

FOR SALE / LEASE

986 Route 12, Groton



Not to scale—for Marketing purposes only

- ⇒ Prime Route 12 location across from entrance to Sub Base
- ⇒ 1,566sf former auto repair facility
- ⇒ 0.60 acre
- ⇒ Zone NMDD—Nautilus Memorial Design District
- ⇒ 14,300 Daily Average Traffic Count
- ⇒ Possible to assemble with other parcels...

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

FOR SALE

\$575,000

FOR LEASE

\$3,500/mo

Plus utilities

PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

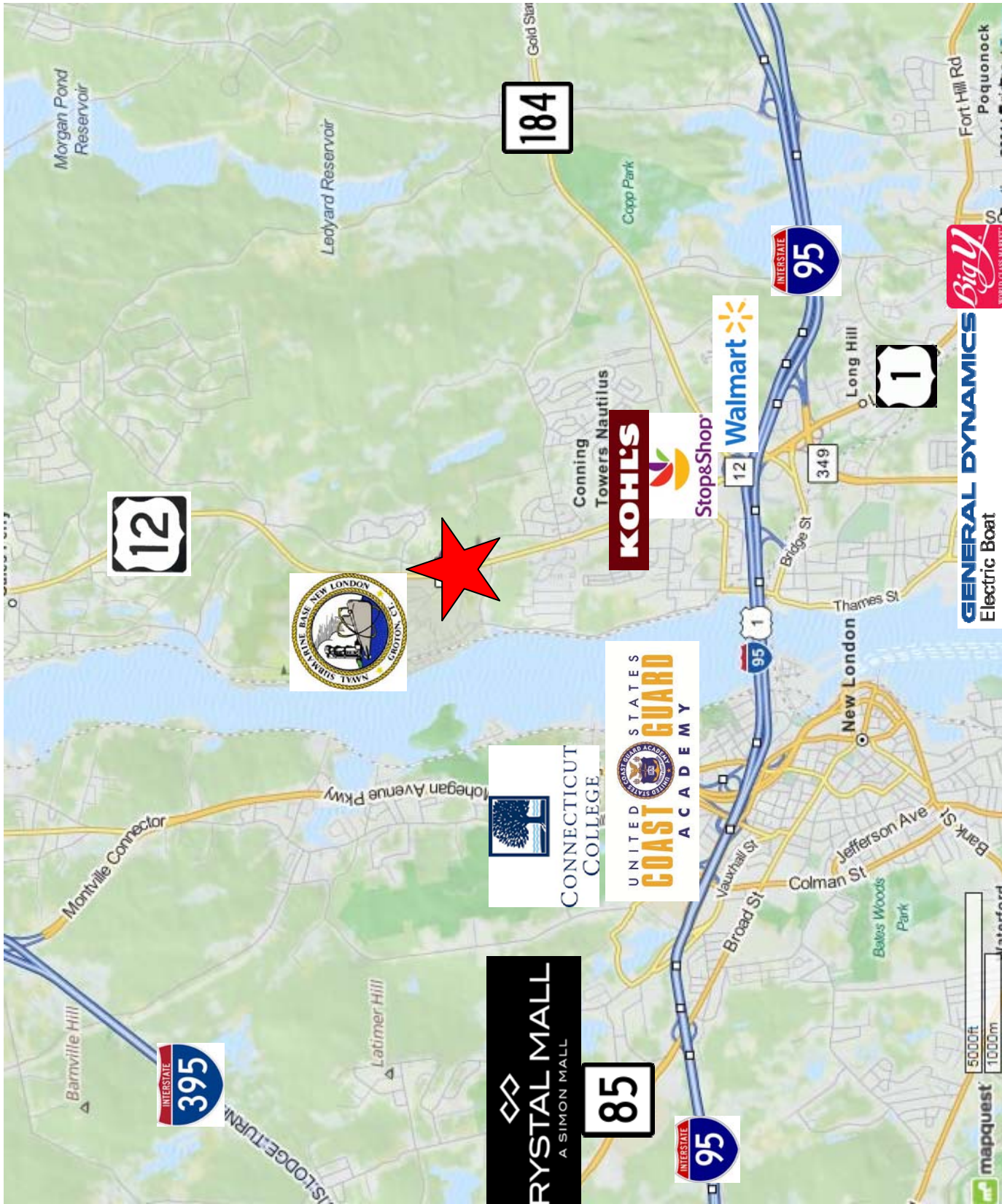
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	6,541	41,394	87,282
Total Households	1,482	14,993	33,571
Household Income \$0—\$30,000	13.09%	21.96%	22.08%
\$30,001-\$60,000	29.35%	27.10%	28.54%
\$60,001-\$100,000	38.67%	26.20%	25.08%
\$100,001+	18.89%	24.74%	24.30%

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6.10 Nautilus Memorial Design District

6.10-1 Purpose

The purpose of this district is to permit and control development within the designated design district which will protect and enhance the primary entryway to the Nautilus Memorial, to service tourist-related and Navy needs and to provide protection to adjacent residential areas. Development within this district is subject to the approval of a special permit as noted in Section 8.3 and the following provisions.

6.10-2 Design Objectives

All development within the Nautilus Memorial Design District (NMDD) shall be consistent with the following objectives:

- A. To insure the creation of a high quality tourist service area and to provide an area for those commercial and other activities that service the needs of visitors to the Nautilus Memorial and Submarine Base as well as other area attractions.
- B. To insure that high intensity and bulk uses do not encroach into and/or adversely impact surrounding residential districts.
- C. To encourage assemblage of small parcels into larger units of land.
- D. To encourage uses and architectural and site designs which improve the existing environment of the area and highlight the uniqueness of the Nautilus Memorial and Submarine Base Museum.
- E. To create a viable tourist commercial, service and residential area which serves the needs of visitors to the Nautilus Memorial, personnel associated with the Submarine Base and adjacent residential areas.

- F. To establish a coordinated pattern of land uses which allows safe access and movement of pedestrians, bicycles and vehicles to, from and throughout the NMDD and to limit possible access to the properties from Crystal Lake Road only.
- G. To encourage architectural and site design which promotes aesthetic qualities while sustaining and enhancing the unique qualities associated with the Nautilus Memorial and the Submarine Base.
- H. To provide circulation patterns and related facilities within and adjacent to the NMDD such as walkways, benches, bike tracks, which will give priority to pedestrian movement and travel.
- I. The Thames River is a vital element within the NMDD and as such must be given primary consideration in any proposed development. To this end, special consideration must be given to the area of the water and land interface, preservation and creation of use from public and other areas to the water, and the preservation and integrity of an existing river bank. Pedestrian access to the river's edge, where possible, should be encouraged from the Nautilus Memorial and Military Highway to the Gold Star Bridge.

6.10-3 Permitted Uses

Tourist commercial uses, uses to service the Navy base and/or their personnel, and residential uses or mix of same which are consistent with the purpose and objectives of the NMDD, and which are not detrimental to the unique character of the area, are permitted in the district. Any use to be located in a new structure or any use located in an existing structure that is either an intensification of the use of that structure and/or parcel, or will alter the exterior of the structure, shall be subject to the approval of a special permit. Intensification of use shall be defined as additional residential units, additional employment, additional clients or customers, additional floor space for sales and services, or additional required parking from that which existed prior to the application for a special permit.

Examples of the types of uses that could be considered in the district for tourist commercial include hotel/motels, restaurants, convention/meeting facilities, photo services, etc. Uses that could be considered to serve the Navy base and personnel include banking/credit services, library, associations, personal services, day care facilities, etc. The examples listed above should not be construed to mean that said uses will be allowed in the district as a matter of right nor should it be interpreted that uses not listed could not be considered in a special permit application. (Eff: 10/31/89)

Residential uses are allowed in the NMDD as provided for in Section 6.7 entitled "Residential Multi-Family" at a density consistent with the RMF-12 zone. The RMF district must be complied with unless they are superseded by provisions of the NMDD with respect to additional and/or more stringent requirements. It is envisioned that residential uses within the NMDD will be situated so as to provide a transition/buffer area between proposed tourist commercial and service uses and adjacent residential zones. (Eff: 7/1/91)

Uses specifically not allowed in the NMDD include drive-up window facilities, outdoor storage of equipment, cars and other vehicles, and automobile related facilities such as muffler shops, car repair facilities, etc. Said prohibition does not apply to the dispensing of gasoline.

Uses that are not allowed in the NMDD, but which existed before the establishment of the NMDD, are allowed to expand within their original lot, subject to the approval of a special permit and site plan approval of the Planning Commission or administrative site plan approval, whichever is appropriate, and the following conditions:

- A. The proposed expansion shall not exceed an increase of more than 50% of the area dedicated to the prohibited use at the time of the effective date of this regulation amendment.
- B. The applicant shall demonstrate that the proposed expansion is in conformance with the purpose and objectives as stated in Sections 6.10-1 and 6.10-2.
- C. All other requirements contained in Section 6.10-4 of these regulations must be met by the proposed expansion applied for under this provision. (Eff: 10/1/94)

In granting or denying approval for a specific proposed use or mix of uses, the Zoning Commission shall evaluate the proposal's conformance with the purpose and objectives as stated in Sections 6.10-1 and 6.10-2.

6.10-4 Building and Development Standards

A. Access to existing and future parcels of land shall be from Crystal Lake Road only. Access to Military Highway, Route 12, North Pleasant Valley Road and the residential areas of Bailey Hill will not be allowed unless they are the only access points possible and/or the Planning Commission determines that such access is needed for safety reasons.

B. Access points between various properties and/or uses shall be provided so as to allow vehicle and/or pedestrian circulation. Common access points onto Crystal Lake Road shall be provided so as to limit the number of curb cuts onto Crystal Lake Road.

C. The lot, yard and building requirements of new lots created in the NMDD shall be as follows:

Lot area - 200,000 sq. ft.

Lot width - 300 feet

Minimum front yard - 50 feet

Minimum side yard - 30 feet each

Minimum rear yard - 30 feet

Maximum building coverage - 40%

Maximum building height - 40 feet

D. The Planning Commission may approve the development of any lot with less area or dimensions as noted above which existed in separate ownership at the effective date of this section and continuously thereafter provided the Commission finds that the proposed development and its site plan are compatible with the purposes of the NMDD and conform to the following requirements where possible:

Lot area - 40,000 sq. ft.
Lot width - 150 feet
Minimum front yard - 50 feet
Minimum side yard - 30 feet each
Minimum rear yard - 30 feet
Maximum building coverage - 40%
Maximum building height - 30 feet