



# FOR SALE



436 Boston Post Rd., Waterford

## Pequot Commercial

Norm Peck

1020 Hartford Tpk.  
Waterford, CT 06385

Phone: 860-447-9570 x133

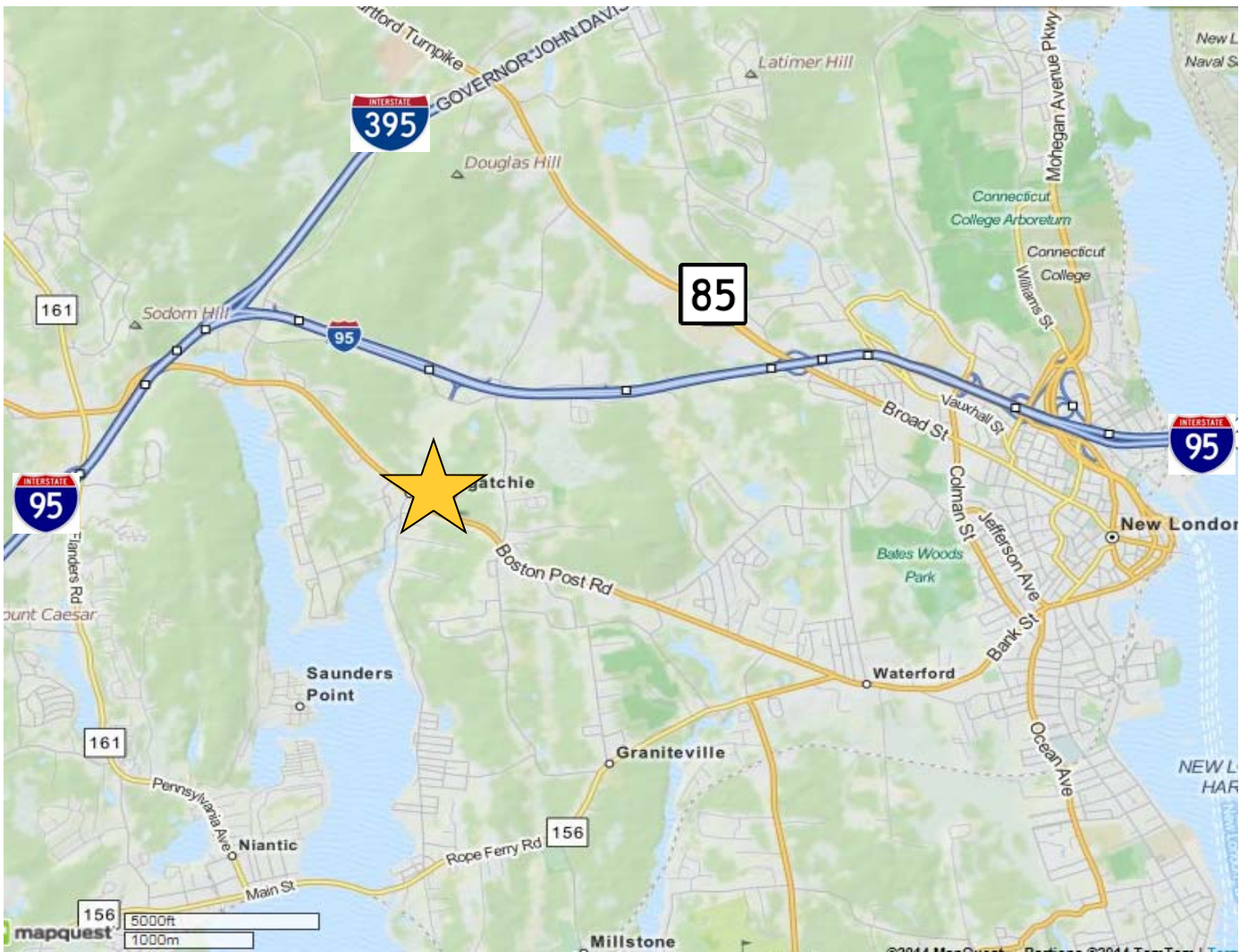
Fax: 860-460-9757

npeck@pequotcommercial.com

- ~ 1,651sf+/- Former gas station on Route 1 with 3.79+/- usable acres with development potential
- ~ 2-3 Salvageable one family homes in rear
- ~ Zone NB-Neighborhood Business
- ~ Public Water, Sewer and Gas available
- ~ 8,700 Daily Average Traffic
- ~ 15 Parking spaces
- ~ 270' Road frontage
- ~ Year Built 1971

FOR SALE  
\$380,000

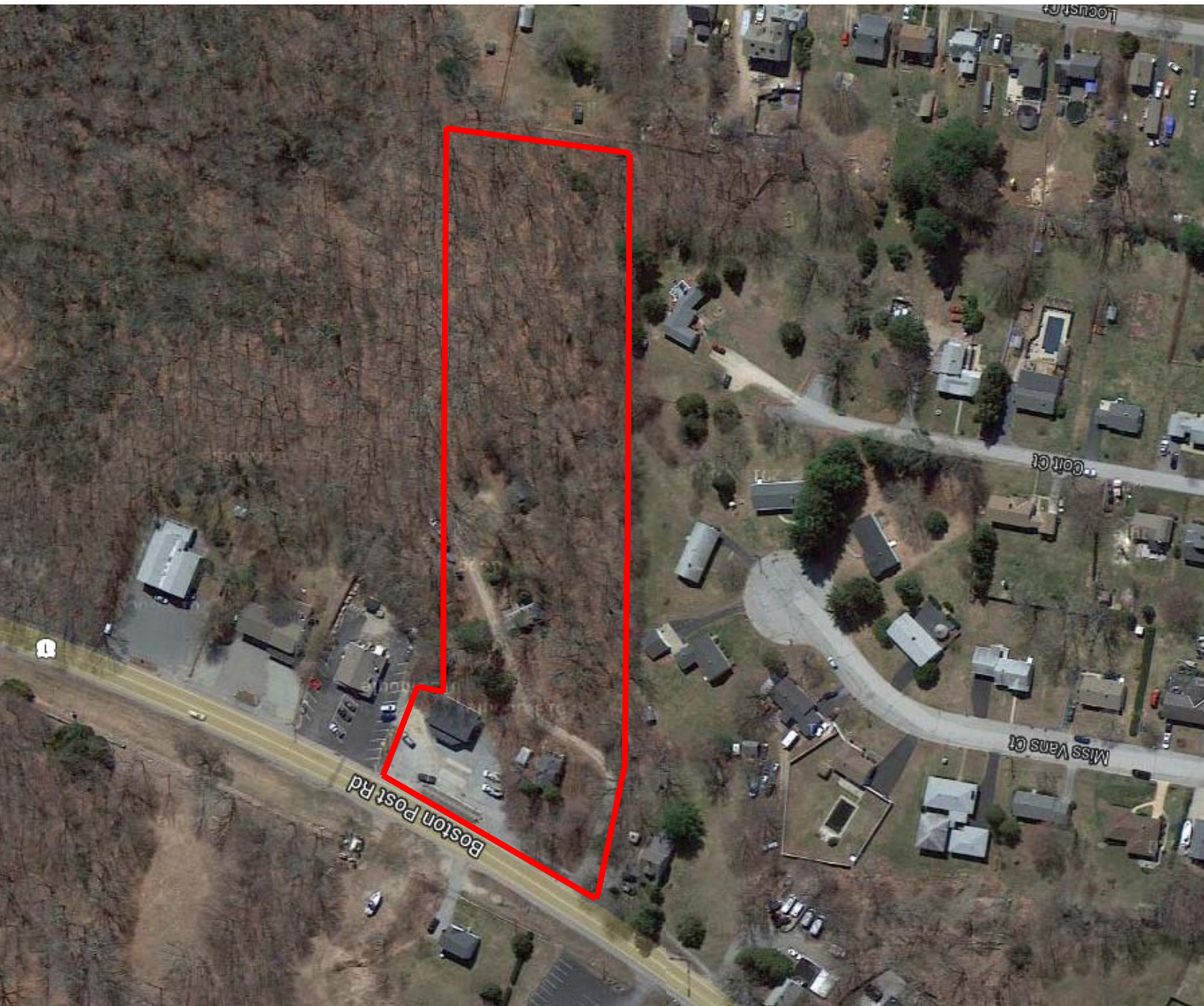
Lease considered



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Total Population</b>	3,566	23,244	68,361
<b>Total Households</b>	1,622	9,845	26,777
<b>Household Income</b> <b>\$0—\$30,000</b>	19.55%	16.43%	21.23%
<b>\$30,001-\$60,000</b>	20.66%	22.88%	25.89%
<b>\$60,001-\$100,000</b>	31.26%	26.17%	24.24%
<b>\$100,001+</b>	28.55%	34.53%	28.63%

CIT 8210 LUBETH

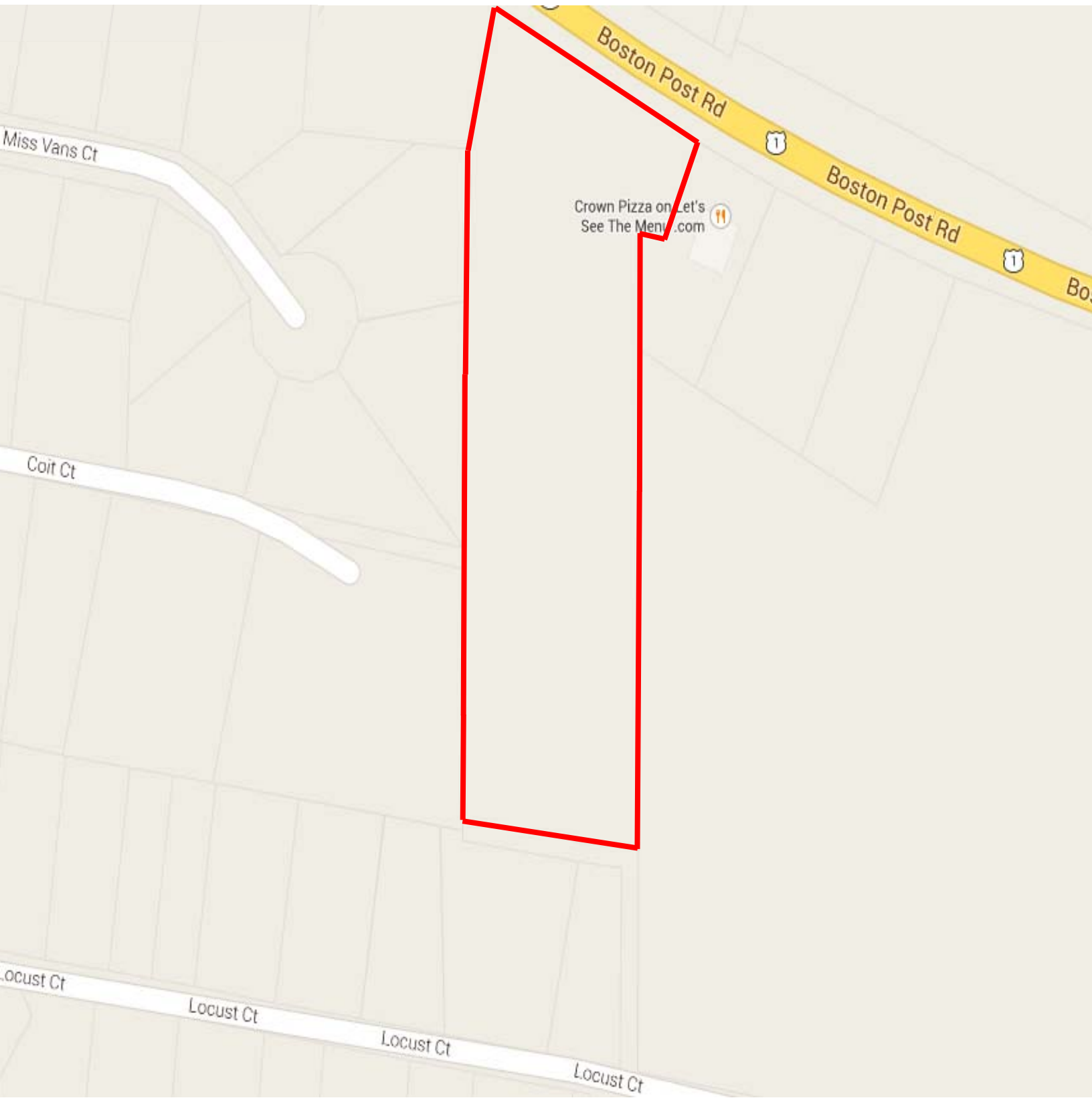




Not to scale—for Marketing purposes only.

**PERMITTED USES:** Retail, Office, One Family, Restaurant, Wholesale, Service business

**BY SPECIAL PERMIT:** School, Filling station, Motel, Boat Storage, sales and repair



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## **SECTION 7 - NEIGHBORHOOD BUSINESS DISTRICT (NB)**

### **7.1 GENERAL**

The minimum lot size in this district shall be 20,000 square feet subject to the lot design standards of Section 3.34 of these regulations. The following shall be permitted uses within this district. (Amended 7/2/90, Effective 7/13/90)

- 7.1.1 One-family dwellings.
- 7.1.2 Retail stores and service establishments.
- 7.1.3 Business offices, professional buildings.
- 7.1.4 Restaurants. (Revised 08/15/94)
- 7.1.5 Post Office.
- 7.1.6 Public libraries and firehouses.
- 7.1.7 Combined commercial, retail, and wholesale operations shall be permitted in the same structure, in those cases only, where the products offered for sale on a retail or wholesale basis, are the same. The wholesaling of these retail item(s) shall be a secondary use on the site in the same structure.
- 7.1.8 Accessory Uses as defined in Section 1.2 herein and subject to the provisions of Sections 3.9 and 3.10 of these regulations.
- 7.1.9 Accessory apartments in accordance with Section 3.36 of these Regulations.

### **7.2 USES PERMITTED IN THE NB DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT**

The following uses may be permitted in the NB District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

- 7.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks, or standpipes, any of which extend more than 40 feet above the ground or private antennae more than 20 feet above the residential structure on which they are to be erected or more than 40 feet above the ground.
- 7.2.2 Cemeteries.
- 7.2.3 Buildings and structures and sub-stations operated by utility companies, but excluding service yards and outside storage areas.
- 7.2.4 Private educational institutions.
- 7.2.5 Service stations and filling stations, subject to the provisions of Section 3.25 of these regulations.
- 7.2.6 Motels and Hotels.
- 7.2.7 Swimming pools and swimming clubs.
- 7.2.8 Yacht clubs.
- 7.2.9 Boat docks, slips, piers, and wharves for yachts and pleasure boats or for boats for hire carrying passengers on excursion, pleasure, or fishing trips, or for vessels engaged in fishery or shell fishery.
- 7.2.10 A yard for building, storing, repairing, selling, or servicing boats which may include the following as an accessory use: office for the sale of marine equipment or products, dockside facilities for dispensing fuel, restroom, and laundry facilities to serve overnight patrons. Furthermore, adequate lanes must be provided to allow access and egress throughout the yard for fire trucks.
- 7.2.11 Boat and marine engine sales and display, yacht broker, marine insurance broker.
- 7.2.12 The rental of boats.

- 7.2.13 Retail sale or rental of boating, fishing, diving, and bathing supplies and equipment.
- 7.2.14 A sail loft or ship's chandlery.
- 7.2.15 Base operations for fishing and lobstering business, including as an accessory use of such business a store or market for the sale of fish, shellfish, and other related food products, excluding the commercial bulk processing of fish.
- 7.2.16 Adaptive Reuse Development subject to the provisions of Section 18a of these Regulations.(Effective 9/1/14)

**7.3 MINIMUM LOT FRONTAGE AND WIDTH**

No lot in this district shall have less than 100 feet frontage on a public street, and each lot shall be at least 120 feet in width at the building line.

**7.4 MINIMUM SETBACKS**

- 7.4.1 Front Yard - 50 feet, except when lots front a State Highway, Niantic River Road, Vauxhall Street Extension, or Old Colchester Road, the minimum setback shall be 75 feet.
- 7.4.2 Side Yard - 15 feet.
- 7.4.3 Rear Yard - 50 feet.

**7.5 BUILDING COVERAGE**

The aggregate building coverage on any lot in this district shall not exceed 30% of the total area of said lot.

**7.6 MAXIMUM BUILDING HEIGHT**

No building in this district shall be constructed, reconstructed, extended, enlarged, moved, or altered in any way so as to have a maximum building height in excess of 35 feet, except as provided in Section 3.6 of these regulations.

**7.7 OFF-STREET PARKING**

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Section 20 of these regulations.

**7.8 SIGNS**

All signs erected within this district shall conform to the requirements of Section 21 of these regulations.

**7.9 ENVIRONMENTAL PROTECTION**

No development shall be undertaken on any lot within this district, nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these regulations.

**7.10 SITE PLAN APPROVAL**

A site plan shall be submitted to the Commission in accordance with the provisions of Section 22 of these regulations, and no building or structure, parking lot, or outdoor use of land, except those used for a one-family dwelling and their accessory uses, shall be used, constructed, enlarged, or moved until said site plan has been approved by the Commission.