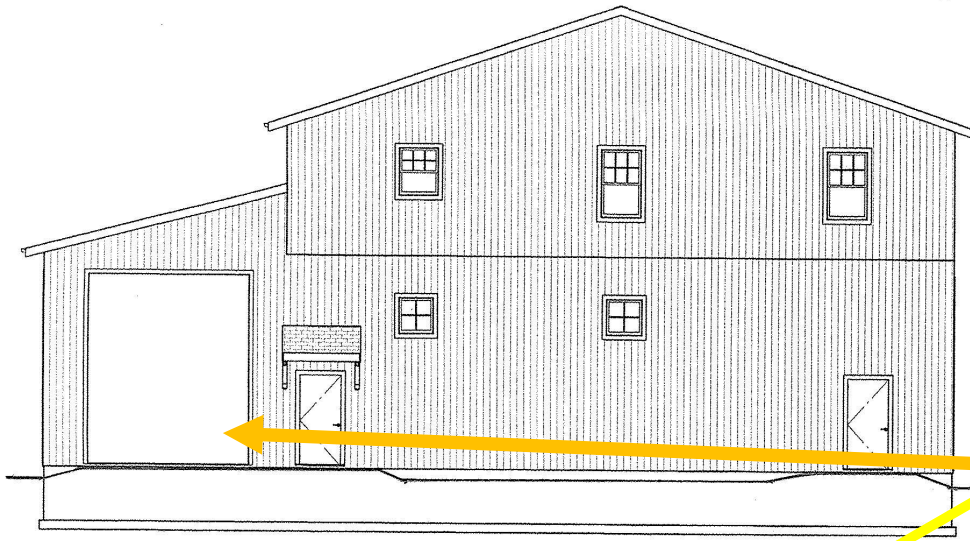


HIGH BAY STORAGE W/2 14' OHD & OUTSIDE STORAGE

176 Boston Post Rd, Westbrook



FOR LEASE

\$2,500/month

Gross + Utilities

- ⇒ Heating: Gas
- ⇒ Public Water included
- ⇒ Frontage: 115 Ft.
- ⇒ Zone: NCD
- ⇒ Traffic Count: 8,800
- ⇒ Year Built: 2023
- ⇒ West facing Bay #5
- ⇒ Pylon Signage will be on Route 1



LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

RON LYMAN

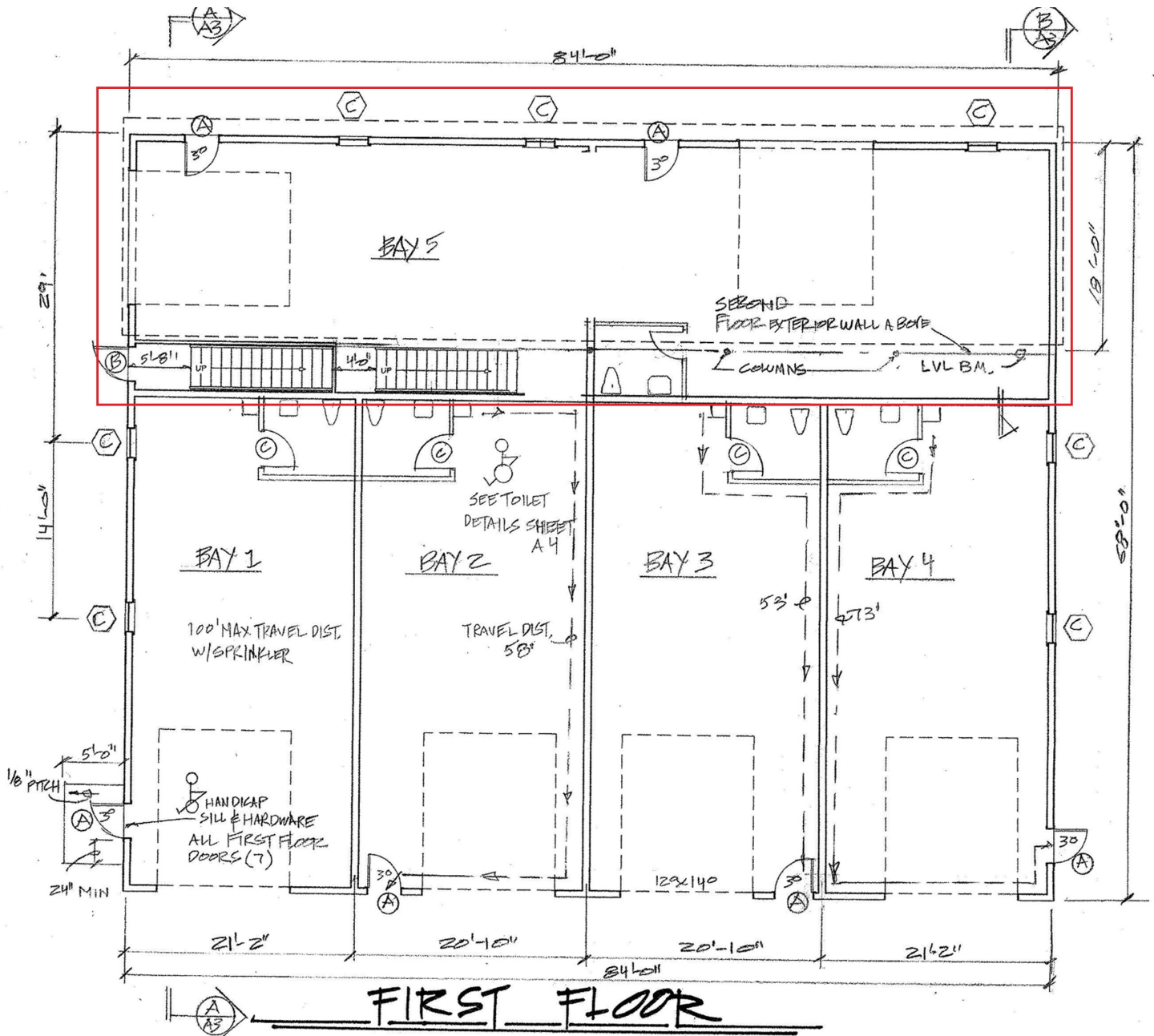
Lyman Real Estate
860-884-4666 Cell
860-887-5000 Office
ronl@lymanre.com

Max Lyman

860-876-7766
maxl@lymanre.com

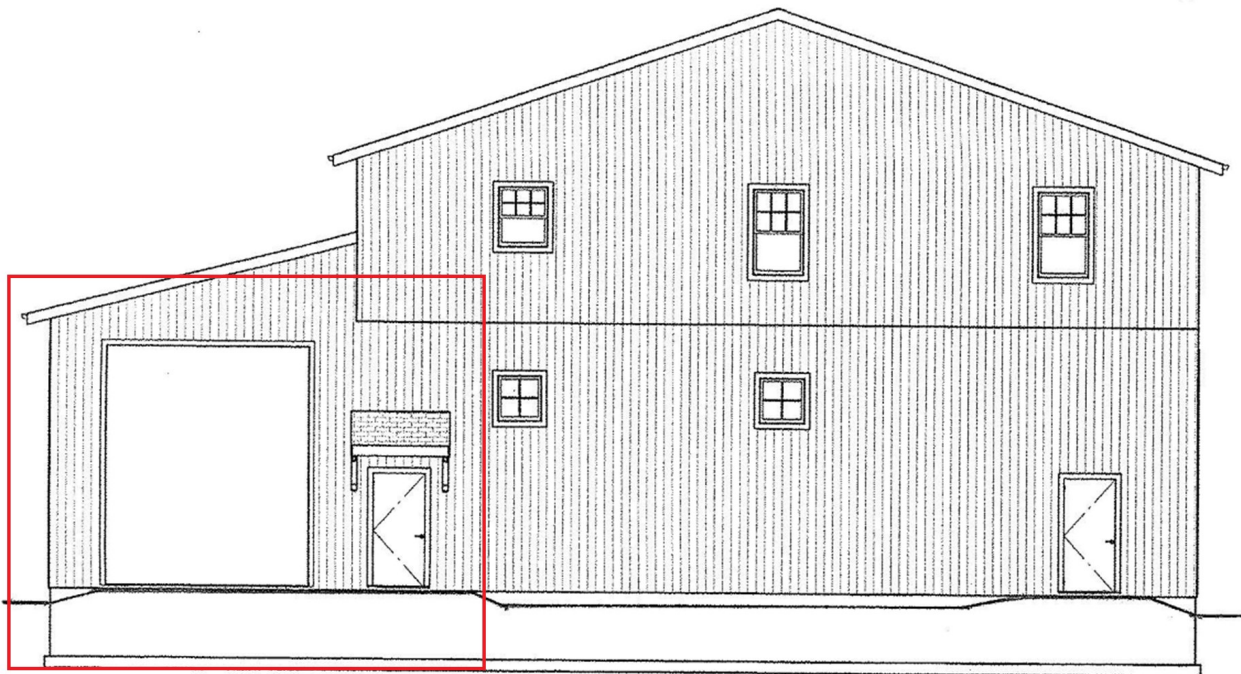
FLOOR PLAN & DEMOGRAPHICS

OUSIDE STORAGE AREA



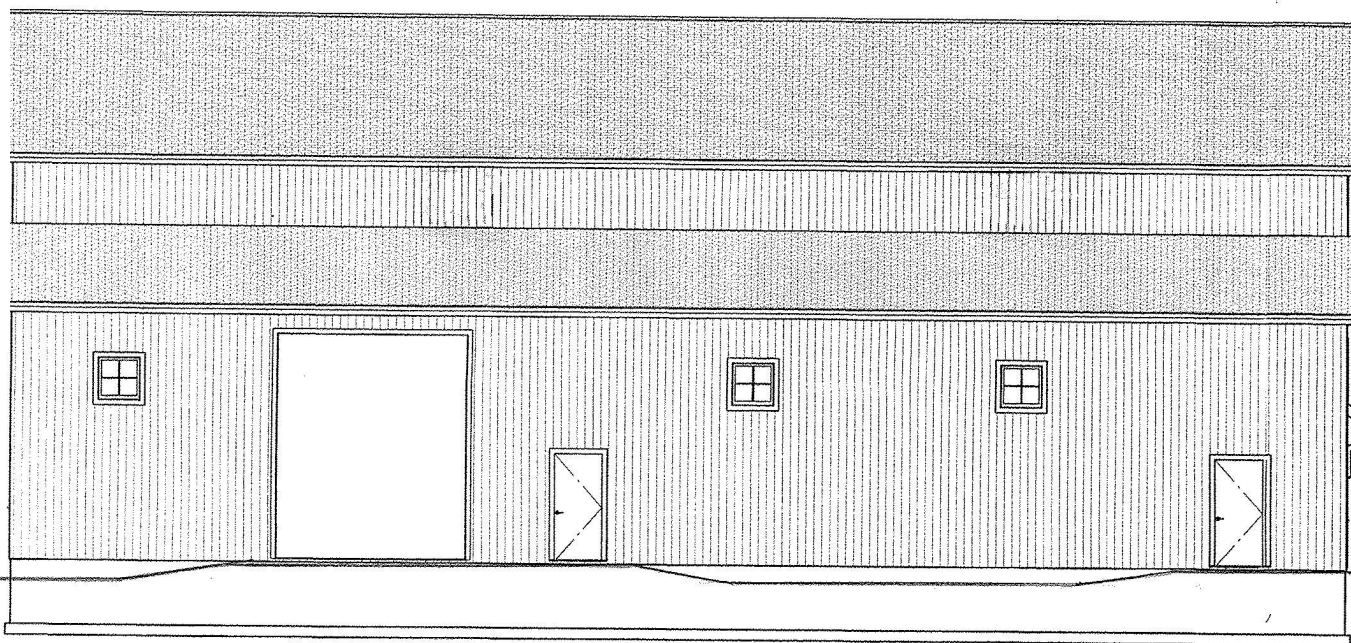
Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,029	14,247	29,096
Total Households	1,007	6,484	12,722
Average Household Income	\$123,823	\$117,800	\$126,606

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.



WEST

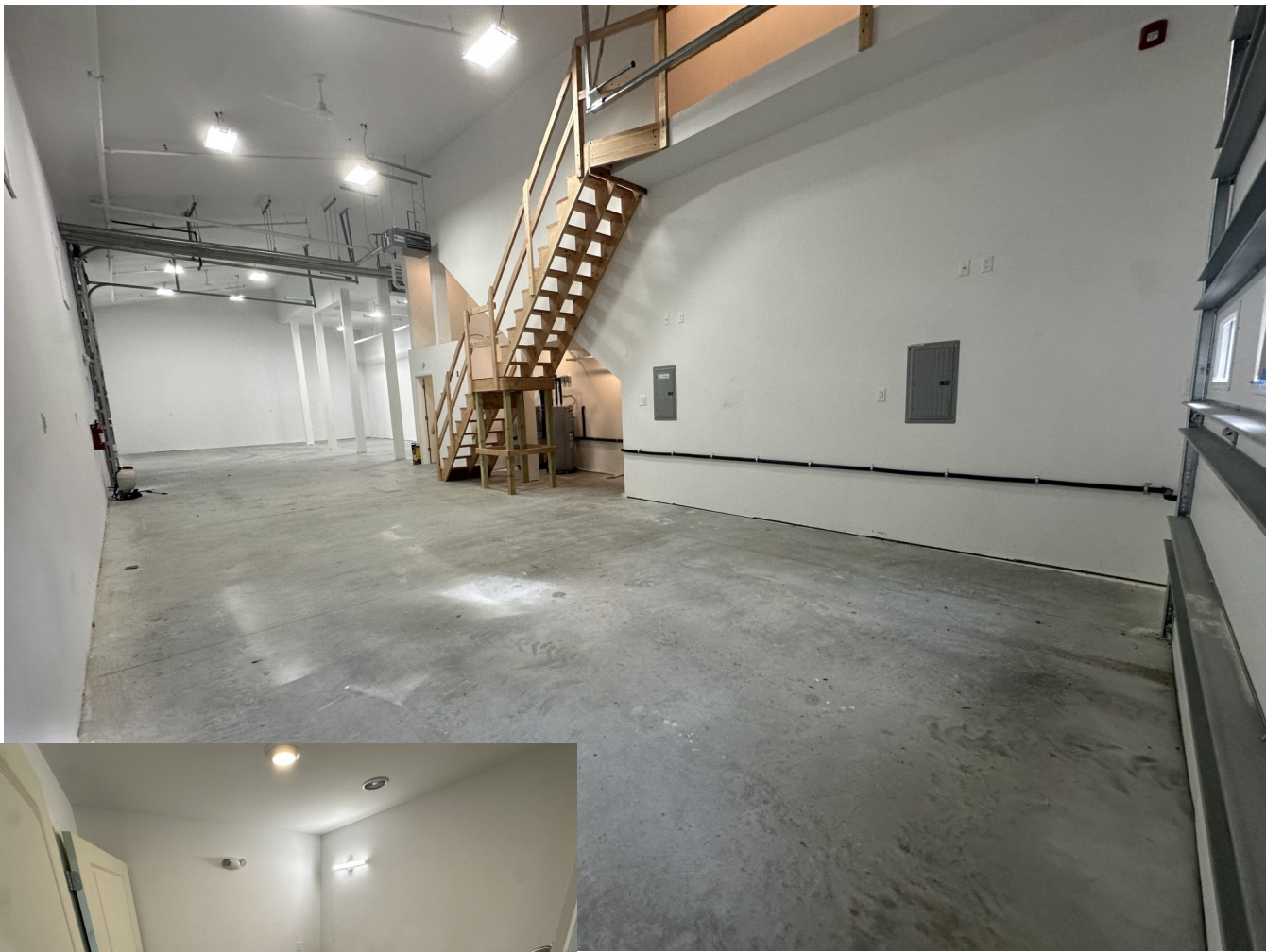
SCALE 1/8" = 1'-0"

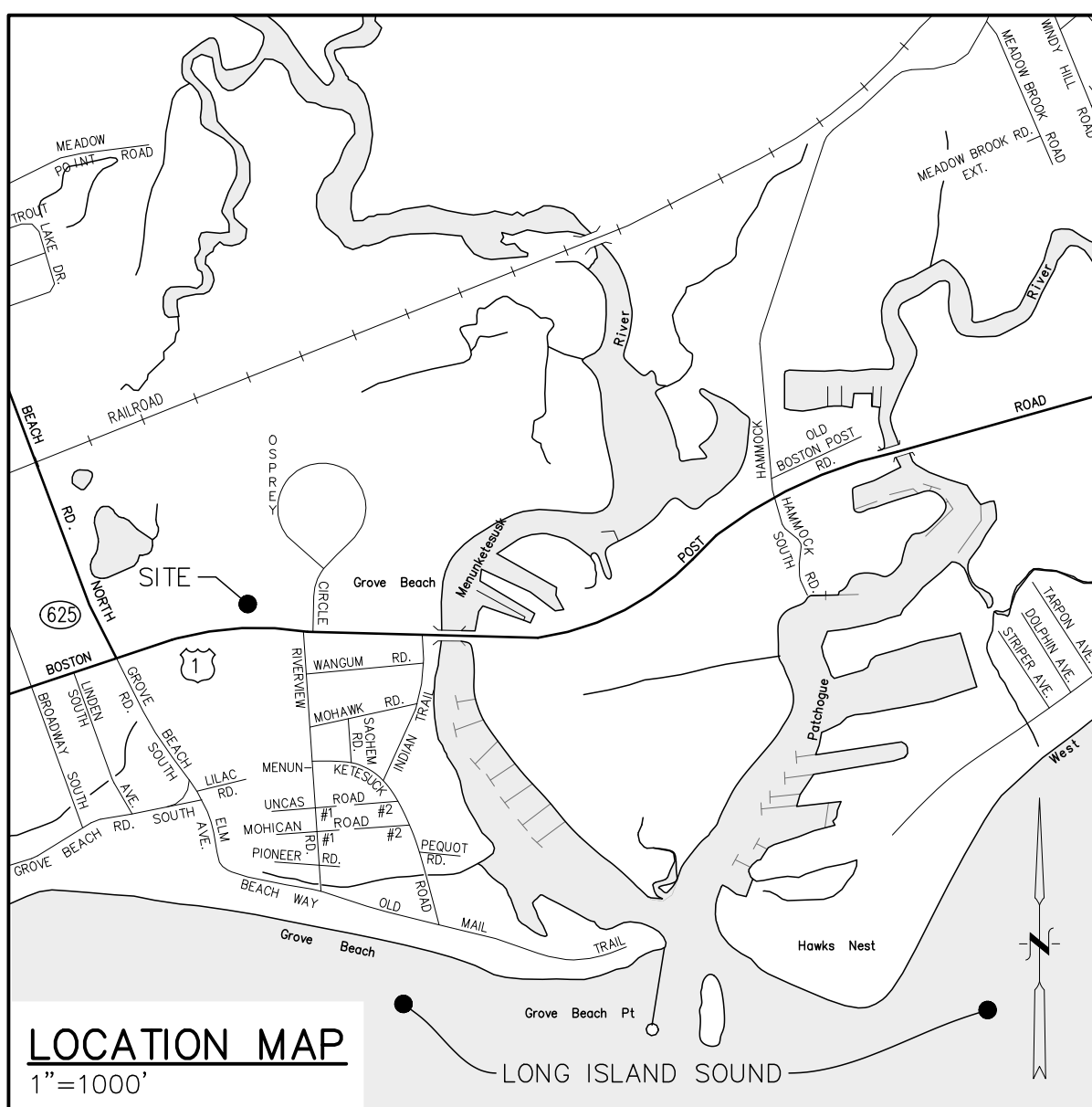


NORTH

SCALE 1/8" = 1'-0"





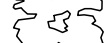




GENERAL NOTES:

1. THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
 - A) A CLASS A-2 SURVEY MAP ENTITLED "PROPERTY SURVEY, LAND OF EUGENE CHIMEL, LOCATION: 176 BOSTON POST ROAD -WESTBROOK CONNECTICUT", SCALE: 1"=20", DATED: JULY 13, 2021, PREPARED BY ROBERT C. SIMONI, LS.
 - B) A SITE PLAN ENTITLED "SITE DEVELOPMENT PLAN, SEDIMENTATION & EROSION CONTROL PLAN, PROPERTY OF HOLLISTER & STONE, BOSTON POST ROAD, WESTBROOK CT", TOWN MAP #234 SCALE: 1"=20", DATED NOVEMBER 18, 2000 WITH UPDATES THROUGH MAY 16, 2001, PREPARED BY DENNIS F. HALAHAN, P.E.
 - C) A SITE PLAN ENTITLED "RESUBDIVISION OF LAND OF, LUCY S. WILSON, BOSTON POST ROAD, WESTBROOK CT", TOWN MAP #214 SCALE: 1"=20", DATED APRIL 1, 1999 WITH UPDATES THROUGH SEPTEMBER 13, 1999, PREPARED BY DOANE-COLLINS ENGINEERING ASSOCIATES.
 - D) ARCHITECTURAL PLANS ENTITLED "PROPOSED BUILDING, FOR JOLLY ROGER ENTERPRISE WEST, 176 BOSTON POST RD, WESTBROOK CT" DATED: AUGUST 2, 2021 WITH REVISIONS THROUGH DECEMBER 3, 2021.
 - E) SITE PLAN SET ENTITLED "SITE PLAN FOR SPECIAL PERMIT PREPARED FOR JOLLY ROGER ENTERPRISES WEST, LLC 176 BOSTON POST ROAD, MAP 187 LOT 146, "LOT 3" WESTBROOK, CONNECTICUT" SCALE: 1"=20", DATED AUGUST 2, 2021 AND REVISED THROUGH 11-2-21.
2. THE APPLICANT IS JOLLY ROGER ENTERPRISES WEST, LLC OF 45 STANTON ROAD CLINTON, CT 06413.
3. THE SUBJECT PARCEL IS IDENTIFIED AS LOT 146 ON TAX ASSESSOR'S MAP 187. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 270 PAGE 636. THE AREA OF THE PARCEL IS 34,502.6 S.F. OR 0.79 ACRES.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 'NCD' ZONING DISTRICT. THE PARCEL LIES WITHIN THE COASTAL AREA MANAGEMENT ZONE. THE PARCEL LIES PARTIALLY WITHIN FEMA FLOOD HAZARD ZONE A (EL 12) LIWMA AND THE WESTBROOK FLOOD ORDINANCE ADDS ONE FOOT TO THE FEMA FLOOD ELEVATION TO 13 (NAVD=88).
5. THE APPLICANT IS PREPARING A MODIFICATION TO THE PREVIOUSLY APPROVED SPECIAL PERMIT FOR LOT 146 TO CONSTRUCT A NEW MIXED-USE BUILDING WITH 5,712 S.F. CONTRACTOR FLEX SPACE (FIRST FLOOR) AND THREE 1-BEDROOM RESIDENTIAL APARTMENTS ABOVE. INSTALL A PAVED DRIVE WITH PARKING, AND OTHER ASSOCIATED IMPROVEMENTS.
6. THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE WESTBROOK ZONING COMMISSION FOR A MODIFICATION OF SPECIAL PERMIT. THIS PLAN IS SUPPLEMENTAL TO THE PREVIOUSLY APPROVED SPECIAL PERMIT SITE PLAN SET (REF. E.). THE PLAN WAS APPROVED BY THE WESTBROOK HEALTH DEPARTMENT ON 12/28/2021.
7. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER AND A SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE ARE NO KNOWN WELLS WITHIN 75 FEET OF THE PROPOSED SEPTIC SYSTEM.
8. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL PROPOSED BUILDING INFORMATION REFERENCES INFORMATION D.
9. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD=88 DATUM PER REF. MAP A.

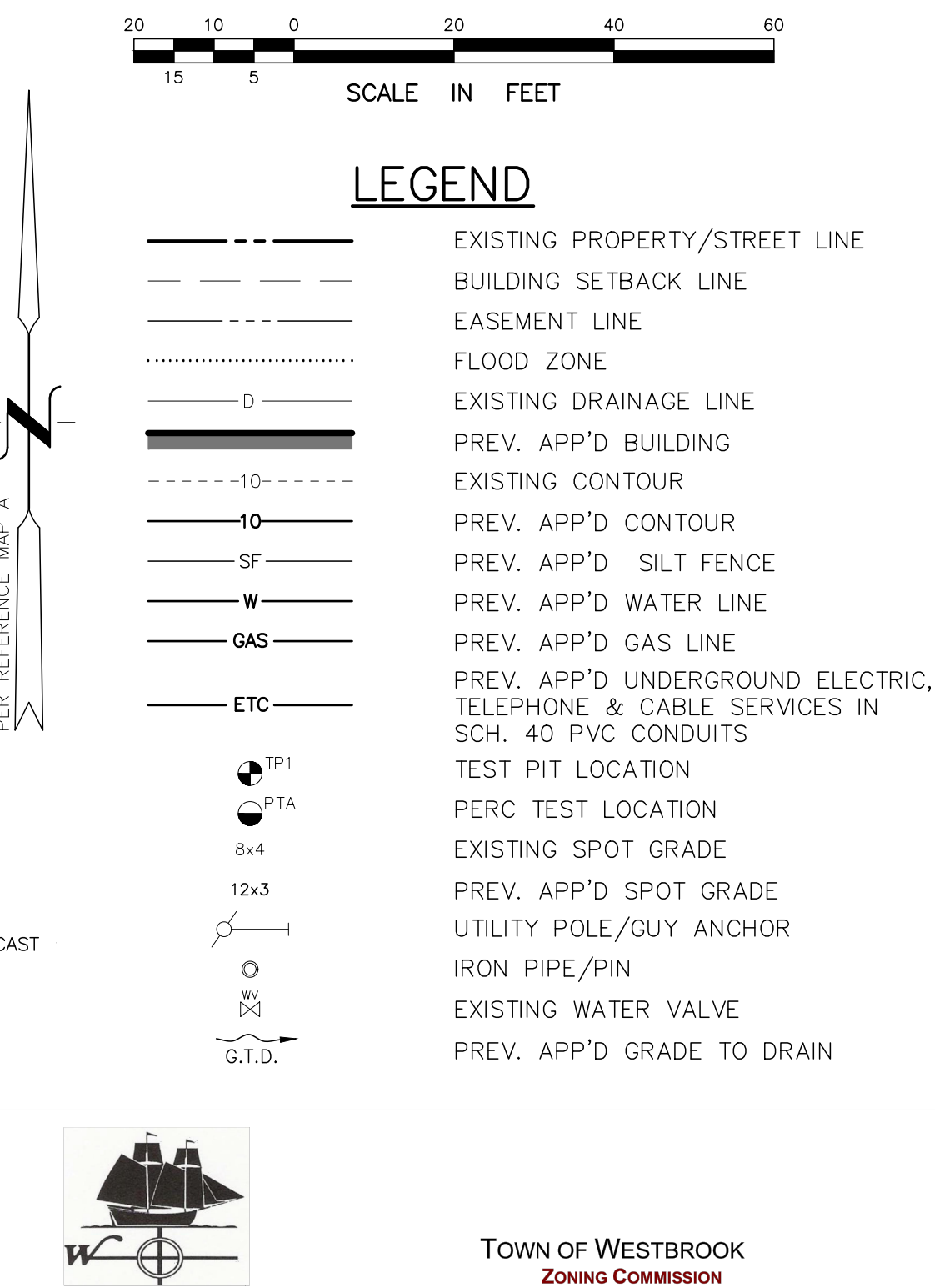
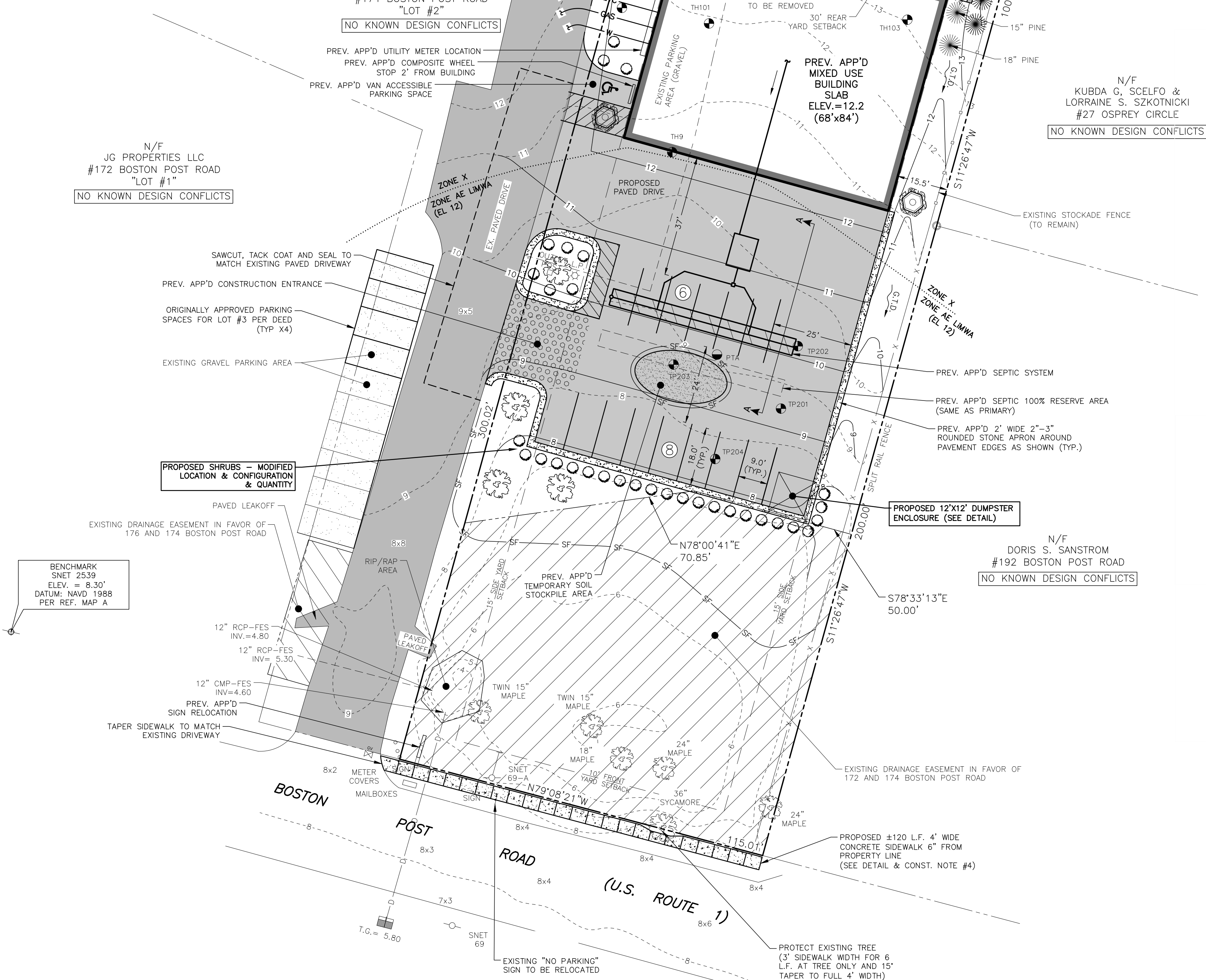
CONSTRUCTION NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL CALL BEFORE YOU DIG™ AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ANY OF THE TOWN OF WESTBROOK STANDARDS AND REGULATIONS.
2. ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF WESTBROOK AND THE CUSTODIAL UTILITY COMPANIES. ALL UTILITY TRENCHES SHALL BE NO LESS THAN 5 FEET FROM THE SEPTIC SYSTEM AND NOT BACKFILLED WITH FREE DRAINING MATERIAL. ALL WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY PART OF THE SEPTIC SYSTEM.
3. ALL PROPERTY LINES SHALL BE VERIFIED. IF ANY ADJACENT PRIVATE PROPERTY SHALL BE DISTURBED WITHOUT PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION INCLUDING A CONDOT ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE STATE RIGHT-OF-WAY.
5. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF WESTBROOK AND/OR CONDOT.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE SITE PLAN. SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. THE PREVIOUSLY APPROVED BUILDING IS UNDER CONSTRUCTION. THE BUILDING IS CONSTRUCTED ON A SLAB AND HAS NO FOOTING DRAINS.
8. ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
9. THE CONTRACTOR SHALL PREPARE THE SITE AND PERFORM THE WORK IN A WORKMANLIKE MANNER AND SHALL KEEP THE ROADWAY OPEN TO TRAFFIC THROUGHOUT THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER.
11. BASED ON THE PREVIOUS 3-LOT SUBDIVISION APPROVAL (SEE REF. MAP C) FOR THE SUBJECT LOT AND THE TWO LOTS TO THE WEST (#172 AND #174), THE MAJORITY OF THE STORMWATER MANAGEMENT FOR THE OVERALL DEVELOPMENT IS ACCOUNTED FOR ALONG THE SOUTH SIDES OF LOTS #1 AND #3. THE DRAINAGE EASEMENTS ARE IN PLACE TO BENEFIT ALL THREE LOTS. AS REQUIRED BY THE SUBDIVISION APPROVAL, PROVIDED THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DESIGN AND PLAN TO ACCOUNT FOR ADDITIONAL IMPERVIOUS AREAS. SEE STORMWATER CALCULATIONS ON THIS SHEET.

PLANTING SCHEDULE				
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
	4	LITTLE LEAF LINDEN	TILIA CORDATA	3-1/2" CALIPER @ BREAST HEIGHT
	18	GREEN GIANT ARBORVITAE	THUJA PLICATA X STANDISHII 'GREEN GIANT'	6' HEIGHT
	35	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMLEN'	30" O.C.

ZONING DATA TABLE		
WESTBROOK NEIGHBORHOOD COMMERCIAL 'NCD' DISTRICT		
ITEM	REQUIRED	PREV. APP'D (NO CHANGES)
MIN. LOT AREA	15,000 S.F.	34,502± S.F. (EXISTING)
MIN. FRONTAGE	50 FT.	115.01 FT. (NO CHANGE)
FRONT YARD SETBACK (BOSTON POST ROAD)	10 FT.	200.7± FT. (PR. BUILDING)
SIDE YARD SETBACK (EAST BOUNDARY)	15 FT.	15.5± FT. (PR. BUILDING)
SIDE YARD SETBACK (WEST BOUNDARY)	15 FT.	15.5± FT. (PR. BUILDING)
REAR YARD SETBACK (NORTH BOUNDARY)	30 FT.	30.5± FT. (PR. BUILDING)
MAX. BUILDING HEIGHT	35 FT.	35.0 FT. (MAX.) (PR. BUILDING) (3)
MAX. FLOOR AREA RATIO	0.30	9,912± S.F. (0.287)
MAX. BUILDING/ STRUCTURE COVERAGE	30% (10,350.6± S.F.)	±16.6% (5,712.0± S.F.)
MINIMUM NUMBER OF PARKING SPACES	12 SPACES (2)	15 SPACES ON SITE + 4 SPACES PER DEED + 5 SPACES INSIDE THE BUILDING

- (1) BUILDING COVERAGE INCLUDES THE PROPOSED BUILDING.
- (2) IN ACCORDANCE WITH SECTION 7.C.3 OF THE WESTBROOK ZONING REQUIREMENTS, THE SITE REQUIRES 1 PARKING SPACE PER 1-BEDROOM DWELLING UNIT (3 TOTAL) AND 1.33 PER 1,000 S.F. OF CONTRACTOR/FLEX SPACE (9 TOTAL) = 12 TOTAL.
- (3) PER SECTION 1.C.1, BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE FROM AVERAGE GRADE TO THE HIGHEST POINT OF THE PROPOSED GRADE WITHIN 10 FEET OF THE CORNER AND MID-POINT OF THE PROPOSED BUILDING (EXISTING ELEV. = 11.74 FT. AND PROPOSED ELEVATION = 11.84+ FT.) TO THE HIGHEST POINT ON THE ROOF. PROPOSED BUILDING HEIGHT ESTIMATED PER ARCHITECTURAL DRAWINGS.



CERTIFICATE OF ACTION
Amendment to Existing Special Permit (Mixed Use Building)
Approval and Conditions

Subject Parcel: 176 Boston Post Road (MBL 146 – 3)
Approval Date: November 28, 2022
Applicant/Owner: Jolly Roger Enterprises West, LLC

APPROVED:

ZC2022-018 – Application for modification to Special Permit approved 2021 for mixed-use site for parking and drainage modifications.

Referenced Plans:

"Modification of Special Permit" Prepared for Jolly Roger Enterprises West, LLC by Indigo Land Design, LLC. Sheet 1. Revised 10/21/22

"Site Plan for Special Exception Permit Prepared for Jolly Roger Enterprises West, LLC"
prepared by Indigo Land Design, dated 8/2/21 and Architectural Plans Sheet 1 of 1, dated
10/12/21 and revised 11/2/21

Conditions:

1. The plans shall be revised as follows:
 - a. Update the planning schedule to reflect the proposed modifications.
 - b. Continue the proposed planning row across the full length of the front portion of the parking lot to provide additional screening of the parking lot and proposed dumpster location to the adjacent residential property.
 - c. Include the proposed sidewalk as previously approved in the rear of the building.
 - d. To indicate the location of the existing buffer with a note "to remain".
 - e. To incorporate the final Certificate of Action
2. A final set of plans, incorporating all necessary revisions shall be provided to Town staff for review and comment on the incorporation of site activities.
3. Prior to the issuance of a Certificate of Zoning Compliance, a final as built depicting all structures, parking lots, bins and drainage with spot elevations shall be provided.

Previous conditions to remain effective:

4. Outdoor storage of equipment and/or materials shall not be permitted.
5. Outdoor equipment repair or maintenance shall not be permitted.
6. The vegetated buffer on the easterly property line shall remain or adequate landscaping installed, subject to final review by Town staff.
7. The allowable uses within each of the proposed contractor tenant spaces shall be compliance with the NCD Zone.
8. A landscape establishment plan may be required for the proposed rear yard landscaping, subject to review by Town staff.
9. A sidewalk shall be installed along Boston Post Road, subject to the Town of Westbrook Sidewalk standards.
10. This Special Permit approval shall not be considered valid until an endorsed copy has been filed on the Land Records in the Office of the Town Clerk.


Steve Hnatuk
Consulting Planner
Westbrook Zoning Commission

STORMWATER CALCULATIONS:

TOTAL ORIGINALLY APPROVED IMPERVIOUS COVERAGE (3-Lot Subd.) = 13,138± S.F.
 TOTAL PREV. APP'D IMPERVIOUS COVERAGE = 16,096± S.F.
 MODIFIED IMPERVIOUS COVERAGE (BUILDING & PAVEMENT) = 14,994 S.F.
 MODIFIED REAR DRIVEWAY (WASHED CRUSHED STONE) = 2,589 S.F.
 MODIFIED TOTAL INCREASE IN IMPERVIOUS COVERAGE = 1,856± S.F.

FIRST INCH OF RAINFALL FROM MODIFIED PROPOSED INCREASE IN IMPERVIOUS AREA:
 $1,856 \text{ S.F.} \times (1''/12) \times (7.48 \text{ GAL./C.F.}) = 1,157 \pm \text{ GAL.}$

900 GALLON DRY WELL (UNITED CONCRETE) = 900 GAL.

TOTAL DRY WELL STORAGE CAPACITY = $1,227.4 \pm \text{GAL} \times 4 \text{ DRYWELLS} = 4,909.6 \pm \text{G}$

DRY WELL RAINFALL CAPACITY:
4.909.6 GAL. / 1,157 GAL. = 4.2"± OF RAINFALL (FROM NEW IMPERVIOUS AREA)

Final Approval by the Westbrook Zoning Commission

The statutory five-year period for completion of all physical improvements expires on _____, 20__.

MODIFICATION OF SPECIAL PERMIT
PREPARED FOR JOLLY ROGER ENTERPRISES WEST, LLC
176 BOSTON POST ROAD, MAP 187 LOT 146, "LOT 3"
WESTBROOK, CONNECTICUT

DATE:
AUGUST 2, 2021

SCALE:
1"=20'

DRAWN BY:
JG

CHECKED BY
JW

DWG. NO.:

SHEET NO.: 1 of 3

JOB. NO.: 2021 316