

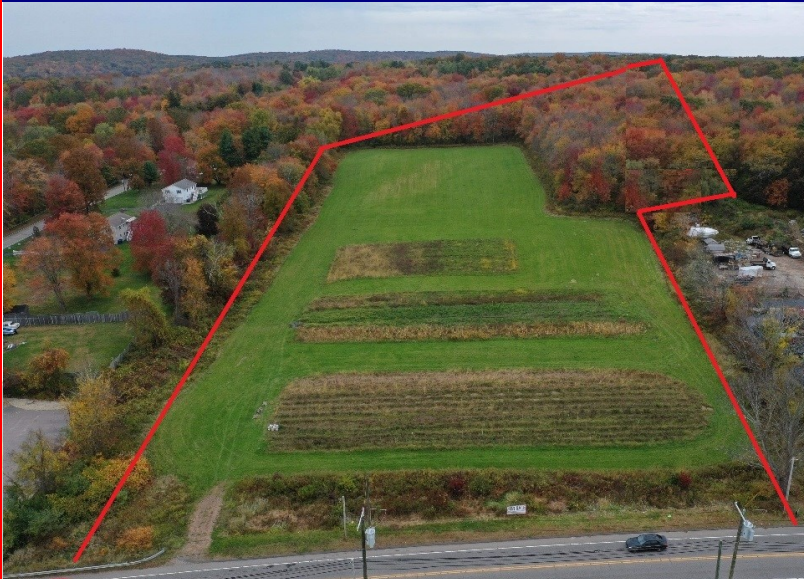
Possible Seller Financing

# 1230 Boston Tpk, Bolton 15.84 Acres in GB Zone

**FOR SALE**

**\$1,500,000**

- ⇒ Zone: GB, (General Business)
- ⇒ 3 Phase Power & Sewer
- ⇒ Public Water .54 of a mile down the road
- ⇒ Frontage: 340 Ft.
- ⇒ Traffic Count: 16,700
- ⇒ Additional 4.93 acres Available across the street
- a. Only 15 minutes to Hartford Ct & 10 Miles to the University of Connecticut (UConn)



# LYMAN

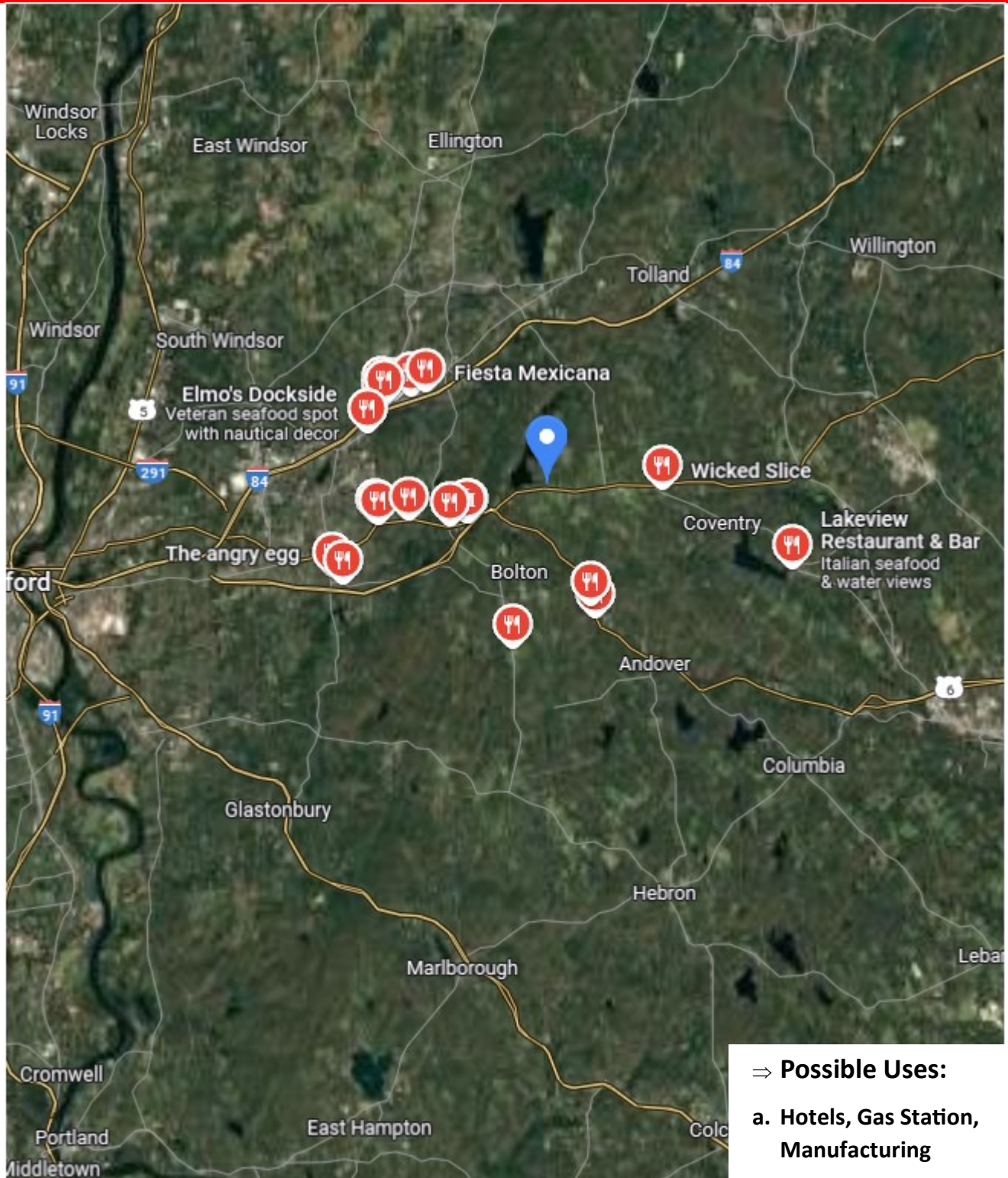
**REAL ESTATE BROKERAGE & DEVELOPMENT**

[www.LymanRE.com](http://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](mailto:ronl@lymanre.com)

## AREA MAP



⇒ **Possible Uses:**

- a. Hotels, Gas Station, Manufacturing
- b. Retail, Restaurants, Taverns
- c. Children/Adult Day-care, etc

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.

## SECTION 8 - BUSINESS AND RURAL MIXED USE ZONES

### 8A. GENERAL BUSINESS ZONE (GB)

- 8A.1. Purpose. The purpose of the General Business Zone (GB) is to create an area where regional retail, service, professional office, and business activities can be located with access to the Interstate and State highway system, sewer, and water. This Zone is intended to allow intense commercial development, while still imposing a high standard of architectural and site design to preserve and enhance the scale, materials, and architectural character of Bolton as a small New England Town. This Zone recognizes that it is located at the gateway to Bolton for those arriving from the Hartford and Manchester urban areas, and that it will form the first impression of this Town that many travelers see. Control of signs, abundant landscaping, compatible uses, and limitation of curb cuts are essential.
- 8A.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, and subject to the Bolton, CT Architectural & Design Guidelines (Appendix C). See the definition, where applicable, for any use or term in Section 2.
- 8A.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 GB Zone and any applicable provisions of these Regulations:
1. Public Utility Building or Substation
  2. State or Town operated public commuter parking lots.
  3. Municipal facilities of the Town of Bolton
  4. Farm stands pursuant to Section 3B3.c.1 and farmer's markets pursuant to Section 3B3.c.2.
- 8A.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 GB Zone and any applicable provisions of these Regulations:
1. Grocery Store
  2. Drug Store
  3. Beauty Salon / Barber Shop
  4. Business or Professional Office
  5. Studio (photographic, graphic arts, crafts)
  6. Retail Shop
  7. Personal and Business Services
  8. Restaurants, Full Service, per Section 3B.4
  9. Restaurants, Fast Food, per Section 3B.4
  10. Restaurants, Take-out, per Section 3B.4
  11. Taverns
  12. Package Stores
  13. Bank / financial institution
  14. Hotel, Motel, subject to Special Regulations of Section 3B.5; Bed and Breakfast up to 6 rooms

15. Motion Picture or Live Theater, subject to Section 8G
16. Newspaper printing and job printing
17. Mortuaries / Funeral Homes
18. Motor Vehicle Gasoline Station, subject to the Special Regulations of Section 3B.1 of these Regulations
19. New and Used Car Sales, subject to the Special Regulations of Section 3B.2 of these Regulations
20. Motor Vehicle Service and Repair (General and Limited), subject to the Special Regulations of Section 3B.1 of these Regulations
21. Child Day Care Centers
22. Wholesale sales, sample room for such commodities as furniture, hardware, appliances, and other household goods.
23. Candy manufacturing, with retail sales.
24. Driving ranges and miniature golf courses
25. Any Light Manufacturing, subject also to the Additional Conditions set forth in Section 8A.3. (effective 12/01/17)

8A.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.

8A.3. Additional Conditions:

8A.3.a. Not more than four (4) persons shall be engaged in making goods to be sold, except that up to ten (10) persons may be engaged in the making of solid, natural wood products, for use as part of a building, from wood species native to Connecticut.

8A.3.b. All Principal uses shall be conducted in a completely enclosed building (except for Open Lot Sales Operations) subject to the following conditions:

1. Selected merchandise may be displayed in an area depicted on a site plan approved by the Commission in accordance with Sections 16A or 16B.
2. There shall be no display or storage of goods or products within any minimum required yard for the General Business Zone.

8A.3.c. Permanent storage or display of materials, vehicles, merchandise or equipment between the street line and the building line is prohibited.

8A.3.d. Any Light Manufacturing use approved per Section 8A.2.b.25. above, shall require the approval of a Site Plan and Special Permit, pursuant to Section 16 of the Regulations, and the following additional conditions shall apply:

1. Design/Operational Standards:
  - a. Notwithstanding the provisions of Section 8A.3.a. to the contrary, not more than 150 employees shall be engaged in the Light Manufacturing use upon the premises provided the applicant demonstrates, via a baseline traffic analysis, that the proposed number of employees will not cause undue congestion or adverse impact on traffic in the surrounding area. For purposes of this subsection, a baseline traffic analysis shall measure the existing background traffic at the time application is made for a Special Permit, shall include projections as to the anticipated number of employees, their

average arrival and departure times and their expected travel routes, and shall include a professional opinion as to whether there will be any negative impact upon traffic in the surrounding area. In the event of any subsequent change in the nature of the Light Manufacturing use or expansion of said use, the applicant shall make application to modify said Special Permit and shall demonstrate, via an updated baseline traffic analysis, that said change or expansion will not cause undue congestion or adverse impact on traffic;

- b. There shall be no outdoor storage of goods or materials accessory to this use on the premises;
- c. There shall be no use of hazardous substances or materials, as defined by federal or state law related to health, safety or environmental protection, in the manufacturing processes conducted on the premises. The preceding sentence shall not be deemed to prohibit the storage and use of heating fuels or fuels associated with emergency power generation in accordance with best management practices;
- d. Any new building(s) or structure(s) that may be constructed in connection with the Light Manufacturing use shall be harmonious with the surrounding area.
- e. Any development under this section which occurs after the effective date of this section shall be subject to all other requirements of these Zoning Regulations, including, but not limited to, the requirements of Section 15H and Section 16A.3.q. However, solely with respect to this section, the Commission may interpret the term “abut” in Section 15H to limit the extent of the buffer required to reasonably protect nearby residential properties and uses. Further, the Commission may substitute other landscape elements other than those cited in Section 16A.3.q.4. to accomplish the buffer requirements at the street line. (effective 12/01/17)

8A.4. Signage: Business signs visible from the exterior of a building shall be subject to the requirements of Section 18 (Signage).

8A.5. Lighting. See 3A.20 of these Regulations.

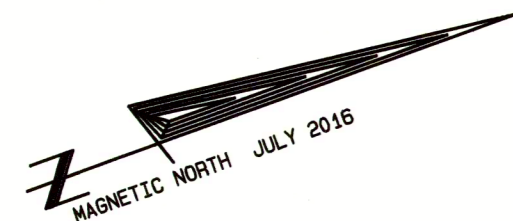
8A.6. Adult Oriented Establishments All adult-oriented establishments, as described in the Town of Bolton Ordinance entitled “Adult-Oriented Establishments” as may be amended from time to time, shall be subject to the following regulations and shall be in accordance with the special permit requirements of Section 16 of these regulations:

8A.6.a. Such establishments shall be a minimum of one thousand (1,000) feet from schools, churches, public parks and recreation lands including publicly owned open space lands, municipal boundary lines, child daycare businesses and other adult-oriented establishments. Such establishments shall be a minimum of three hundred fifty (350) feet from residentially zoned property. Measurements of distances shall be from the property lines of the uses, except in the separation from other adult uses, in which case the distance shall be measured from structure to structure.

8A.6.b. The following specific site plan criteria shall apply to any adult-oriented establishment:

- 1. No sign visible from the exterior shall contain any photographic or artistic representation or written description of the human form or of any specified anatomical areas as defined in the Adult-Oriented Establishments Ordinance.

2. All building openings, entries, windows, doors, etc., shall be located, covered or screened in such a manner as to prevent view into the interior of the building from any public right-of-way or adjacent property.
  3. No adult-oriented establishment shall be located in any building of which any part is used for residential purposes.
  4. No residential use shall be established in any building of which any part is used as an adult-oriented establishment.
  5. Stairways, sloping or rising paths and building entrances and exits shall be illuminated.
  6. Parking.
    - a. One (1) parking space for every one hundred (100) square feet of gross floor area devoted to the adult-oriented establishment shall be provided on the site or as otherwise required by Section 15 of these regulations whichever requires more parking spaces.
    - b. All adult-oriented establishments shall be provided with off-street parking for all vehicles on the site.
- 8A.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 General Business zone if such uses are not otherwise allowed in the General Business Zone.
- 8B. NEIGHBORHOOD BUSINESS ZONE (NB)
- 8B.1. Purpose. The purpose of the Neighborhood Business Zone (NB) is to provide convenience shopping and services in a village atmosphere for residents in the southern portion of Bolton. Because of its lack of access to the Interstate highway system, and its lack of sewer and water, this zone cannot support the intensity of Development intended for the General Business Zone. Because this zone is geographically small and surrounded by rural or residential uses, it will be essential to require a very high standard of architectural and site design to ensure compatibility with its traditional New England setting; to avoid adverse impacts to the value of surrounding properties; to avoid traffic hazards or congestion; and to regulate the nature of the uses so that they provide necessary convenience shopping for local needs, but no more than that.
- 8B.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, and subject to the Bolton, CT Architectural & Design Guidelines (Appendix C). See the definition, where applicable, for any use or term in Section 2.
- 8B.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 NB Zone and any applicable provisions of these Regulations:



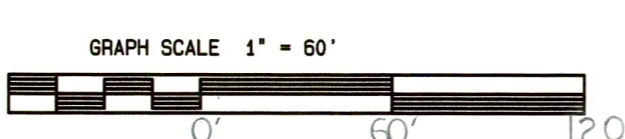
AREA = 15.84 ACRES TOTAL  
13.42 ACRES RESIDENTIAL

TO: HAPPY TOWN, LLC, DIME BANK, & CONNECTICUT ATTORNEYS TITLE INSURANCE CO.  
This survey was conducted on the ground on Aug 2016, and that to my knowledge and belief this map is substantially correct as noted hereon and that unless otherwise depicted or noted hereon: A) Title lines and lines of occupation are the same; B) All buildings have been located; C) Buildings do not encroach over street, title or easement lines; D) Buildings do not violate municipal setback requirements or deed restrictions pertaining to the location of buildings; E) There are no encroachments or projections on or over the property or on easements appurtenant to the same by buildings or improvements erected on adjacent lands; F) The property is not located within a FEMA flood hazard zone; G) There are no easements or encroachments affecting this property from a careful inspection of the same, other than those depicted thereon.

- MAP REFERENCES:
- CONNECTICUT STATE HIGHWAY DEPT. RIGHT OF WAY MAP TOWN OF BOLTON HARTFORD - WILLIMANTIC ROAD FROM THE COVENTRY TOWN LINE WESTERLY ABOUT 6,300 FT. ROUTES U.S. 6 & U.S. 44 SCALE 1" = 40' NO. 12-04 SHEET NO. 1 OF 3 JOHN A. MACDONALD ST. HWY. COMMISSIONER OCT. 31, 1935.
  - PROPERTY OF JABEZ L. & HELEN B. WHITE COVENTRY, CONN. SCALE 1" = 100' OCT. 15, 1938 HAYDEN L. GRISWOLD C. E.
  - MAP SHOWING PROPERTY TO BE CONVEYED TO THE AMERICAN TEL. & TEL. CO. BOLTON, CONN. SCALE: 1" = 40' NOV. 1939
  - REDIVISION FOR L. F. DEMARS, BOLTON, CONN. BY JOHN C. ROTHWELL #2549 JUNE 15, 1951 SCALE 1" = 50'
  - SUBDIVISION PLAN GIGLIO ESTATES CEDAR SWAMP ROAD COVENTRY, CT GARDNER & PETERSON ASSOCIATES PE & LS, TOLLAND, CT SCALE 1" = 40' DATE 2-3-2003 SH 3 OF 6 LAST REV. DATE 12-29-04

NOTE: IN LIEU OF MAPS NOT BEING FILED SEE DEEDS FILED IN THE BOLTON TOWN CLERKS OFFICE VOL. 167 PG. 232-234, VOL. 138 PG. 1229, VOL. 45 PG. 178, VOL. 48 PG. 807, VOL. 117 PG. 40, VOL. 59 PG. 180

- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 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., EFFECTIVE ON 03/26/96.
  - THIS SURVEY CONFORMS TO A CLASS "A-2" HORIZONTAL ACCURACY.
  - THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.
  - BOUNDARY DETERMINATION CATEGORY IS A RESURVEY.
- TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



- LEGEND
- IRON PIN FOUND
  - ▲ MONUMENT FOUND
  - △ CONTROL POINT
  - - - EDGE OF ROAD
  - UTILITY POLE
  - STONE WALL
  - WIRE FENCE
  - \* STONE PILES

LINE	BEARING	DISTANCE
L1	N 30°04'00" E	72.50

**FILIP ASSOCIATES**  
LAND SURVEYING      LAND PLANNING  
56-6 MOREY ROAD, CHAPLIN, CONNECTICUT 06235  
(860) 429 - 3658

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**BOUNDARY SURVEY**  
PREPARED FOR

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**HAPPY TOWN, LLC**

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1230 BOSTON TURNPIKE

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BOLTON, CONNECTICUT

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SCALE: 1" = 60'	JULY 10, 2017
SHEET 1 OF 1	REV:    REV:    REV:
DRAWN BY: SAF	CHECKED BY: LVF    REV:    REV:    FILE: GIGLIO