

**PEQUOT COMMERCIAL**

# MARINA FOR SALE & LEASE

128 Howard St., New London



**FOR SALE**  
**\$990,000**

**FOR LEASE**  
**\$4,475/mo NNN**

Norm Peck

**PEQUOT  
COMMERCIAL**

1020 Hartford Tpk.  
Waterford, CT 06385

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

## INTRODUCTION

Located on Howard Street in downtown New London, CT. Salient characteristics of the property are as follows:

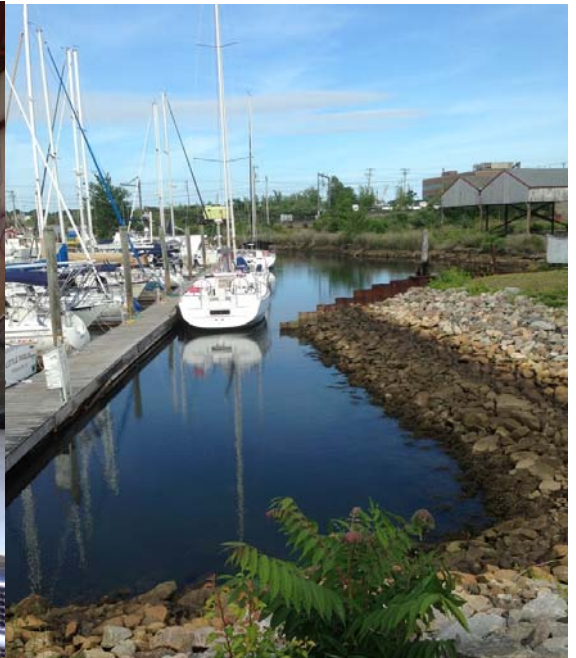
<b>Address:</b>	128 Howard St., New London
<b>Description:</b>	Located on the west side of the Thames River in the very well protected Shaw's Cove area.
<b>Built:</b>	1987
<b>Slips permitted:</b>	12
<b>Land:</b>	1.02 acres with 297' Road frontage.
<b>Building:</b>	Masonry/Steel building 8,565sf includes: <ul style="list-style-type: none"><li>&gt; 22' - 24' Ceilings</li><li>&gt; 21' Overhead door</li><li>&gt; Low tide water depth 8' to 12'</li><li>&gt; 1,732sf Office</li><li>&gt; 1,732sf Sail loft</li><li>&gt; Showroom</li></ul>
<b>Water/Sewer:</b>	Town Water/Sewer
<b>Heating Fuel:</b>	Town gas and Electric, except heat pump + A/C in office
<b>Potential:</b>	Boat Storage, Rack Storage Facility and Repair yard. <u>BY SPECIAL PERMIT:</u> Marine uses, Sail loft, Retail & Service establishments, Restaurant, Office, Multi Family, Hotel, Art studio or Shop...
<b>Zoning:</b>	WDD—Waterfront Development District
<b>Taxes:</b>	\$24,564
<b>Price:</b>	FOR SALE \$990,000 FOR LEASE \$4,475/month NNN
<b>Contact:</b>	Norm Peck Office (860) 447-9570, x133



<b>DEMOGRAPHICS</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>Total Population</b>	55,976	77,963	147,675
<b>Total Households</b>	22,572	31,561	57,830
<b>Household Income</b> <b>\$0—\$30,000</b>	25.76%	23.27%	18.31%
<b>\$30,001-\$60,000</b>	30.20%	28.68%	25.36%
<b>\$60,001-\$100,000</b>	24.60%	25.06%	25.52%
<b>\$100,001+</b>	19.44%	22.99%	30.61%



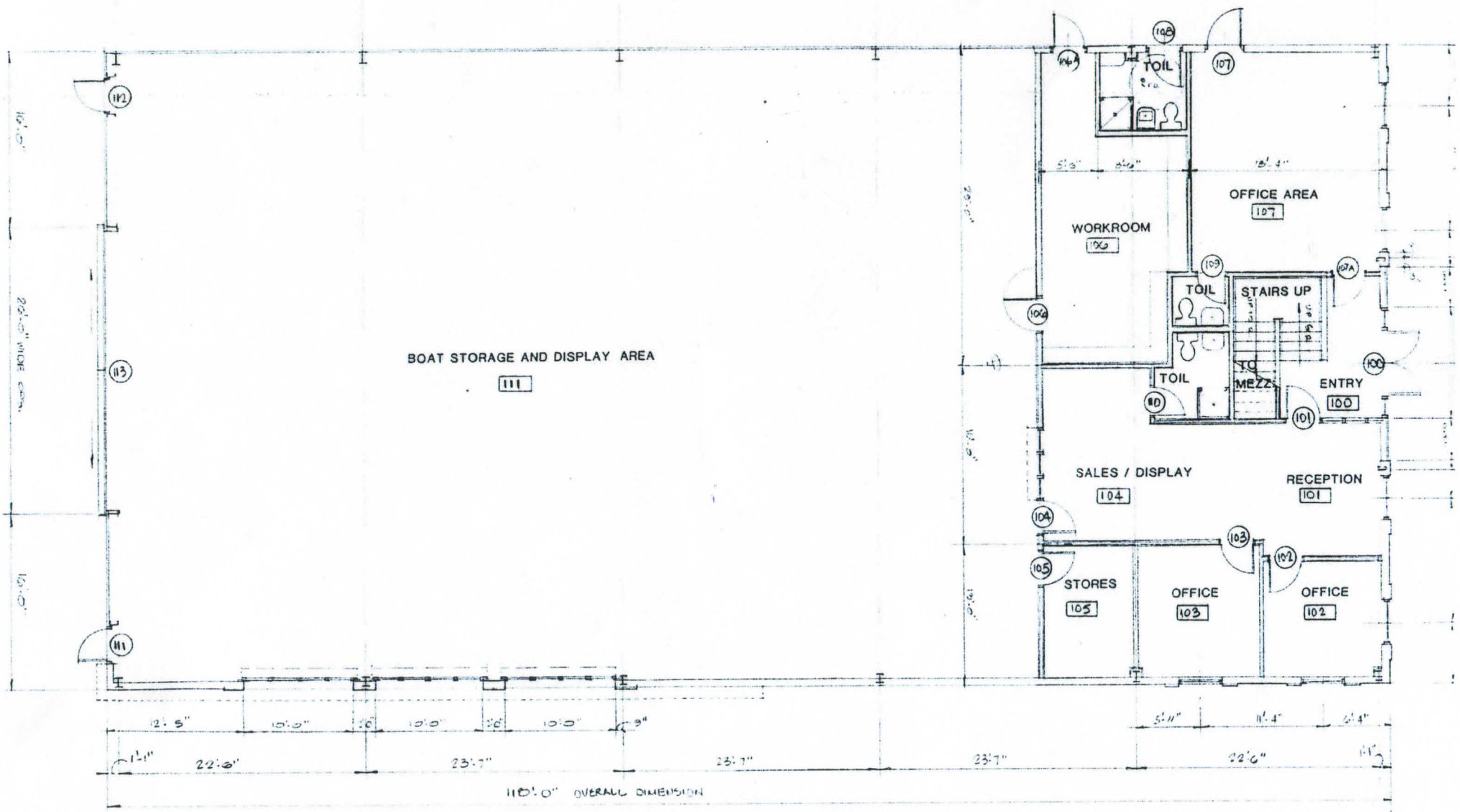
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# GENERAL FLOOR PLAN LAYOUT

SCALE: 1/8" = 1'-0"



**Section 540** **WD - Waterfront Development District****(Amended 11/15/98)**

540.1 Purpose of District. The purpose of the Waterfront Development District is to encourage a mixture of land uses, with emphasis on waterfront access and water dependent and related uses.

The City of New London contains a number of valuable waterfront areas along the Thames River, which have potential for waterfront development of different types. In accordance with the City's planning objectives outlined in the Coastal Area Management Plan (CAM) and in the Plan of Development, portions of the waterfront are to be devoted to non-industrial uses and other portions to industrial and port uses. The Waterfront Development District is designed to achieve the most appropriate use of land and structures in the predominantly marine business non-industrial portions of these waterfront areas and consistent with the design guidelines included here and in Municipal Coastal Program adopted by the Planning and Zoning Commission.

540.1a **Permitted Uses.** The following uses are permitted by right. *(Amended 12/21/11)*

- 1) Institutions for higher learning, business, vocational, and training schools, including colleges, universities, junior colleges, business, banking, business management, secretarial and office schools, art and drafting schools, school for training in the martial arts, dancing, gymnastics, and music, schools for fashion design; subject to the following requirements:
  - (a) The curriculum shall satisfy the requirements of the Connecticut State Department of Education.
  - (b) No accommodations for resident students shall be permitted.
  - (c) No music or noise shall be audible beyond the immediate premises.
  - (d) Such use shall be no more than 1800 sf. ft in size.
- 2) Home Based Businesses in accordance with Article IV, Section 400.2 (2) and Article V, Section 500.2 (7). *(Amended 12/21/12)*

540.2 **Uses permitted subject to the issuance of a Special Permit** by the Planning and Zoning Commission in accordance with the provisions of Article VIII Section 810 of these regulations.

- 1) Public and private parks and playgrounds.



- 2) Yacht clubs and marinas, including uses accessory to them such as swimming pools, tennis courts, racquet ball facilities.
- 3) Boat docks, slips, piers and wharves for yachts and pleasure boats or for boats for hire carrying passengers on excursions, ferry boat piers and transportation terminals, pleasure, or fishing trips or for vessels engaged in fishery or shell fishery.
- 4) 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. Adequate lanes must be provided to allow access and egress throughout the yard for fire apparatus.
- 5) Boat and marine engine sales and display.
- 6) Yacht broker, marine insurance broker.
- 7) The rental of boats.
- 8) Retail sale or rental of boating, fishing, diving, and bathing supplies and equipment.
- 9) A sail loft or ship's chandlery.
- 10) Museums with nautical themes.
- 11) Manufacturing, fabrication, processing, and assembly of goods and products which were in existence on the effective date of this regulation.
- 12) Petroleum and related fuel storage and distribution facilities which were in existence on the effective date of this regulation.
- 13) Parking facilities. *(Amended 06/04/85)*
- 14) 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, and/or the commercial bulk processing of fish and shellfish.
- 15) Retail stores and service establishments.
- 16) Restaurants. *(Amended 02/10/86)*
- 17) Business and professional offices.
- 18) Multi-family residential uses up to a maximum density as provided for in the R-3 Zone.

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- 19) Hotels and motels.
- 20) Public utility installations.
- 21) Radio or television antennas, flagpoles, towers, chimneys, water tanks or standpipes, any of which extend more than 25 feet above the ground.
- 22) Art and craft studios and shops.
- 22) Structural additions to existing manufacturing, fabrication, processing and assembly facilities and existing petroleum and related fuel storage and distribution facilities.
- 24) Commercial entertainment establishments catering primarily to persons below the legal age for drinking alcoholic beverages, subject to the following conditions:
  - (a) The minimum area devoted to patron use shall be 1,000 square feet.
  - (b) A drop-off and pick-up location for vehicles near a well-lighted entrance shall be provided.
  - (c) Off-street parking areas shall be illuminated.
  - (d) No such use shall be located closer than 500 feet to any similar establishment or to any establishment serving or selling alcoholic beverages, except that this provision shall not apply to restaurants which provide alcoholic beverages, only from a service bar. (*Amended 05/08/85*)
- 25) Child Day Care Center, subject to the requirements of Section 420.3.6 herein. (*Amended 08/15/02*)
- 26) Institutions for higher learning, business, vocational, and training schools, including colleges, universities, junior colleges, business, banking, business management, secretarial and office schools, art and drafting schools, school for training in the martial arts, dancing, gymnastics, and music, schools for fashion design; subject to the following requirements:
  - (a) The curriculum shall satisfy the requirements of the Connecticut State Department of Education.
  - (b) No accommodations for resident students shall be permitted.
  - (c) No music or noise shall be audible beyond the immediate premises.
  - (d) Such use shall not occur on the first floor of the premises.

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- (e) The subject site shall have frontage on Bank St. and/or Howard St.

540.3 Accessory Uses (*Amended 03/23/94*)

- 1) Off-street parking.
- 2) Signs subject to the requirements of Article VI, Section on 615
- 3) Enclosed storage.
- 4) Amusement device.
- 5) Accessory uses customary or incidental to a permitted use.
- 6) Keeping of animals according to Section 622 A. (*Amended 08/10/12*)

540.4 Lot and Bulk Requirements

- 1) Minimum lot size - 20,000 square feet.
- 2) Minimum lot width - 50 feet.
- 3) Minimum lot frontage - 50 feet.

Where the Commission deems it desirable and feasible, it may approve a site plan for a use which does not have frontage on a public street, provided that the lot meets all other requirements and access is assured by covenants or other instrument acceptable to the Planning and Zoning Commission.

- 4) Minimum setbacks.

Front yard - 20 feet, except in no case shall new construction at the foundation line be less than 25 feet from the Thames River at mean high water level elevation; on

Side yard - 10 feet; the Commission may permit a reduction in the side yard to "0" if in its judgment such a reduction will help to achieve the purposes of the district. If a side yard is provided, however, it must be at least 10 feet.

Rear yard - 20 feet, except in no case shall new construction at the foundation line be less than 25 feet from the Thames River at mean high water elevation.

- 5) Maximum lot coverage of principal and accessory buildings - 50 percent.
- 6) Maximum height - 25 feet, except (1) the maximum height may be increased by special permit, provided that parking is created under, within, or on top of the structure, or the commission finds that the parking requirements are substantially exceeded in some other

WD

manner of off-street parking, or except (2) as provided in Article V, Section 540.8.1 below. (*Amended 12/05/88*)

7) Building width.

The total cumulative width of buildings, structures, fences or walls more than 30 inches in height above the finished grade which are located adjacent to the Thames River shall not occupy more than 40 percent of the width of a parcel as measured along a line parallel to and 25 feet from the river, except as provided for in Article V, Section 540.8.2 below.

#### 540.5 Off-Street Parking & Loading

Off-street parking and loading spaces shall be provided for each lot within this district in accordance with the provisions of Article VI, Section 614 of these regulations, except as follows:

- 1) Because the WD District is important to the City's economy, provides a local service and employment base, and because its physical integrity must be enhanced, and further because it is desirable to utilize existing buildings as fully and as efficiently as possible, required parking for uses within the WD District may be provided on sites other than the site which they serve provided that:
  - (a) Said spaces are within 500 feet walking distance of the lot or use which they serve.
  - (b) The parking lot or spaces shall conform to the provisions of the district in which they are located. In the case of a privately owned lot which is serving a primary use outside the district in which it is located, the parking area shall be classified as a permitted accessory use.
  - (c) Such spaces shall be in the same ownership as the use which they serve and shall be subject to a deed restriction binding the owner and his heirs and assigns to maintain the required number of spaces either (1) throughout the existence of the use to which they are accessory, or (2) until such spaces are provided elsewhere.

Required off-street spaces which, after development, are dedicated and accepted by the City, shall be deemed to continue to serve the uses for which they were originally provided.

#### 540.6 Design Guidelines

In addition to the considerations set forth for Site Plan Review, Article VIII, Section 800 the Commission shall consider the purposes of this section and the specific design guidelines set forth in the CAM Plan adopted by the Planning and Zoning Commission as well as the following factors during their review:

- 1) The quantity and extent of views from the adjacent public streets through the property to the water.
- 2) The design and relationship of development to the waterfront as viewed from the water.
- 3) The design and function of any easements or other access provided to and along the shoreline, including new bulkheading or docking facilities.
- 4) The eligibility of proposed development to utilize any of the development incentives set forth below.

540.7 Modifications to Height and Width as incentives to achieve purposes and design guidelines.

1) Height

- (a) For every reduction of 10 percent in coverage under the maximum 50 percent, an additional 10 feet of height may be permitted up to a maximum of 55 feet.
- (b) Maximum height may be increased by one story or 10 feet up to a maximum of 55 feet if permanent public access to the river is provided. Such access in the form of a permanent easement shall be at least 12 feet wide from the street to the water and 8 feet along the width of the property along the water.

2) Building Width

Building width may be increased to more than 40% of the width of a parcel as measured along a line parallel to and 25 feet from the river under the conditions set forth below:

- (a) Maximum width may be increased to 50 percent if permanent public access to the Thames River is provided as set forth in Article V, Section 540.8.1(b) above.
- (b) Maximum width may be increased to 60 percent if more than 50 percent of the buildings and/or property are used for one or more of the following uses:
  - i. Marinas or tour boat launching.
  - ii. Sale of marine supplies, services, or equipment.
  - iii. Manufacture, assembly or repair of marine products such as boats, sails, hardware, etc.
  - iv. Museums with nautical themes.