

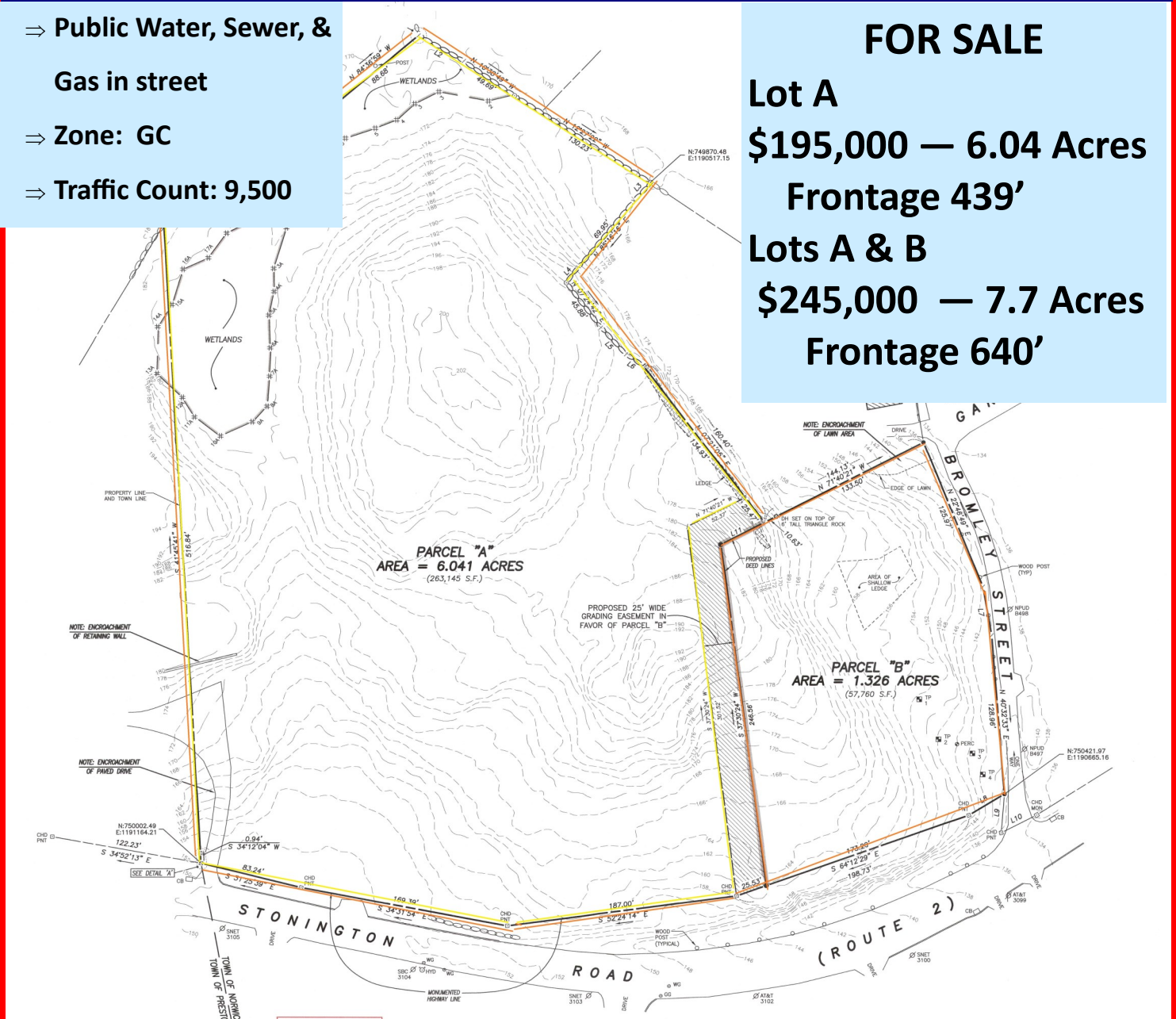
On 2021 Census Track Allowing Cannabis Use

105 Stonington Rd (Rte 2), Norwich CT Land in Opportunity Zone

- ⇒ Public Water, Sewer, &
Gas in street
- ⇒ Zone: GC
- ⇒ Traffic Count: 9,500

FOR SALE

Lot A
\$195,000 — 6.04 Acres
Frontage 439'
Lots A & B
\$245,000 — 7.7 Acres
Frontage 640'

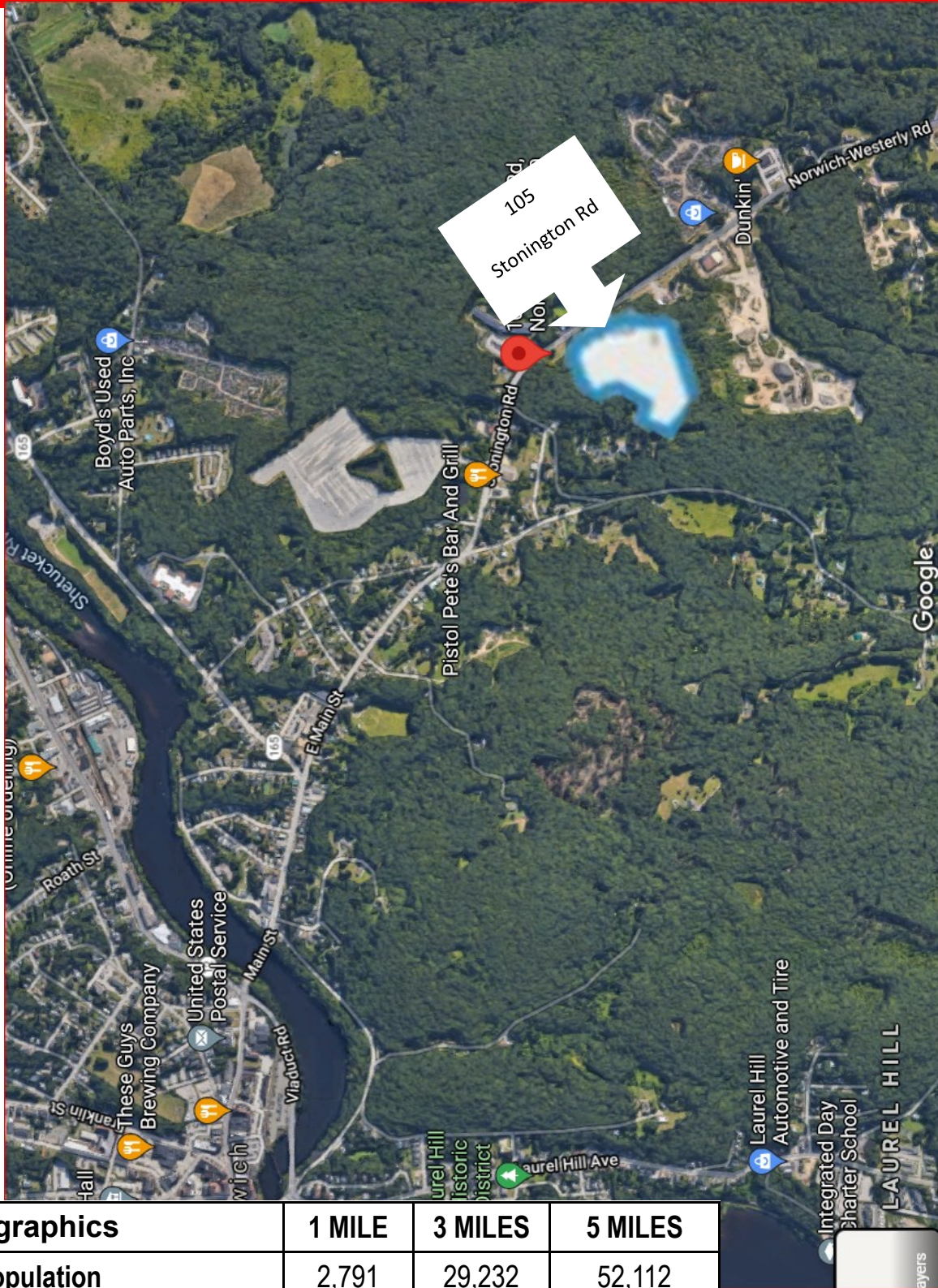


LYMAN

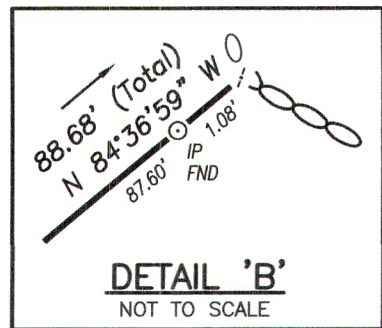
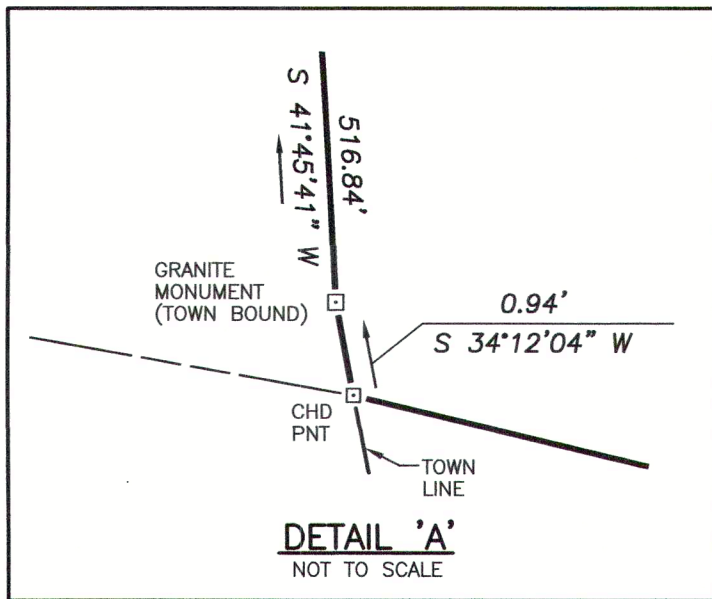
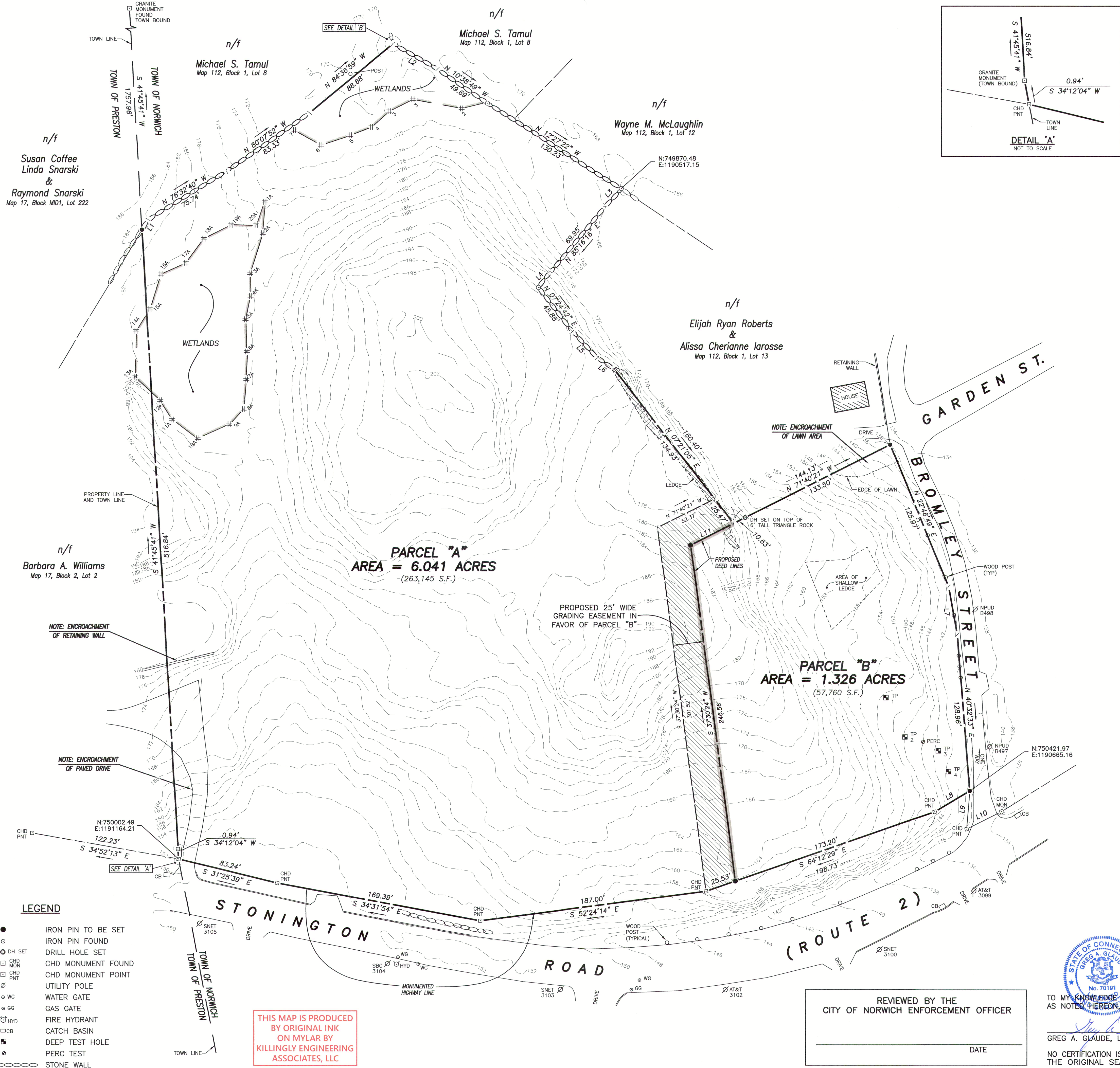
REAL ESTATE BROKERAGE & DEVELOPMENT
www.LymanRE.com

RON LYMAN

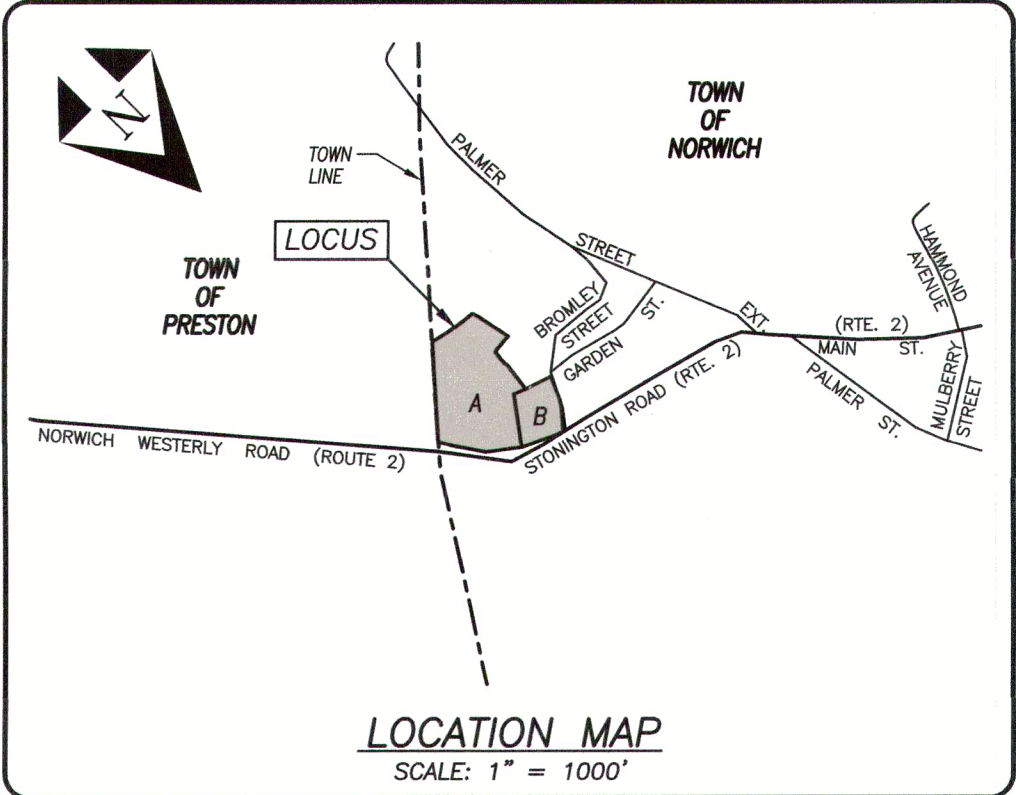
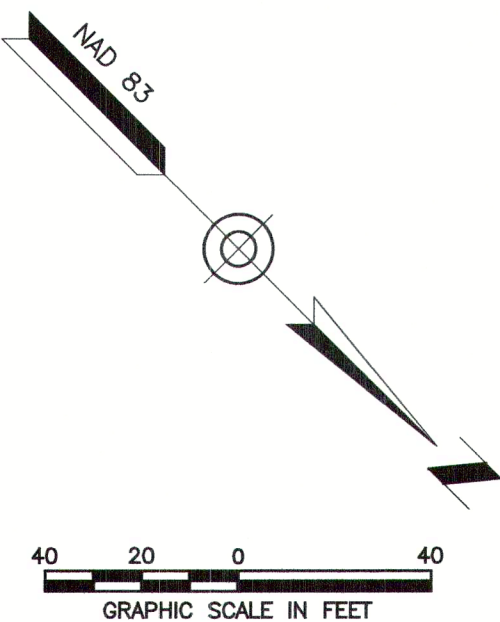
Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 x1 Office
860-884-4666 Cell
ronl@lymanre.com



Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,791	29,232	52,112
Total Households	1,230	11,839	20,818
Average Household Income	\$53,255	\$73,407	\$84,900



LINE DATA			
L1	S 76°09'40" W	9.81'	
L2	N 15°49'04" W	41.99'	
L3	N 87°01'52" E	19.87'	
L4	N 81°43'06" E	16.09'	
L5	N 01°44'32" E	29.45'	
L6	N 11°54'20" W	16.43'	
L7	N 34°47'12" E	39.96'	
L8	S 75°36'13" E	33.57'	
L9	N 49°40'56" E	31.31'	
L10	N 71°37'41" W	31.90'	
L11	N 71°40'21" W	39.45'	
L12	N 49°23'51" W	122.58'	



NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Field surveyed topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - LIDAR topographic features conform to a Class "T-D" vertical accuracy.
 - Survey Type: Property Survey.
 - Boundary Determination Category:
 - Along existing deed lines = Resurvey.
 - Along proposed deed lines = Original Survey.
- Zone = GC.
- Owner of record: 105 Stonington Road, LLC
P.O. Box 26, Danielson, CT 06239
See Volume 3029, Page 92
- Parcel is shown as Lot #7, Block 1 on Assessors Map #112.
- Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours shown are taken from Connecticut statewide LIDAR and supplemented with actual field survey. Contour interval = 2'.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.

MAP REFERENCES:

- "Connecticut State Highway Department - Right of Way Map - Town of Preston - Norwich-Westerly Road from Poquetanock Road No. Westerly to the Norwich Town Line - Route No. 2 - Scale: 1" = 40' Date: June 30, 1932 - Number 113-01 - Sheet No. 4 of 4 Section 2."
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- "Towns of Norwich & Preston - Map Showing Land Acquired from Carlo Capallo et al - by - The State of Connecticut - Route 2 Scale: 1" = 40' - Date: May 1960 - Prepared by: The State of Connecticut"

DATE	DESCRIPTION
5/29/2024	TITLE BLOCK & EASEMENTS REMOVED
5/23/2024	SIGHTLINE EASEMENTS ADDED
REVISIONS	

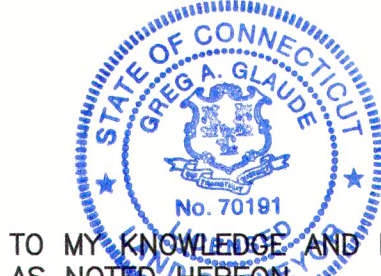
PROPERTY SURVEY
SHOWING "FIRST SPLIT" PARCEL DIVISION
PREPARED FOR
105 STONINGTON ROAD, LLC
105 STONINGTON ROAD (ROUTE 2)
NORWICH, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 3/14/2024	DRAWN: RGS
SCALE: 1" = 40'	DESIGN: --
SHEET: 1 OF 1	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 17121

REVIEWED BY THE
CITY OF NORWICH ENFORCEMENT OFFICER

DATE



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON.

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE 5.29.2024

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS
THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

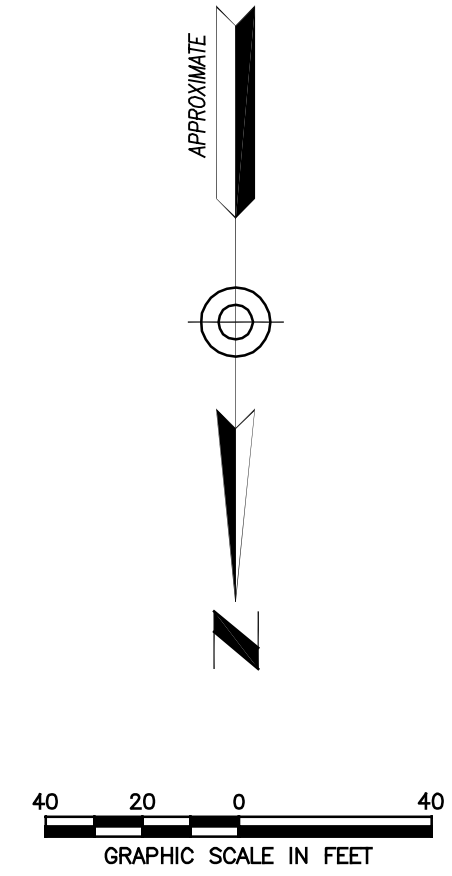


TABLE OF ZONING REQUIREMENTS	
ZONE = GC	
	REQUIRED
Lot Area	1 Acre
Front Yard Setback	30'
Side Yard Setback	30'
Rear Yard Setback	30'
Building Height	35' Max.
Max. Density (dwellings per lot area)	1/8,000 s.f. 41 units max
Min. Distance Between Buildings	30'
Min. Useable Recreation	450 s.f.
Area (per unit) -	18,450 s.f. required

- PARKING REQUIREMENTS**
1. Multi-Family Dwellings:
Efficiency & 1-bedroom units - 0.75 spaces per unit
2+ bedroom units - 1.5 spaces per unit
41 units max - 75 spaces shown
2. Retail Space:
Minimum : 1 space for every 250 s.f. of gross floor area
Maximum : 1 space for every 150 s.f. of gross floor area
for 9,600 s.f. - 48 to 64 spaces required
62 spaces shown
3. Restaurant
1 space for every 75 s.f. of patron/customer area
Assume 1,400 s.f. for customers
1,400 s.f. / 1 space per 75 s.f. = 18.6 (say 19)
22 spaces shown


DATE	DESCRIPTION
REVISIONS	

CONCEPTUAL LAYOUT 2

PREPARED FOR

BELMONT HOMES

STONINGTON ROAD & BROMLEY STREET
NORWICH, CONNECTICUT

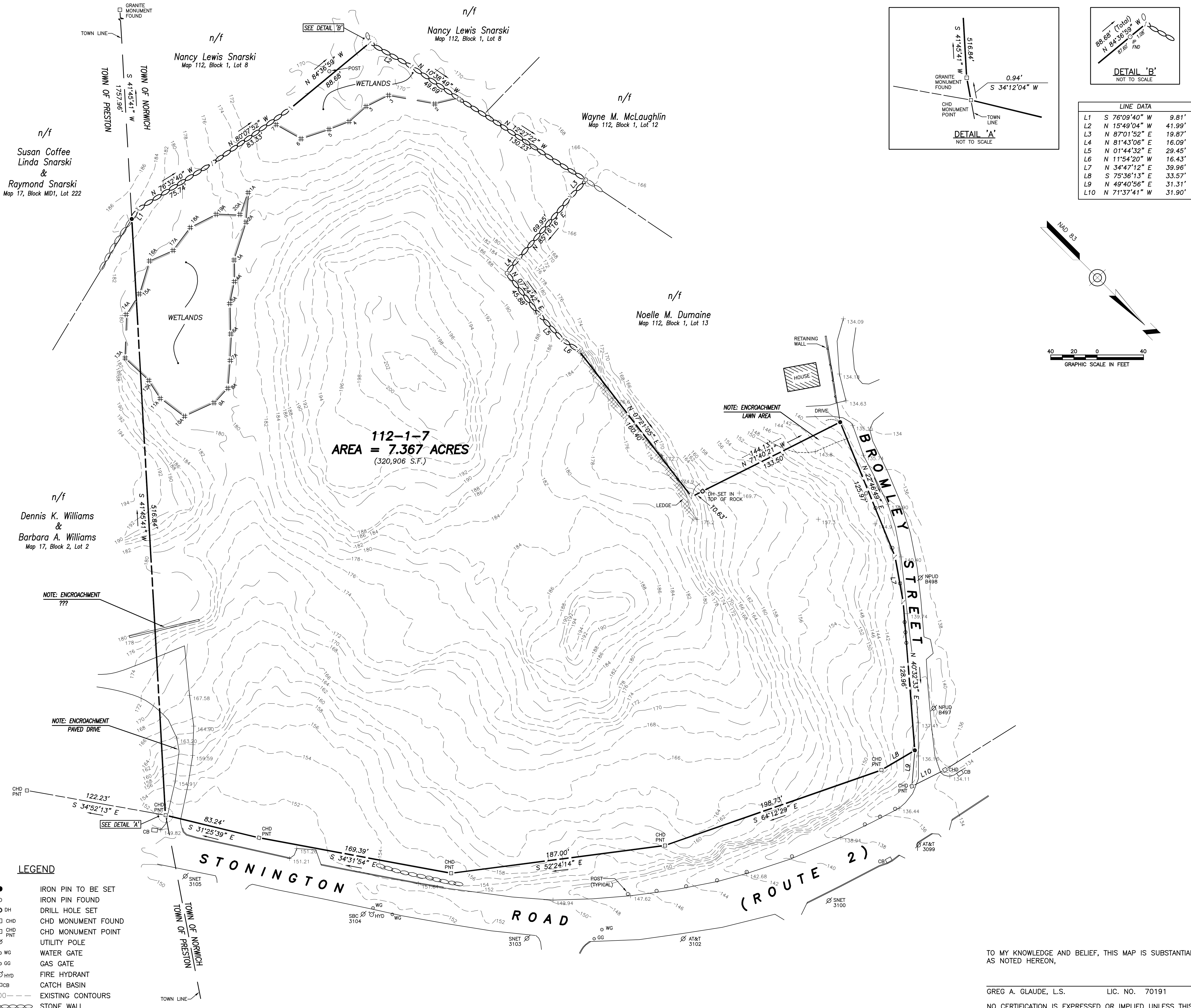


Killingly Engineering Associates
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DATE: 8/24/2017	DRAWN: AMR
SCALE: 1" = 40'	DESIGN: NET
SHEET: 1 OF 1	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 17121

THIS DRAWING IS PREPARED AS A CONCEPTUAL LAYOUT ONLY AND IS BASED UPON AVAILABLE INFORMATION FROM THE TOWN AND OTHER SOURCES OF DATA. THIS PLAN IS NOT THE RESULT OF ACTUAL FIELD SURVEY. THE FINAL DESIGN MAY VARY UPON COMPLETION OF ACTUAL FIELD SURVEY, SOIL EVALUATIONS, WETLANDS DELINEATIONS AND PERMITTING THROUGH THE APPROPRIATE LOCAL AUTHORITIES.



- NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Topographic features conform to a Class "T-D" accuracy.
 - Survey Type: Property Survey.
 - Boundary Determination Category: First Survey.
 - Zone = GC.
 - Owner of record: 105 Stonington Road, LLC
P.O. Box 26, Danielson, CT 06239
See Volume 3029, Page 92
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 - Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours taken from photogrammetry. Contour interval = 2'.
 - Parcel lies within Flood Hazard Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as shown on FIRM Map #0901100218G Effective Date: July 18, 2011.
 - Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in June 2020.

- MAP REFERENCES:**
- "Connecticut State Highway Department - Right of Way Map - Town of Preston - Norwich-Westerly Road from Shetucket River Easterly to the Norwich Town Line - Route No. 2 - Scale: 1" = 40' - Date: June 30, 1932 - Number 113-01 - Sheet No. 4 of 4 Section 2."
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DATE	DESCRIPTION
	REVISIONS

PROPERTY SURVEY

PREPARED FOR

105 STONINGTON ROAD, LLC

105 STONINGTON ROAD
NORWICH, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
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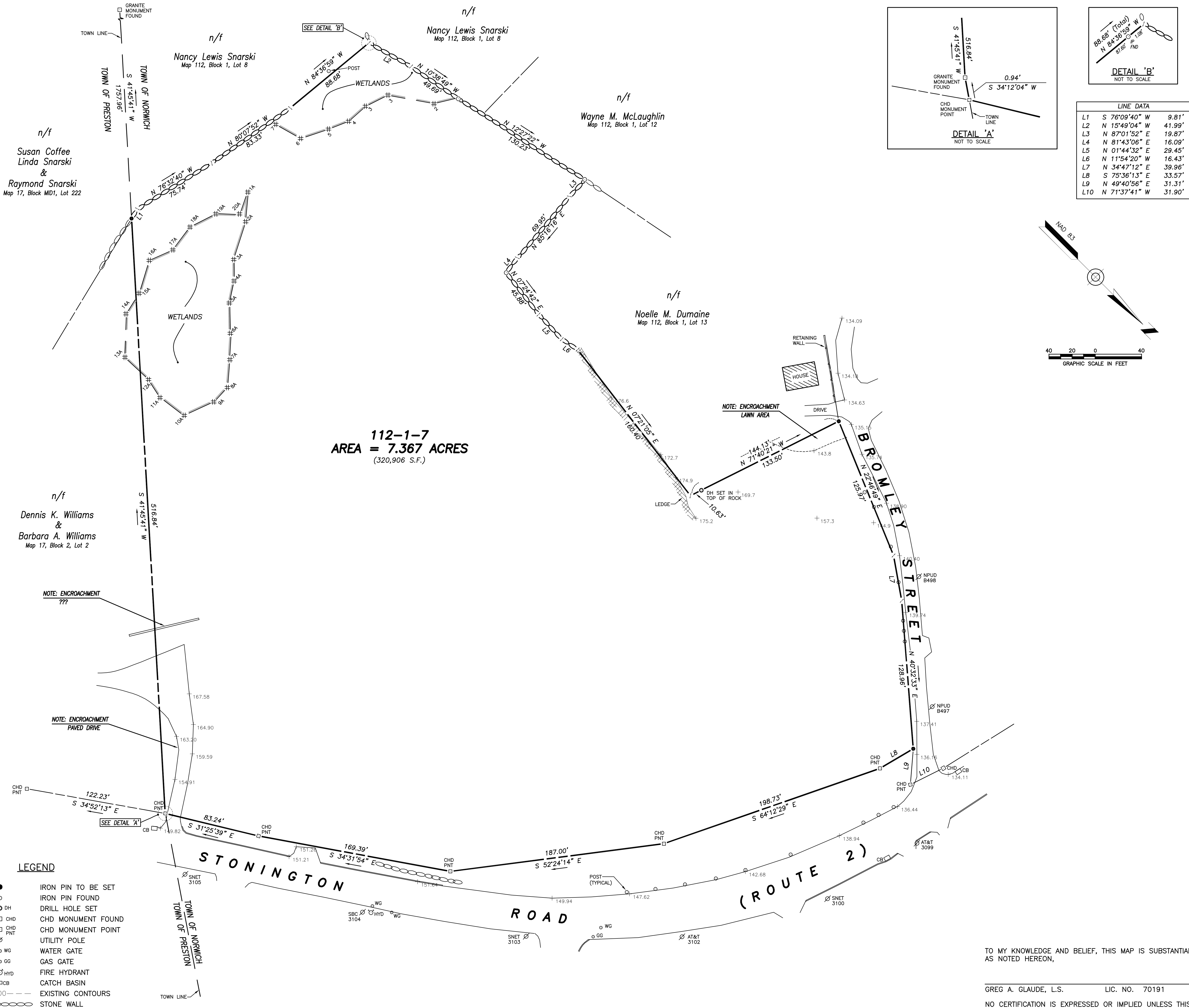
DATE: 3/09/2021	DRAWN: AMR
SCALE: 1" = 40'	DESIGN: ---
SHEET: 1 OF 1	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 17121

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

K:\17121\Drawings\17121_SURVEY.dwg Mar 26, 2021 8:11 AM



NOTES:

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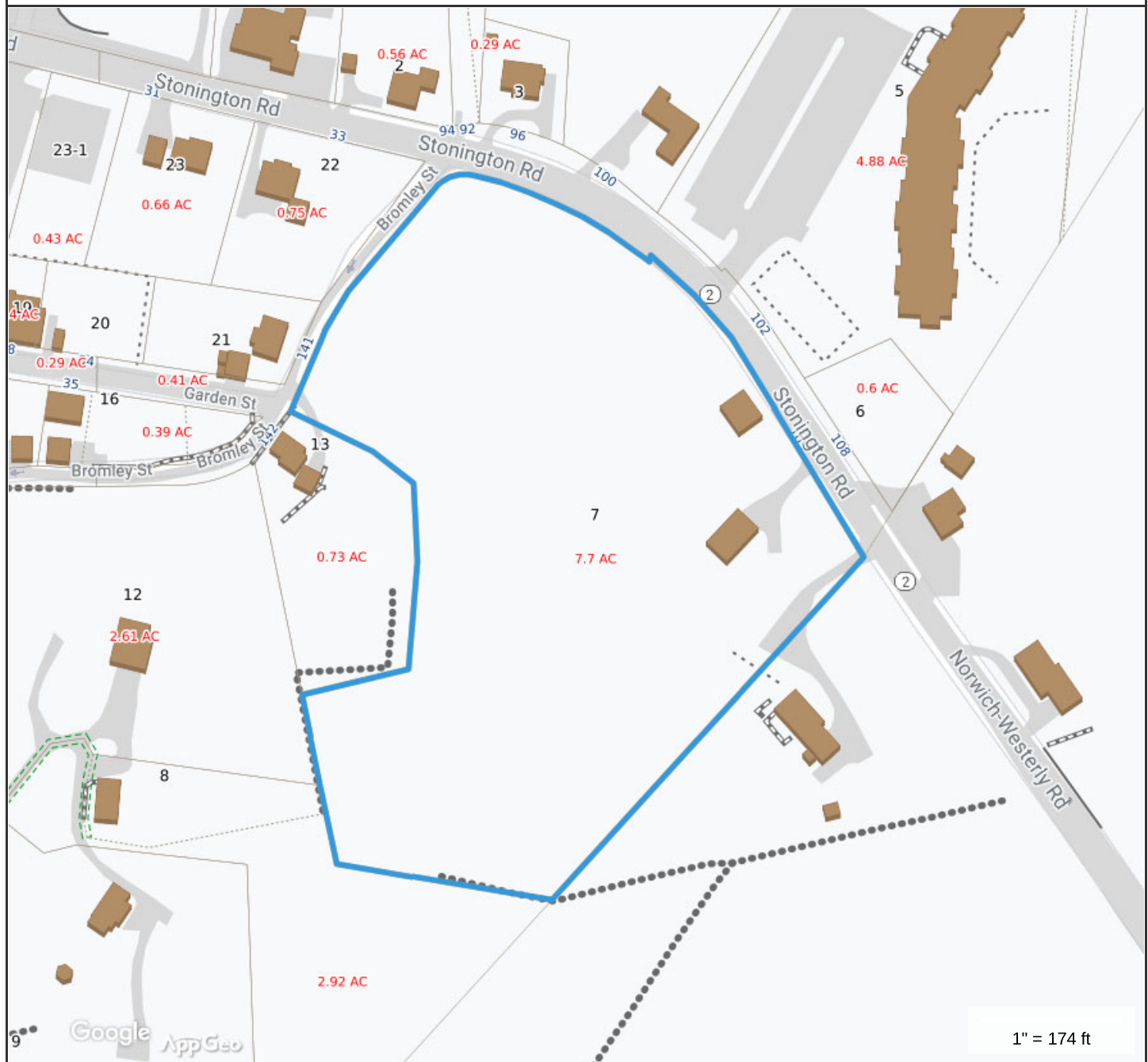
DATE	DESCRIPTION
	REVISIONS

PROPERTY SURVEY
PREPARED FOR
105 STONINGTON ROAD, LLC
105 STONINGTON ROAD
NORWICH, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
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P.O. Box 421
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DATE: 3/09/2021	DRAWN: AMR
SCALE: 1" = 40'	DESIGN: ---
SHEET: 1 OF 1	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 17121

105 Stonington Rd

**Property Information**

Property ID 112-001-007.000-0000
Location 105 STONINGTON RD
Owner 105 STONINGTON ROAD LLC

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Norwich, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 3/9/2020
Data updated 3/9/2020

2.4 General Commercial District, GC.

2.4.1 Purpose. The GC district is a base zoning district. The purpose of the GC district is to provide opportunities for moderate-scale business development opportunities to service city-wide and regional needs.

2.4.2 Principal Uses and Activities. The following principal buildings and uses may be allowed, and permitted in the GC district:

NP

.1 No Permit Required

- .1 Community garden.
- .2 Docks, slips, piers pursuant to a permit issued by the Connecticut Department of Energy and Environmental Protection.
- .3 Open space and passive recreation.
- .4 Public utility substations and solar equipment (1 mW and larger) pursuant to the Connecticut Siting Council.

Z

.2 Zoning Permit Required, see section 7.2.

- .1 Assembly halls (e.g., theaters, reception halls, convention centers)
- .2 Boat sales (i.e., display and repair, including sale of marine equipment or products)
- .3 Bus or taxi, passenger station, bus terminal, railroad station.
- .4 Business, corporate and professional offices.
- .5 Car wash facility.
- .6 Clinic and medical offices.
- .7 Clubs.
- .8 Colleges, universities, educational institutions including private trade schools.
- .9 Commercial active recreation (e.g., golf courses, ski areas, campsites and riding academies).
- .10 Commercial entertainment center (e.g., bowling alley, pool hall, dance hall, skating rink)
- .11 Cultural facility (e.g., museum, art gallery, library).
- .12 Customer service establishments (e.g., beauty shop, laundry facilities, photographic studio, bicycle repair, appliance repair shop).
- .13 Data centers.
- .14 Family daycare homes.
- .15 Financial institutions.
- .16 Government buildings and facilities (e.g., administrative offices, recreation center).
- .17 Gyms, fitness and personal training centers. Includes dance studios, martial arts, and sporting facilities.
- .18 Hotels / inns in accordance with section 6.13.
- .19 Marina / yacht club.
- .20 Mixed use buildings of up to 3 dwelling units, in accordance with section 6.5.
- .21 New construction of buildings and additions of up to 10,000 square feet. Buildings of 10,000 square feet or more require a site plan review, as listed below.
- .22 Off-track branch offices and teletracks.
- .23 Public buildings and uses including city, state, and federal.
- .24 Public utility lines, stations, and buildings as defined under Connecticut General Statutes, with the following limitations:
 - (i) Water, propane or natural gas tanks up to 50,000 gallons.
 - (ii) New electrical substations with 5 or less megawatt capacity.
 - (iii) Transmission towers of 35 feet or less in height.
- .25 Restaurant / café / grill / bar; no drive-through window.
- .26 Retail, including salesrooms and sales lots for the sale and exchange of new and used passenger motor vehicles, and camping trailers; mobile homes, and vehicle repair.
- .27 Satellite parking lot as accessory to any hospital licensed pursuant to section 19a-490(b) Connecticut General Statutes, in accordance with Section 6.14.
- .28 Technology research and development (e.g., information technology, software).
- .29 Transportation center (e.g., rail, bus, taxi station).
- .30 Veterinary hospitals.

- .31 Visitor centers / information centers.
- .32 Wholesale, jobbing, or distributing establishment provided that any assembling, remodeling, repairing, altering, finishing or refinishing is secondary and incidental to the sale or distribution of its products or merchandise, and any dust, fumes, noise, odors, refuse matter, smoke, vapor or vibration is effectively confined to the lot.

S .3 Requires Site Plan Review, see section 7.5.

- .1 Mixed use buildings of up to 20 dwelling units, in accordance with section 6.5.
- .2 New construction of buildings greater than 10,000 square feet.
- .3 Storage rental facility.

SP .4 Requires Special Permit, see section 7.7.

- .1 Advanced manufacturing.
- .2 Animal day care.
- .3 Child day care center.
- .4 Funeral homes.
- .5 Garages and filling stations in accordance with section 6.3 hereof.
- .6 Garden apartment multi-family dwellings in accordance with section 6.4.
- .7 Hospitals and sanitariums in accordance with section 6.12.
- .8 Mixed use buildings with 21 or more dwelling units, in accordance with section 6.5.
- .9 Motor vehicle fueling stations, in accordance with section 6.3 hereof.
- .10 Motor vehicle repair facility.
- .11 Research laboratories (e.g., chemical, pharmaceutical, medical).

2.4.3 Accessory Uses and Activities. The following accessory buildings and uses subordinate and customarily incidental to any of the foregoing principal uses may be allowed, and permitted in the GC district:

NP .1 No Permit Required.

- .1 Excavation, clearing and site disturbance of less than ½ acre.
- .2 Family day care home in accordance with CGS § 19a-77, as amended.
- .3 Fences and walls in accordance with section 4.15.
- .4 Home garden.
- .5 Home office / studio in accordance with section 6.1.
- .6 Keeping of domestic animals. NOTE: No commercial activity involving domestic animals is permitted and no more than 4 adults of a species per household may be kept and only on the following lot sizes:
 - (i) Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept with no minimum lot area. No roosters are allowed.
- .7 Sale of alcoholic beverages in accordance with section 6.2.
- .8 Employee amenities (e.g., clinic, commissary, recreation center, day care)

Z .2 Zoning Permit Required, see section 7.2.

- .1 Minor home occupation in accordance with section 6.1.
- .2 Off-street parking, up to 20 spaces, in accordance with section 5.1. Permit shall be referred to the Department of Public Works for a drainage assessment.
- .3 Signs in accordance with section 5.2.
- .4 Swimming pools in accordance with section 4.16.
- .5 Solar and energy conservation equipment (less than 1 mW).

S .3 Requires Site Plan Review, see section 7.5.

- .1 Drive-through windows, as an accessory to a permitted use in accordance with section 6.16.
- .2 Off street parking with 21 or more spaces, in accordance with section 5.1.

SP

- .4 Requires Special Permit, see section 7.7.
 - .1 Accessory apartment in accordance with section 6.7.
 - .2 Bed and breakfast inn in accordance with section 6.8.
 - .3 Excavation in excess of 21,000 square feet of area, in accordance with section 5.4.
 - .4 Group day care home.
- 2.4.4 Landscaping. A landscaped buffer strip at least 8 feet wide, seeded to grass and planted with evergreen trees and shrubs, shall be placed along the boundary line of the front yard.