



# COMMERCIAL/RESIDENTIAL PROP FOR SALE

15 + 19 Fort Hill Rd.  
Groton, CT 06340

**FOR SALE**

~~\$395,000~~

**\$345,000**



Judy Walsh  
jwalsh@pequotcommercial.com

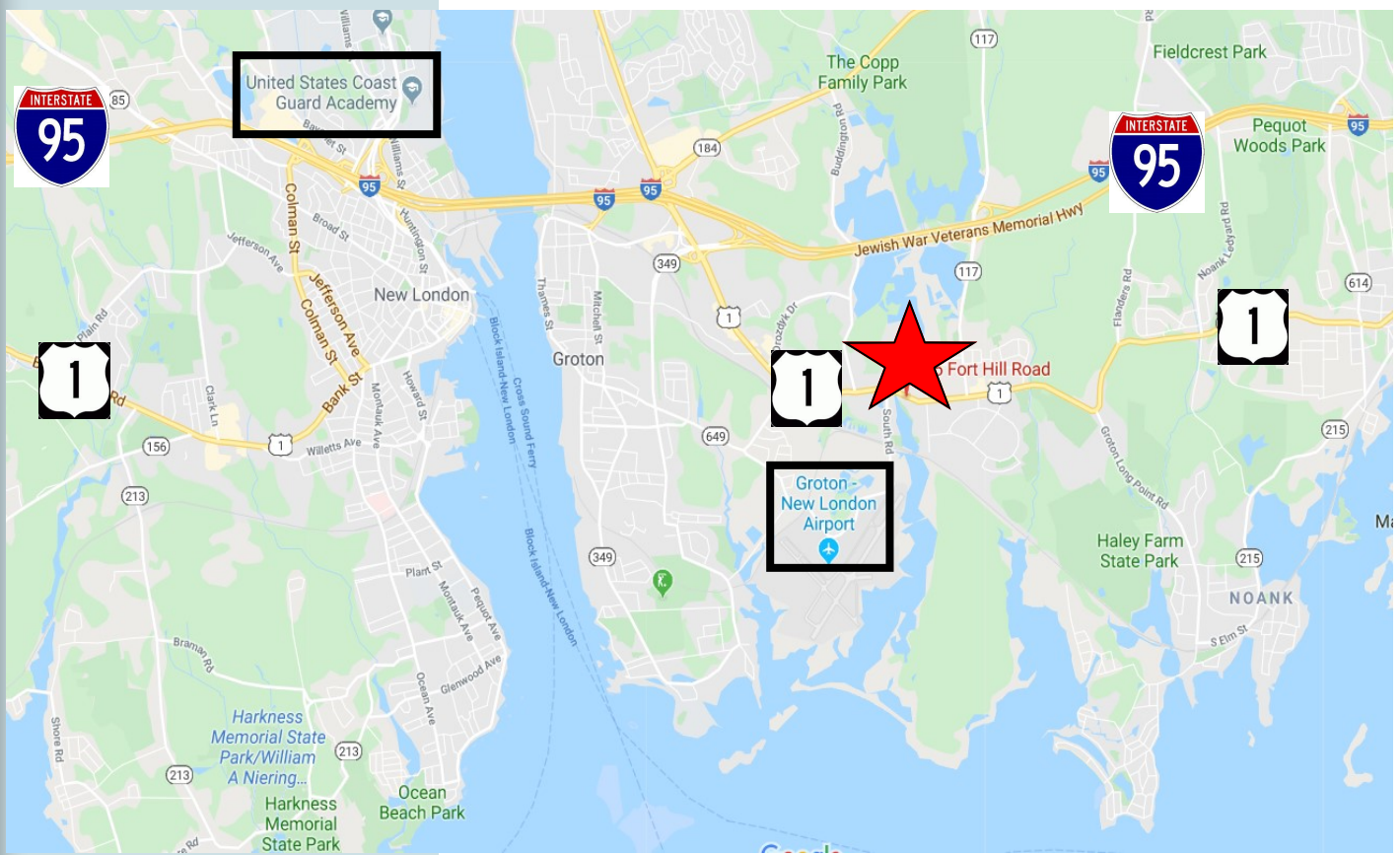
Heather Gianacoplos  
heatherg@pequotcommercial.com

**Pequot Commercial**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

860-447-9570x153  
Fax 860-444-6661

- > Two buildings on 0.46 acres, 65' road frontage
- #15 - free-standing 1,764sf two story, one family with 2BR and 1.5BA (elec heat); currently leased; built 2008
- #19 - 3,865sf commercial/apt two story bldg built 1840
  - 1st floor 1,523+sf former bakery (oil heat) with underground grease trap;
  - 2nd floor incl two apartments (elec heat): 3BR + 1BA ready to lease out and 1BR + 1BA needs work
- > Town Water/Sewer                      > Taxes \$7,479
- > Zone MVC Mixed Use Village Center
- > 10 Parking spaces                      > 15,600 ADT counts



<b>DEMOGRAPHICS</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>Total Population</b>	27,124	75,320	134,827
<b>Total Households</b>	12,140	31,482	57,131
<b>Household Income \$0—\$30,000</b>	19.86%	22.91%	18.41%
<b>\$30,001-\$60,000</b>	25.11%	24.15%	22.80%
<b>\$60,001-\$100,000</b>	28.51%	25.76%	26.63%
<b>\$100,001+</b>	26.52%	27.17%	32.16%

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



19 Fort Hill Rd.

1st Floor  
Commercial



Rear



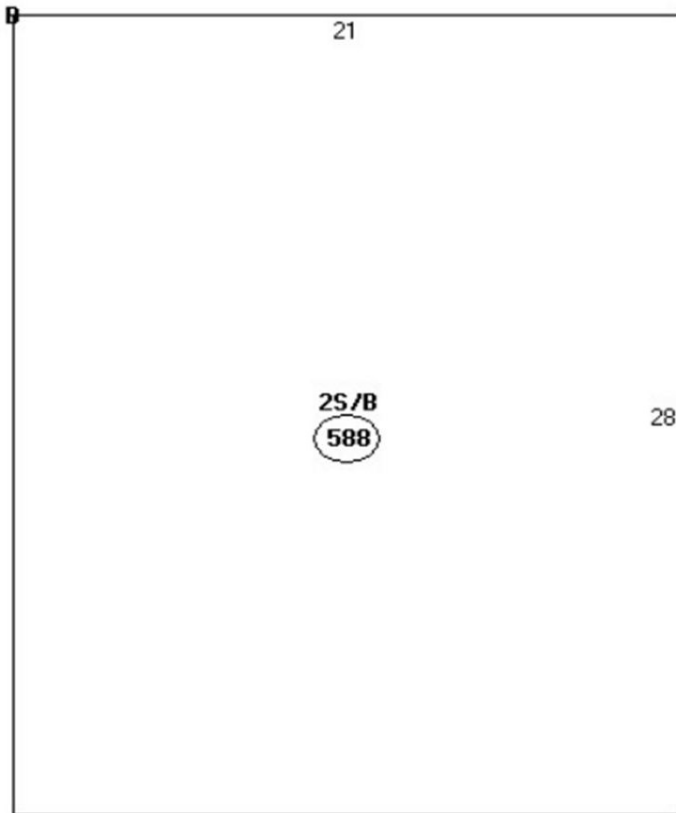
3BR  
Apt





15 FORT HILL RD., GROTON

**Building Sketch**



Descriptor

A: 086  
588 sqft

B: 027  
588 sqft

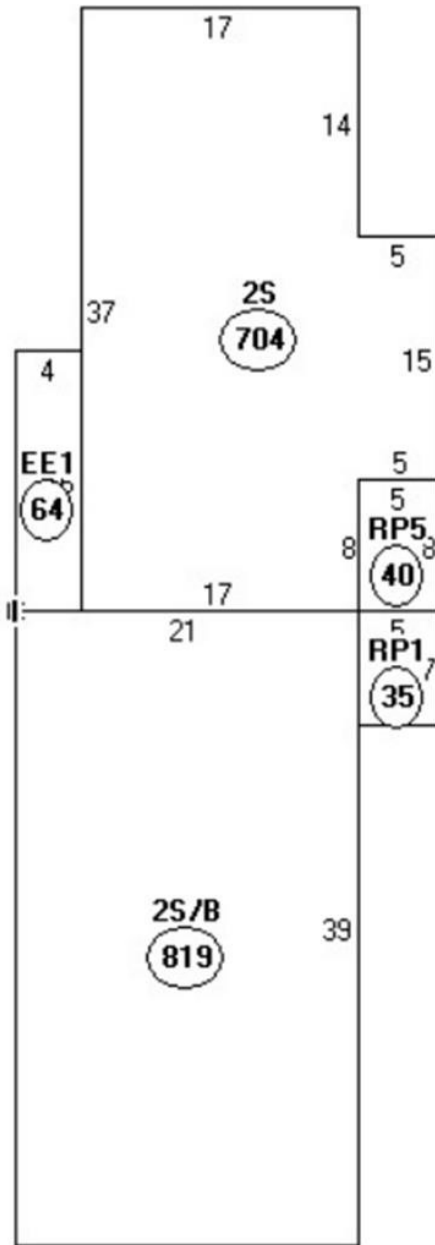
C: 2S/B  
588 sqft





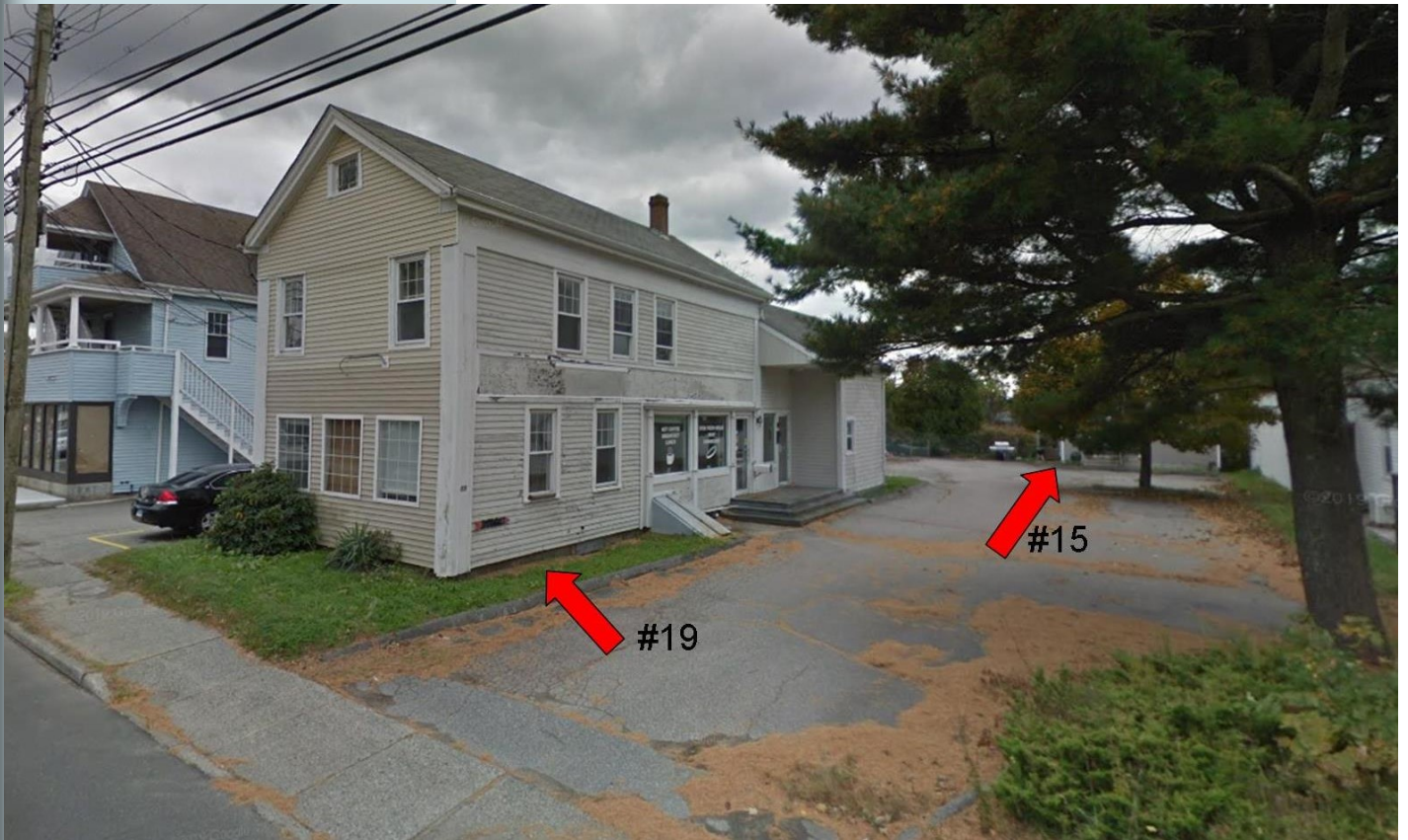
# 19 FORT HILL RD., GROTON

## Building Sketch



### Descripto

- A: 086  
819 sqft
- B: 083  
1523 sqft
- C: 011  
1523 sqft
- D: 2S/B  
819 sqft
- E: 2S  
704 sqft
- F: EE1  
64 sqft
- G: RP5  
40 sqft
- H: RP1  
35 sqft
- I: PA1  
4000 sqft

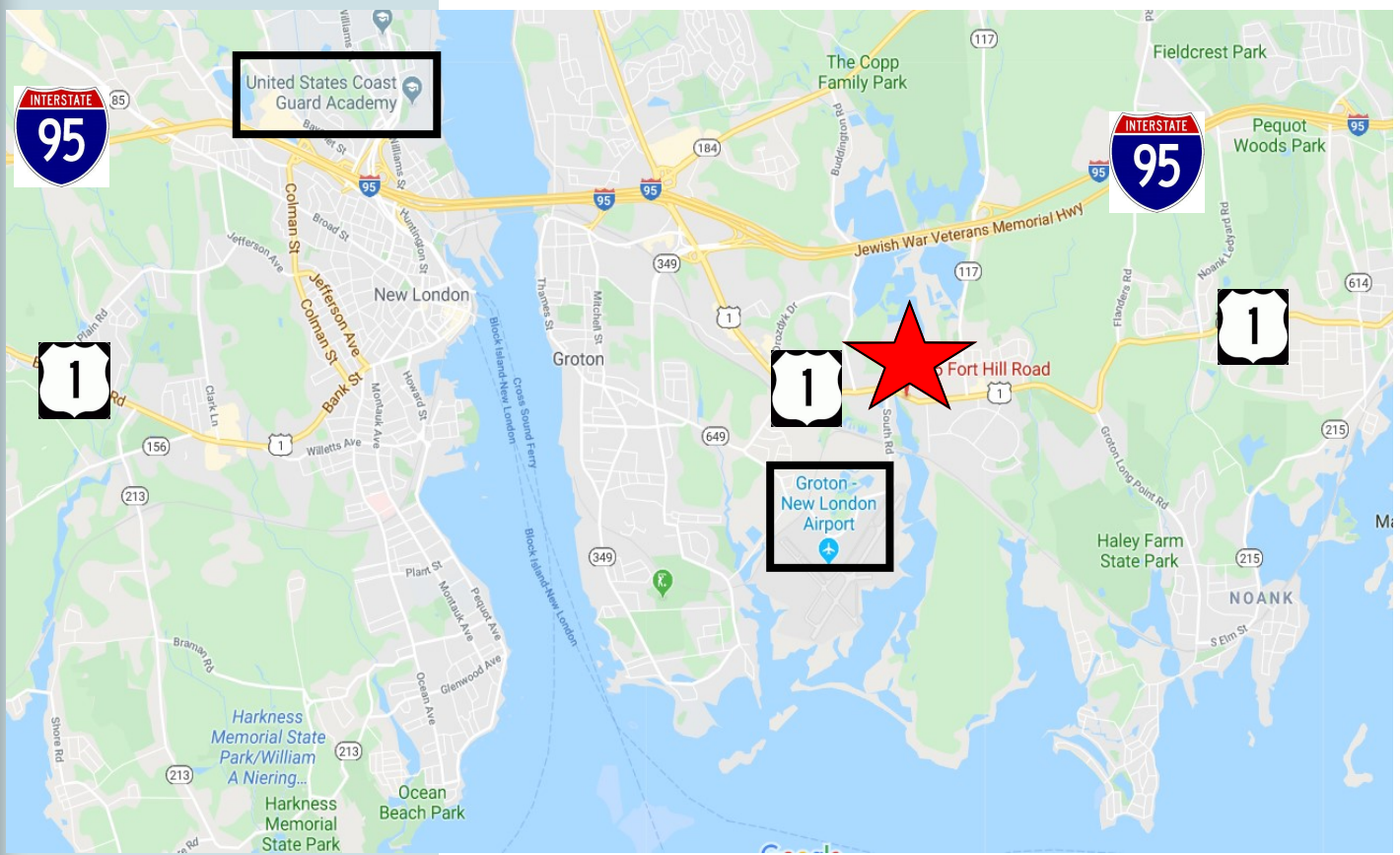




Not to scale—for Marketing purposes only







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19 Fort Hill Rd.

1st Floor  
Commercial



Rear



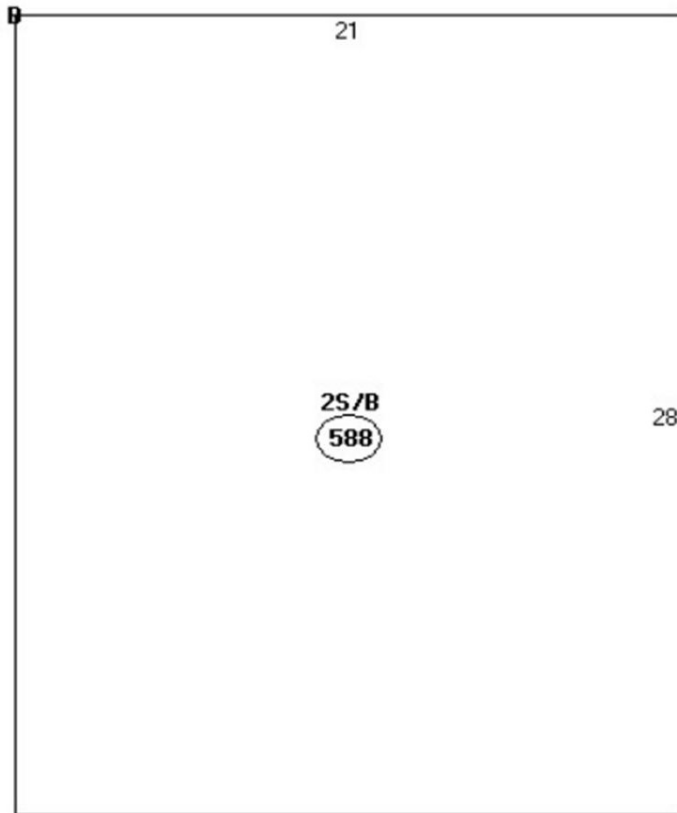
3BR  
Apt





15 FORT HILL RD., GROTON

### Building Sketch



### Descriptor

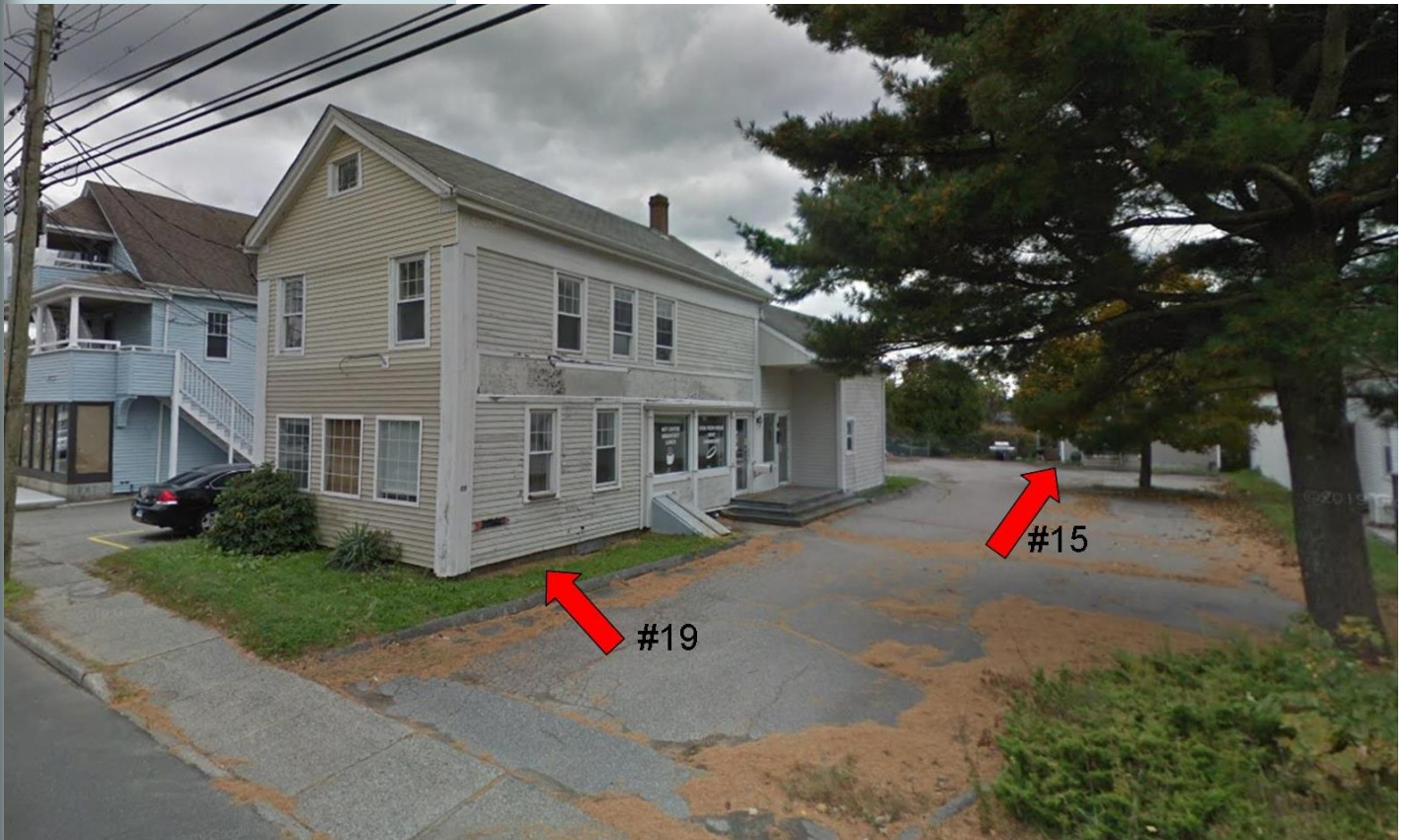
A: 086  
588 sqft

B: 027  
588 sqft

C: 2S/B  
588 sqft









Not to scale—for Marketing purposes only



### 3.3-2.E Mixed-Use Village Center (MVC)

#### **Intent**

This district intends to provide spaces to accommodate demand for mixed-use development on a small “village” scale with neighborhood-serving retail and services, and places to accommodate artisan production. The MVC is meant to build upon existing character, preserving and enhancing historic or otherwise important buildings, and encouraging context sensitive infill development. The district is designed to be pedestrian friendly, but still able to accommodate significant vehicular traffic along major routes. Development here should be oriented to existing streets with pedestrian amenities, such as sidewalks, street tree cutouts, pedestrian-scale lighting, and street furnishings, as well as transit stops, where applicable. Stone walls should be preserved within the district. Residential uses include mixed-use with ground floor retail, offices or services, multi-unit dwellings or live-work spaces for “makers” and artisans. The MVC design standards and guidelines help ensure that redevelopment and infill respect the history and character of the sites. Creative placemaking is also a critical component of the MVC, and design standards and guidelines emphasize streetscapes and sidewalks as well as smaller public plazas, parks, and spaces for public art.

#### **MVC Dimensional Standards**

##### **Lot Size**

- Minimum lot size: 5,000 SF
- Minimum lot width: 80 ft

##### **Setbacks**

###### **Minimum and Maximum front yard setbacks**

- Along any arterial road: 20 ft Minimum, 35 ft Maximum
- Along all roads that abut a residential district: 30 ft Minimum
- Along all other roads internal to the district: 10 ft Minimum, 25 ft Maximum.

###### **Minimum rear yard setbacks**

- For all rear yards that abut a non-MVC district: 30 ft
- For all other rear yards in the district: 20 ft

###### **Minimum side yard setbacks**

- For side yards that abut a non-MVC district: 30 ft
- For side yards where buildings share a common wall: 0 ft provided a Common Lot Line Agreement in accordance with Section 4.2-2.H is filed in land records
- For all other side yards: 10 ft

##### **Maximum Building**

- Height: 35 ft
- Coverage: 80%

##### **Lot Area**

- Minimum Lot Area Per Dwelling Unit: N/A

##### **Public Space**

- Minimum amount of public space on sites of two (2) acres or more: 10% of total lot area. At least ½ of the minimum public space must be contiguous.





### 3.3.-2.F *Design Standards for the MVC District*

#### 1. **Purpose**

The Town of Groton recognizes that current development in the MVC has many elements that meet the vision for the MVC districts including some historic buildings and setbacks that create a strong connection between buildings and the street. However, this area could be significantly improved with circulation upgrades, streetscape improvements, and well-designed/well-placed infill development.

#### 2. **Applicability of Design Standards**

The following design standards apply to development activity in the MVC district. These standards are in addition to other building and development standards found in these regulations and supersede other standards where a conflict exists. Supplementary design guidelines can be found in the MVC Guidelines located in Appendix C.

Unless specifically exempted by a particular situation identified herein, the following additional design standards 3.3-2.F.3 through 3.3-2.F.11 for the MVC shall apply where:

- A site plan is reviewed by the Commission under Section 9.5-1.A.

#### 3. **Circulation**

The design of individual properties or groups of properties reinforces the purposes of the MVC mixed-use district by encouraging pedestrian and bicycle circulation. Pedestrian and bicycle infrastructure shall be provided using the following site design techniques:

- a. Pedestrian connections between frontage sidewalks and buildings and between buildings separated by a parking lot must be designed to be safe and easily identifiable.
- b. Pedestrian connections that cross parking lots must be designed to clearly show that the space is primarily dedicated to pedestrian traffic.
- c. Where sidewalks or other pedestrian or bikeways intersect with automobile driveways or lanes, raised surfaces and/or durable, decorative alternatives to conventional pavement must be used to connect sidewalks or bikeways across the automobile lane. On its own, striping across the asphalt used for an automobile lane to connect the pedestrian or bikeway is not adequate to achieve this goal.

#### 4. **Property Frontage**

The location and design of frontage buildings, and associated frontage areas, are extremely important to achieving the goals of any mixed-use district, as they will shape the quality of experience for people in the public realm.

- a. Newly constructed frontage buildings must be located in a manner that facilitates pedestrian and bicycle access along and across the frontage area of that property.
- b. Any parking or travel lanes associated with new frontage buildings shall not be located in the frontage area except where access driveways are located.
- c. Frontage sidewalks along Route 1 shall be concrete, a minimum width of five (5) feet, and shall be separated from Route 1 by a landscaped area unless the location of existing buildings does not allow for this landscaped area. Along the south side of Route 1 the continuation of the ten (10) foot wide bituminous multi-use path may be substituted for the five-foot-wide concrete sidewalk as determined by the PZC. All sidewalks on all other streets in the zone shall comply with the requirements of Section 8.3. The PZC may require the extension of sidewalks in the MVC consistent with Section 8.3-3 and may allow for frontage sidewalk options consistent with Section 8.3-5.A and 8.3-5.B. All streetscape design in the MVC shall be consistent with Section 8.3-2.C.

#### 5. **Landscaping**

All areas of a site that are not rendered impervious through the development of structures, parking



features, circulation features or other hardscape features must be landscaped. Landscaping may occur as installed or retained vegetation in accordance with the following standards.

- a. Landscaping must meet the standards of Section 8.1 unless superseded by the standards below.

**6. Parking Areas and Loading**

**a. Surface Parking Location, Design, and Landscaping**

- For surface parking areas associated with new construction, parking areas must be located behind or to the side of frontage buildings on the property.
- Where a pre-existing surface parking area is adjacent to a sidewalk, the applicant must provide a minimum 5-ft wide landscaped area or a 3 ft high stone or decorative wall to separate these site elements.

**b. Bicycle Parking. Bicycle parking must meet Section 8.2-17.**

**c. Truck Loading. Accommodations for truck loading must meet Section 8.2-16.**

**7. Fencing and Screening**

- a. All screening for solid waste enclosures, service areas, mechanical equipment, and utilities must meet the standards of Section 8.1-7.
- b. Chain link fencing is prohibited in the MVC in the front and side yards unless it is necessary for security standards unique to the individual use, is vinyl coated, and is screened using evergreen trees (minimum 6-ft in height) and/or shrubs.

**8. Lighting**

- a. Light poles and fixtures must not exceed 20 feet in height.
- b. Height is measured from finished grade to the highest point of the structure. Structural features used to anchor light standards (e.g., concrete pilings) must not protrude more than 12 inches from the ground.
- c. Lighting fixtures must meet the standards of Section 8.5.

**9. Utility Lines**

Utility lines and cables must be located underground.

**10. Building Form**

- a. New multi-story buildings must clearly articulate the base, middle (where applicable), and top of the building using cornices, borders of distinct material, or other articulating features on every visible surface of the building.
- b. All buildings with façades longer than 40 feet must articulate the façade with varied rooflines, distinct signage for multiple tenants, awnings, arcades, pilasters, columns, recessed spaces and/or entrances and any other features that serve to add texture to these longer façades.
- c. The front façade of any new frontage building shall be designed to appear as the front of the building and shall have a primary entrance.

**11. Building Entranceways**

- a. All new buildings must have a principal façade and entry (with operable doors) facing a street or other area dedicated to pedestrian circulation. Buildings may have more than one principal façade and/or entry. Primary entrances not facing a street must open onto sidewalks or other designated pedestrian areas that are at least ten (10) feet in width.
- b. Main entrances must incorporate architectural features that draw attention to the entrance. These features may include covered porches, distinct sidewalk surfacing, porticos, recessed doorways, and awnings.
- c. Any new frontage building located along State Routes 1, 27, and 184 shall have a primary entrance facing the State Route on which it is located.

