

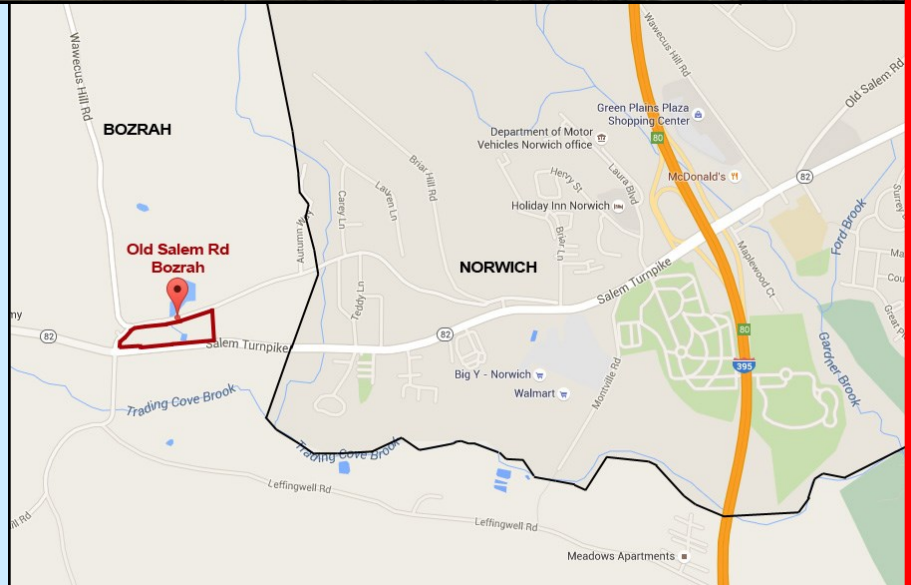
OLD SALEM RD., BOZRAH, CT

7 Acres on Route 82 - Water & Sewer Now At Site



FOR SALE: \$675,000

- ◆ 7.01 Acres
- ◆ **NOW HAS WATER & SEWER & GAS**
- ◆ Just over the Norwich town line
- ◆ Across from new assisted living facility
- ◆ On Route 82 & Old Salem Rd.
- ◆ 1 mile from I-395, Exit 80
- ◆ Zone: HC - Highway Commercial
- ◆ Permitted uses: Retail business, personal services, banks/financial institutions, professional offices
- ◆ Traffic Count on Route 82: 6,700
- ◆ Frontage on Route 82: 1,500 Ft.



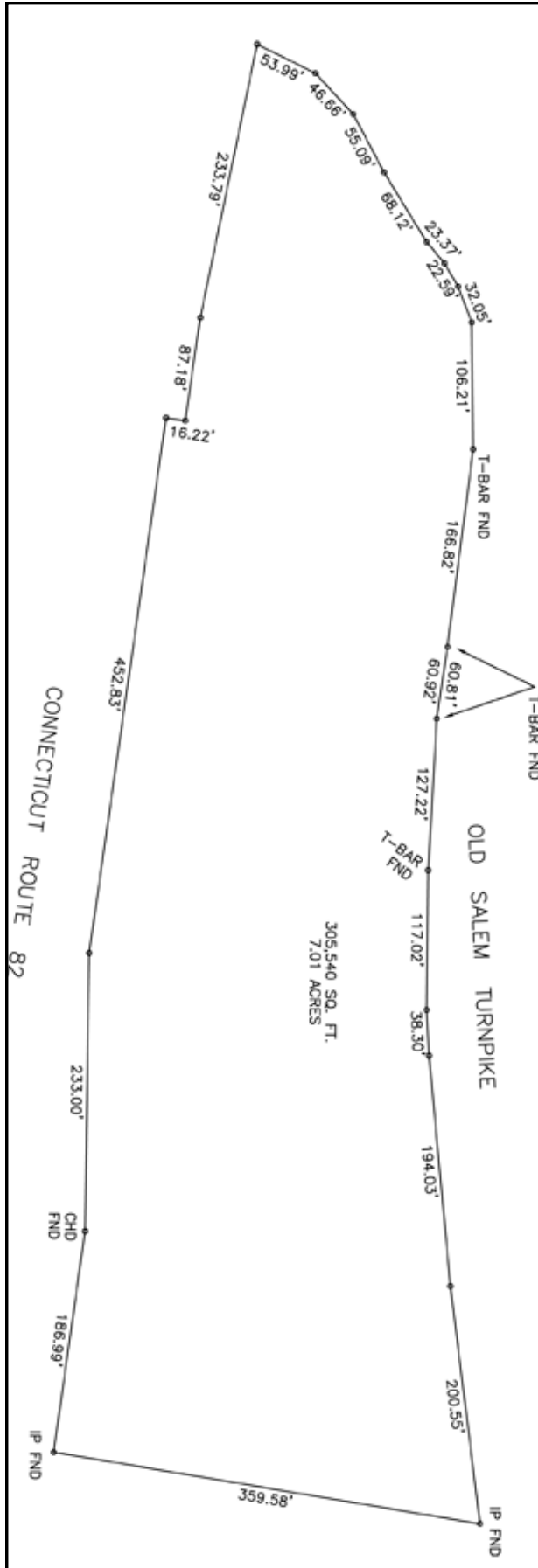
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

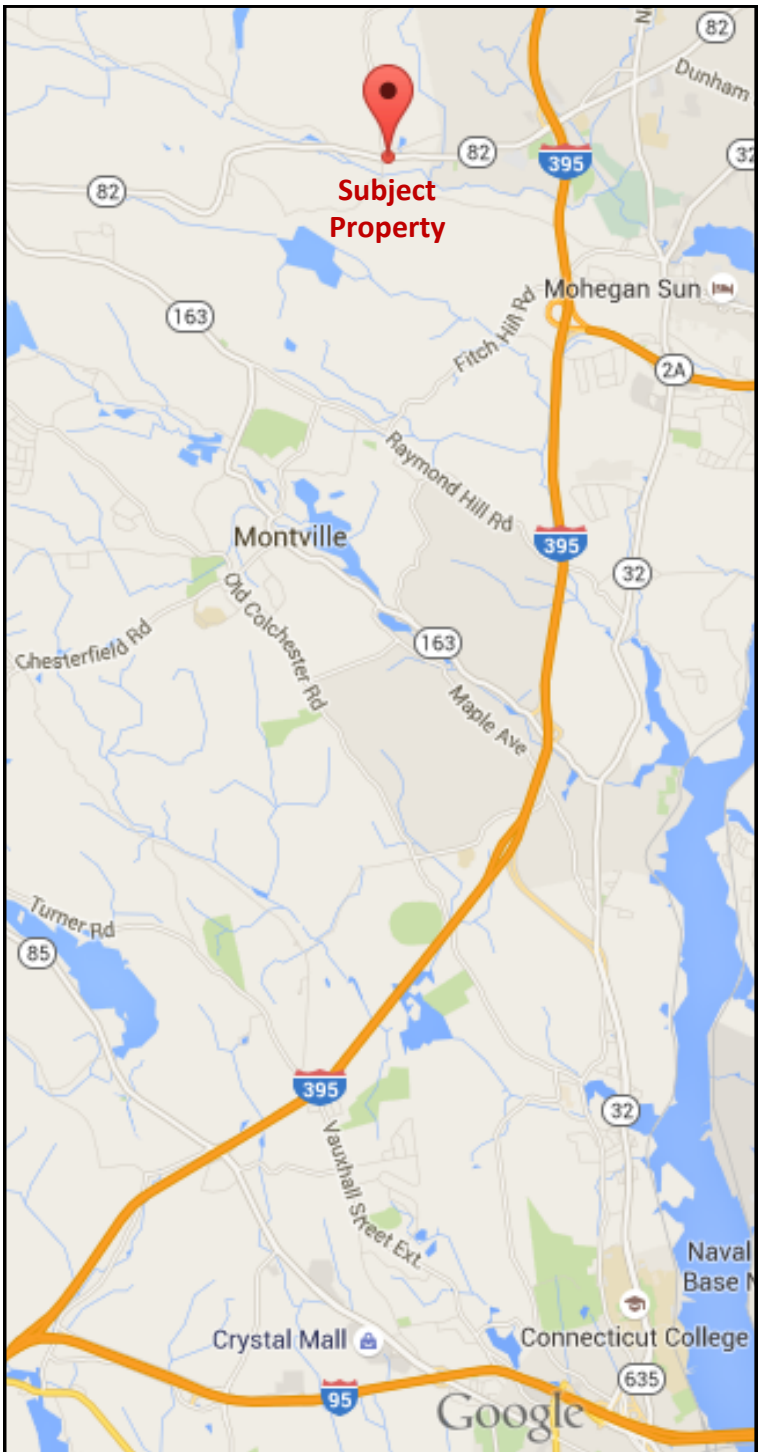
www.LymanRE.com

RON LYMAN

Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 Office
ronl@lymanre.com



Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,757	16,716	51,991
Total Households	805	6,584	20,081
Average Household Income	\$92,558	\$80,107	\$77,720
Average Daily Traffic Count: 6,700			



All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

adjacent properties.

- e. Receptacles for dog waste must be set back from adjacent properties by one hundred (100) feet. No dog waste may enter a sanitary sewer or sub-surface disposal systems. All dog waste must be removed from Outdoor Play Areas at least once daily. Receptacles for dog waste must be emptied at least once weekly.
- f. The local health district or water utility company must attest that the water supply is sufficient to accommodate the proposed use.
- g. All outdoor lighting must be of downcast type, except that motion-sensor lighting attached to the principal structure is allowed.
- h. Sale of dog-related products may be accessory to a Dog Daycare and available only to customers using the Dog Daycare services.
- i. The owner must maintain and keep daily records, for a period one year, showing each dog present on each day of business.

10.19.3 In addition to the requirements contained in 10.19.2 and 10.19.1, the following shall apply to all Dog Daycares conducted in a mixed-use setting, along with a single-family dwelling, pursuant to Section 10.11, 5.A.2.2, or 5.A.2.4.

- a. The number of dogs allowed at once may not exceed eight (8).
- b. Business hours may not begin earlier than 6AM.
- c. The minimum number of parking spaces shall be met for both uses, except that if an employee of the Dog Daycare also resides on-site, the number of parking spaces may be reduced by one (1).

10.20 **Cannabis Establishments.** The Planning & Zoning Commission hereby adopts a Moratorium on cannabis establishments, which, in addition to any definition in the Connecticut General Statutes, provide for the retail sale of recreational cannabis and cannabis-derived products, whether as a primary retail product or in addition to non-cannabis retail products, except for products containing less than 0.3% Tetrahydrocannabinol. This moratorium is adopted for a period of time not to exceed 180 days, in order to provide time for the Commission to determine if it will allow or restrict the use in any way. If no action is taken prior to 180 days from the effective date of this section, cannabis establishments shall be presumed to be not allowed in any zones. (Effective Date: 06/28/21).

SECTION 11 - SPECIAL EXCEPTIONS

11.1 **General.** Uses listed as Special Exceptions in these regulations shall meet the special requirements of this section in addition to all other requirements of these Regulations. Such uses

are considered special because they may prove to be incompatible with surrounding land uses unless established with special care and conditions.(8/1/13)

11.2 Application, Site Plan and Fee. Applications for special exceptions may be obtained from the Zoning Enforcement Officer. All applications for special exceptions shall be accompanied by the information required in this Section as well as Section 12.6, 12.7, and 12.8 of these Regulations, and by a fee in the amount stipulated by Town Ordinance to cover the costs related to the required public hearing and any new or rebuilt road, drainage or other site improvement if applicable and consultant fees if applicable. The bonding requirements of Section 12.4 are also applicable. (11/10/89)(2/1/12)

11.3 Required Hearing and Decision. The Commission shall conduct a public hearing on any application for a special exception. Such hearing shall commence within sixty-five (65) days after receipt of such application and shall be completed within thirty-five (35) days after such hearing commences. The Commission shall render a decision on the application and related site plan within sixty-five (65) days after completion of such hearing. The applicant may consent to an extension of any period specified in this paragraph, provided all such extensions shall not be longer than sixty-five (65) days, or may withdraw such application.(6/1/06)

11.3.1 A special exception shall not be granted unless the Commission finds the following:

- a. That the proposed activity will not create any conditions that could endanger public health, safety, and welfare.
- b. That vehicle access is adequate to assure that traffic hazards will not result.
- c. That no adverse impacts to natural resources occur.
- d. That there will be no adverse effects or impacts on the character of the neighborhood or its property values.
- e. That the proposed activity will not hinder the orderly and appropriate development of adjacent property.
- f. That natural or structural screening is provided to minimize visual pollution.
- g. That adequate provision is made for storm drainage to eliminate flooding, icing, or erosion problems in the vicinity.

11.3.2 The Commission may set conditions for approval of a special exception to assure conformance with subsection 11.3.1, above.

11.4 Recording. No special exception shall become effective until a copy thereof, certified by the Chairman or Secretary of the Commission, containing a description of the premises to which it relates and specifying the nature of the special exception, including the zoning provision to which a special exception is granted, and stating the name of the owner of record, is recorded in the Town's land records. The Town Clerk shall index the same under the grantor's index under the name of the then record owner and the record owner shall pay for such recording.

11.5 Clubs, Educational, Institutions, Veterinary Hospitals, Kennels, Golf, Tennis, or

Similar Clubs, Clinics, and Convalescent Homes. These uses shall have driveways that provide safe access and egress from public roads. Such uses shall have paved or gravel off-street parking areas sufficient in size to ensure that no vehicles patronizing the establishments need park on a public road. The proposed uses shall not create or aggravate vehicular and pedestrian traffic safety problems nor shall they substantially affect environmental quality in an adverse manner. Water, sewer, and storm drainage facilities shall be adequate to serve the proposed uses. The kind, size, location and height of buildings and structures shall not hinder or discourage the appropriate use of adjoining property. The Commission may require planted buffer strips or other features designed to reduce the visual and auditory impacts such uses may have on the area.

11.6 Temporary Assemblies. Temporary assemblies, such as fairs, flea markets, and festivals shall be for a period not to exceed thirty (30) days, although an extension of not more than thirty (30) days may be granted by the Commission. Adequate provisions shall be made for safe access, off-street parking, water supply, sewage disposal and emergency medical treatment for those attending the activity.

11.7 Excavations. Excavations may be permitted by the Commission providing the detrimental effects of the activity are minimized and provided the future usefulness of the premises is assured once the excavation activity is completed. The quarrying of stone or rock is specially prohibited in all zones. Permits for excavations shall not be issued for periods exceeding three (3) years and may be renewed only if it can be shown that the activity is being conducted in conformance with the conditions of the previously-issued permit and according to the approved Special Exception Application.(7/15/11)(8/1/13)

11.7.1 The application shall be in accordance with provisions of these Regulations (See Section 11.2) and shall show the total area of expected excavation, the sequence of excavation, existing and proposed contours at two-foot intervals, interior access roads, equipment parking areas, and temporary stockpiling areas for topsoil and other materials.

11.7.2 The application shall be accompanied by a written description of the proposed operation, including the average amounts of material expected to be removed each year during the period of the permit, the number and capacities of trucks to be used, a description of all equipment to be used on the site and how and where it will be stored, parked and serviced.

11.7.3 In all Residential Districts, excavation activity, including the loading and movement of trucks, shall be conducted only between 7:00 AM and 7:00 PM.

11.7.4 No access road or any part of the excavation or the parking of equipment shall be closer than twenty (20) feet from a property line, except that excavation may occur to the property line when the finish grade will be the same as the grade of the adjoining property along the property line.

11.7.5 Deviations from the planned phases of the excavation may be approved by vote of the Commission, provided such changes do not alter the general long-range plan of

excavation for the site.

11.7.6 During the period of excavation, barricades, fencing and gates shall be erected as deemed necessary by the Commission for public safety.

11.7.7 Measures shall be taken to minimize dust blowing onto neighboring properties from any part of the excavation operation.

11.7.8 The application shall show provisions for proper drainage of the area of the operation after completion and no bank left at completion shall exceed a slope of one (1) foot of vertical rise in two (2) feet of horizontal distance.(2/1/12)

11.7.9 At the conclusion of the operation or of any substantial portion thereof, the whole area wherein removal takes place shall be covered with not less than four (4) inches of topsoil and seeded with a suitable cover crop.

11.7.10 No stone crusher or other machinery not required for actual removal of material shall be allowed, permitted or used. Drilling and/or blasting is prohibited. (7/15/11)

11.7.11 Before a permit is granted, the applicant shall post a surety company performance bond with the Town of Bozrah in an amount approved by the Planning and Zoning Commission as sufficient to guarantee compliance with the provisions of this section.

11.8 **Recreation Campgrounds.** The layout and operation of recreational camping grounds shall conform to the provisions of Section 19-13-B97 of the Connecticut Public Health Code, as amended, and the following provisions.

11.8.1 The use of the premises shall not adversely affect the public health, safety, convenience or property values in the area.

11.8.2 No campsite shall be located within 200 feet of any public highway.

11.8.3 The Commission may require a buffer strip planted with four-year old deciduous or evergreen trees and shrubbery be located around the perimeter of the property at least thirty (30) feet in depth.

11.8.4 Only one permanent residence shall be permitted on the premises which shall conform in all respects to all other provisions of these Regulations.

11.8.5 No campsite or camper unit shall be occupied except during the camping season of April first through the following November first. At no time shall camper unit occupants be considered residents of Bozrah solely on the basis of the unit occupancy within the Town. (3/10/89)

11.8.6 One or more service buildings shall be provided containing adequate toilet and

bath facilities.

11.8.7 A commercial building offering a service and merchandise for sale to patrons of the campsite may be provided if it is not advertised upon any public highway.

11.8.8 Adequate provision is made for safe travel within the campsite and access by emergency vehicles.

11.8.9 No camper unit or tent shall be located within twenty-five (25) feet from any other camper unit or tent.

11.8.10 The application for the campground shall include, but not be limited to, the following: (2/1/12)

- a. Name of owner, names of adjoining owners.
- b. Number and dimensions of campsites.
- c. Location of service buildings.
- d. Location of commercial buildings.
- e. Season of operation if seasonal.
- f. Location of residence of custodian.
- g. Location of buffer strips.
- h. Available water supply, capacity and test results.
- i. Location of proposed sewage disposal system with results of percolation tests conducted in accordance with the Connecticut Public Health Code.

11.9. **Elderly Housing.** The purpose of this Section is to provide opportunities for the establishment of housing specifically designed and intended for use by the elderly in the R-2 Residential District as a special exception under conditions that consider the special health, safety and general welfare of this element of the population. Housing for the elderly shall meet the following conditions:

11.9.1 The property shall include at least five (5) acres.

11.9.2 The maximum number of units shall be four (4) units per acre.

11.9.3 All units will be served by a public water supply system.

11.9.4 In order to insure use as elderly housing, no such project will be approved unless it is constructed with mortgage financing or other financial assistance insured or procured through or with the assistance of a Town, State or Federal governmental agency.

11.10 **Aircraft Landing Field.** Such use shall be permitted where the Commission finds that it will not pose a substantial threat to the safety and general welfare of nearby residences.

11.10.1 No runway shall be established that would result in an existing residence, church,

school, library, or place of public assembly being located within an area 500 feet wide and extending 1,500 feet beyond the end of such runway.

11.11 Deleted effective 2/28/88.

11.11.1 Deleted effective 2/28/88.

11.11.2 Deleted effective 2/28/88.

11.11.3 Deleted effective 2/28/88.

11.11.4 Deleted effective 2/28/88.

11.11.5 Deleted effective 2/28/88.

11.12 Video Game Arcades. Video game arcades shall be permitted only if they meet the following conditions:

11.12.1 Adequate space shall be provided for each machine so as to allow its use without overcrowding. A minimum width of two (2) feet shall be provided per machine where the machine is designed for use by one (1) player, and three and one-half (3 1/2) feet where the machine is designed for use by two (2) players. The depth of the space in front of the machine shall be at least five (5) feet, and they shall be a minimum aisle width beyond this five (5) feet of an additional three (3) feet.

11.12.2 An arcade shall not be located closer than 500 feet from the property of a church, school, or public building.

11.12.3 The Commission may require a planted buffer strip where it finds that the arcade may have a detrimental impact on an adjacent property used for residential purposes.

11.12.4 The Commission may permit an arcade as an accessory use to an existing use, such as a bar, camp ground, or other commercial or private recreation development, provided that safeguards are taken to assure the use will be compatible with the neighborhood.

11.12.5 Off-street parking shall be adequate to assure that no patron or employee vehicles park on the street.

11.12.6 Except where permitted under the terms of subsection 11.12.4, above, no drinking of alcoholic beverages shall be permitted on the premises.

11.12.7 Readily visible signs shall be installed, with their location, size, and text shown in the plans submitted to the Commission, indicating that the use of machines by persons under sixteen (16) years of age shall not be permitted during normal school hours.

11.12.8 The complex shall be located in a separate room, separated from other uses on the premises and from pedestrian circulation to and from such other uses. The room shall be arranged so that there is a management attendant within the room, or such that management attendants outside the room can easily see and supervise the interior of the room.

11.13 **Saw Mill.** Such uses shall be located on lots containing not less than then (10) acres and machinery used in the mill activity shall be located at least 125 feet from a property line.

11.13.1 Driveways, parking, and vehicle maneuvering area shall be located to minimize adverse visual and safety impacts on nearby residential property.

11.13.2 The Commission may require vegetative screening, fencing, earth berms, or other buffers to decrease noise impacts on the surrounding area.

11.13.3 Saw mills shall not be operated before 7:00 AM or after 7:00 PM, and shall not operate at all on Sundays.

11.14 **Bulky Waste Landfill.** This use may be conducted only if it is the officially designated bulky waste disposal site for the Town of Bozrah and provided it meets all applicable requirements of the Connecticut Department of Environmental Protection. The Commission shall require buffers in the form of vegetation, earth berms, or fencing, as necessary, to block the view of the facility from nearby residences or public roads and may establish limits on the hours of operation and routes of truck travel to the site. (These conditions would apply to a proposed bulky waste landfill and are in addition to the general conditions that apply to all Special Exceptions under Section 11 of these Regulations.) (4/20/87)

11.15 (7/91) **Industrial-30 District.** (Section 11.15 through 11.18 deleted and re-assigned to Section 9.5 effective May 1, 2010.)

11.19 (5/14/92) **Bed and Breakfast Operations.** The purpose of this provision is to allow for the offering of overnight accommodations and meals to travelers for a fee in residences in any area where the home and site has unique characteristics which lend themselves to a INN type setting. It is not the intent of this section to permit Bed and Breakfast establishments in conventional residential development settings in Town.

11.19.1 A bed and breakfast operation is defined as an owner-occupied dwelling, having four or less guest rooms, without separate kitchen facilities, in which overnight accommodations and meals are provided to travelers, for a fee and for not more than fifteen consecutive days.

11.19.2 The Commission may permit, after application review, a bed and breakfast operation in any residence located in any district in town if the proposal complies with the purpose and definition as stated above, and provided the following conditions are

met: (2/1/12)

- a. The operation shall be an accessory use of an owner-occupied residential building as defined by, and inclusive of all requirements of the zoning regulations. It is not to be used as a place of residence for other than the property owner.
- b. The proposed building shall have a minimum of 2,200 square feet.
- c. The operation shall be contained within the existing footprint of the building.
- d. No more than 50% of the floor area of the building shall be used for guest sleeping accommodations.
- e. No more than 4 guest accommodations are provided. The occupancy of each guest room shall not exceed four individuals.
- f. The lot size shall be a minimum of 60,000 square feet.
- g. Written certification shall be obtained from the Town Sanitarian that plans for the water supply and sewage disposal systems are adequate to support the intended use.
- h. The operation shall meet all applicable Building and Fire Code requirements.
- i. Off-street parking spaces shall include at least two for the residents of the property and one for each guest room. Parking shall be behind the front building line.
- j. The commission may require fencing, earth berms, evergreen vegetation, or other buffers to reduce visual conflicts with neighboring uses.
- k. Bed and Breakfast operations shall be permitted no more than one suitable freestanding sign to identify the property, provided said sign does not exceed six square feet as measured on one side, contains no lighting, with the exception of indirect spotlighting, and which shall be specifically reviewed and subject to approval as part of the site plan review for its consistency and compatibility with the area in which the Bed and Breakfast is located.

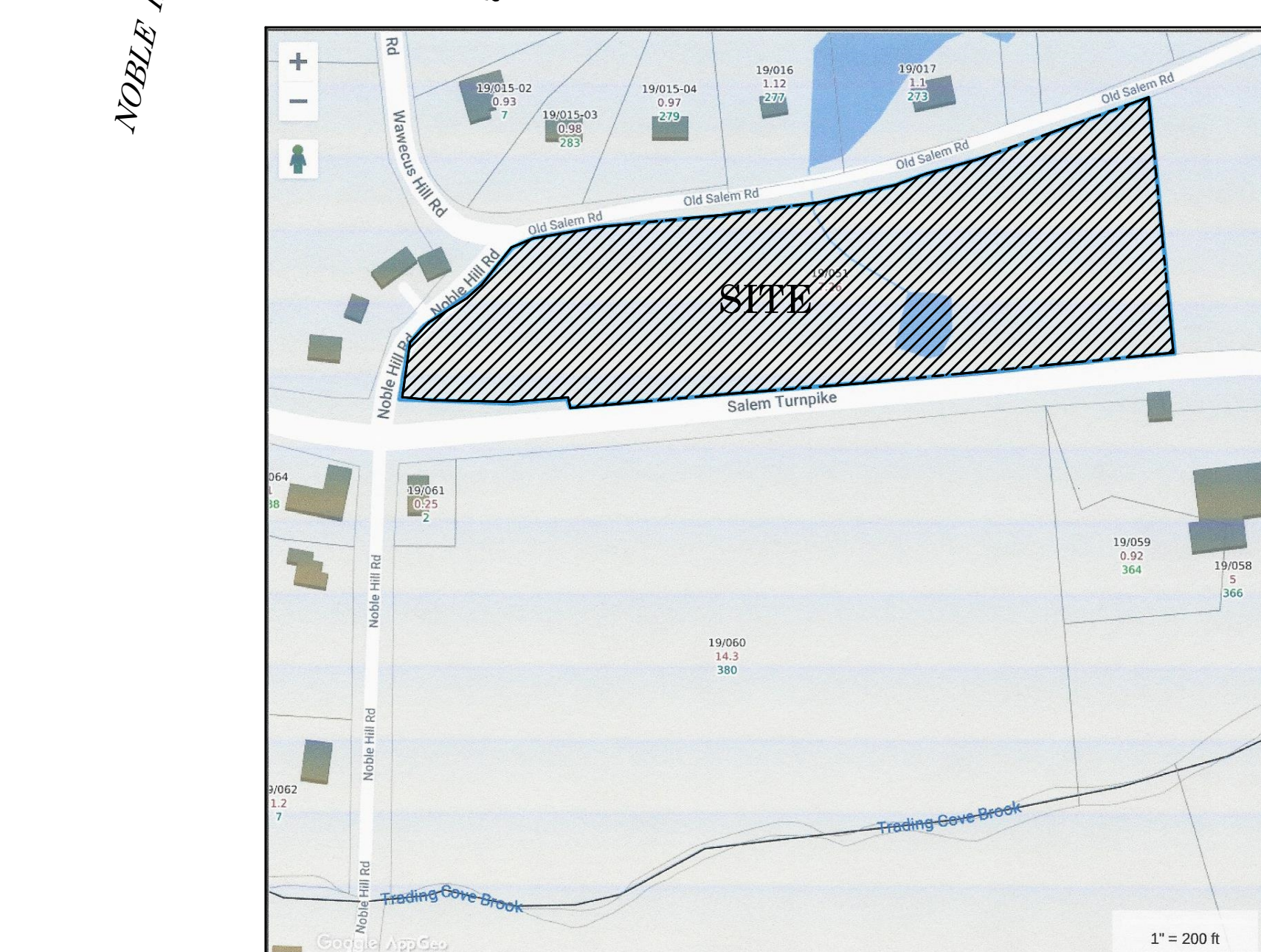
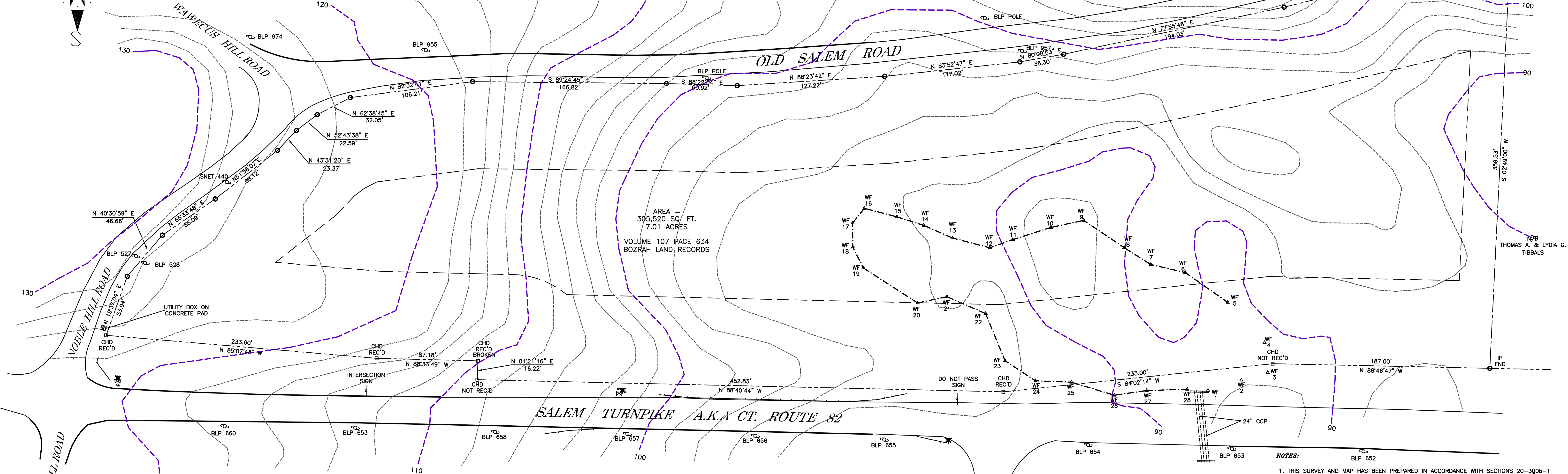
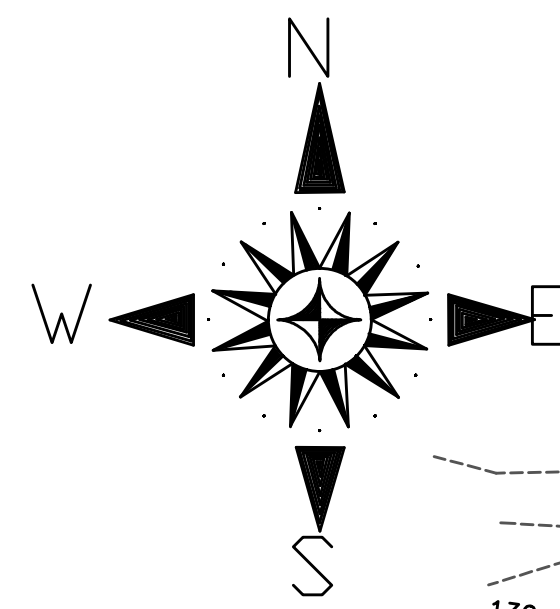
11.19.3 The Commission may waive one or more of the requirements of Sections 12.6, 12.7, and 12.8, when it is satisfied that the information is not necessary to make an informed decision on the application. (2/1/12)

11.20 (12/1/98) **Special Permit - Wireless Telecommunication Facility**. In addition to the general special permit requirements found in this section, and the standards and requirements of Section 10.17, the following conditions shall be met.

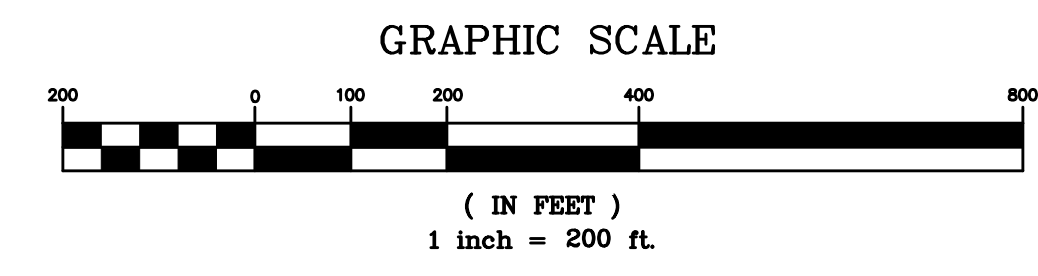
- a. A view shed analysis showing all areas from which the tower would be visible, and if requested by the Commission, a simulation of the proposed site in order to help the Commission determine the visual impacts associated with the proposal.
- b. Documentation prepared by a radio frequency engineer that no existing or planned tower or other structure can accommodate the applicant's antenna. For tall structures located within one quarter mile radius of the proposed site, documentation that the owners of these locations have been contacted and have denied permission to install the antenna on these structures for other than economic reasons.
- c. Proximity of the tower to residential structures.
- d. Nature of uses on adjacent and nearby properties within 1,000 feet.
- e. Surrounding topography within 1,000 feet at contour intervals not exceeding ten feet.
- f. Design of the tower with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
- g. Ancillary Buildings. All ancillary buildings associated with wireless telecommunication facilities shall comply with the following:
 - 1. The maximum allowable size of each building shall be determined by the Commission after consideration of adjacent uses.
 - 2. Each building shall comply with the setback requirements for principal buildings for the zoning district in which it is located.
 - 3. If located on the roof of a building, it shall be designed to blend with the color and design of the building.
 - 4. All ground level buildings, boxes, or cabinets shall be surrounded by a chain link or comparable fence and be landscaped appropriately in order to screen the facility.

SECTION 12 - SITE PLAN

12.1 **Applicability.** A site plan, as prescribed in this Section, shall accompany the application for any permitted use, or for any expansion thereof, except for single-family homes and permitted accessory buildings and uses. The site plan shall be approved by the Commission prior to the issuance of a zoning permit by the Zoning Enforcement Officer. Applications for single-family and two-family dwellings and permitted accessory buildings and uses shall be submitted to the Zoning Enforcement Officer together with such information as he may prescribe, and such



LOCATION MAP



LEGEND

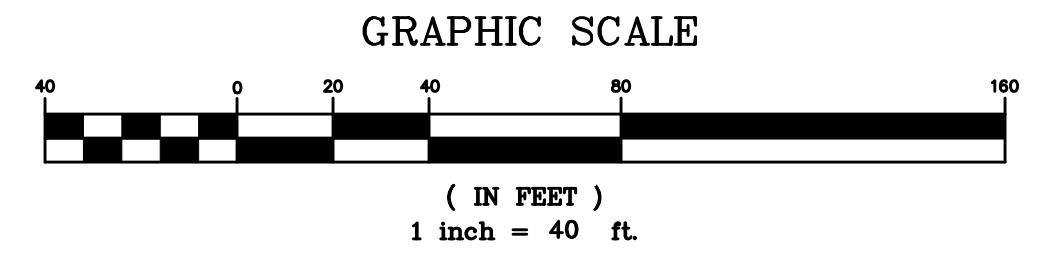
- GUARD RAIL
- PROPERTY LINE
- STREET LINE
- IRON PIPE FOUND
- CONNECTICUT HIGHWAY DEPARTMENT MONUMENT RECOVERED
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE

HC HIGHWAY COMMERCIAL DISTRICT		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT SIZE	10,000 SQ. FT.	305,520 SQ. FT.
MINIMUM LOT FRONTAGE	80 FT.	2,522.72 SQ. FT.
FRONT SETBACK	75 FT.	75 FT.
MINIMUM SIDE SETBACK	30 FT.	30 FT.
MINIMUM BACK SETBACK	30 FT.	30 FT.
MAXIMUM BUILDING HEIGHT	70 FT.	70 FT.
MAXIMUM COVERAGE	30%	
FLOOR AREA	NO MINIMUM	

- NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PERIMETER SURVEY BASED ON RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHY ACCURACY T-3.
 - MAP REFERENCE:
 - A. "SUBDIVISION PLAN PREPARED FOR THOMAS A. & LYDIA G. TIBBALS ROUTE 82 & OLD SALEM ROAD BOZRAH, CONNECTICUT SCALE: 1" = 40' DATE: SEPTEMBER 16, 1993 CPK NORWICH, CT."
 - B. SCCOG GIS MAPPING
 - TOPOGRAPHY TAKEN FROM SCCOG GIS MAPPING AND TO BE FIELD VERIFIED PRIOR TO ANY SITE PLAN OR DESIGN WORK.
 - WETLANDS WERE MARKED OUT BY R. RICHARD SNARSKI, CERTIFIED SOILS SCIENTIST AND FIELD LOCATED BY GERWICK MEREEEN, LLC.
 - BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED. THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.
- THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

PLAN SHOWING
 PERIMETER SURVEY
 PREPARED FOR
 APJ, LLC
 OLD SALEM ROAD, SALEM TURNPIKE &
 NOBLE HILL ROAD
 BOZRAH, CONNECTICUT

SCALE: 1" = 40'
 DATE: OCTOBER 12, 2022 JOB # 22-044 APJ LLC



"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT"

DATE	REVISION



GERWICK - MEREEEN L.L.C.
 191 BOSTON POST ROAD P.O. BOX 565
 EAST LYME, CONNECTICUT 06333
 TEL. (860)442-2201 FAX. (860)442-2205

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.

I DELINEATED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP.
Richard Snarski
 R. Richard Snarski, Certified Soil Scientist #1975 DATE: OCTOBER 12, 2022

TITLE: LAND SURVEYOR CT No. 18859
 DATE: OCTOBER 12, 2022

JOHN PAUL MEREEEN
 TITLE: LAND SURVEYOR CT No. 18859