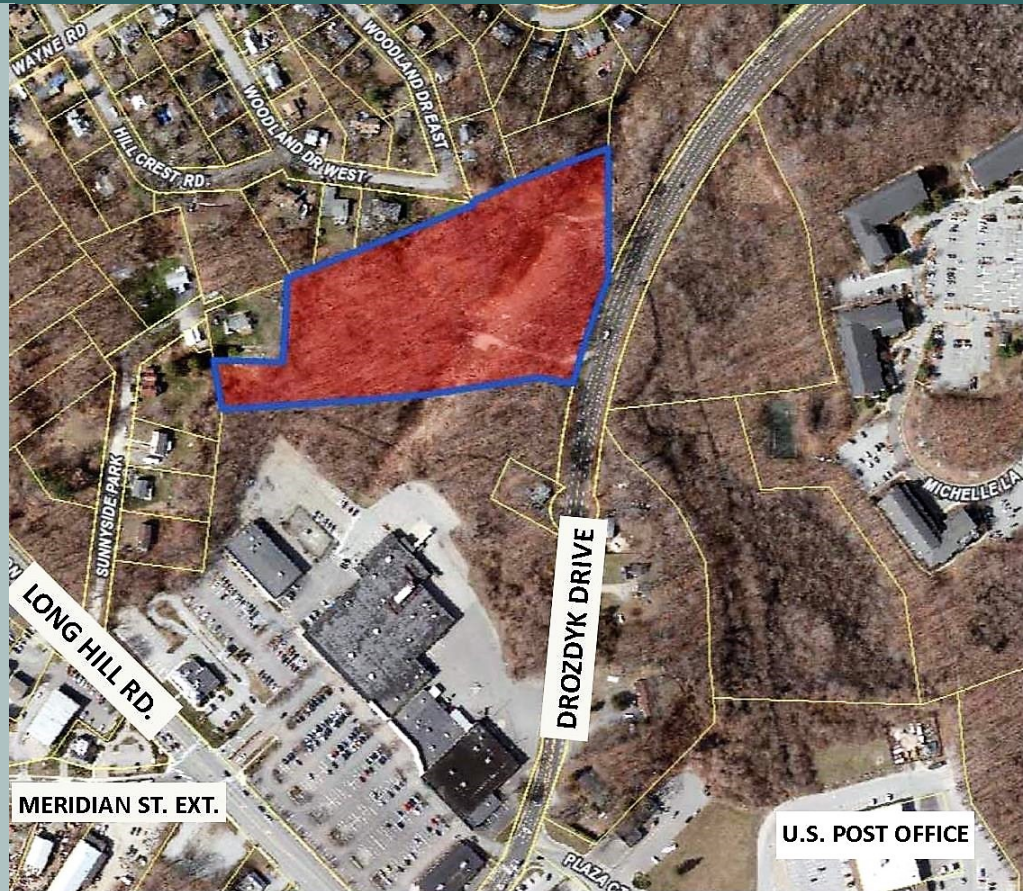


# DEVELOPMENT OPPORTUNITY

0 Drozdyk Dr.  
Groton, CT 06340

Mixed Use  
&  
Multi-Family  
Potential



- » 5.73 Ac beautifully landscaped, park-like stone walls
- » Zone MTC Mixed-use Town Center provides positive interaction between residential, visitors + commercial uses.
- » Road Frontage 237'
- » Public Water/Sewer/Gas Available
- » Walking distance to Groton's main commercial district

**FOR SALE**

**\$725,000**

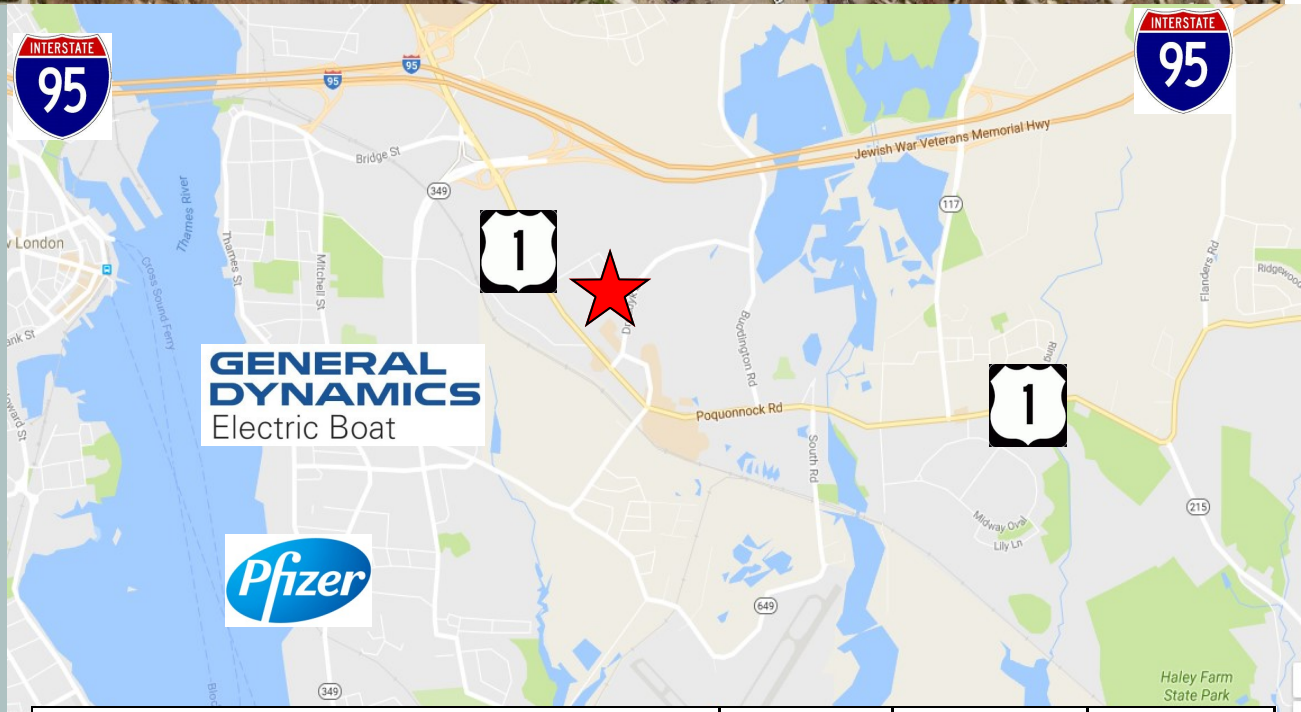
Heather Gianacoplos  
heatherg@pequotcommercial.com

Judy Walsh  
jwalsh@pequotcommercial.com

**PEQUOT COMMERCIAL**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

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

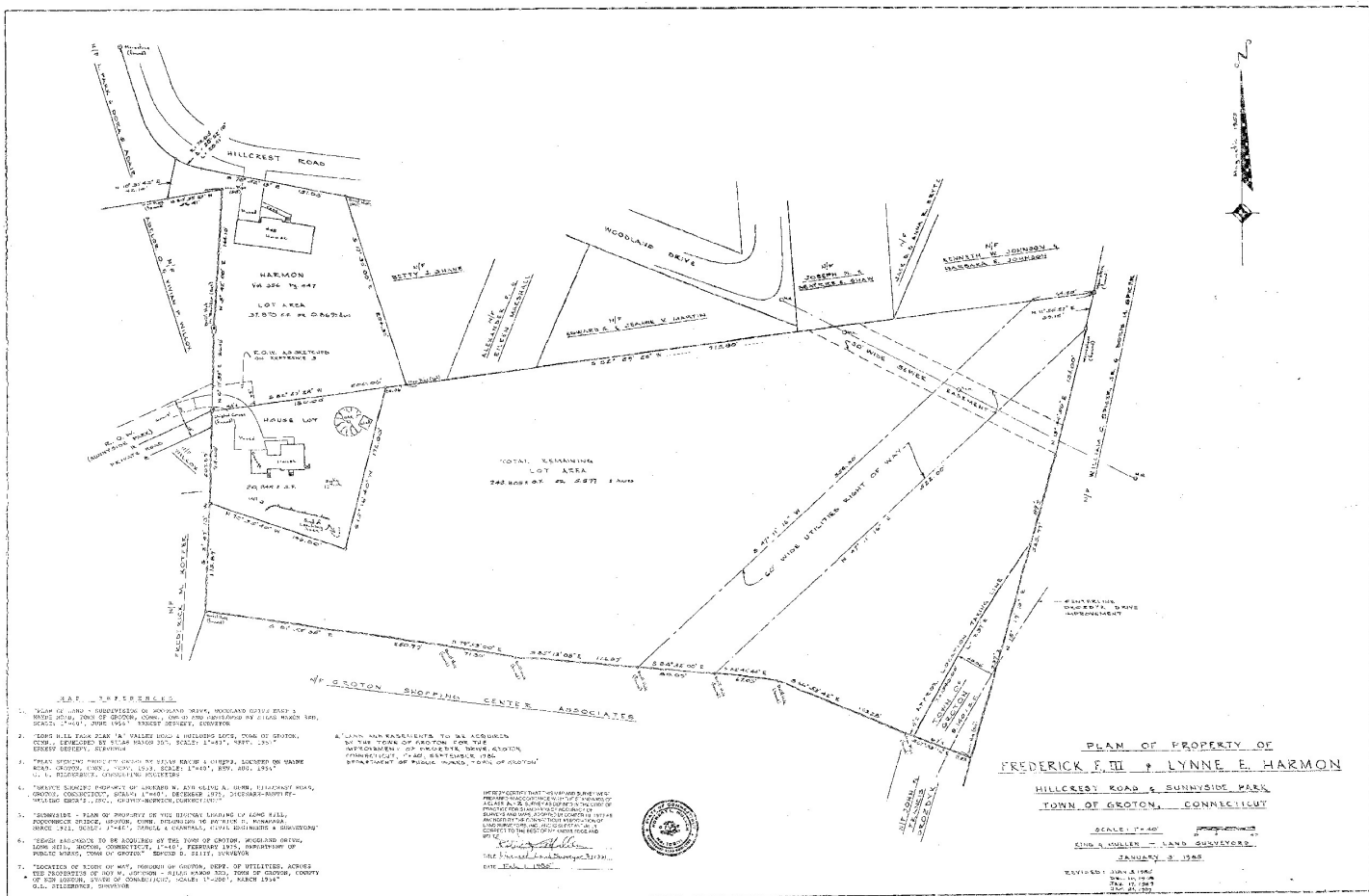


DEMOGRAPHICS		3 MILE	5 MILE	10 MILE
<b>Total Population</b>		38,882	80,738	139,689
<b>Total Households</b>		16,787	33,721	58,564
<b>Household Income</b>	<b>\$0—\$30,000</b>	25.91%	22.66%	18.19%
	<b>\$30,001-\$60,000</b>	25.48%	24.36%	23.01%
	<b>\$60,001-\$100,000</b>	27.91%	25.43%	26.38%
	<b>\$100,001+</b>	20.70%	27.55%	32.42%

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



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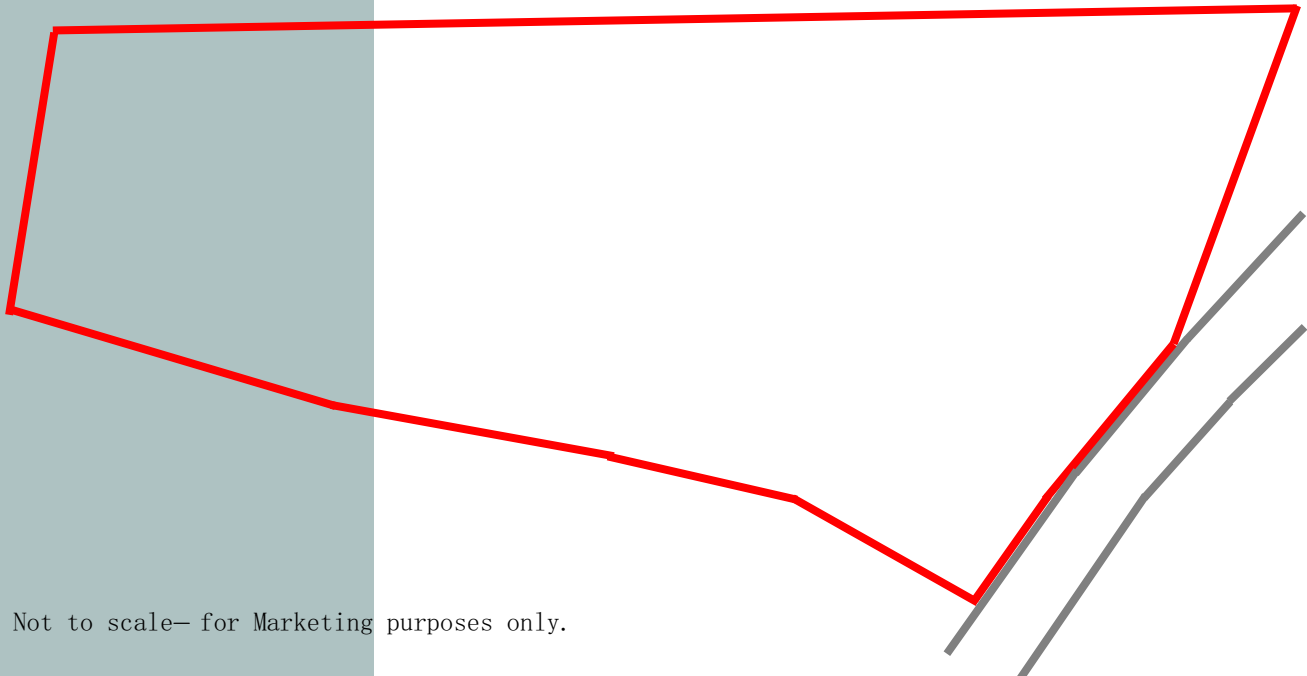
- PLAT REFERENCES**
1. PLAN OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**PLAN OF PROPERTY OF  
FREDERICK V. III & LYNNE E. HARMON**

HILLCREST ROAD & SUNNYSIDE PARK  
TOWN OF GROTON, CONNECTICUT

SCALE: 1" = 40'  
KING & MULLER - LAND SURVEYORS  
JANUARY 3, 1988

REVISED PLAN & SPECIFICATIONS  
DATE: 11/19/87  
DATE: 11/19/87



Not to scale- for Marketing purposes only.

### 3.3-2.C Mixed-Use Town Center (MTC)

#### **Intent**

This district is meant to encourage the redevelopment of existing strip malls and other single-story and single use buildings into mixed-use developments, allowing Groton to meet regional market demand for such development. The MTC district may accommodate a mix of uses, including residential, and act as a destination for residents across and outside the Town, ultimately serving as a true Town Center and gathering spot with its own clear identity. The district is designed to be pedestrian friendly, but still able to accommodate significant vehicular traffic. Development here should be oriented to existing or planned streets with wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings, as well as transit stops. Creative placemaking is a critical component of the success of the MTC, and design standards and guidelines emphasize public spaces, sidewalks, and spaces for public art.

#### **MTC Dimensional Standards**

##### **Lot Size**

- Minimum lot size: 10,000 SF
- Minimum lot width: 100 ft

##### **Setbacks**

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

- Along Route 1: 20 ft Minimum, 40 ft Maximum
- Along all streets or any other major vehicle travel lane that abut a residential district: 30 ft Minimum
- Along all other streets or any other major vehicle travel lane internal to the district: 0 ft Minimum, 15 ft Maximum.
- Where a public space is placed between the front lot line and the building, the maximum front yard may be increased to 40 feet.

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

- For all rear yards that abut a non-MTC district: 30 ft
- For all other rear yards in the district: 10 ft unless a Common Lot Line Agreement in accordance with Section 4.2-2.H is filed in land records

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

- For all side yards that abut a non-MTC district: 30 ft
- For all side yards with portions of buildings sharing a common wall: 0 ft with a Common Lot Line Agreement in accordance with Section 4.2-2.H filed in land records
- For all other side yards on lots with buildings up to 40 ft in height: 10 ft
- For all other side yards on lots with buildings over 40 ft in height: 20 ft

##### **Maximum Building**

###### **Height**

- Along Route 1: 60 ft
- For all other lots: 45 ft

###### **Coverage**

- All lots: 85%

##### **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: 15% of total lot area. At least 2/3 of the minimum public space must be contiguous.



### 3.3.-2.D Design Standards for the MTC District

#### 1. Purpose

The Town of Groton recognizes that current development in the MTC generally does not meet the intent of the district and the Town wishes to see high levels of investment that will transform this area into a high-density, walkable, mixed-use center.

#### 2. Applicability of Design Standards

The following design standards apply to development activity in the MTC 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 MTC Guidelines located in Appendix B.

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

- A site plan is reviewed by the Commission under Section 9.5-1.A
- A building addition of 1000 SF or more is proposed
- An accessory structure of 500 SF or more is proposed
- Ten or more parking spaces are proposed

#### 3. Circulation

The design of individual properties or groups of properties reinforces the purposes of MTC 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, broad, 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 using raised or alternative surfaces, signage or raised landscaped islands that serve as a safe resting area for pedestrians between automobile travel lanes.
- 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 proposed frontage buildings shall 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 newly proposed frontage buildings shall not be located in the frontage area except where access driveways are located.
- c. Street trees must be spaced along the sidewalk at an average frequency of one tree every 40 feet.
- d. Frontage sidewalks along Route 1 shall be concrete, a minimum width of ten (10) feet, and shall be separated from Route 1 by a landscaped buffer that is at least five (5) feet wide. All other streets in the zone shall comply with the requirements of Section 8.3, Sidewalks. The PZC may require the extension of sidewalks in the MTC 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 MTC 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 in Section 3.3.-2.D.6.a for Surface Parking Location, Design, and Landscaping.

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 pedestrian space (e.g., plaza, sidewalk, etc.), the applicant must provide a minimum 5-ft wide landscaped area to separate these site elements.
- In lieu of Section 8.1-5 (Landscaped Parking and Vehicle Accessway Areas), for developments with proposed surface parking areas of ten (10) spaces or more, a minimum of ten percent (10%) of the designated parking area must be landscaped. This calculation may be inclusive of any landscaped borders surrounding the parking lot.
- In lieu of Section 8.1-5, the ends of parking aisles in surface lots that are more than 15 spaces in length must incorporate landscape islands at either end of the row. Each island must include at least one tree that is two (2) inches in caliper at the time of planting. Where the length of a parking aisle exceeds 25 spaces, additional landscaped islands must be installed at regular intervals. This interval must not be more than every 13 spaces. Landscape island design must meet Section 8.1-5.
- Parking areas for ten (10) or more cars or any travel lane must be separated from adjacent properties by a landscaped buffer at least 5 feet in width unless the parking area is contiguous across the property line.

- 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, services areas, mechanical equipment, and utilities must meet the standards of Section 8.1-9
- b. Chain link fencing is prohibited in front and side yards within the MTC 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. Lighting for parking areas and public/gathering spaces must be decorative in shape, scale, and finish, with detailed, articulated treatments for the base, post, fixture, and crown. Where decorative street lighting is already installed, the design of proposed lighting standards and fixtures must be consistent with or complementary to said lighting.
- b. Light poles and fixtures must not exceed 20 feet in height.
- c. 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.
- d. 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. 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. In new non-residential or mixed-use construction, ground floors in the MTC shall be a minimum of 11 feet from floor to ceiling to enhance the pedestrian streetscape, regardless of the overall building height. All buildings over 40 feet tall must have at least one recess line of at least five (5) feet somewhere above the second story.
- c. 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.
- d. 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 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. The street façade must be designed to appear to be a principal point of entry for the building.
- 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 Route 1 shall have a primary entrance facing Route 1.

