crossing) is located on the south side of Route 2, adjacent to the I-95 northbound off-ramp (Interchange No. 92) in the Town of Stonington. The developer proposes to construct 299,434 square feet of commercial/retail space along with 1,237 parking spaces.

Access to the site is proposed via two full access drives on Route 2: the westerly site drive (Liberty Crossing Driveway "A") will be signalized and the easterly site drive (Liberty Crossing Driveway "B") will be stop controlled.

Generated Traffic:

The development is expected to generate 942 trips (453 entering, 489 exiting) during the a.m. peak hours and 1,232 trips (582 entering, 650 exiting) during the p.m. peak hours. The expected directional distribution is shown on the attached Figures 5 and 6. The volume data has been reviewed and approved by the Department of Transportation's Bureau of Policy and Planning.

Proposed Improvements:

1. Widen Route 2 to provide:

- Eastbound exclusive right-turn lanes at the Liberty Crossing Driveways "A" and "B," and at the I-95 southbound on-ramp.
- Westbound exclusive left-turn lanes at the Liberty Crossing Driveways "A" and "B."
- An additional westbound through lane from the I-95 northbound off-ramp to just west of SR 617.

2. Widen the I-95 northbound off-ramp (Exit 92) to provide three lanes: an exclusive left-turn lane, a shared left/right-turn lane; and an exclusive right-turn lane.

3. Install a traffic control signal at the intersection of Route 2 and the Liberty Crossing Driveway "A."

4. Revise traffic signals at the following intersections:

- Route 2 at SR 617 and the I-95 southbound on-ramp.
- Route 2 at the I-95 northbound off-ramp.

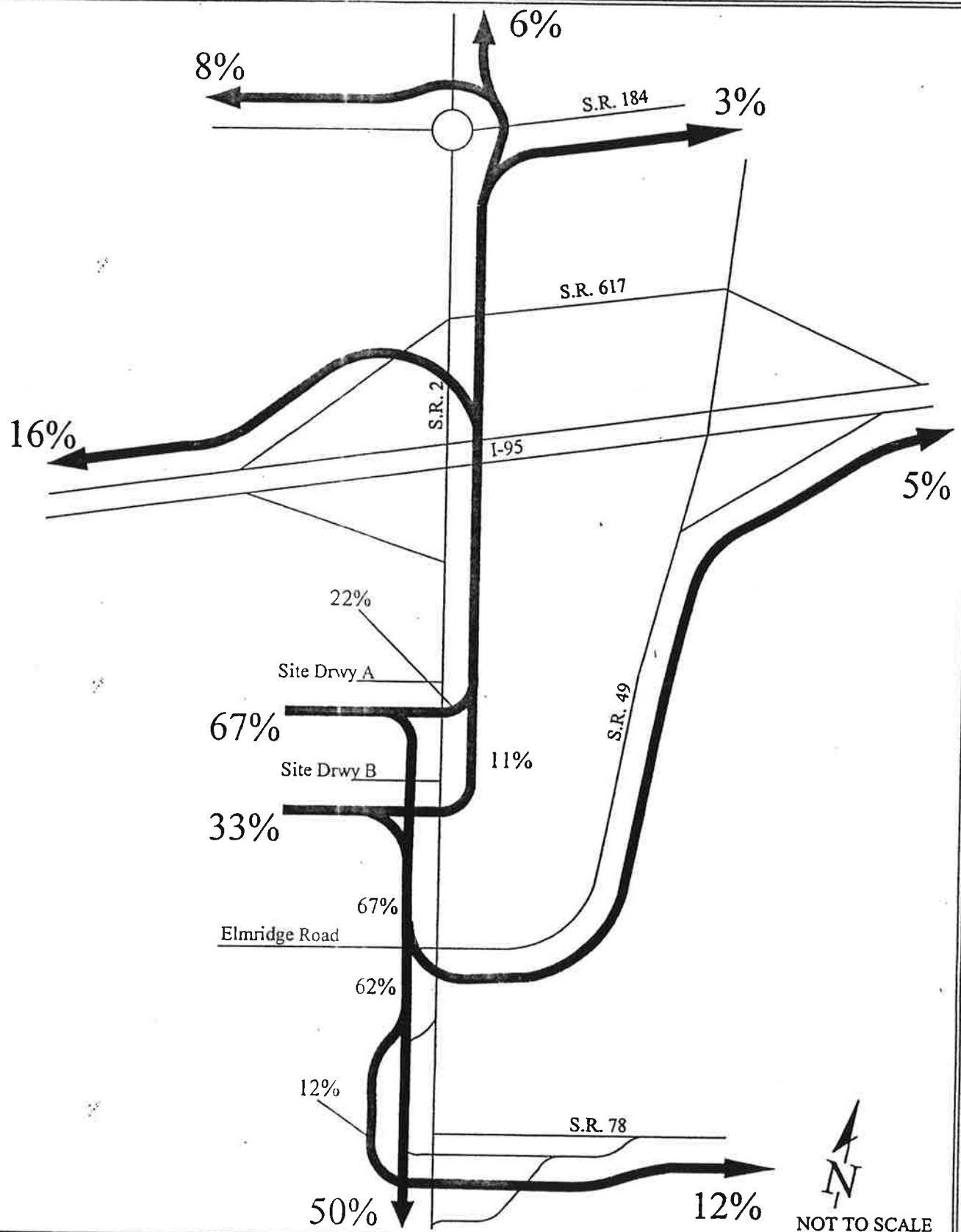
**Town of Stonington
Route 2 – Liberty Crossing
Traffic Investigation Report No. 137-0608-01**

Department of Transportation Review Comments:

During the course of the review, it was revealed that the intersection of Route 1 and Route 2 experiences poor operating conditions under existing conditions and will worsen during the build condition. The proposed development is adding 188 and 247 vehicles to this intersection during the weekday p.m. and Saturday peak hours, respectively. Signal volume warrants for this intersection are satisfied and signalization has been proposed in the past. However, local officials do not feel signalization is needed and would not support it at this time. With the exception of an eastbound Route 1 exclusive left-turn lane being provided by Project No. 137-146, geometric improvements to improve capacity are constrained due to the railroad overpass structure.

Conclusions:

The development is acceptable to the Town of Stonington and the Department of Transportation; however, the Town of North Stonington did not concur with the proposed improvements in North Stonington. They are concerned with the proposed merging of two lanes to one lane on westbound Route 2 just west of SR 617. Prior to the issuance of an encroachment permit, coordination with the Department of Transportation's District 2 Office is required to provide additional drainage information and engineering detailed plans. A bond in the amount of \$3,900,000 will be posted with the Department of Transportation to cover the cost of satisfying the conditions of this report. Due to the complexity of the work required on Route 2 in the vicinity of the I-95 overpass, the Department of Transportation's District 2 Office is requiring a full-time inspector to over see the construction activities and associated reimbursement.



TRC Raymond Keyes

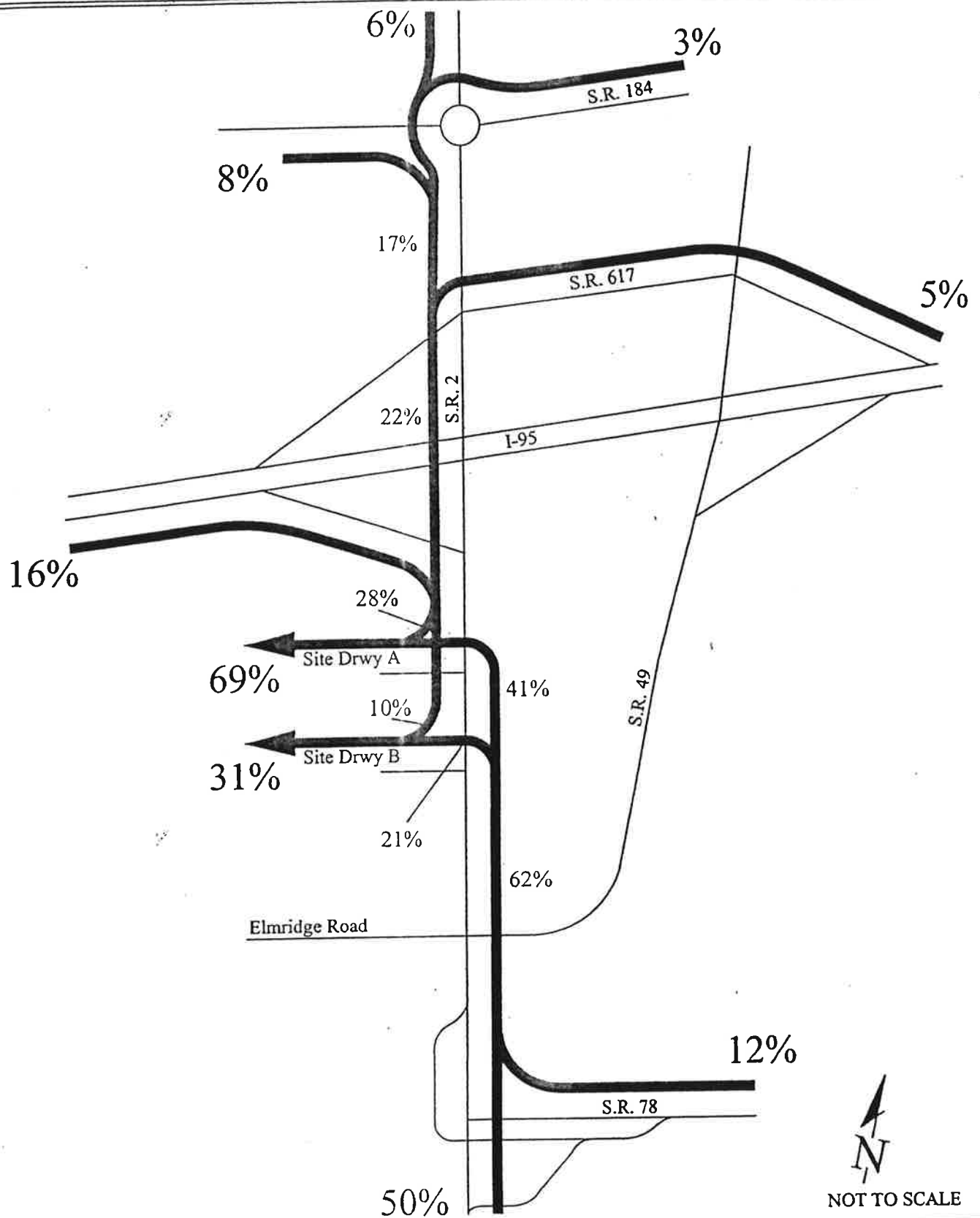
Project No. 43929

Departure Distribution

Liberty Crossing
Stonington, CT

July 2006

Figure No. 6



TRC Raymond Keyes

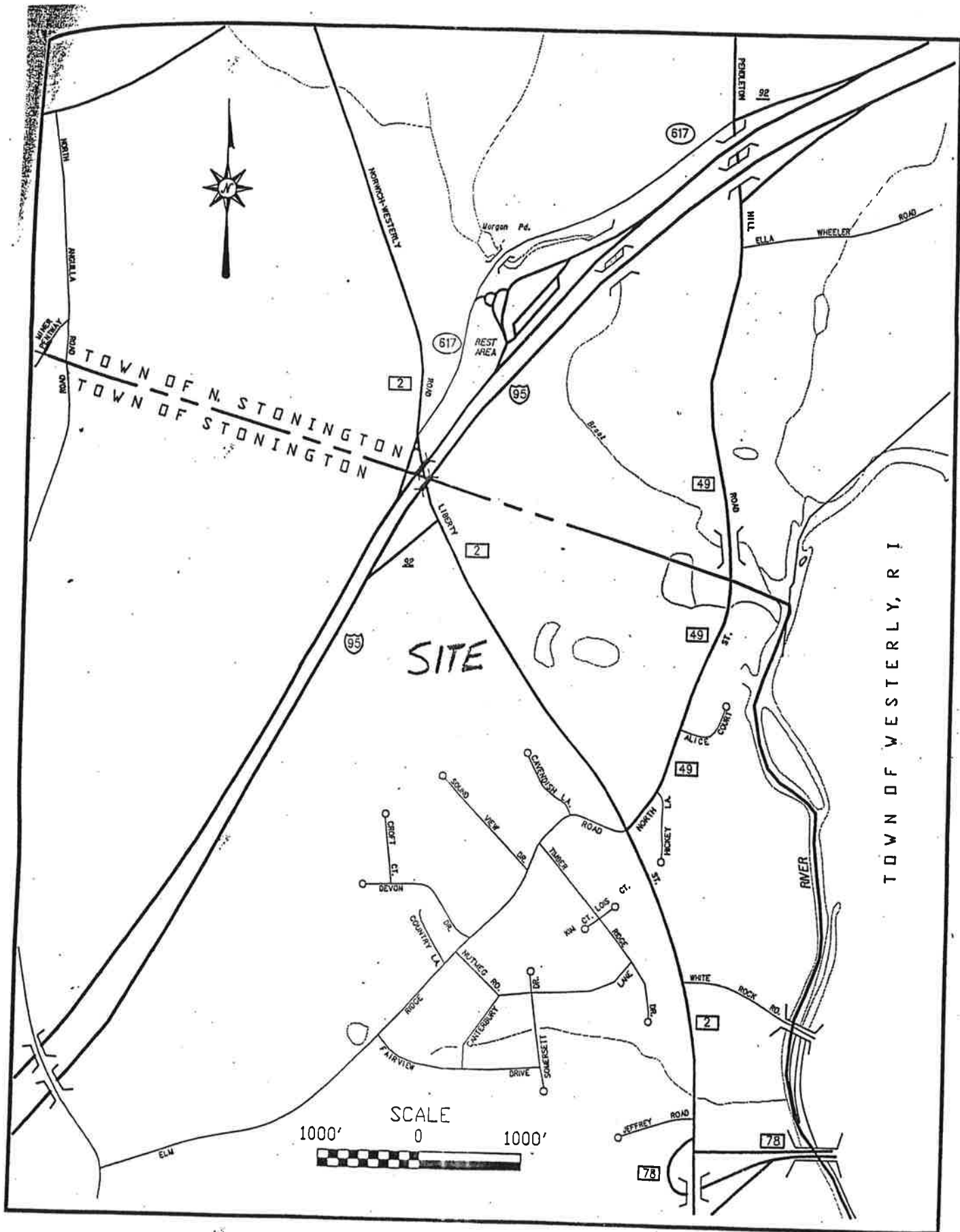
Project No. 43929

Arrival Distribution

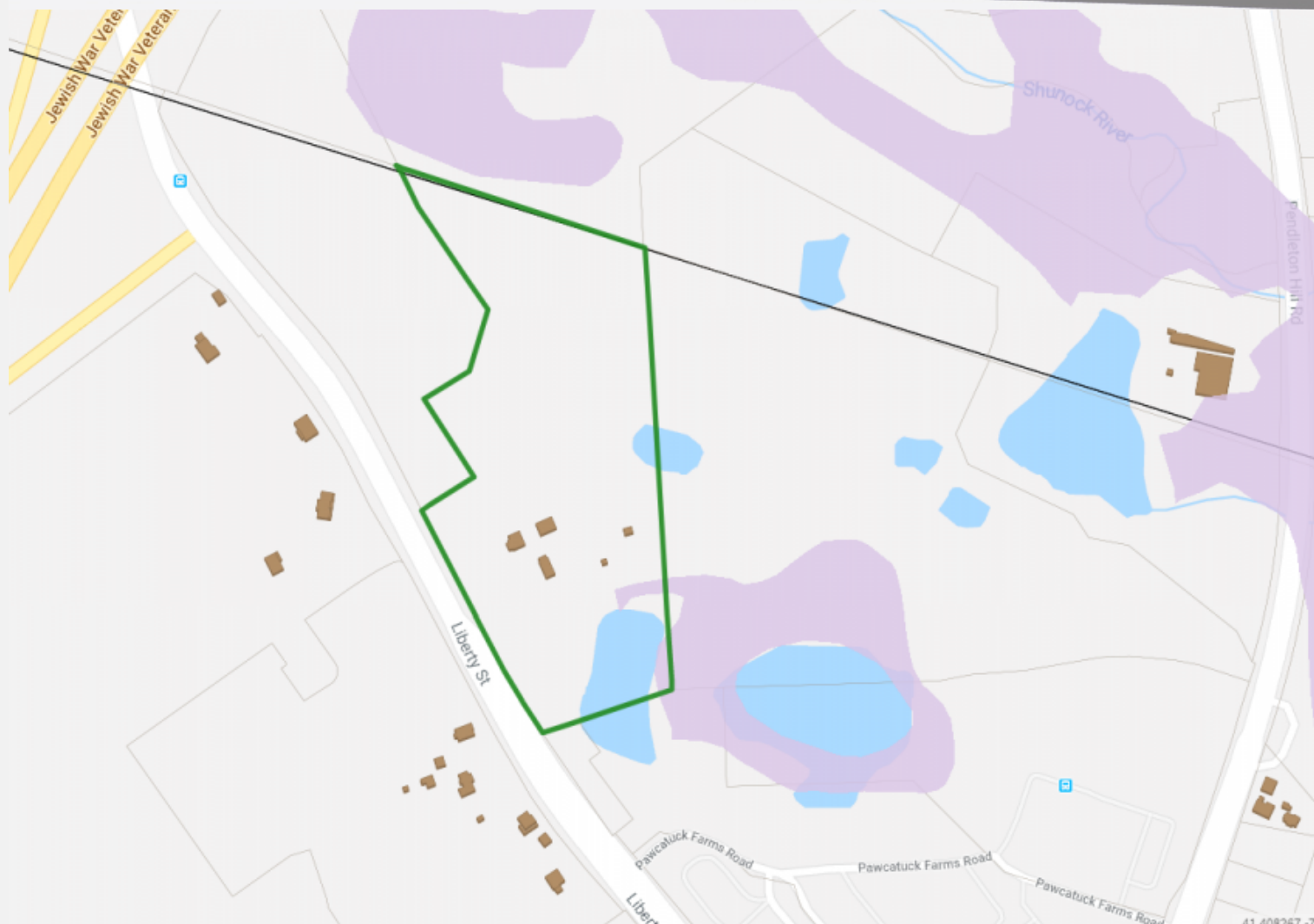
Liberty Crossing
Stonington, CT

July 2006

Figure No. 5



Wet Land Map/ Topography Map



Wet Land Map/ Topography Map

