

# APPENDICES

<b>A</b>	<b><i>Elements of Villages</i></b>	<b>A-3</b>
	<i>Overview</i>	A-3
	<i>Appropriate Configuration</i>	A-4
	<i>Appropriate Uses</i>	A-5
	<i>Appropriate Streetscape Design</i>	A-6
	<i>Appropriate Building Design</i>	A-7
	<i>Appropriate Vehicular Configuration</i>	A-8
	<i>Appropriate Infrastructure Systems</i>	A-9
	<i>Other Considerations</i>	A-10
<b>B</b>	<b><i>Orientation Map</i></b>	<b>A-11</b>
<b>C</b>	<b><i>Use Data</i></b>	<b>A-13</b>
<b>D</b>	<b><i>Assessment Data</i></b>	<b>A-13</b>
<b>E</b>	<b><i>Parking Data</i></b>	<b>A-23</b>



# VILLAGE ELEMENTS

## Overview

*What is a village and what makes it different from other places? Why do some village-type areas exude charm and sense of place? What is it about some villages that make people want to work, shop, live, and play there?*

*This section of the report looks at elements that are important to the creation, promotion, and enhancement of a village:*

- *Configuration (location, size, market support, traffic)*
- *Uses (critical mass, intensity, variety, complementary)*
- *Streetscape Design (pedestrianism, building location, building orientation, focal point, streetscape amenities)*
- *Building Design (scale, design, materials, details, variations)*
- *Vehicular Configuration (interconnected streets, on-street parking, interconnected parking areas, parking standards)*
- *Infrastructure Systems (utilities, transit linkages)*
- *Other Considerations (personality, organization)*

*The application and enhancement of these elements has the potential to:*

- *increase the amount of development in the Bradley Road area,*
- *reinforce and enhance the village character of Madison Center, and*
- *build on some of the elements that already exist in the Downtown area and extrapolate those to Bradley Road.*

**Village Elements**



*A village should be centrally located at or near the intersection of major roads.*

*A village should be organized around a comfortable walking distance for most people (about ¼ mile).*

*A village needs to be supported by the market both in terms of sales, investment, and opportunity.*

*Traffic volumes and speeds need to support but not overwhelm the village.*

## **Appropriate Configuration**

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### **Appropriate Location**

*Villages have historically been located at or near the intersection of major roads in order to be accessible to as many people as possible. This locational determinant is still valid today. The physical configuration of the village (soils, slopes, etc.) also needs to support the overall ambience and perception of the village.*

### **Appropriate Size**

*Villages work best when they are organized for people and are “pedestrian-friendly”. People are prepared and willing to walk (rather than drive) when destinations are nearby.*

*The basic “rule of thumb” appears to be that destinations must be within a reasonable distance and reachable within a reasonable time. Studies have found that a comfortable walking distance for most people is about one-quarter mile.*

### **Appropriate Market Support**

*To be vibrant and successful, a village must be supported by the surrounding market area. Whether the uses are retail, office, residential, service, or some mix of these uses, a village must be able to compete within the marketplace.*

### **Appropriate Traffic Volumes / Speed**

*Traffic is one of the delicate balancing acts in a village. A village must have enough traffic flow to support the mixture and intensity of uses located there. On the other hand, excessive traffic volumes or excessive rates of speed can detract from a village. A reasonable balance must be found between traffic flow and village characteristics.*

**Configuration Elements**



## **Appropriate Uses**

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### **A Critical Mass of Uses**

*A village must have a critical mass of uses to create activity and establish the village as a dynamic area. While small villages can be appropriate in certain situations, the success of a village grows exponentially as the amount of activity increases.*

### **An Appropriate Intensity of Uses**

*A village must have an appropriate intensity of uses to create activity and establish the village as a dynamic area. If the uses are separated from each other or are low intensity in nature, the village is less likely to be an active attraction for people. Intensity to a village is like fertilizer to a garden, it produces a more active environment that benefits everyone.*

### **A Variety of Appropriate Uses**

*A village area should, in a pedestrian-friendly setting, contain a variety of uses including shopping, services, restaurants, civic activities, transportation access, and residential opportunities. The uses must complement each other, generate pedestrian activity, and create an active streetscape. An appropriate mix of uses (on each site and in each building) will create a vibrancy that will help to make the village unique and thriving and help support the village atmosphere.*

### **Complementary Institutional Uses**

*Villages are strengthened when they are more than a business area or a residential area. In fact, the existence of social, cultural, civic, and governmental facilities expand the role of the village and help diversify its overall function. Emphasizing existing community facilities in the downtown area (such as the train station, post office, and library) significantly enhance a mixed-use village.*

**Mixed Use Elements**



*There must be a critical mass of uses to create a focal point of activity.*

*A village needs an appropriate intensity of uses to create a dynamic environment.*

*There must be a variety and mix of uses that creates an active environment.*

*Community facilities such as libraries, schools, recreation areas, fire houses, and places of worship should be a part of any village.*

*All parts of a village must contribute to creating a pedestrian-friendly environment.*

*The sidewalk network must encourage pedestrian movement and interaction.*

*The core area must have buildings that are close to and oriented to the street.*

*A village should contain a compact core area as a focal point.*

*Streetscape amenities should promote the village as a place to congregate.*

## **Appropriate Streetscape Design**

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### **Pedestrianism**

*One of the unifying elements of villages is the existence of a “human scale” – areas designed in relation to pedestrians rather than vehicles. Streets should be designed to create a pedestrian environment that is inviting and entertaining. A comprehensive pedestrian network (sidewalks and paths) is important to encouraging pedestrian activity. Generous sidewalk widths should be provided in commercial areas.*

### **Appropriate Building Location and Orientation**

*In a village core, buildings are brought close to the street to define the streetscape and are oriented to the street (picture windows, display cases, and sidewalk activities) to attract people and increase interest. A village should have as continuous a façade as possible along the street to maintain the rhythm of the streetscape.*

### **Identifiable Focal Point(s)**

*Villages often share a common attribute - a discernable center or core of higher intensity and mixed uses surrounded by lower intensity uses (such as residential uses) and/or open space.*

### **Appropriate Streetscape Amenities**

*Streetscape amenities (such as street trees, planters, benches, lighting, display windows, outdoor dining, awnings/ canopies) are the equivalent of furnishing a bare room. Providing amenities for pedestrians will encourage use and enjoyment of the street by people.*

**Streetscape Elements**



## Appropriate Building Design

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### **Building Scale and Design**

*Building scale in a village is a key consideration. Two- to three-story buildings help define the streetscape and provide opportunities for mixed uses in the village area. One-story buildings do not complement a pedestrian streetscape and taller buildings can overwhelm the streetscape in a village. Narrow lots and small setbacks produce variety on the streetscape and help create a pedestrian friendly street with rear areas used for parking and service.*

### **Building Materials and Details**

*Building materials and details must be appropriate for a pedestrian environment. Masonry block, stucco, metal panel, and similar materials would appear out of place. Buildings that are excessively plain or ornate do not fit in to the overall ambience of the village and may detract from the overall experience.*

### **Variations on Basic Forms**

*Villages with a basic architectural theme tend to have the most highly regarded sense of place. Buildings that diverge too far from existing building forms or appropriate design principles detract from the village character. A variety of basic patterns must be encouraged to prevent sameness in the village and promote visual interest.*

*Historic buildings and other landmarks can be important elements to preserve in a village since they were typically designed in an era when pedestrians were most important and modes of transportation were slower.*

### **Building Design Elements**



*Building scale and design must be appropriate for the village setting.*

*Narrow lots and minimum setbacks produce variety on the streetscape and help create a pedestrian friendly street with rear areas used for parking and service.*

*Building materials and designs must:*

- *be harmonious*
- *complement the streetscape*
- *have inviting entrances, windows, and sidewalk activities (such as dining areas or sidewalk displays).*

*While vehicular access is important, the pedestrian experience must be the overarching design consideration.*

*Ample parking, both visible on the street and coordinated to the rear of buildings, is important for the village.*

*A village must have enough, but not too much, parking for the activities conducted there.*

## **Appropriate Vehicular Configuration**

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### **Interconnected Street Systems**

Streets should provide for a connected network, providing a variety of vehicular routes to any destination. This also disperses traffic and increases the efficiency of the overall parking system by making many parking areas accessible.

### **On-Street Parking**

On-street parking, designed to minimize conflicts between parking movements and the main travel flow, is a requirement in a village environment since it:

- creates the perception of ample convenient parking for customers,
- slows traffic speeds and promotes on-street pedestrian activity, and
- provides a visual and safety buffer between pedestrians and vehicles.

### **Parking/Service Areas to the Rear of Buildings**

Additional parking areas should be provided to the rear of buildings and should be integrated into one consolidated parking lot for efficiency and convenience. Deliveries should occur at the rear of buildings. Curb cuts (for driveways and street intersections) should be minimized and shared.

### **Parking Standards**

Parking standards are a key consideration. Studies of mixed use areas with a number of uses in close proximity have found that the number of parking spaces required is less than would be needed for those uses on individual sites because:

- The peak parking needs of different uses occur at different times of the day and days of the week.
- Visitors typically stop in multiple places so there is no need to provide a parking place at each use if visitors park once and walk to different uses.

**Vehicular Elements**



## **Appropriate Infrastructure Systems**

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### **Appropriate Utility Infrastructure**

*Adequate infrastructure is important to supporting a village development pattern. This includes utilizing public water and public sewer when they are available. When such services are not available, it may reduce the development intensity that can occur in a village setting.*

*Since overhead utility wires can interfere with the location of buildings and landscaping, they also detract from establishing a pedestrian friendly environment.*

### **Transit Linkages**

*Transit linkages support existing residents and bring potential customers and pedestrians to the area. This transit function reinforces downtown's role as a focal point within a community.*

*Adequate infrastructure is needed to support the village.*

*Bus, rail, and other forms of transit should be integrated into the village core.*

### **Support Elements**



*Successful village areas also have a strong personality or “sense of place”.*

*Successful villages often have an organization that helps to coordinate activities.*

## **Other Considerations**

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### **Personality**

*Even some areas that have all of the physical attributes mentioned previously may not function as, or be perceived as, a village. In other words, an area also needs a personality or “sense of place”. It needs to be perceived as unique and inviting in some other type of way for it to truly be a village.*

*While it cannot always be defined, whether an area has (or can achieve) a personality or “sense of place” can usually be easily identified.*

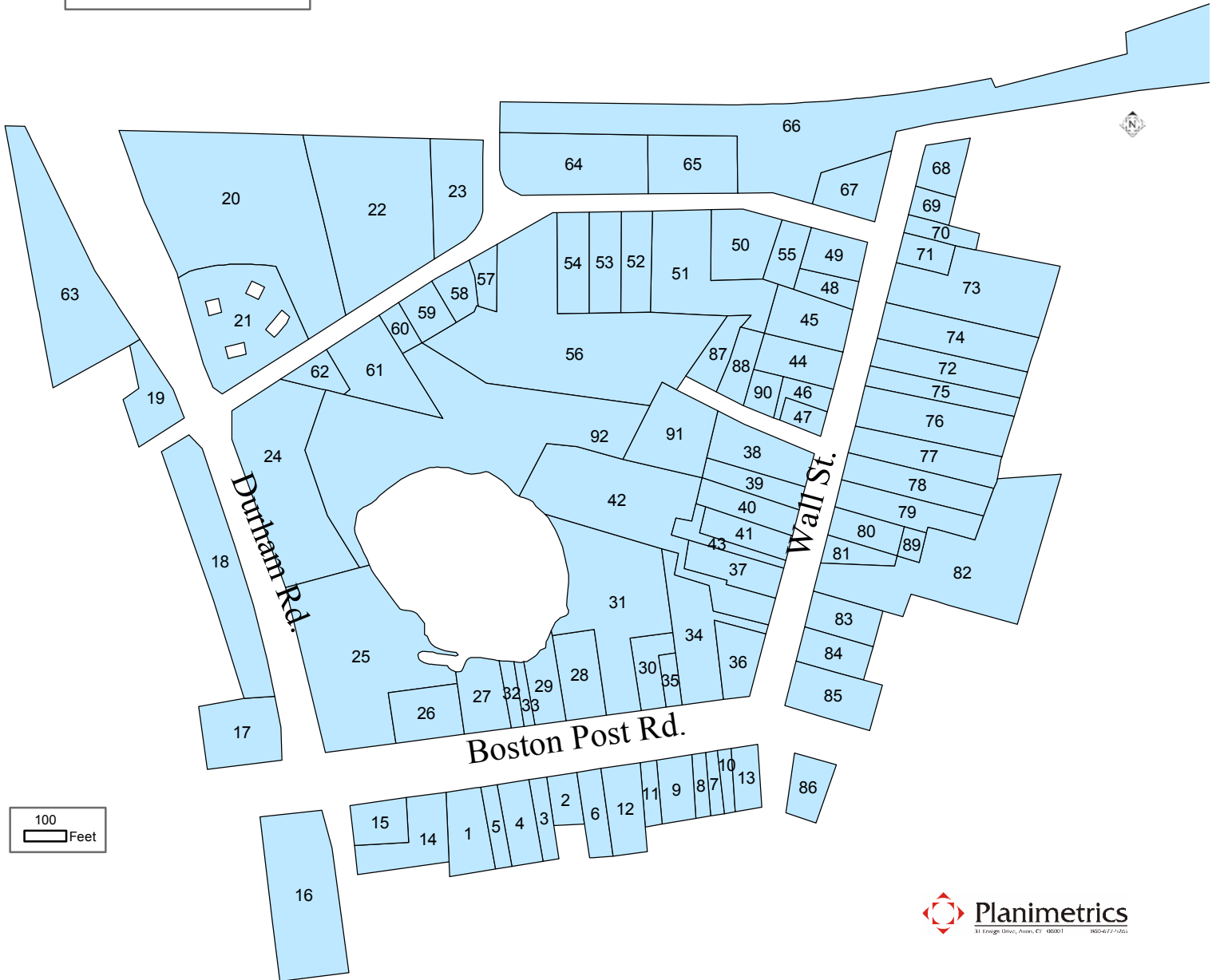
### **Organization**

*Successful village areas are often supported by an organization that coordinates various activities in the village area. At a minimum, such an organization helps build consensus and cooperation among groups and individuals that have a vested interest in the future of the village area.*

*A local group (made up of property owners and business owners) supported by the local Chamber of Commerce and support groups such as the Connecticut Main Street Center would provide strong support for a village. This support can include common marketing, festivals, banners, and other types of promotional activities. It can also provide support for businesses.*

*If needed, a separate organization can be established to provide for common services in the village area. A business improvement district (called a municipal special services district in Connecticut) is one example of how this might be accomplished.*

# Orientation Plan



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Madison - Bradley Road  
APPENDIX C - USE DATA

ID	M/L	#	Street	Owner	Acres (GIS)	Bldg	Floor	Eff. Area	Use(s)
<b>RETAIL / FOOD / OFFICE (244,986 SF)</b>					<b>26.46</b>				
63	38/15	56	Academy St	D Lizarraga Faye	1.83	1	1	2036	Restaurant
						2	1	1632	Dry Cleaner
17	38/120	589	Boston Post Rd	Marcus Milton S	0.66	1	1	2282	Office
						1	2	1491	Office
						2	1	696	Office
						2	2	480	Office
16	38/121	600	Boston Post Rd	First Union Nat'L Bank	1.48		1	3504	First Union Bank
							2	1401	Bank Office
25	38/86	609	Boston Post Rd	Boston Post Rd Madison C	2.43		1	14812	Retail CVS, Starbucks
14	38/112	634	Boston Post Rd	Davis Realty Llc	0.56		1	4228	Guilford Bank
							2	2768	Bank Office
5	38/110	660	Boston Post Rd	Cowles Harold F Est Of &	0.18		1	2272	Prudential Office
4	38/109	666	Boston Post Rd	Aerodome Building LLC	0.35				Under Construction
2	38/106	690	Boston Post Rd	Hill Christopher	0.20		1	1500	Dunkin Donuts
							1	4756	
29	38/91	693	Boston Post Rd	Downtown Associates Llc	0.31	1	1	948	Retail
						1	2	480	Office
						2	1	1490	Retail
						2	2	975	Office
28	38/92	703	Boston Post Rd	Roton Associates	0.47		1	5540	Retail
12	38/104	724	Boston Post Rd	New Haven Savings Bank	0.44		1	7940	Bank / 3 stores
							2	7940	Offices
							3	2940	Offices
31	38/93	725	Boston Post Rd	Obrien Marsillio Family Tru	1.74		1	5446	Inn / Café
							2	1900	Inn / Café
11	38/103	736	Boston Post Rd	Hill Joseph A & Gilliam Su	0.14	1	1	2829	Village Pizza
						1	2	2453	Office / Unfinished
						2	1	1317	Retail
						2	2	1821	Office
9	38/102	752	Boston Post Rd	Lupone Realty Limited Par	0.30		1	7880	Retail
							2	4410	Office

Madison - Bradley Road  
APPENDIX C - USE DATA

ID	M/L	#	Street	Owner	Acres (GIS)	Bldg	Floor	Eff. Area	Use(s)
34	38/96	761	Boston Post Rd	Davis Realty Llc	0.80		1	9590	Movie Theater
							2	2928	Movie Theater
8	38/101	762	Boston Post Rd	Genesisius Charles J	0.12		1	3120	Retail
							2	3975	Office
32	38/89	677	Boston Post Rd	Madison Hose Company 1	0.12		1	512	Retail
							2	360	Office
							2	270	Office
13	38/98	782	Boston Post Rd	Johnson Gunnar Etals	0.23		1	2668	Retail
							2	2700	Office
							3	1506	Dance Studio
62	38/84	74	Bradley Rd	Atlantic Holdings Ltd	0.20		1	852	Law Office
61	38/83	78	Bradley Rd	82 Bradley Road Associat	0.74		1	4684	Office
							1	2852	Office
							1	456	Office
							2	840	Office
							2	840	Office
60	38/82	84	Bradley Rd	Gedney Richard R li	0.14		1	900	Kitchen Design
							2	558	Kitchen Design
59	38/81	86	Bradley Rd	Mcintyre Bruce R & Renee	0.25		1	1412	Office
							2	1440	Office
64	48/46	107	Bradley Rd	Field George C Co	1.18		1	6290	Office
							1	3970	Office
							2	3936	Office
							2	2016	Office
65	48/47	111	Bradley Rd	Viola David J Sr & Lucille /	0.69		1	5689	Finished Office
							1	6400	Unfinished
51	38/74	114	Bradley Rd	Noewatne George D	1.15		1	1440	Laundromat
							2	800	Retail
							3	1080	Retail
50	38/73	120	Bradley Rd	Musler Jack A & Rochelle	0.56		1	4194	Dry Cleaner
							2	1566	Office / Storage
21	38/20	71	Bradley Rd	Bradley Road Associates I	1.33		1	6000	office condos
							2	6000	office condos
							3	5430	office condos
88	38/64	12	Brookside Rd	Bilcheck Holly	0.25		1	1020	Office
							2	325	Unfinished
90	38/65	10	Brookside Rd	Pallatto Victor J 1/2 Int Life	0.17		1	1455	Dentist Office
							2	680	Dentist Office

Madison - Bradley Road  
APPENDIX C - USE DATA

ID	M/L	#	Street	Owner	Acres (GIS)	Bldg	Floor	Eff. Area	Use(s)
24	38/85	22	Durham Rd	Atlantic Holdings Ltd	1.88		1	1920	Webster Bank
							1	4726	Offices
							1	1560	Restaurant
18	38/117	25	Durham Rd	Twenty Five Durham Road	1.30		1	3024	Madison Rental
							2	1512	Madison Rental
84	38/42	14	Wall St	E C Scranton Memorial Lit	0.32		1	2500	Office
							1	2500	Office
							2	800	Office
							2	800	Office
42	38/55	17	Wall St	Sivetta Associates Llc	1.90		1	2064	Office
							2	1704	Office
44	38/68	69	Wall St	Davis Realty Llc	0.41		1	1148	Office
							2	726	Office
45	38/69	73	Wall St	Cowles Family Partnership	0.50		1	1223	Retail
							1	1529	Office
							2	1632	Retail
							2	1632	Retail
48	38/70	85	Wall St	Homer David K & Jayne M	0.20		1	1669	Office
							2	1034	Office
71	38/28	96	Wall St	96 Wall St Llc	0.22		1	1780	Food Market
70	38/27	102	Wall St	Ehrgott Bette Jane	0.18		1	936	Hair Salon
							2	900	Office
67	38/24	105	Wall St	Winchester Renee F	0.45		1	2060	Medical Office
							2	490	Medical Office
7	38/100	768	Boston Post Rd	768 Associates Llp	0.11		1	2084	Retail Books
							2	2112	Retail Books
<b>MISCELLANEOUS USES (37,230 SF)</b>					<b>7.23</b>				
92	38/78	0	Bradley Rd	Madison Land Conservatic	3.77				
22	38/22	85	Bradley Rd	Tuxis Lumber Co	2.23		1	8832	Retail
							1	890	Office
							2	13834	Storage
							3	6000	Warehouse
15	38/114	608	Boston Post Rd	D M Properties Llc	0.31		1	2706	Gas Station
							2	288	Office
26	38/87	633	Boston Post Rd	Cumberland Farms Inc	0.47		1	2680	Gas / Convenience Food
1	38/111	646	Boston Post Rd	Hendels Investors Co	0.45		1	2000	Gas / Convenience Food

Madison - Bradley Road  
APPENDIX C - USE DATA

ID	M/L	#	Street	Owner	Acres (GIS)	Bldg	Floor	Eff. Area	Use(s)
<b>SINGLE-FAMILY RESIDENTIAL (11 units)</b>					<b>4.20</b>				
58	38/80	92	Bradley Rd	Tuccero Vincent G & Kare	0.22		1	1364	SFD
57	38/79	94	Bradley Rd	Dickinson George A & Eliz	0.17		1 2	1104 342	SFD
52	38/75	110	Bradley Rd	Noewatne George	0.41		1 2	522 252	SFD
87	38/63	14	Brookside Rd	Bodin John R & Ellen W	0.26		1 2	624 624	SFD
91	38/62	15	Brookside Rd	Sivetta Associates Llc	0.73		1 2	576 516	SFD
68	38/25	4	Railroad Ave	Cocco Deborah	0.28		1	672	SFD
37	38/56	25	Wall St	Lupone Associates	0.38		1 2	1305 1100	SFD
43	38/57	0	Wall St	Lupone Associates	0.20				
40	38/59	39	Wall St	Fontaine Dorcas C	0.36		1	1536	SFD
79	38/36	48A	Wall St	Hall Lawrence D	0.53		1	560	SFD
89	38/37	48B	Wall St	Garrity Kevin S & Tina N	0.09		1 2	750 375	SFD
72	38/31	74	Wall St	Casula Lorraine S & Robe	0.56		1 2	1459 554	SFD

Madison - Bradley Road  
APPENDIX C - USE DATA

ID	M/L	#	Street	Owner	Acres (GIS)	Bldg	Floor	Eff. Area	Use(s)
<b>MULTI-FAMILY RESIDENTIAL (25 units)</b>					<b>3.31</b>				
69	38/26	106	Wall St	Mclaughlin Patricia	0.16	1 1 2	1 2 1	925 770 320	1-2BR Apt 1-1BR Apt 1-1BR Apt
80	38/38	40	Wall St	Hall Lawrence D Et Als	0.28		1 1	2808 336	SFD Apt over garage
76	38/33 and	64	Wall St	Overshore Associates Llc	0.83	1 1 2 2 3 3 4	1 2 1 2 1 2 1	2926 2459 1284 1284 916 752 1171	5-1BR Apt 2-2BR Apt 1-2BR Apt 3-1BR Apt 1-2BR Apt 1-1BR Apt 1-2BR Apt
73	38/29	90	Wall St	Lemley Thomas L & Marti	1.29		1 2	1659 660	1-2BR Apt 1-1BR Apt
74	38/30	82	Wall St	Cooney Henry M	0.75	1 1 2 2 3	1 2 1 2 1	1666 1080 1200 572 1496	1-2BR Apt 1-2BR Apt Garage / Unfinished 1-1BR Apt 1-1BR Apt
<b>OTHER RESIDENTIAL (105 units/beds)</b>					<b>4.1598146</b>				
56	38/78	100	Bradley Rd	Hearth At Tuxis Pond Llc (	3.31		1 2 3	29157 28424 20924	105 Assisted Living Units 2 efficiency, 78 1 BR 25 Dementia units
53	38/76	108	Bradley Rd	Hearth At Tuxis Pond Llc (	0.42				Vacant (Hearth)
54	38/77	104	Bradley Rd	Deburra Samuel E & Jane	0.43		1 2	1204 843	SFD (life tenancy with ALF) SFD (life tenancy with ALF)

Madison - Bradley Road  
APPENDIX C - USE DATA

ID	M/L	#	Street	Owner	Acres (GIS)	Bldg	Floor	Eff. Area	Use(s)
<b>MIXED USE (54,589 SF / 39 units)</b>					<b>7.84</b>				
82	38/40	32	Wall St	Davis Realty Llc	2.18	1 1 2	1 2 1	8282 2584 3988	Retail / Office 2-2BR Apts 4-1BR Apts
41	38/58	33	Wall St	Eastland Barry W & Patti	0.31	1 1 2	1 2 1	1338 946 469	Retail 1 2BR Apt Retail
81	38/39	36	Wall St	Davis Realty Llc	0.19	1 1 2	1 2 1	1868 963 1208	Retail 1-1BR Apt / 1-2BR Apt 1-1BR Apt / 1-2BR Apt
39	38/60	43	Wall St	123 Rmr Llc	0.30		1 2	3057 940	Retail 1-1BR Apt
38	38/61	45	Wall St	Gulick Properties Llc	0.55		1 2	1850 947	Retail 1-2BR Apt
78	38/35	52	Wall St	Bible Hill Associates Llc	0.56		1 2	1935 784	Retail 1-2BR Apt
33	38/96	679	Boston Post Rd	Vitale Ralph G Jr & Michael	0.09		1 2	1134 1134	Retail / Service Apartment
3	38/108	684	Boston Post Rd+119 Sam Davis	Janice E	0.19	1 1 2 2	1 2 1 2	1731 750 1560 1248	Retail 2 BR Apartment Retail Office
6	38/105	710	Boston Post Rd	Fleming Agathe Rist Etal	0.28		1 2	3285 3057	Retail / Food 1@ 1BR Apt / 2@ 2BR Apt
30	38/94	731	Boston Post Rd	Mad Main Llc	0.29		1 2 3	5148 5148 2076	Retail Office 1@ 1BR Apt / 1@ 2BR Apt
35	38/95	0	Boston Post Rd	Mad Main LLC	0.11				
10	38/99	774	Boston Post Rd	Seven Seven Zero 770 As	0.10		1 2 3	2168 1053 1040	Retail Books Retail Books 1@ 1BR Apt
19	38/19	57	Bradley Rd	Jonaqthan Peters	0.44	1 2 2	1 1 2	1136 912 672	Retail Optical 1-1BR Apt 1-1BR Apt
55	38/72	126	Bradley Rd	Derosa Vickie	0.26		1 2	969 660	Office 1 Apt.
83	38/41	24	Wall St	E C Scranton Memorial Lit	0.35		1 2	1371 1371	Office 1-1BR Apt / 1-2BR Apt

Madison - Bradley Road  
APPENDIX C - USE DATA

ID	M/L	#	Street	Owner	Acres (GIS)	Bldg	Floor	Eff. Area	Use(s)
47	38/66	59	Wall St	59 Wall Street Llc	0.14		1 2	1034 532	Office 1-1BR Apt
77	38/34	60	Wall St	Field George C Co	0.60	1 1 2 2	1 2 1 2	956 582 1672 1102	Retail 2-1BR Apt Workshop 1-1BR Apt
46	38/67	63	Wall St	Maf Properties Llc	0.16		1 2	1240 1023	Office 1-2BR Apt
75	38/32	70	Wall St	Overshore Associates Llc	0.40	1 1 2 2 2	1 2 1 2 3	1348 309 2080 2080 2080	Office Unfinished Office 3-1BR Apt 3-1BR Apt
49	38/71	91	Wall St	Reinhart James & Griffith	0.33		1 2	1200 675	Office 1-1BR Apt
<b>COMMUNITY FACILITY (27,823 SF)</b>					<b>1.34</b>				
27	38/88	665	Boston Post Rd	Madison Hose Company 1	0.43		1 2	5430 1680	Fire Station Fire Station
36	38/97	781	Boston Post Rd	United States Government	0.37		1	3599	Post Office
85	38/43	801	Boston Post Rd	Ec Scranton Memorial Libr	0.55		1 B	13108 4006	Library Library
<b>TRANSPORTATION / UTILITY</b>					<b>14.20</b>				
86	38/49	806	Boston Post Rd	Southern New England Te	0.30		1	5239	Telephone Exchange
20	38/21	77	Bradley Rd	CTDOT	3.49		1	3347	Train Station site
66		0		AMTRAK	9.72				
23	38/23	91	Bradley Rd	Conn Light And Power Co	0.69				CLP Substation
					<b>68.75</b>				



Madison - Bradley Road  
APPENDIX D - ASSESSMENT DATA

ID	M/L	#	Street	Owner	Acres (GIS)	Land Ass.	Building Ass.	OB Ass.
<b>RETAIL / FOOD / OFFICE (244,986 SF)</b>					<b>26.462545</b>	<b>\$8,749,000</b>	<b>\$9,322,800</b>	<b>\$193,200</b>
63	38/15	56	Academy St	D Lizarraga Faye	1.83	\$174,900	\$77,900	\$0
17	38/120	589	Boston Post Rd	Marcus Milton S	0.66	\$214,800	\$166,700	\$2,900
16	38/121	600	Boston Post Rd	First Union Nat'L Bank	1.48	\$478,900	\$327,600	\$16,800
25	38/86	609	Boston Post Rd	Boston Post Rd Madison	2.43	\$788,600	\$410,600	\$19,500
14	38/112	634	Boston Post Rd	Davis Realty Llc	0.56	\$357,200	\$228,800	\$9,300
5	38/110	660	Boston Post Rd	Cowles Harold F Est Of 8	0.18	\$205,000	\$105,800	\$2,000
4	38/109	666	Boston Post Rd	Aerodome Building LLC	0.35	\$277,600		
2	38/106	690	Boston Post Rd	Hill Christopher	0.20	\$227,800	\$293,300	
29	38/91	693	Boston Post Rd	Downtown Associates Llc	0.31	\$225,500	\$132,200	\$4,100
28	38/92	703	Boston Post Rd	Roton Associates	0.47	\$308,000	\$158,000	\$0
12	38/104	724	Boston Post Rd	New Haven Savings Bank	0.44	\$337,200	\$837,200	\$500
31	38/93	725	Boston Post Rd	Obrien Marsillio Family Tr	1.74	\$365,600	\$256,900	\$1,000
11	38/103	736	Boston Post Rd	Hill Joseph A & Gilliam St	0.14	\$196,500	\$332,000	\$1,700
9	38/102	752	Boston Post Rd	Lupone Realty Limited Pa	0.30	\$283,200	\$677,400	\$10,600

Madison - Bradley Road  
APPENDIX D - ASSESSMENT DATA

ID	M/L	#	Street	Owner	Acres (GIS)	Land Ass.	Building Ass.	OB Ass.
34	38/96	761	Boston Post Rd	Davis Realty Llc	0.80	\$394,600	\$224,100	\$7,400
8	38/101	762	Boston Post Rd	Genesius Charles J	0.12	\$167,000	\$262,600	\$0
32	38/89	677	Boston Post Rd	Madison Hose Company	0.12	\$142,000	\$32,100	
13	38/98	782	Boston Post Rd	Johnson Gunnar Etals	0.23	\$223,600	\$201,100	\$0
62	38/84	74	Bradley Rd	Atlantic Holdings Ltd	0.20	\$76,200	\$20,700	\$0
61	38/83	78	Bradley Rd	82 Bradley Road Associa	0.74	\$216,800	\$296,300	\$4,400
60	38/82	84	Bradley Rd	Gedney Richard R li	0.14	\$84,800	\$63,400	\$1,900
59	38/81	86	Bradley Rd	Mcintyre Bruce R & Rene	0.25	\$85,000	\$142,500	\$2,100
64	48/46	107	Bradley Rd	Field George C Co	1.18	\$231,300	\$515,300	\$22,100
65	48/47	111	Bradley Rd	Viola David J Sr & Lucille	0.69	\$185,200	\$204,900	\$7,400
51	38/74	114	Bradley Rd	Noewatne George D	1.15	\$214,700	\$46,400	\$900
50	38/73	120	Bradley Rd	Musler Jack A & Rochelle	0.56	\$160,900	\$179,400	\$8,500
21	38/20	71	Bradley Rd	Bradley Road Associates	1.33		\$1,220,100	\$0
88	38/64	12	Brookside Rd	Bilcheck Holly	0.25	\$71,800	\$62,700	\$100
90	38/65	10	Brookside Rd	Pallatto Victor J 1/2 Int Lil	0.17	\$66,400	\$99,800	\$700

Madison - Bradley Road  
APPENDIX D - ASSESSMENT DATA

<b>ID</b>	<b>M/L</b>	<b>#</b>	<b>Street</b>	<b>Owner</b>	<b>Acres (GIS)</b>	<b>Land Ass.</b>	<b>Building Ass.</b>	<b>OB Ass.</b>
24	38/85	22	Durham Rd	Atlantic Holdings Ltd	1.88	\$440,900	\$326,000	\$23,800
18	38/117	25	Durham Rd	Twenty Five Durham Roa	1.30	\$207,200	\$108,200	\$12,300
84	38/42	14	Wall St	E C Scranton Memorial L	0.32	\$147,200	\$243,700	\$1,300
42	38/55	17	Wall St	Sivetta Associates Llc	1.90	\$160,800	\$173,600	
44	38/68	69	Wall St	Davis Realty Llc	0.41	\$175,100	\$87,800	\$2,600
45	38/69	73	Wall St	Cowles Family Partnershi	0.50	\$192,400	\$213,300	\$10,200
48	38/70	85	Wall St	Homer David K & Jayne	0.20	\$121,700	\$105,000	\$5,000
71	38/28	96	Wall St	96 Wall St Llc	0.22	\$122,900	\$96,400	\$9,600
70	38/27	102	Wall St	Ehrgott Bette Jane	0.18	\$100,200	\$70,100	\$1,800
67	38/24	105	Wall St	Winchester Renee F	0.45	\$166,100	\$116,800	\$1,800
7	38/100	768	Boston Post Rd	768 Associates Llp	0.11	\$153,400	\$206,100	\$900

Madison - Bradley Road  
APPENDIX D - ASSESSMENT DATA

ID	M/L	#	Street	Owner	Acres (GIS)	Land Ass.	Building Ass.	OB Ass.
<b>MISCELLANEOUS USES (37,230 SF)</b>					<b>7.23</b>	<b>\$1,220,800</b>	<b>\$404,600</b>	<b>\$91,900</b>
92	38/78		0 Bradley Rd	Madison Land Conservati	3.77	\$8,500	\$0	\$0
22	38/22		85 Bradley Rd	Tuxis Lumber Co	2.23	\$347,600	\$74,400	\$34,500
15	38/114		608 Boston Post Rd	D M Properties Llc	0.31	\$261,400	\$67,300	\$14,400
26	38/87		633 Boston Post Rd	Cumberland Farms Inc	0.47	\$336,100	\$163,800	\$27,900
1	38/111		646 Boston Post Rd	Hendels Investors Co	0.45	\$267,200	\$99,100	\$15,100
<b>SINGLE-FAMILY RESIDENTIAL (11 units)</b>					<b>4.20</b>	<b>\$802,100</b>	<b>\$729,500</b>	<b>\$27,300</b>
58	38/80		92 Bradley Rd	Tuccero Vincent G & Kar	0.22	\$59,900	\$60,300	\$800
57	38/79		94 Bradley Rd	Dickinson George A & Eli	0.17	\$77,000	\$68,600	\$0
52	38/75		110 Bradley Rd	Noewatne George	0.41	\$64,600	\$32,100	
87	38/63		14 Brookside Rd	Bodin John R & Ellen W	0.26	\$70,200	\$70,900	\$1,600
91	38/62		15 Brookside Rd	Sivetta Associates Llc	0.73	\$86,200	\$53,700	\$2,300
68	38/25		4 Railroad Ave	Cocco Deborah	0.28	\$60,600	\$38,800	\$9,300
37	38/56		25 Wall St	Lupone Associates	0.38	\$83,800	\$134,300	\$400
43	38/57		0 Wall St	Lupone Associates	0.20			
40	38/59		39 Wall St	Fontaine Dorcas C	0.36	\$81,000	\$64,100	\$5,100
79	38/36	48A	Wall St	Hall Lawrence D	0.53	\$69,900	\$38,300	
89	38/37	48B	Wall St	Garrity Kevin S & Tina N	0.09	\$65,300	\$57,800	
72	38/31		74 Wall St	Casula Lorraine S & Rot	0.56	\$83,600	\$110,600	\$7,800

Madison - Bradley Road  
APPENDIX D - ASSESSMENT DATA

ID	M/L	#	Street	Owner	Acres (GIS)	Land Ass.	Building Ass.	OB Ass.
<b>MULTI-FAMILY RESIDENTIAL (25 units)</b>					<b>3.31</b>	<b>\$697,600</b>	<b>\$700,600</b>	<b>\$7,000</b>
69	38/26		106 Wall St	Mclaughlin Patricia	0.16	\$100,200	\$120,300	\$2,500
80	38/38		40 Wall St	Hall Lawrence D Et Als	0.28	\$78,100	\$141,900	\$800
76	38/33 an		64 Wall St	Overshore Associates Llc	0.83	\$256,600	\$249,800	\$3,000
73	38/29		90 Wall St	Lemley Thomas L & Mar	1.29	\$136,900	\$72,700	
74	38/30		82 Wall St	Cooney Henry M	0.75	\$125,800	\$115,900	\$700
<b>OTHER RESIDENTIAL (105 units/beds)</b>					<b>4.1598146</b>	<b>\$961,800</b>	<b>\$4,548,900</b>	<b>\$65,300</b>
56	38/78		100 Bradley Rd	Hearth At Tuxis Pond Llc	3.31	\$767,400	\$4,486,000	\$65,200
53	38/76		108 Bradley Rd	Hearth At Tuxis Pond Llc	0.42	\$97,200		
54	38/77		104 Bradley Rd	Deburra Samuel E & Jan	0.43	\$97,200	\$62,900	\$100

Madison - Bradley Road  
APPENDIX D - ASSESSMENT DATA

ID	M/L	#	Street	Owner	Acres (GIS)	Land Ass.	Building Ass.	OB Ass.
<b>MIXED USE (54,589 SF / 39 units)</b>					<b>7.84</b>	<b>\$3,329,700</b>	<b>\$3,616,600</b>	<b>\$44,900</b>
82	38/40	32	Wall St	Davis Realty Llc	2.18	\$263,600	\$287,100	\$2,500
41	38/58	33	Wall St	Eastland Barry W & Patti	0.31	\$163,900	\$113,700	\$600
81	38/39	36	Wall St	Davis Realty Llc	0.19	\$77,900	\$167,900	\$1,000
39	38/60	43	Wall St	123 Rmr Llc	0.30	\$152,400	\$333,200	\$7,100
38	38/61	45	Wall St	Gulick Properties Llc	0.55	\$208,000	\$105,700	\$1,300
78	38/35	52	Wall St	Bible Hill Associates Llc	0.56	\$210,300	\$120,600	
33	38/96	679	Boston Post Rd	Vitale Ralph G Jr & Michae	0.09	\$137,400	\$72,700	
3	38/108	684	Boston Post Rd+119 San	Davis Janice E	0.19	\$214,800	\$170,100	\$500
6	38/105	710	Boston Post Rd	Fleming Agathe Rist Etal	0.28	\$248,200	\$111,300	\$2,200
30	38/94	731	Boston Post Rd	Mad Main Llc	0.29	\$309,600	\$726,000	\$7,800
35	38/95	0	Boston Post Rd	Mad Main LLC	0.11			
10	38/99	774	Boston Post Rd	Seven Seven Zero 770 A	0.10	\$159,700	\$206,100	\$0
19	38/19	57	Bradley Rd	Jonaqthan Peters	0.44	\$138,800	\$116,400	\$0
55	38/72	126	Bradley Rd	Derosa Vickie	0.26	\$120,000	\$84,000	\$3,300
83	38/41	24	Wall St	E C Scranton Memorial L	0.35	\$162,500	\$122,200	\$3,200

Madison - Bradley Road  
APPENDIX D - ASSESSMENT DATA

ID	M/L	#	Street	Owner	Acres (GIS)	Land Ass.	Building Ass.	OB Ass.
47	38/66	59	Wall St	59 Wall Street Llc	0.14	\$97,800	\$81,200	\$600
77	38/34	60	Wall St	Field George C Co	0.60	\$239,300	\$163,600	\$9,600
46	38/67	63	Wall St	Maf Properties Llc	0.16	\$116,500	\$107,200	
75	38/32	70	Wall St	Overshore Associates Llc	0.40	\$159,300	\$420,300	
49	38/71	91	Wall St	Reinhart James & Griffitt	0.33	\$149,700	\$107,300	\$5,200
<b>COMMUNITY FACILITY (27,823 SF)</b>					<b>1.34</b>	<b>\$874,600</b>	<b>\$1,633,000</b>	<b>\$3,500</b>
27	38/88	665	Boston Post Rd	Madison Hose Company	0.43	\$291,500	\$290,200	\$1,000
36	38/97	781	Boston Post Rd	United States Governmer	0.37	\$290,200	\$225,300	\$2,500
85	38/43	801	Boston Post Rd	Ec Scranton Memorial Lit	0.55	\$292,900	\$1,117,500	\$0
<b>TRANSPORTATION / UTILITY</b>					<b>14.20</b>	<b>\$667,400</b>	<b>\$490,500</b>	<b>\$43,600</b>
86	38/49	806	Boston Post Rd	Southern New England Tr	0.30	\$188,100	\$150,800	\$0
20	38/21	77	Bradley Rd	CTDOT	3.49	\$343,500	\$339,700	\$41,500
66		0		AMTRAK	9.72			
23	38/23	91	Bradley Rd	Conn Light And Power Ct	0.69	\$135,800	\$0	\$2,100
					<b>68.75</b>	<b>\$17,303,000</b>	<b>\$21,446,500</b>	<b>\$476,700</b>



Madison - Bradley Road  
APPENDIX E - PARKING DATA

ID	M/L	#	Street	Owner	Required	Provided	Comments
<b>ON-STREET PARKING</b>					<b>0</b>	<b>113</b>	
			On-Street Parking	N side of Post Rd	0	36	
			On-Street Parking	S side of Post Rd	0	46	
			On-Street Parking	W side of Wall St	0	31	
<b>RETAIL / FOOD / OFFICE (244,986 SF)</b>					<b>937</b>	<b>567</b>	
63	38/15	56	Academy St	D Lizarraga Faye	27	25	
17	38/120	589	Boston Post Rd	Marcus Milton S	20	3	
16	38/121	600	Boston Post Rd	First Union Nat'L Bank	20	40	
25	38/86	609	Boston Post Rd	Boston Post Rd Madison Co Llc	60	65	
14	38/112	634	Boston Post Rd	Davis Realty Llc	28	20	
5	38/110	660	Boston Post Rd	Cowles Harold F Est Of & Jean L	10	7	
4	38/109	666	Boston Post Rd	Aerodome Building LLC	0	0	
2	38/106	690	Boston Post Rd	Hill Christopher	21	6	
29	38/91	693	Boston Post Rd	Downtown Associates Llc	16	8	
28	38/92	703	Boston Post Rd	Roton Associates	23	8	
12	38/104	724	Boston Post Rd	New Haven Savings Bank	76	0	
11	38/103	736	Boston Post Rd	Hill Joseph A & Gilliam Surv	51	0	
9	38/102	752	Boston Post Rd	Lupone Realty Limited Partners	50	0	
8	38/101	762	Boston Post Rd	Genesis Charles J	29	0	
32	38/89	677	Boston Post Rd	Madison Hose Company 1 Inc	5	2	
62	38/84	74	Bradley Rd	Atlantic Holdings Ltd	4	2	
61	38/83	78	Bradley Rd	82 Bradley Road Associates	39	24	
60	38/82	84	Bradley Rd	Gedney Richard R Ii	6	8	
59	38/81	86	Bradley Rd	Mcintyre Bruce R & Renee	12	8	
64	48/46	107	Bradley Rd	Field George C Co	65	27	
65	48/47	111	Bradley Rd	Viola David J Sr & Lucille A	49	17	
51	38/74	114	Bradley Rd	Noewatne George D	14	18	
50	38/73	120	Bradley Rd	Musler Jack A & Rochelle K	24	14	
21	38/20	71	Bradley Rd	Bradley Road Associates Inc	70	75	
88	38/64	12	Brookside Rd	Bilcheck Holly	6	2	
90	38/65	10	Brookside Rd	Pallatto Victor J 1/2 Int Life Use	9	3	
24	38/85	22	Durham Rd	Atlantic Holdings Ltd	43	74	
18	38/117	25	Durham Rd	Twenty Five Durham Road Assoc	19	35	
84	38/42	14	Wall St	E C Scranton Memorial Library	27	7	
42	38/55	17	Wall St	Sivetta Associates Llc	16	4	
44	38/68	69	Wall St	Davis Realty Llc	8	8	
45	38/69	73	Wall St	Cowles Family Partnership	25	8	
48	38/70	85	Wall St	Homer David K & Jayne M	11	6	
71	38/28	96	Wall St	96 Wall St Llc	18	10	
70	38/27	102	Wall St	Ehrgott Bette Jane	8	10	
67	38/24	105	Wall St	Winchester Renee F	11	17	
7	38/100	768	Boston Post Rd	768 Associates Llp	17	4	
<b>MISCELLANEOUS USES (37,230 SF)</b>					<b>177</b>	<b>157</b>	
92	38/78	0	Bradley Rd	Madison Land Conservation Trus	0	0	
31	38/93	725	Boston Post Rd	Obrien Marsillio Family Trust	37	52	
34	38/96	761	Boston Post Rd	Davis Realty Llc	63	22	
22	38/22	85	Bradley Rd	Tuxis Lumber Co	32	47	
13	38/98	782	Boston Post Rd	Johnson Gunnar Etals	32	12	
15	38/114	608	Boston Post Rd	D M Properties Llc	4	7	
26	38/87	633	Boston Post Rd	Cumberland Farms Inc	5	14	
1	38/111	646	Boston Post Rd	Hendels Investors Co	4	3	
<b>SINGLE-FAMILY RESIDENTIAL (11 units)</b>					<b>22</b>	<b>20</b>	
58	38/80	92	Bradley Rd	Tuccero Vincent G & Karen S	2	2	
57	38/79	94	Bradley Rd	Dickinson George A & Elizabeth M	2	2	
52	38/75	110	Bradley Rd	Noewatne George	2	0	
87	38/63	14	Brookside Rd	Bodin John R & Ellen W	2	2	
91	38/62	15	Brookside Rd	Sivetta Associates Llc	2	3	
68	38/25	4	Railroad Ave	Cocco Deborah	2	2	
37	38/56	25	Wall St	Lupone Associates	2	2	
43	38/57	0	Wall St	Lupone Associates	0	0	Combined with 38/56
40	38/59	39	Wall St	Fontaine Dorcas C	2	2	
79	38/36	48A	Wall St	Hall Lawrence D	2	3	
89	38/37	48B	Wall St	Garrity Kevin S & Tina N	2	0	
72	38/31	74	Wall St	Casula Lorraine S & Robert	2	2	
<b>MULTI-FAMILY RESIDENTIAL (25 units)</b>					<b>39</b>	<b>42</b>	
69	38/26	106	Wall St	Mclaughlin Patricia	5	10	
80	38/38	40	Wall St	Hall Lawrence D Et Als	4	2	
76	38/33 an	64	Wall St	Overshore Associates Llc	21	15	check for two sites on area and value
73	38/29	90	Wall St	Lemley Thomas L & Martha S Et Al	3	9	

Madison - Bradley Road  
APPENDIX E - PARKING DATA

ID	M/L	#	Street	Owner	Required	Provided	Comments
74	38/30	82	Wall St	Cooney Henry M	6	6	
<b>OTHER RESIDENTIAL (105 units/beds)</b>					<b>51</b>	<b>49</b>	
56	38/78	100	Bradley Rd	Hearth At Tuxis Pond Llc (The)	49	49	
53	38/76	108	Bradley Rd	Hearth At Tuxis Pond Llc (The)	0	0	
54	38/77	104	Bradley Rd	Deburra Samuel E & Jane E Life Use	2	0	
<b>MIXED USE (54,589 SF / 39 units)</b>					<b>276</b>	<b>105</b>	
82	38/40	32	Wall St	Davis Realty Llc	43	11	
41	38/58	33	Wall St	Eastland Barry W & Patti Jo	9	0	
81	38/39	36	Wall St	Davis Realty Llc	11	8	
39	38/60	43	Wall St	123 Rmr Llc	14	2	
38	38/61	45	Wall St	Gulick Properties Llc	9	2	
78	38/35	52	Wall St	Bible Hill Associates Llc	10	3	
33	38/96	679	Boston Post Rd	Vitale Ralph G Jr & Michael A	7	0	
3	38/108	684	Boston Post Rd+119 Sar	Davis Janice E	15	4	
6	38/105	710	Boston Post Rd	Fleming Agathe Rist Etal	18	7	
30	38/94	731	Boston Post Rd	Mad Main Llc	45	25	
35	38/95	0	Boston Post Rd	Mad Main LLC	0	0	Combined with Café Allegro (38/94)
10	38/99	774	Boston Post Rd	Seven Seven Zero 770 Associate	15	5	
19	38/19	57	Bradley Rd	Jonaqthan Peters	8	3	
55	38/72	126	Bradley Rd	Derosa Vickie	6	9	
83	38/41	24	Wall St	E C Scranton Memorial Library	9	4	
47	38/66	59	Wall St	59 Wall Street Llc	6	2	
77	38/34	60	Wall St	Field George C Co	13	9	
46	38/67	63	Wall St	Maf Properties Llc	7	3	
75	38/32	70	Wall St	Overshore Associates Llc	24	2	
49	38/71	91	Wall St	Reinhart James & Griffith Anita	7	6	
<b>COMMUNITY FACILITY (27,823 SF)</b>					<b>105</b>	<b>24</b>	
27	38/88	665	Boston Post Rd	Madison Hose Company 1 Inc	35	17	
36	38/97	781	Boston Post Rd	United States Government	18	7	
85	38/43	801	Boston Post Rd	Ec Scranton Memorial Library	52	0	
<b>TRANSPORTATION / UTILITY</b>					<b>104</b>	<b>109</b>	
86	38/49	806	Boston Post Rd	Southern New England Telephone	2	2	
20	38/21	77	Bradley Rd	CTDOT	0	0	
66		0		AMTRAK	100	105	
23	38/23	91	Bradley Rd	Conn Light And Power Co	2	2	
					<b>1,711</b>	<b>1,186</b>	