



Industrial Parcel For Sale



231 Butlertown Rd.
Montville, CT 06353

FOR SALE
\$186,000

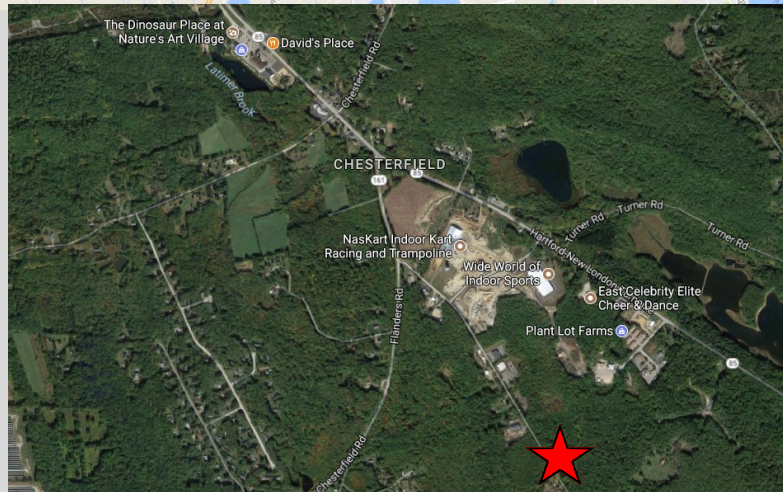
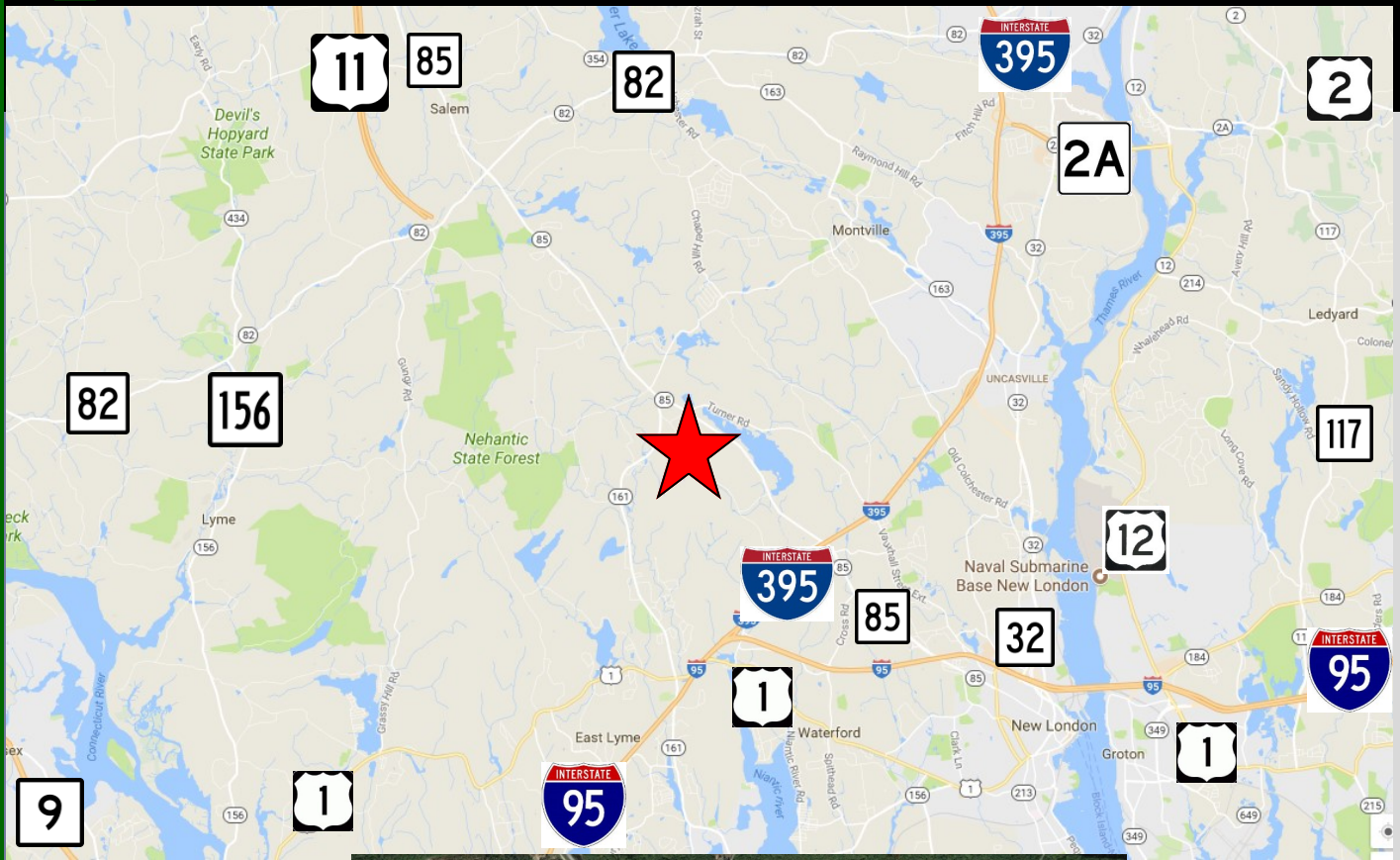
- > Vacant Industrial parcel in process of being sub-divided to allow 4,000sf - 7,800sf buildings
- > 20.61 acres; 1.5+/- acres usable
- > 1,506' Road frontage
- > Septic and Well required
- > Zone LI Light Industrial

Norm Peck

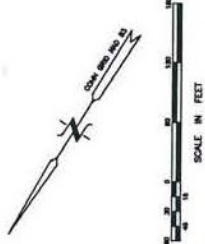
Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x133
860-444-6661 Fax
npeck@pequotcommercial.com



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	5,994	25,176	150,011
Total Households	2,261	10,101	59,694
Household Income \$0—\$30,000	10.61%	12.24%	20.72%
\$30,001-\$60,000	16.72%	18.82%	22.71%
\$60,001-\$100,000	20.92%	23.19%	23.55%
\$100,001+	51.75%	45.74%	33.01%



LEGEND

---	PROPERTY/STREET LINE
---	BUILDING SETBACK LINE
---	EGGMENT LINE
---	ISLAND WETLAND LIMIT
---	UPLAND REVIEW AREA
---	OVERHEAD WIRES
---	EXISTING CONTOUR
---	UTILITY POLE/OUT
---	IRON PIPE/PIN/DRILL HOLE
○	MONUMENT

ANNINO SURVEY, LLC
 222 OLD BOSTON POST ROAD, SUITE 3
 OLD SAYBROOK, CT 06475
 PHONE: (860) 388-2068
 FAX: (860) 388-2068

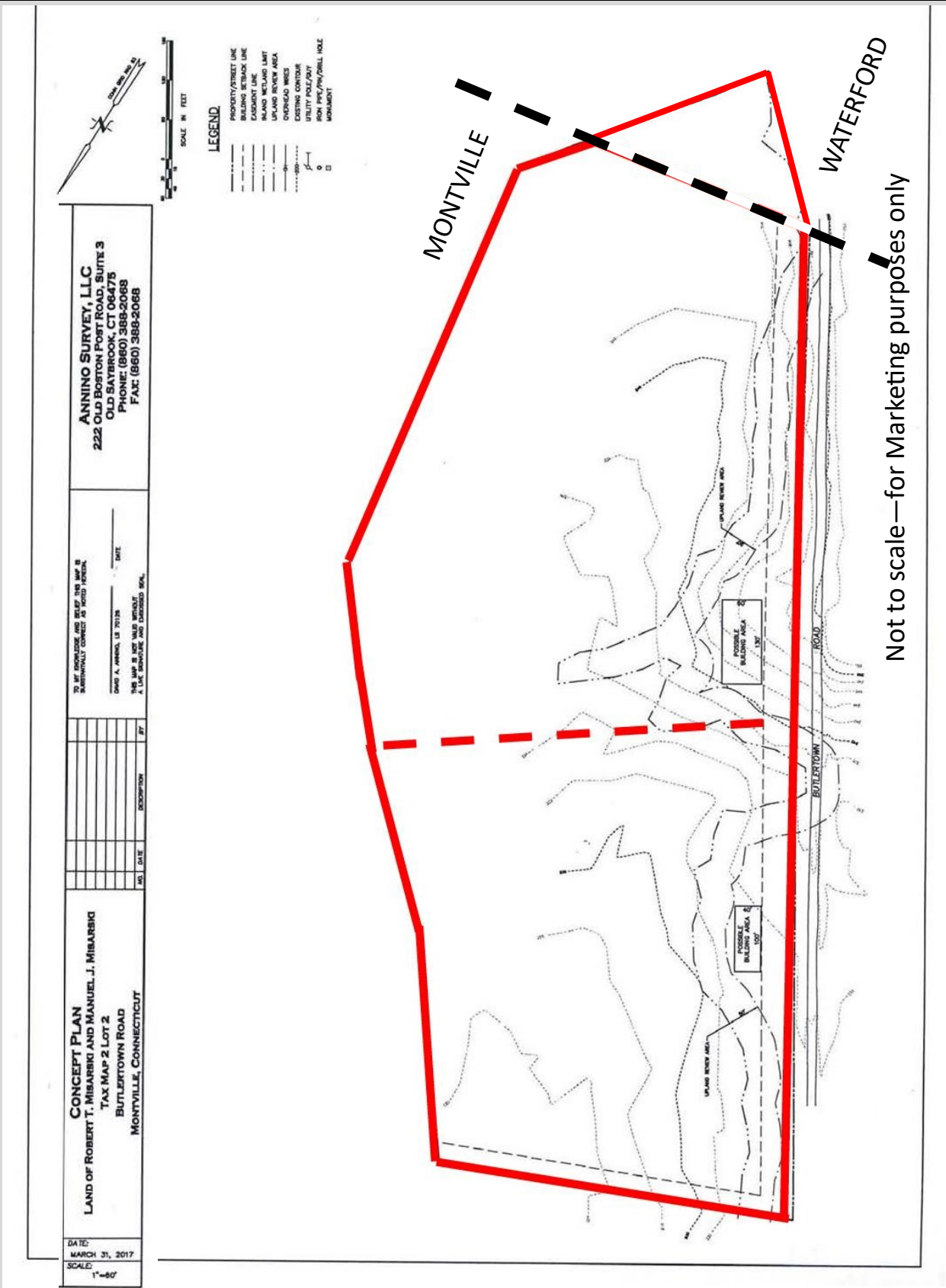
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
 SUBSTANTIALLY CORRECT AS NOTED HEREON.
 DATE: 3/31/17 BY: [Signature] DATE: [Blank]
 THIS MAP IS NOT VALID WITHOUT
 A LIC. SIGNATURE AND DATED SEAL.

NO.	DATE	DESCRIPTION	BY

CONCEPT PLAN
 LAND OF ROBERT T. MISARSKI AND MANUEL J. MISARSKI
 TAX MAP 2 LOT 2
 BUTLERTOWN ROAD
 MONTVILLE, CONNECTICUT

DATE: MARCH 31, 2017
 SCALE: 1"=80'





SECTION 13 LIGHT INDUSTRIAL (LI) DISTRICT

13.1 PURPOSE

These areas are intended to provide a range of industrial office and research facilities that can be located relatively close to residential uses without negative influences and which will have minimum impacts on the natural resource base of the Town.

13.2 PERMITTED USES

The following uses shall be permitted within this district:

- 13.2.1 Corporate headquarters
- 13.2.2 Business, professional offices
- 13.2.3 Office buildings
- 13.2.4 Research, design and development facilities
- 13.2.5 Warehousing, wholesale businesses, exterior storage
- 13.2.6 Studios for recording, television, radio, and motion pictures including transmitters, antennae, and ancillary equipment
- 13.2.7 Public utility substation or equipment facility, utility right-of-way, railroads
- 13.2.8 Governmental offices, libraries, police, fire and public works facilities
- 13.2.9 **** DELETED 10/11/97 ****
- 13.2.10 Accessory buildings and uses
- 13.2.11 **** DELETED 10/11/97 ****
- 13.2.12 Other industrial uses which can be operated using onsite septic systems which have been approved by the agent for the Director of Health**
- 13.2.13 Automobile and heavy equipment dealers
- 13.2.14 Lumber yards ****AMENDED EFFECTIVE 10/11/97 ****
- 13.2.15. Micro-Breweries allowing for the manufacture, storage, bottling, sale and distribution of beer with an on premise tasting room, food service and gift shop. **** AMENDED EFFECTIVE 10/16/16****

- 13.2.15.b Micro-Distilleries allowing for the manufacture, storage, bottling, sale and distribution of alcoholic liquor with an on premise tasting room, food service and gift shop. **** AMENDED EFFECTIVE 10/16/16 ****

13.3 SPECIAL PERMITS

The following uses may be permitted if approved by the Commission in accordance with the provisions of Section 17 of these Regulations:

- 13.3.1 Trade and technical schools and facilities of higher learning
- 13.3.2 Indoor recreation and cultural facilities such as a bowling alley, tennis court, swimming pool, skating rink, art gallery, museum or theater (excluding drive-in theater)
- 13.3.3 Temporary gatherings such as fairs, outings or job marts
- 13.3.4 **** DELETED 10/11/97 ****
- 13.3.5 Ambulance facilities
- 13.3.6 **** DELETED ****
- 13.3.7 Nursery school and day care facility serving more than six (6) children
- 13.3.8 Excavation or filling operations greater than 500 cubic yards
- 13.3.9 Bituminous concrete and concrete manufacturing operations subject to the performance standards set forth in Section 17.8.A.1-4 ****AMENDED EFFECTIVE 1/1/94****

13.4 MINIMUM LOT SIZE

The minimum lot size in this district is 80,000 square feet

13.5 MINIMUM LOT FRONTAGE

Each lot in this district shall have at least 200 feet of frontage on a street

13.6 MINIMUM SETBACKS

- | | | |
|--------|---------------|---|
| 13.6.1 | FRONT
YARD | 50 feet |
| 13.6.2 | SIDE YARD | 30 feet |
| 13.6.3 | REAR YARD | 50 feet to Residential
30 feet to Commercial or Industrial |
- **AMENDED EFFECTIVE 10/11/97 ****

13.7 MAXIMUM BUILDING HEIGHT

No building shall exceed fifty feet (50') in height. The maximum building height may be waived by a 2/3 vote of the Commission.

13.8 ENVIRONMENTAL PROTECTION

Any improvements proposed to be located within the wetlands buffer, as set by the Wetlands Commission, or have any impact on the wetlands shall require approval by the Wetlands Commission and meet the health code of the State of Connecticut.
****AMENDED EFFECTIVE 5/13/96 ****

13.8.1 The Commission may require the applicant to submit an environmental evaluation report for a proposed development located in an environmentally sensitive area. Evaluation reports by Commission approved independent professionals and other experts such as hydrologists, geologists, and soil scientists may be required at the expense of the applicant.

13.9 OFF-STREET PARKING

Off-street parking shall be provided for each lot in this district in accordance with the provisions of Section 19 of these Regulations.

13.10 SIGNS

All signs in this district shall conform with the provisions of Section 20 of these Regulations.