

Possible Seller Financing

1225 Boston Tpke, Bolton

2 Residential Buildings & Several out buildings on 4.93 Acres

FOR SALE

\$1,250,000

- ⇒ Zone: RUMZ (Commercial & Residential)
- ⇒ Well & Sewer
- ⇒ Public Water .54 of a mile down the road
- ⇒ Traffic Count: 16,700
- ⇒ 2,512 SF, (house)
- ⇒ 15,310 SF in 6 combined outbuildings
- ⇒ Easy access and close proximity to highway
- ⇒ Frontage: 703 Ft.
- ⇒ Additional 15.84 Acres available across the street
- ⇒ Only 15 minutes to Hartford Ct & only 10 Miles to the University of Connecticut (UConn)



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

POSSIBLE DEVELOPMENT

- 1) Brewery
- 2) Brewery Outdoor Patio
- 3) Farm to Table Restaurant
- 4) Shared Parking



- ⇒ Possible Uses:
- a. Motor Vehicle Sales & Service
 - b. Office, Retail, Restaurants, Warehouse
 - c. Multi Fam on upper level, Hotels, Gas Station, Recreational Facilities
 - d. Children/Adult Day-care

Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,599	9,712	51,961
Total Households	661	3,846	21,449
Average Household Income	\$111,057	\$127,069	\$109,743

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, 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.

- 8B.6. Adult Oriented Establishments: Adult-oriented establishments, as described in the Town of Bolton Ordinance entitled “Adult-Oriented Establishments” as may be amended from time to time, are prohibited in the Neighborhood Commercial Zone.
- 8B.7. Use Variances: The Zoning Board of Appeals may only grant use variances in accordance with the following requirement: Uses shall not be permitted by variance in the Neighborhood Business zone if such uses are not otherwise allowed in the Neighborhood Business zone.

8C. Rural Mixed Use Zone (RMUZ)

- 8.C.1. Purpose. The principal purpose of the Rural Mixed Use Zone (RMUZ) is to encourage and produce quality, sustainable development in discrete nodes based on village style design standards referred to herein as Unified Village-style Developments. Sustainable development preserves or enhances surface and groundwater quality along the corridor, especially within aquifer protection areas and water supply watersheds by employing Low Impact Development (“LID”) measures; mitigates traffic impacts by consolidating access points, creating shared parking, creating flexible parking standards, and by allowing uses which are in keeping with the scale and character of the corridor; and by creating mixed use opportunities which address Bolton’s housing , retail, and service needs within village settings.
- 8C.2. Permitted Uses and Use Categories. Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the lists below of uses permitted by Site Plan Review and Special Permit uses, subject to such standards and conditions which may be required by these Regulations. See the definition, where applicable, for any use or term in Section 2.
 - 8C.2.a. Permitted by Site Plan Review. Uses and use categories permitted as a matter of right subject to Site Plan Review by the Planning and Zoning Commission in accordance with Section 16A of these Regulations and all requirements of the RMUZ and any applicable provisions of these Regulations:
 1. Public Utility Building or Substation
 2. State or Town operated public commuter parking lots.
 3. Seasonal Commercial Agricultural Uses (i.e., farm stand, farmer’s market), in accordance with Section 3B.3c of these regulations.
 - 8C.2.b. Special Permit. Uses and use categories permitted subject to the issuance of Special Permit by the Planning and Zoning Commission in accordance with Section 16B of these Regulations, and all requirements of the RMUZ and any applicable provisions of these Regulations:
 1. Business or Professional Office
 2. Studios (photographic, graphic, crafts)
 3. Retail Shop
 4. Bakery
 5. Personal / Business services
 6. Restaurants, Take-out, with outdoor seating, [including ice cream and desserts]
 7. Taverns & Inns
 8. Package Stores
 9. Bank / Financial Institution

10. Hotel / motel / B&B
11. Motor Vehicle Gas Station
12. Mini-golf
13. Single family homes and accessory apartments, solely located on a lot for which a CO has been issued for one or more of the foregoing uses.
14. Museums / art studios / galleries
15. Home occupations
16. House of worship
17. Nursery (agricultural)
18. Outdoor and indoor recreational facilities
19. Value added agribusiness and forestry uses (processing and sale)
20. Mixed Use
21. Child and adult day care
22. Multi-family residences on the upper floors above first-floor commercial uses and including at least 20% Affordable Dwellings

8C.2.c. Accessory Uses. Accessory uses, as defined in these Regulations, may be permitted subject to the same type of review (Certificate of Zoning Compliance, Site Plan Review, or Special Permit) as the use to which it is accessory.

8C.2.d. Prohibited Uses.

1. Residential uses, as that term is used in Connecticut General Statutes Section 8-30g(g), and that term has been construed by the Connecticut Courts, except where authorized by Section 7B, Incentive Housing Overlay Zone (IHOZ), if adopted, and except where authorized under section 8C.2.b.

8C.3. Additional Conditions

8C.3.a. Preliminary Development Plan

No development within the RMUZ shall be permitted until the Commission has approved a Special Permit for the proposed use(s) and a Preliminary Development Plan for the parcel(s) under consideration. The Preliminary Development Plan review is established to assure that all components of a site in the RMUZ comply with the purposes and principles of the Zone and with the criteria of Section 16B.4. of these Regulations. Approval of the Special Permit for the uses, basic site layout, and other elements of the Preliminary Development Plan shall constitute a conclusive finding of compliance with the criteria of Section 16B.4. of these Regulations. Any application for an individual use or parcel indicated on the approved Preliminary Development Plan shall require site plan review under Section 16.A. of these Regulations and be governed only by the criteria and requirements of that Section.

1. Authority

Approval of a Special Permit and Preliminary Development Plan and Site Development Plan is required for any development in the RMUZ. The Commission shall hold a public hearing, in accordance with Connecticut General Statutes § 8-7(d), on any Preliminary Development Plan application and any Site Development Plan application within the RMUZ.

2. Application Procedure

Submission of a Preliminary Development Plan application to the Land Use Official must be made at least six (6) days prior to a regularly scheduled meeting. The official date of receipt of an Application will be the next regularly scheduled meeting of the Commission immediately following the day of submission of the complete Application to the Commission's designated agent, or 35 days, whichever is sooner.

3. Application Requirements

The applicant shall file seventeen (17) copies of the following required materials:

- a. A written statement, signed by the applicant and by the owner, if different from the applicant, explaining how the proposed development meets the purposes and design principles set forth in Section 8C.1.
- b. A narrative description of the proposed development, including a description of existing site conditions; the nature and extent of proposed use or occupancy; a description of proposed utility systems (water, sewer, drainage etc.); the number of persons estimated to occupy or visit the proposed development on a daily basis; the basis for determining parking and loading requirements and an estimate of the type and intensity of vehicular traffic associated with the proposed development; and disclosure of any toxic or hazardous substances used, stored or proposed in connection with the proposed use or occupancy.
- c. A site plan drawn at a scale of 1" = 40 feet or smaller (but in no case shall the map exceed 24"x36") which shall include the following:
 - i) Title of development, date, north point, scale, 1" = 800' key map, name and address of record owner, and the professional preparing the site plan.
 - ii) A class A-2 survey of the property indicating all distances, bearings and the area of the site and any abutting streets prepared by a Land Surveyor registered in the State of Connecticut. All plans shall be prepared, signed and sealed by a Connecticut Registered Professional Engineer, Architect or Landscape Architect whichever shall be appropriate.
 - iii) Information on areas in adjacent parcels within one hundred (100) feet of the subject parcel, including property boundaries; zoning; location and dimensions of all man-made features; circulation systems; public facilities; and/or unique natural features.
 - iv) The existing and proposed topographic contours of the land and abutting streets with intervals of two (2) feet or spot elevations where necessary.
 - v) Location of existing water courses, wetlands, wooded areas, flood hazard areas, ledge out-crops, single trees with a diameter of twenty (20) inches or more measured three (3) feet above the base of the trunk, with an indication of whether they are to be retained.
 - vi) Notations to reference all previous approvals issued by all authorities to include dates, conditions, site plan references, and permit numbers.
 - vii) A subdivision plan, or parcel assembly plan, if part of the proposal.
 - viii) A table summarizing the proposed and required zoning information as follows: lot size, setbacks, required yards, floor area devoted to use, building height, lot coverage, building coverage, parking calculations,

landscaping and any other specific site elements required by these regulations.

- ix) Location and use of all existing and proposed structures, and location of any land uses not requiring structures.
- x) Location and construction design of existing and proposed vehicular circulation system, including all roads, internal circulation, driveways, parking and loading areas with the number of stalls provided therewith, and pedestrian walkways or other means of separation.
- xi) A parking demand analysis, if requesting less than the minimum required parking as set down in accordance with Section 15.P.1. of these Regulations.
- xii) Location and construction design of all existing and proposed pedestrian circulation system and its relationship with the vehicular circulation system, areas open to the public, and open space dedicated for public use.
- xiii) A plan and design details of the proposed method of sanitary waste disposal and source of potable water supply. In accordance with Section 8-25a of the Connecticut General Statutes, as amended by Public Act 84 330, any development providing water by means of a "water company", as that term is defined in Connecticut General Statutes Section 16 262m(a), shall provide to the Commission/Board a certified copy of a Certificate of Public Convenience and Necessity issued for the development by the Connecticut Department of Public Utility Control. No application for Special Permit/Exception involving such a water company shall be deemed complete without said Certificate, unless the applicant shall provide a resolution of the Bolton Board of Selectmen waiving said Certificate and agreeing to be responsible for the operation of the subject water company in the event that the company is at any time unable or unwilling to provide adequate service to its consumers. For any development proposing to use public sewers from the Bolton Lakes Regional Water Pollution Control Authority, written confirmation that there is adequate capacity to support the proposed uses.
- xiv) Grading, sedimentation and erosion control, and drainage plans.
- xv) A general landscaping plan, including location, number and identification of proposed plantings.
- xvi) A development phasing plan, including a proposed schedule with projected completion dates for each phase.
- xvii) Fire Lanes, where required by Section 15 of these Regulations, as amended.
- xviii) A plan incorporating the requirements of Section 3C, Water Supply for Fire Protection, unless served by a public water system that is adequate for fire protection purposes.
- xix) The following Approval Block:

<u>BOLTON PLANNING AND ZONING COMMISSION, BOLTON, CT</u>	
DATE APPROVED _____	DATE OF EXPIRATION _____
_____ CHAIRMAN	

- d. Where the application includes proposed housing under Section 7B, IHOZ, if approved, compliance with that Section shall be demonstrated.

- e. Low Impact Development (“LID”) measures to be employed on the site, as set forth in Section 16A.2.1 of these Regulations.
- f. A fee to defray the cost of the legal notice, the processing of the Application, and the technical review and inspection, per the Bolton Fees for Permits Ordinance

4. Application Referrals

The Commission shall refer the application to the Conservation Commission, Fire Marshall, the Bolton Lakes Regional Water Pollution Control Authority, Town Engineer or such other Board, Commission, or official deemed appropriate by the Commission for their comments. Failure of any Commission or staff to provide written comments to the Commission within thirty-five (35) days after the date of submission of the proposal shall be taken as a report of no objections or comments.

5. Decision Guidelines

In approving a Preliminary Development Plan, the Commission shall find the following:

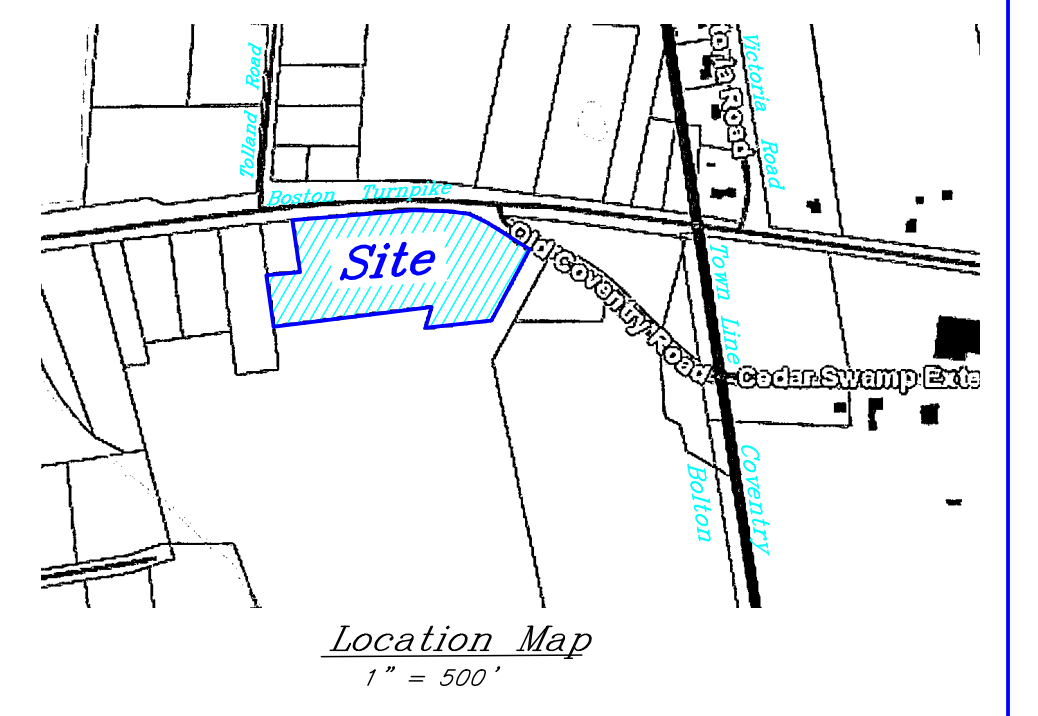
- a. The proposal conforms to the Town of Bolton Route 44 Incentive Housing Zone Study.
- b. The proposal satisfies the purposes of the RMUZ as established in Section 6D.1. above. For phased developments, each phase, standing alone, will comply with the purposes and of the RMUZ as established in Section 8C.1. above.
- c. The proposal conforms to the Architectural and Site Design Guidelines of the Town of Bolton, Appendix C.
- d. The proposal conforms to the criteria of Section 16.B.4. of these regulations.

6. Recording

An approved Preliminary Development Plan, reflecting all conditions or modifications required by the motion for approval, shall be endorsed by the Commission and recorded in the Bolton Land Records within ninety (90) days of the date of approval. The Commission may, for good cause shown, grant two (2) extensions of up to ninety (90) days each for such endorsement and filing.

7. Changes

Changes to an approved Preliminary Development Plan may be permitted upon approval by the Commission. The Commission shall determine whether the proposed changes are substantial and require a public hearing. Substantial changes may include, but are not limited to: change in land uses, greater than five percent (5%) increase in proposed gross building square footage, changes requiring the addition of more than two (2) parking spaces, and change in vehicular and pedestrian circulation systems layouts. Changes less than those thresholds may be approved by the Zoning Enforcement Officer in accordance with Section 3A.22. of these regulations. Requests for change approvals shall be submitted in writing to the Land Use Office at least six (6) days prior to the next regularly scheduled Commission meeting. The date of receipt of such requests shall be the date of the next regularly scheduled meeting, or thirty-five (35) days from the date of receipt, whichever is sooner.



- NOTES
- Type of Survey: Improvement Location Survey.
Class of Accuracy: A-2, As Noted.
Boundary Determination Category: Dependent Resurvey, In Part.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - PLAN PREPARED FOR LEONARD GIGLIO CEDAR SWAMP ROAD EXTENSION COVENTRY, CONNECTICUT SHEETS 1 & 2 OF 2 05-09-86 CLASS A-2 PETER R. HENRY, L.S.
 - CONN STATE HIGHWAY DEPT. RIGHT OF WAY MAP TOWN OF BOLTON, HARTFORD-WILLIMANTIC ROAD NO. 12-04 SHEET 1 OF 3 10-31-35.
 - DEVELOPMENT PLAN FOR PROPERTY OF EDWARD J. POLOMSKI SOUTH STREET BOLTON, CONN. 11-01-53 REV. 04-16-54 H.L. GRISWOLD, L.S.
 - MAP OF LOTS 17 & 18 ON MAP "DEVELOPMENT PLAN FOR PROPERTY OF EDWARD J. POLOMSKI SOUTH STREET BOLTON, CONN. 11-01-52" SHOWING REVISION OF THE EAST END OF FERNWOOD DRIVE 09-23-55 HAYDEN L. GRISWOLD, C.E.
 - SKETCH SHOWING PROPOSED LOT MICHELE GIGLIO FERNWOOD DRIVE BOLTON, CONN. MAY 1996 HAYDEN L. GRISWOLD, C.E.
 - PREPARED FOR GIGLIO BROTHERS, INC. BOSTON TURNPIKE BOLTON, CONNECTICUT SHEET 1 OF 1 10-06-97 LATEST REV. 01-20-2000 Richard F. Mihok, P.E. & L.S.
 - SUBDIVISION PLAN PREPARED FOR BOSTON TURNPIKE ASSOCIATES, LLC AMON, LLC, AND GIGLIO & OLNSTEAD BOSTON TURNPIKE BOLTON, CONNECTICUT SHEET 1 OF 1 10-12-2016 Richard F. Mihok, P.E. & L.S.
 - THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
 - PARCEL IS SUBJECT TO DRAINAGE RIGHTS, A PERMANENT GRINDER PUMP EASEMENT IN FAVOR OF BOLTON LAKE'S WATER POLLUTION CONTROL AUTHORITY AS OF RECORD AND ANY OTHER SUCH RIGHTS OF RECORD AS MAY APPEAR.
 - THE WORD "CERTIFICATION" AS USED IN ANY CERTIFICATION HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTY NOR WARRANTY, EXPRESS OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON.
 - SEVERAL OF THE EXISTING STRUCTURES DO NOT CONFORM TO SIDE OR REAR SETBACKS.
 - BUNKER SILOS DO NOT CONFORM TO 50' SIDE AND REAR SETBACKS WHEN ABUTTING A RESIDENTIAL ZONE.
 - BARN DOES NOT CONFORM TO 50' REAR SETBACK WHEN ABUTTING A RESIDENTIAL ZONE.
 - ALL EXISTING LIGHTS AND LOCATIONS, WITH EXCEPTION OF FLOOD LIGHT ON SNET 192, ARE REGULAR LIGHTS (100 WATT+) PER OWNER.
 - SITE IMPERVIOUS COVERAGE IS SAME FOR EXISTING AND PROPOSED CONDITIONS WITH PROPOSED RAKING OF STONE DRIVE SURFACES.
- NOTE:
WETLANDS ARE AS FIELD DELINEATED BY GEORGE LOGAN, REMA ECOLOGICAL SERVICES WITH FIELD SURVEY LOCATION.
WETLAND FLAGS 11, 16 NOT FOUND; THERE ARE TWO WL FLAG 17.
- THIS IS A PROPOSED CONCEPT PLAN AND MAY NOT REFLECT ALL ACTUAL CONDITIONS ON THE SITE.

③
N/F
AMON, LLC
Vacant Land
RMUZ Zone

③
N/F
AMON, LLC
Open Fields
R-1 Zone

N/F
Marian & Catherine Brault
Residence
RMUZ Zone

N/F
Kevin A. Byam
Undeveloped Land
RMUZ Zone

N/F
James V. Copley
Retail Gardening
RMUZ Zone

N/F
Happy Town, LLC
Vacant Land
RMUZ Zone

N/F
Westwood, LLC
Office Building
RMUZ Zone

N/F
Philip M. Blazawski
Residence
RMUZ Zone

LEGEND

- ① LOT NUMBER
- CHD □ CHD MONUMENT
- IRON PIN
- ○ ○ ○ ○ STONE WALL
- - - WIRE FENCE
- ⊙ WELL
- - - B.L. BUILDING SETBACK LINE
- - - SNET # UTILITY POLE
- ⊗ EXISTING OUTDOOR LIGHT
- ⊕ EXISTING SIGN
- ⊠ PIERCE FIRE TRUCK TURNING TEMPLATE

	RMUZ		R-1
	REQUIRED ALLOWED	PROVIDED	
MINIMUM LOT AREA	80,000 SQ. FT.	214,881 SQ. FT.	40,000 SQ. FT.
MINIMUM LOT FRONTAGE	150 FT.	705.57 FT.	200 FT.
MINIMUM FRONT YARD	25 FT.	25.6 FT.	35 FT.
MINIMUM SIDE YARD	25/50 FT.	59.8 FT.	25 FT.
MINIMUM REAR YARD	25/50 FT.	30 FT. **	40 FT. **
MAXIMUM HEIGHT	40 FT.	35 FT.	35 FT.
MAXIMUM LOT COVERAGE	25%	13.14%	15%
MAXIMUM IMPERVIOUS COVERAGE	50%	13.14%	20%

** ACCESSORY BUILDING MINIMUM 25 FT.

OWNER: HAPPY TOWN, LLC.
2812 BOSTON TURNPIKE
COVENTRY, CT 06238

RFM Richard F. Mihok, P.E.
Consulting Engineer
18 LAUREL LANE
MARLBOROUGH, CONNECTICUT 06447
(860) 295-9049

Sheet 1 of 1
Scale 1" = 40'
Date 05-04-2020
Revised 06-05-2020
WETLANDS LOCATED 12-28-2019
COMMENTS 02-10-2021
COMMENTS 05-08-2021

Proposed Concept Plan
Improvement Location Survey
Prepared For
Happy Town, LLC
Lot 1
'Boston Turnpike Associates, LLC' Subdivision
1225 Boston Turnpike
Bolton, Connecticut

REV. 4-12-2021 COMMENTS