

# FOR SALE COMMERCIAL LAND



**FOR SALE**

**\$295,000**

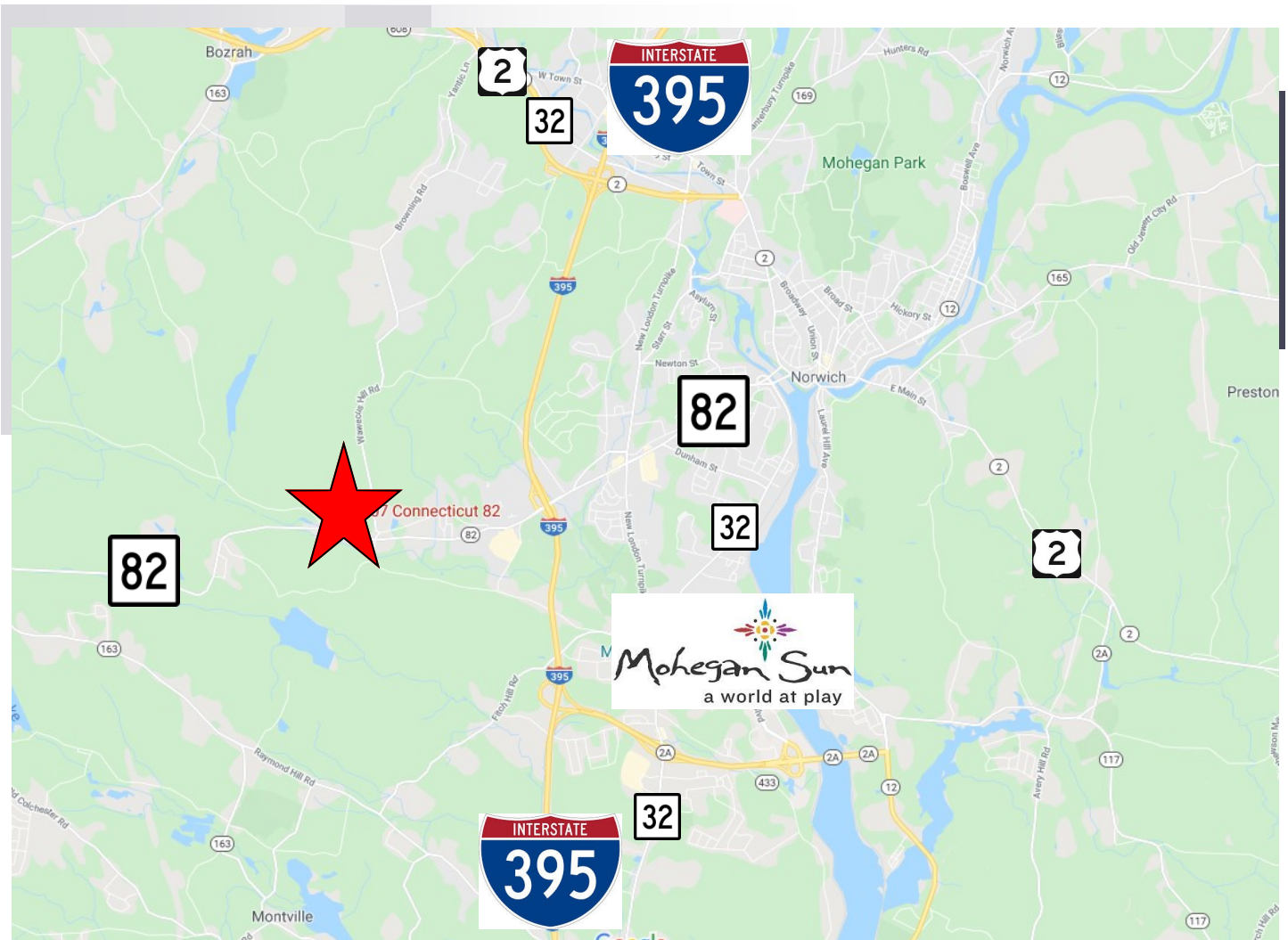
Norm Peck

**Pequot Commercial**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333  
860-447-9570 x133  
860-444-6661 Fax  
npeck@pequotcommercial.com

- ◆ 2.07 acres (2+ acres useable) Flat, dry and cleared
- ◆ 300' road frontage
- ◆ Zone HC Highway Commercial
- ◆ Taxes \$2,798
- ◆ Well and Septic required
- ◆ Town Sewer planned for 2025
- ◆ 4,700 Average Daily Traffic counts
- ◆ Salem Tpk aka Route 82
- ◆ 1.7 miles to I-395
- ◆ Perc tested
- ◆ Recently approved for restaurant
- ◆ More acreage available in rear

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



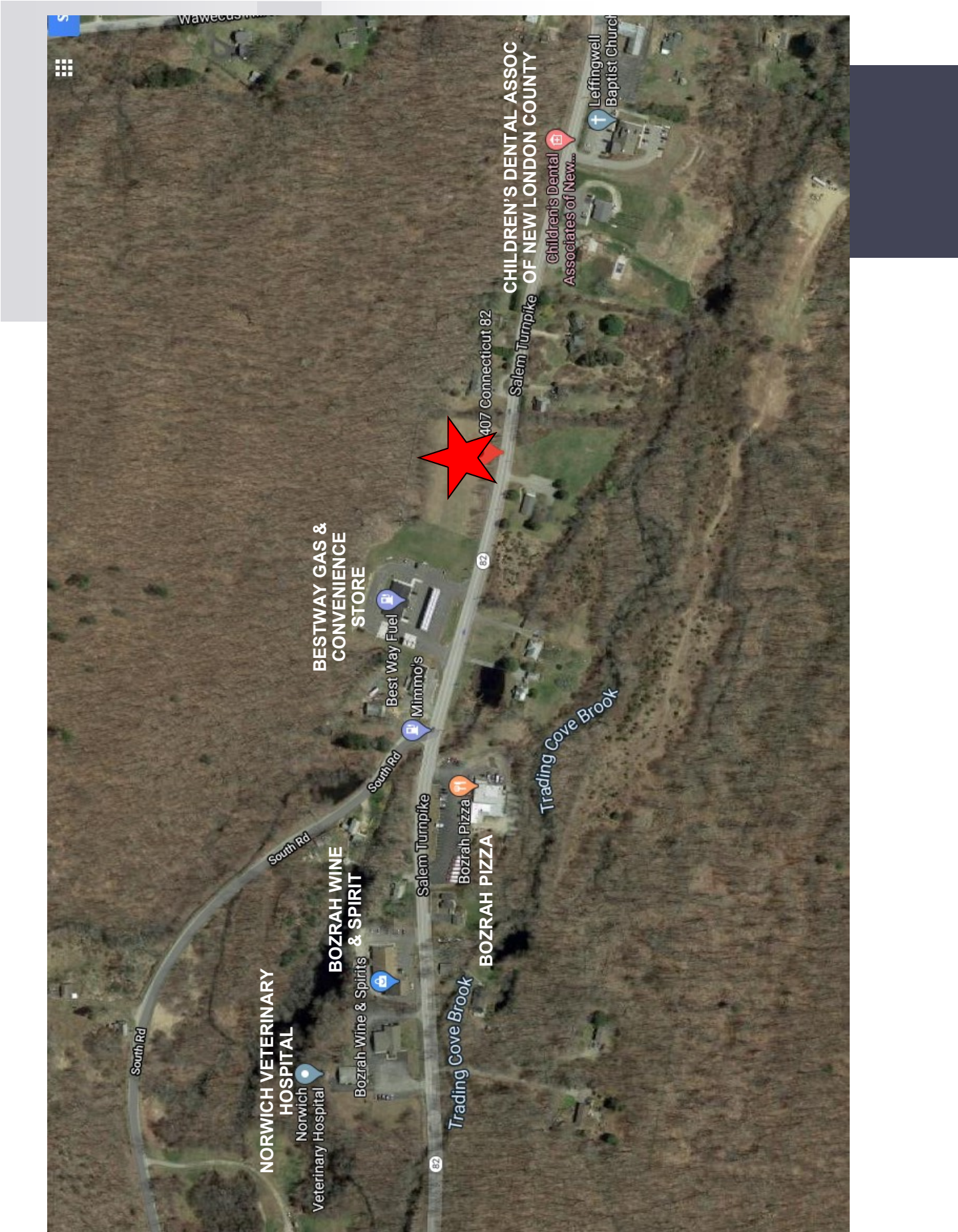
**Zone HC - Highway Commercial**

***Permitted Uses:*** Retail, Restaurants, Bar, Business or Personal Services, Repair Services, Laundry, Office, Theater...

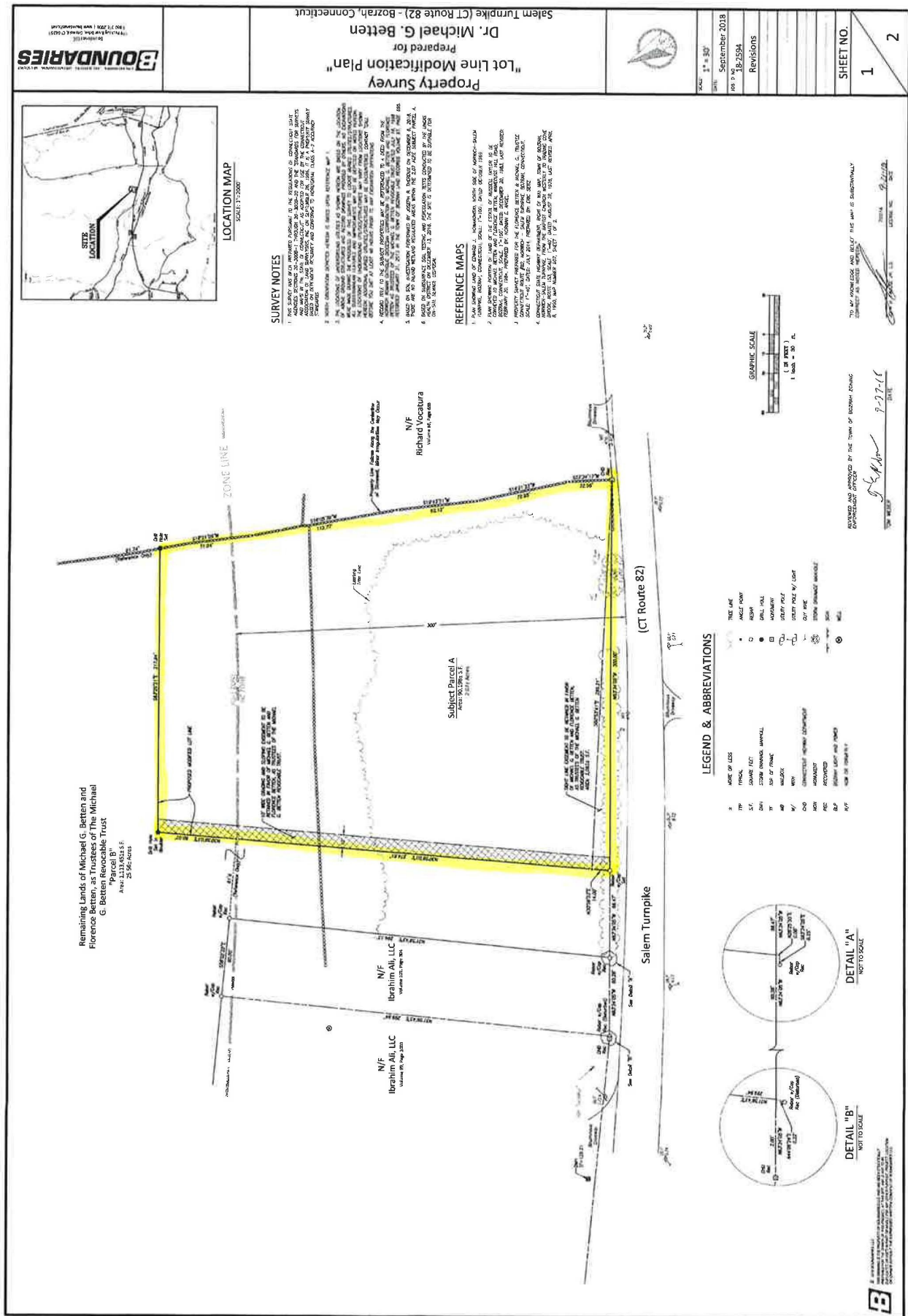
***By Special Permit:*** Arcade...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>	13,648	45,698	115,505
<b>Total Households</b>	5,770	19,020	45,607
<b>Household Income</b> <b>\$0—\$30,000</b>	14.70%	17.75%	16.66%
<b>\$30,001-\$60,000</b>	26.41%	25.60%	23.58%
<b>\$60,001-\$100,000</b>	26.64%	27.81%	26.42%
<b>\$100,001+</b>	32.25%	28.84%	33.35%

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# PROPERTY SURVEY

DATE: September 2018  
 10/12/18 2:59:4

REVISIONS

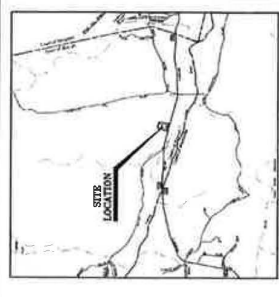
NO.	DESCRIPTION



**"Lot Line Modification Plan"**  
 Prepared for  
**Dr. Michael G. Betten**  
 Salem Turnpike (CT Route 82) - Bozrah, Connecticut

**BOUNDARIES**  
 THE BOUNDARIES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY BY THE SURVEYOR'S OFFICE IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF BOZRAH AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

1801 3<sup>rd</sup> FLOOR | WEST HAVEN, CONNECTICUT 06611  
 203-486-7888



**SURVEY NOTES**

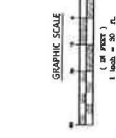
- ALL DIMENSIONS GIVEN ON THIS PLAN ARE IN FEET AND DECIMALS THEREOF. DIMENSIONS IN INCHES OR OTHER UNITS ARE GIVEN IN PARENTHESES.
- ALL CORNERS ARE TO BE LOCATED BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
- ALL MONUMENTS ARE TO BE SET BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
- ALL ADJACENT OWNERS WERE ADVISED OF THE SURVEY AND GAVE THEIR CONSENT TO THE SURVEY.
- ALL RECORDS OF THE TOWN OF BOZRAH HAVE BEEN REVIEWED AND FOUND TO BE COMPLETE AND CORRECT.

**REFERENCE MAPS**

- PLAT 25,000, 1887, 1/2 AC. OF LAND IN THE TOWN OF BOZRAH, CT.
- PLAT 25,000, 1887, 1/2 AC. OF LAND IN THE TOWN OF BOZRAH, CT.
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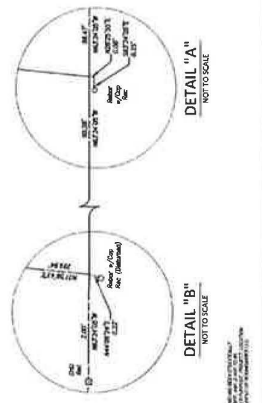
**LEGEND & ABBREVIATIONS**

SYMBOL	DESCRIPTION
—	FENCE
○	WELL
●	WELL HEAD
□	WELL FOOTING
▣	WELL PLATFORM
○	WELL CAP
○	WELL COVER
○	WELL BRICKWORK
○	WELL CONCRETE
○	WELL MASONRY
○	WELL METAL
○	WELL WOOD
○	WELL OTHER



TO MY KNOWLEDGE AND BELIEF THE MAP IS SUBSTANTIALLY CORRECT AND ACCURATE.

*[Signature]*  
 DATE: 9-27-18



purpose is not permitted.

8.1.6 Accessory buildings and uses.

8.1.7 Utility company structures. (7/11/85)

8.1.8 Wireless telecommunication facilities. (12/1/98) (see Section 10.17)

8.2 **Special Exceptions.** The following uses may be permitted by the Commission subject to the provisions of Section 11 of these Regulations.

8.2.1 Deleted effective 2/28/88.

8.2.2 Video game arcades.

8.3 **Minimum Lot Size.**

8.3.1 80,000 square feet. (Amended effective 2/28/88).

8.4 **Dimensional Requirements.**

8.4.1 **Frontage:** 150 feet.

8.4.2 **Set Back:** 50 feet.

8.4.3 **Side and Rear Yards:** 25 feet.

8.4.4 **Floor Area:** No minimum.

8.4.5 **Maximum lot coverage by buildings:** 30%

8.4.6 **Maximum height of all buildings:** 50 feet.

## SECTION 8A - (HC) HIGHWAY COMMERCIAL (10/1/96)

8A.1 **Purpose:** The purpose of this district is to promote commercial development which contain activities that will serve a wide range of needs of area residents. It is intended that such development be located and designed taking into consideration the areas unique characteristics which include: its location in relation to surrounding regional development; steadily increasing traffic volumes on Route 82; its function as a pass through route as well as local roadway providing access to homes and businesses; its proximity to I-395. Recognizing these opportunities these regulations are intended to promote a development pattern which utilizes the

frontage of Route 82 in Bozrah while minimizing traffic circulation congestion typical of strip commercial development. These regulations intend to accomplish this purpose by minimizing access drives to Route 82 and requiring internal drive connections between parcels as well as considering all other appropriate access management techniques.

8A.2 **Permitted Uses.** The following uses are permitted in this district only after issuance of a zoning permit as required by Section 3 and/or site plan as required by Section 12 of these Regulations. (3/10/89)

8A.2.1 Retail businesses, such as grocery stores, drug stores, apparel stores, variety stores, eating and drinking establishments, antique shops, sporting good stores, furniture stores, farm and garden supply stores.

8A.2.2 Business services, such as banks and other financial institutions, real estate and insurance offices, business and professional offices.

8A.2.3 Personal services, such as barber shops, beauty salons, dry cleaning establishments, theaters, motels or hotels, laundries or Laundromats.

8A.2.4 Repair services, such as radio, television, automotive, appliance and plumbing shops, upholstery shops and shoe repair shops.

8A.2.5 Residence for a caretaker, watchman, or owner as an accessory use for a commercial use, except the use of mobile homes or camper units for this purpose is not permitted.

8A.2.6 Accessory buildings and uses.

8A.2.7 Utility company structures. (7/11/95)

8A.2.8 Wireless telecommunication facilities. (12/1/98) (See Section 10.17)

8A.2.9 Assisted Living Community as defined by these regulations (See Section 2) when served by a public water and sewer system with the maximum number of living units not to exceed 120.

8A.3 **Special Exceptions.** The following uses may be permitted by the Commission subject to the provisions of Section 11 of these Regulations.

8A.3.1 Video game arcades.

8A.4 **Minimum Lot Size.**

8A.4.1 80,000 square feet.

8A.5 **Dimensional Requirements.**

8A.5.1 Frontage:	150 feet
8A.5.2 Setback:	75 feet
8A.5.3 Side and Rear Yards:	30 feet
8A.5.4 Floor Area:	No Minimum
8A.5.5 Maximum lot coverage by buildings:	30%
8A.5.6 Maximum height of all buildings:	70 feet

8A.6 **Access and Traffic.**

8A.6.1 The specific access requirements of this section supercede any conflicting access requirements within these regulations. In any case where a clarification is required the Commission shall determine the applicable requirement based on the “Purpose” (Section 8A.1) stated in this Highway Commercial regulation.

8A.6.2 All vehicular access shall be onto Route 82 or onto a roadway which serves only properties in the Highway Commercial District.

8A.6.3 In order to reduce possible traffic conflict points the Commission may require driveways to be located so that they will provide common access to adjacent parcel(s) of land (e.g. on property line) for traffic safety. The Commission shall also require common interior drives to serve more than one parcel, where appropriate for traffic safety. Such requirements may stipulate reserved rights-of-ways in lieu of actual construction depending on present use of adjacent parcels. Where common driveways are required and constructed, a written agreement for the common use and maintenance of a shared access must be recorded in the Town Land Records.

8A.6.4 An access drive which only serves an individual parcel may be permitted by the Commission if the Commission is satisfied that the characteristics of the parcel and the proposed drive placement will accomplish the intent of these regulations as reviewed under “Purpose”. Such characteristics may include an increase of the minimum lot frontage required to the extent that the distance between access drives aids in accomplishing the intent of these regulations. All other appropriate traffic safety measures such as sight line clearance must also be satisfied.

8A.6.5 The applicant must demonstrate that the site design makes proper provision for pedestrian access and safety. All site plans shall provide for pedestrian walkways and circulation in and around buildings.

8A.6.6 Any permit may be denied by the Commission, if, after review and evaluation, no reasonable modification can be required which will insure the proposed use will not create or further aggravate vehicular and/or pedestrian traffic safety problems.