

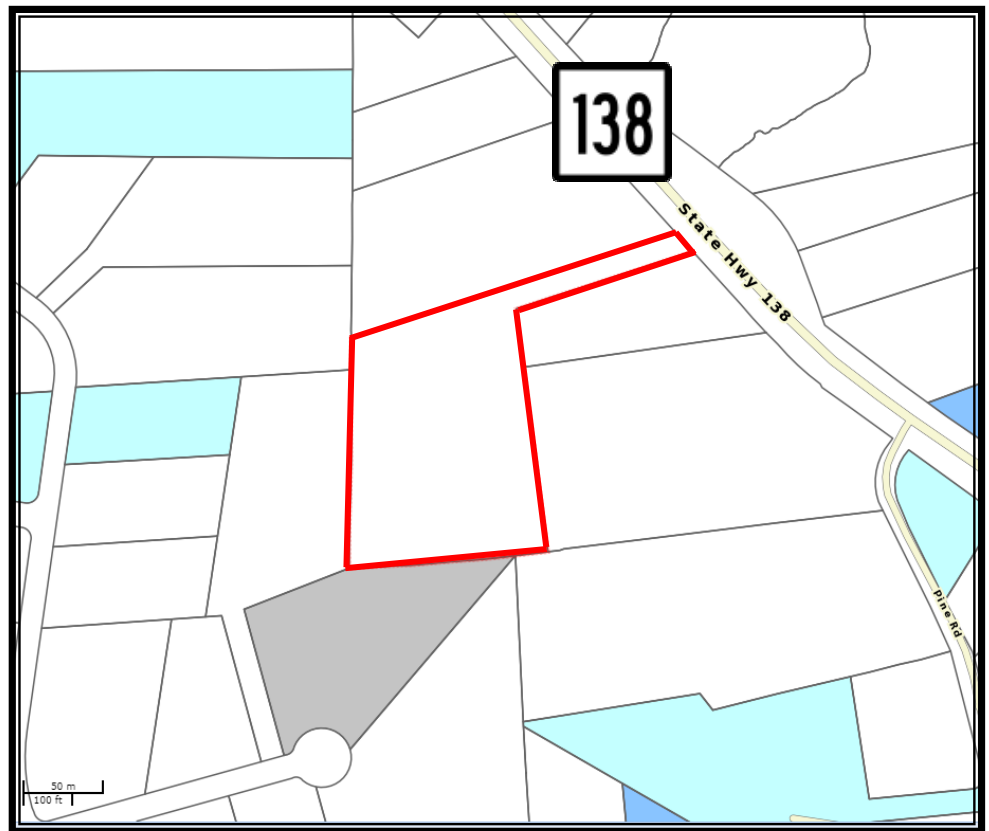


COMMERCIAL LOT FOR SALE

651 Voluntown Rd.
(aka Route 138)
Griswold, CT 06351

FOR SALE

\$119,000



- 5.36 Acres Commercial lot on Route 138, all usable
- Zone C Commercial
- Road frontage 25'
- Well and Septic required
- Assessed value \$65,240
- About 1 mile to I-395, Exit 22

Norman Peck

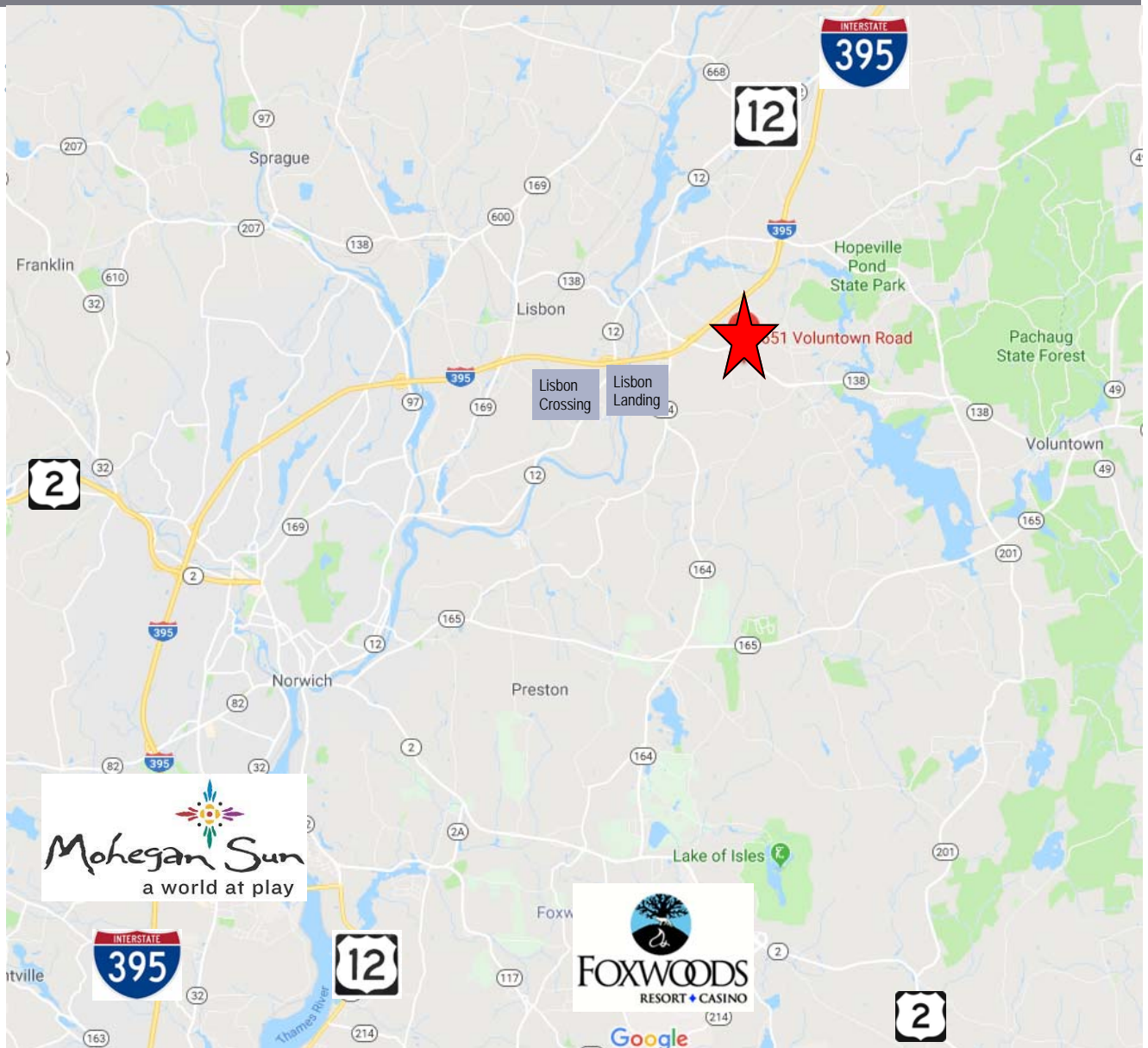
Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x133

860-444-6661 Fax

npeck@pequotcommercial.com



DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	18,571	88,212	380,747
Total Households	7,443	35,973	153,069
Household Income \$0—\$30,000	18.44%	21.16%	20.35%
\$30,001-\$60,000	24.35%	26.34%	23.85%
\$60,001-\$100,000	25.97%	24.45%	23.92%
\$100,001+	31.24%	28.05%	31.87%

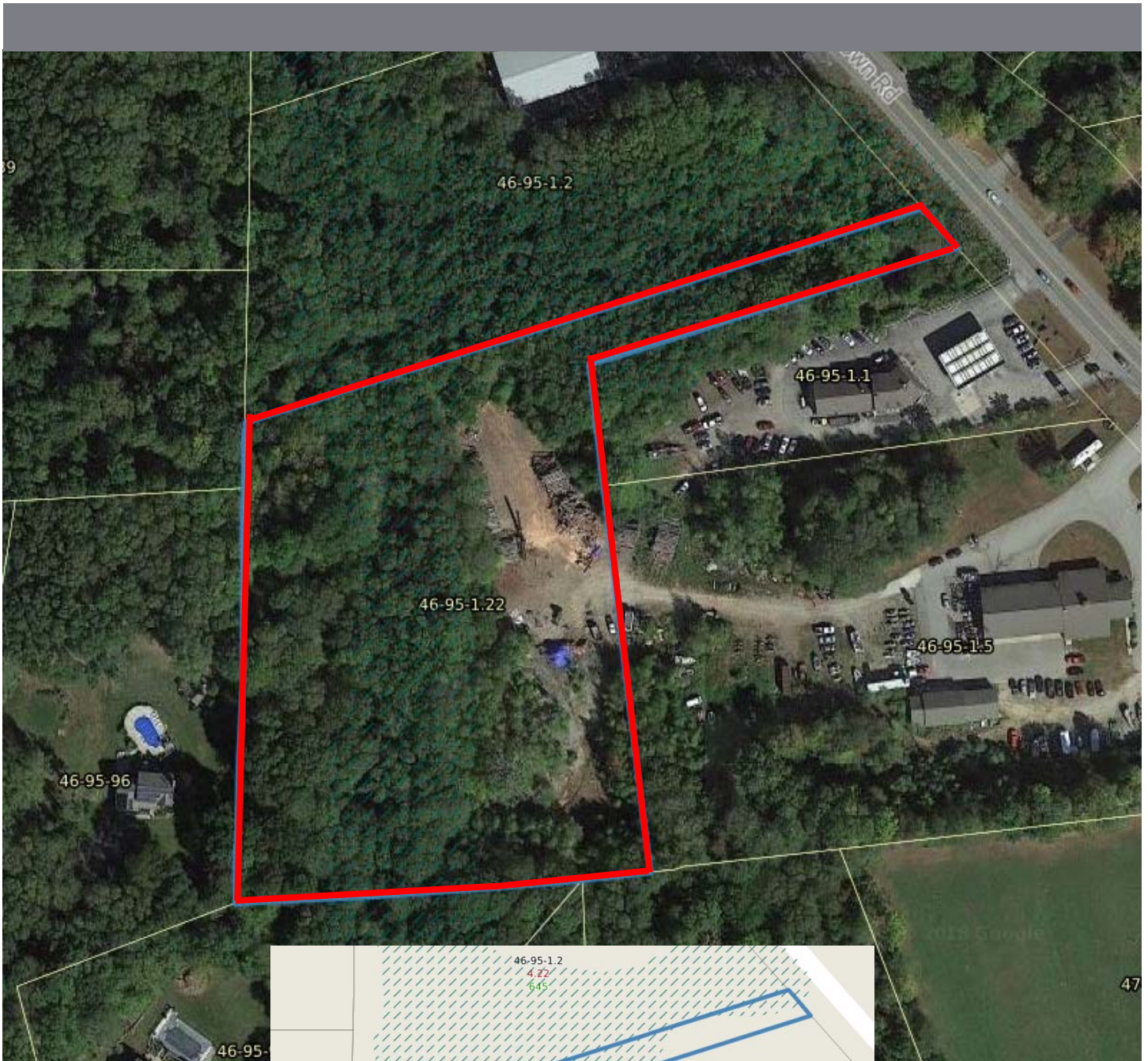


Zone C Commercial

Permitted Uses: Retail, Services, Temporary Yard/Garage sales...

Special Exceptions:

- | | | |
|------------------|---------------|-----------------------------|
| -Medical | -Veterinary | -Recreation Auto service |
| -Restaurant | -Excavation | -Farm equip sales + service |
| -Funeral home | -Hotel | -Boat sales + service |
| -Misc. Repair | -Warehouse | -55+ Housing |
| -Re-hab | -Daycare | -Assisted living |
| -Wholesale/Dist. | -Self-storage | -Home improvement supply |
| -Greenhouse | -Nursery | -Truck terminal + repair |
| | -Mixed use... | |



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

SECTION 7: C - COMMERCIAL DISTRICTS

(Entire Section effective 5/12/16)

7.1 **Purpose.** The "C" Commercial District is intended to provide opportunities for a variety of professional, financial, retail and service establishments, grouping of automotive and related commercial establishments which will complement each other and thereby encourage sound economic conditions for all uses.

7.2 **Permitted Uses.** The following uses are permitted by right in these Districts, provided they meet the conditions of Section 13 and Section 11.8 of these Regulations. (8/26/99) (3/3/00)

7.2.1 Retail businesses, such as variety stores, apparel stores, drug stores, grocery stores, antique shops, music shops, sporting goods stores, and book, stationery, magazine, candy, and tobacco shops which contain up to and including 5,000 square feet. Uses in excess of 5,000 square feet shall require a Special Exception in accordance with Section 12. (3/3/00) (8/10/2009) (11/9/2010) (11/18/11) (7/11/12)

7.2.2 Business services, such as banks, credit unions, loan companies, and other financial institutions, real estate and insurance agencies, utility offices, government and business and professional offices which contain up to and including 5,000 square feet. Uses in excess of 5,000 square feet shall require a Special Exception in accordance with Section 12. (3/3/00) (8/10/09)

7.2.3 Personal services, such as barber shops, beauty salons, photographic studios, tailor, dressmaking, and millinery which contain up to and including 5,000 square feet of gross floor area. Uses in excess of 5,000 square feet shall require a Special Exception in accordance with Section 12. (3/3/00) (8/10/09)

7.2.4 Temporary Garage Sales/Yard Sales. Temporary Garage or yard sales are an accessory activity to a village commercial use and are permitted provided no such sale shall occur on the same lot more than four (4) times in a calendar year, and each occurrence shall be limited to no more than three (3) consecutive days; and provided that in regard to all temporary garage or yard sale activities which are located on lots fronting on any State highway, the lot owner shall provide parking areas on-site, off the highway, for safety and driving sight-line purposes. Temporary Garage Sales and/or Yard Sales on lots which do not or cannot provide on-site, off State Highway parking, are not permitted. (8/10/09)

7.2.5 Food Vending Operations

Intent: The purpose of this regulation is to provide reasonable standards relative to the accessibility, appearance, and safety regarding mobile commercial food vending operations.

Exemptions: The provisions of this section shall not apply to special events, festivals, community projects or public events which occur on a periodic basis and/or those that are specifically approved by the Griswold Board of Selectmen (and/ or the Borough Board of Burgesses) as an approved community-based special event.

Responsibility: It shall be the applicant's responsibility to obtain any and all applicable permits over and above the local permits referenced in Section 7.2.5.1 of this regulation.

Violations: The vendor, property owner/lessee and assigns shall be responsible for any violation of this section or any other sections of the Town of Griswold Code of Ordinances. Such violations may result in the revocation or denial of a Certificate of Zoning Compliance and for any future vending permits

General Requirements: Mobile food vending carts may be allowed as a conditional and temporary use in the C Commercial zone provided they meet the following criteria:

- 7.2.5.1 Evidence of compliance with the applicable regulations of Uncas Health District and the Griswold Fire Marshal-for the proposed food-vending vehicle and which shall be in the form of written documentation from the Uncas Health District and the Griswold Fire Marshal. This evidence of compliance is a prerequisite to and required to start the application process.
- 7.2.5.2 A site plan drawn to scale showing that the proposed vending vehicle placement meets the applicable front, side and rear setbacks for its underlying zoning district
- 7.2.5.3 There is a principal structure and/or business on site
- 7.2.5.4 The number of vending vehicles permitted per parcel shall be determined based on a site plan prepared in accordance with Sections 13.
- 7.2.5.5 A minimum of five (5) parking spaces shall be provided and maintained in addition to the minimum parking required for the principal business. Access driveways and parking areas shall be constructed in accordance with Section 14 of these regulations entitled Parking Requirements.
- 7.2.5.6 No portion of the vending vehicle shall be allowed to occupy or obstruct access to any parking stall or parking aisle required by the Zoning ordinance.
- 7.2.5.7 The vending vehicle shall not be located within twenty five (25) feet of an ingress /egress driveway.
- 7.2.5.8 The placement of the vending vehicle shall not create a hazard for traffic circulation within the site.
- 7.2.5.9 A letter or copy of an official lease agreement from the property owner to the vendor if the property is not owned by the vendor.
- 7.2.5.10 The Zoning Officer and/or Town Planner must find that the proposed operation complies with all applicable provisions of this Section, and that the proposed operation will not adversely affect traffic accessibility, or health and public safety.
- 7.2.5.11 The vending vehicle must obtain an annual zoning compliance permit and shall be required to satisfy the requirements of this section.
- 7.2.5.12 Issuance of a food vehicle vending permit shall be on a temporary basis and pay and the fees are as follows: \$25 for a weekend up to a maximum of 3 days, \$75 for a season up to a maximum of 7 week, and \$250 for an annual fee.
- 7.2.5.13 Proposed signage shall conform to Section 15 of the Griswold Zoning Regulations for commercial zones. Flashing, blinking or strobe type lights to attract attention are strictly prohibited.
- 7.2.5.14 Vending on any street or sidewalk where vending is otherwise prohibited.
- 7.2.5.15 Vending between the hours of 10:00 p.m. and 8:00 a.m. is prohibited.
- 7.2.5.16 Sell food or beverages for immediate consumption unless there is a litter receptacle available for patrons use.
- 7.2.5.17 Te use of any device which produces loud noise, **FLASHING, OR STROBING LIGHTS** or the use of any loudspeaker, public address system or similar device to attract the attention of the public is strictly prohibited.

- 7.2.5.18 All charcoal and gas fired grills shall be property screened, fenced or blocked to prevent the general public from accessing the heated surfaces.
- 7.2.5.19 Portable bathroom facilities shall be provided when vending operations provide outdoor seating for the general public.
- 7.2.5.20 Temporary Fabric Canopy Structures shall comply with the following regulations: (10/03/16)
 - a. A canopy structure shall not exceed the ICC and NFPA square footage guidelines. A canopy is a manufactured structure constructed of fabric or pliable materials and is open without side walls or drops. Tarps do not qualify as a canopy.
 - b. A minimum clearance of 15 feet shall be maintained between the canopy and all structures including the mobile commercial food vending cart / vehicle.
 - c. Canopy structures shall be properly anchored in accordance with the manufacturer's recommendations. Support stakes and tie down ropes shall be properly marked so that they do not create a trip hazard.
 - d. The maximum number of canopy structures permitted is two. When two canopies are in use, the minimum clearance between canopies shall be 10 feet.
 - e. Canopy installation approval shall run concurrently with the vending permit issued. The canopy permit fee shall be \$150.00 each.

7.3 Special Exceptions. The following uses are permitted provided they meet the conditions of Section 12 and Section 11.8 of these Regulations. (8;16/99 (3/3/00)

- 7.3.1 Assembling, converting, altering, finishing, cleaning or any other processing of products which is clearly accessory to a retail or service business and where goods so produced and/or processed are to be sold exclusively from the lot provided that: (3/3/00) (8/10/09)
 - a. The area used for such purposes shall be fully concealed from any street, and shall not be greater in area than 20% of the square feet devoted to retail sales; (3/3/00)
 - b. Not more than four (4) employees are engaged in such production or processing (3/3/00)
- 7.3.2 Hospitals, Clinics, Medical Laboratories, Veterinary Services and other related Medical Services, and other medical buildings.(3/3/00)
- 7.3.3 Accessory uses and buildings, including the residence of the owner or an employee of the principal use, provided any residence shall be located within the same building or a separate building from the principal use. (3/3/00)
- 7.3.4 Hotels, motels, restaurants and other eating establishments
- 7.3.5 Commercial recreation, including dance halls, billiard and pool parlors, bowling alleys, skating facilities, and drive-in theaters and similar establishments. (3/3/00)
- 7.3.6 Automotive service stations, automotive, marine, recreation and agricultural equipment sales, service, and repairs; airports for air commerce and general aviation as defined in Section 15-41-21 of the Regulations of Connecticut State Agencies, including the sales, servicing and repair of new and used aircraft and a flight school, with a runway not in excess of 3,000 feet in length. (3/3/00)

- 7.3.7** Excavations
- 7.3.8** Amusement Game Arcades
- 7.3.9** Non-automotive repair services, such as electronics, radio, television and appliance shops, plumbing shops, carpenter shops, upholstery shops, and repair shops, except that no such operation shall require more than three (3) full-time employees.
- 7.3.10** Laundromats and Dry-Cleaning Establishments. (3/3/00)
- 7.3.11** Banquet Halls, Banquet Facilities (7/1/93)
- 7.3.12** Bed and Breakfast Facilities (7/1/93) (3/3/00)
- 7.3.13** Gasoline stations with or without convenience stores or food-related drive-through windows. (7/1/93) (8/10/09)
- 7.3.14** Hotels, Banquet Facilities and Conference Centers
- 7.3.15** Funeral Homes and Crematories
- 7.3.16** Country Inns
- 7.3.17** Public Service Company Facilities, Public Service Structures such as pump stations, associated piping, and water towers up to a maximum height of 100 feet for water service, pressure maintenance, and fire protection. (8/10/09)
- 7.3.18** Over 55 Neighborhood Housing Communities and/or 55 Plus Active Adult Neighborhood Housing Communities as detailed in Section 12.21. (8/10/09)
- 7.3.19** Convalescent / Nursing Homes, Rehab Facilities, Assisted Living, Continuing Care
- 7.3.20** Liquor stores are permitted by Special Exception as long as there is not consumption of liquor on the premises and as long as there are not other liquor stores located on a lot within 500 feet of a lot containing another liquor store or any other retail business selling alcoholic beverages. SEE Section 11.13. (7/27/12)
- 7.3.21** Retail businesses which are not package or liquor stores and which are permitted to sell beer and/or wine, not for consumption on the premises, and which receive subsequent state permits. (7/27/12)
- 7.3.22** Warehousing, Wholesaling, Wholesaling Distribution Centers
- 7.3.23** Child or Adult Day Care Centers
- 7.3.24** Home improvement supplies, including plumbing and lumber supplies. (3/3/00)
- 7.3.25** Self-storage facilities. (7/1/93) (3/3/00)
- 7.3.26** Truck terminals and repairs. (3/3/00)
- 7.3.27** Commercial nurseries, greenhouses, and garden centers. (3/3/00)

7.3.28 Mixed Use Developments

The following Mixed Use Development shall be permitted in all "C" – Commercial Zones by Special Exception. The development shall be designed as a cohesive project designed to encourage and promote a well thought out and planned development. The mixed-use development shall consist of the uses permitted in item "1.a." below and a minimum of at least three (3) of the herein permitted land use types permitted in items "1. b. thru g" below to be considered for review. The development shall be subject to the following condition: (01/01/2017)

1. The following land use types shall be permitted:
 - a. Retail, Commercial, Restaurant Use
 - b. Office Space including professional, medical
 - c. Alzheimer's / Dementia Care
 - d. Senior Assisted Living Care
 - e. Active Adult / 55 Plus Housing
 - f. Senior Independent Living
 - g. Non – Age Restricted Housing (Conventional Market Rate Housing)
 - h. A minimum of 10 percent of the site shall be dedicated for Open Space for both Private and Public Use
2. The development shall contain a minimum of 10 acres of land. And shall satisfy the minimum Dimensional Requirements of the "C" Commercial Zone.
3. The development shall be services by public water and public sewers.
4. All roads within the proposed development shall remain as private roads and shall be constructed to the Town of Griswold Road Standards.
5. The total number of housing units shall not exceed Ten (10) units per acre.
6. All applicable sections of the Griswold Zoning Regulations shall apply including Sections 12, 13 and 14.

SECTION 8: BP – BUSINESS PARK DISTRICT
(Entire Section effective 8/18/05)

- 8.1 **Purpose.** The Business Park District zoning classification is intended to provide for the establishment of business/commercial districts located in close proximity to an interstate highway exchange; and it is intended that the BP District will be located where suitable and compatible commercial and industrial land uses, consistent with these Regulations and consistent with environmental preservation guidelines, may be sited. Sound environmental preservation guidelines, for the purposes of the Town of Griswold Zoning Regulations are defined as guidelines for zoning approvals which take into consideration the need to preserve the town's natural resources, to preserve air quality, water quality, and to consider the safety and security of nearby property and nearby property owners. These guidelines, therefore, shall eliminate uses which create unreasonable or severe impact, or create an unreasonable risk of severe impact on aquifers, water supplies, water quality, air quality, soil quality, forest and other natural resources.
- 8.2 **Minimum Size.** A Business Park District shall contain a minimum of 50 contiguous acres of land area, a portion of which must be readily accessible to an interstate highway, and which must have a minimum of fifty (50) feet of road frontage on one of the following State Highways in the Town of Griswold: