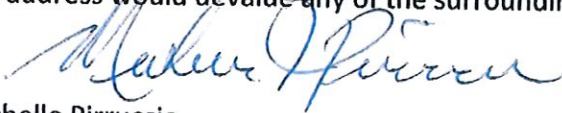


RECEIVED  
9-4-2019  
AT HEARING  
-JDD

PZC  
0079

As a local Realtor my thoughts on the property are as follows. It appears that the history of the property use has been fairly consistent over almost 70 years. I have looked at in from a real estate stand point of the value of the properties on Oakum Dock Rd. In the last 19 years there have been 15 properties sold on Oakum Dock Rd. There does not seem to be any negative affects to the particular market on this road. The days on market seems to be on an average of 111 days. I have been informed that the use of the property at 49 Oakum Dock Rd is predominantly accessed from St Clements and vehicles do not travel down Oakum Dock for their approach. Over the years the photographs and history show that the property has been beautified and improved upon. In your typical neighborhood you cannot control how your neighbors care for their lawns and properties however in this case I believe that there can easily be a high level of confidence in knowing that it will remain well cared for. The real estate included in St Clements would more than likely remain as the same type of business that it is now as it would not be attractive for any other use. I can't imagine that changing the zoning at the address would devalue any of the surrounding homes at all.



Michelle Pirruccio

Michelle Pirruccio

860.478.6003

[Michelle.pirruccio@raveis.com](mailto:Michelle.pirruccio@raveis.com)

48 Main St. Middletown, Ct 06457

**ST. CLEMENTS –  
49 OAKUM DOCK RD.  
EAST HAMPTON**

