

66-78 Main St, Thompson (North Grosvenordale), CT Redevelopment Opportunity in the Heart of Thompson



FOR SALE \$995,000

- ⇒ Acres: 4.2 combined
- ⇒ Frontage: 582 Ft.
- ⇒ Zone: DMRD–Mixed Use
- ⇒ Public Water & Sewer
- ⇒ 46,239 SF combined
- ⇒ 18' Ceilings
- ⇒ Minutes from I-395
- ⇒ Deed restriction on Bakery Operations



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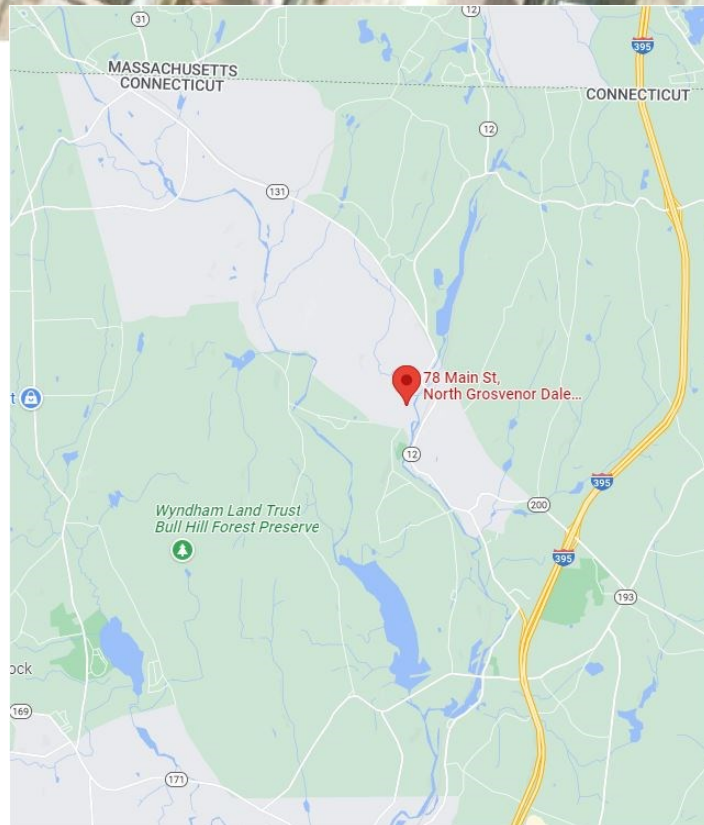
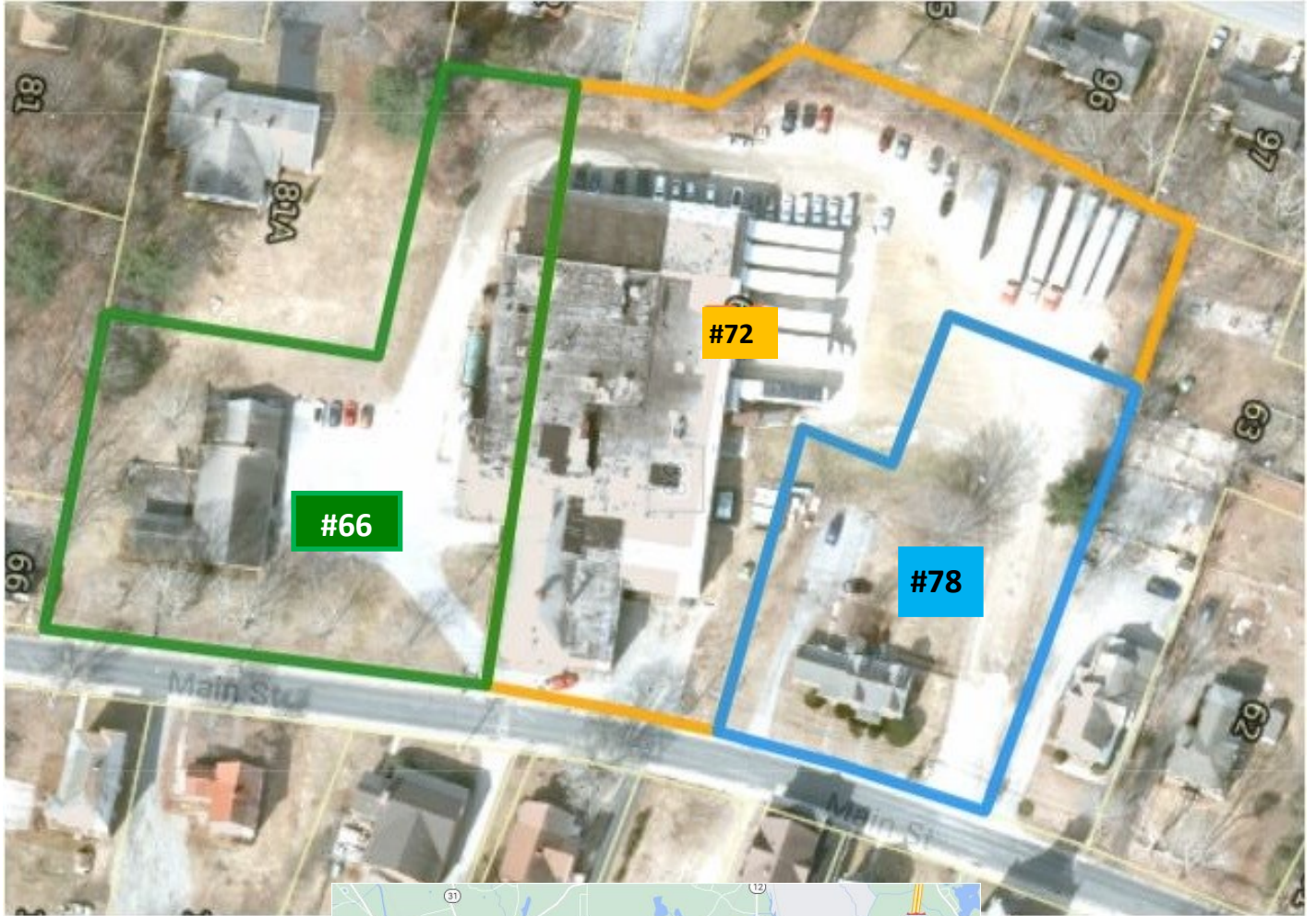
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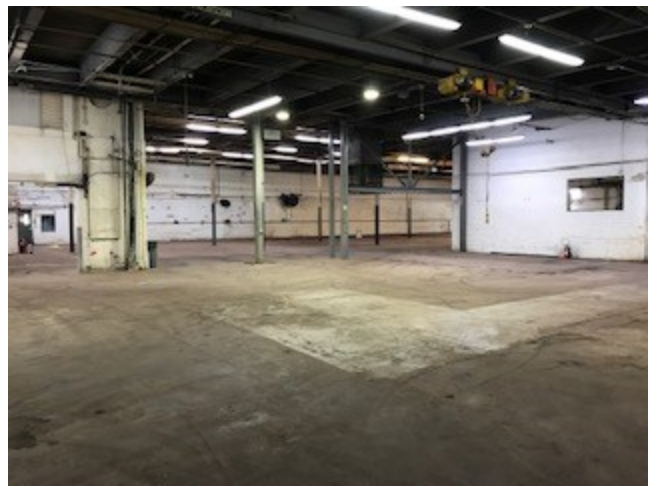
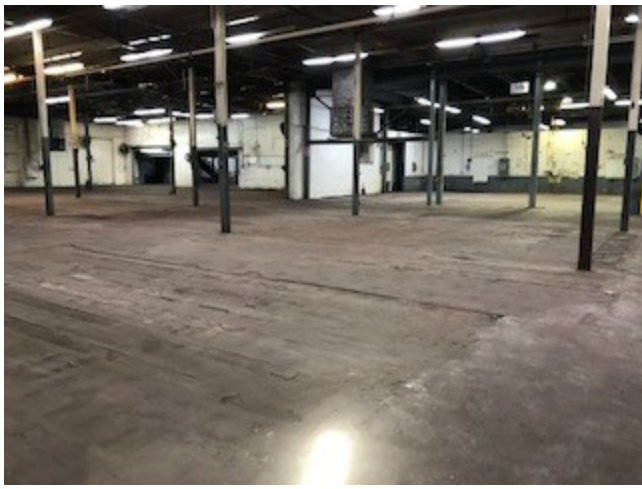
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Article 4F Downtown Mill Rehabilitation District (DMRD)

Article 4F, Section 1 Intent

- A. The purpose of the Downtown Mill Rehabilitation District (DMRD) is to encourage adaptive reuse, redevelopment and reinvestment in the former industrial center of Thompson, as a means of achieving balanced growth and efficient land use. The provisions of this section recognize the economic challenges related to successful redevelopment and provide options to promote private reinvestment within the villages of Grosvenordale and North Grosvenordale.
- B. This district encompasses the central core of the villages of Grosvenordale and North Grosvenordale. The area has historically included a mixture of residential, business and civic land uses, anchored by two large 19th century mill sites. The objective of the regulations for this district is to return this area to that traditional mixed-use pattern of development.
- C. Specific objectives of the DMRD are:
 - 1. To provide creative and flexible redevelopment and design standards to highlight the villages of Grosvenordale and North Grosvenordale and to help unify this central district in Thompson.
 - 2. To encourage redevelopment consistent with the current *Thompson Plan of Conservation and Development*, as amended.
 - 3. To encourage and accommodate growth in neighborhoods already served by public water and sewer infrastructure.
 - 4. To encourage a mixed-use pattern of development.
 - 5. To provide development incentives to stimulate adaptive reuse within the DMRD.
 - 6. To promote and facilitate access along the French River.
 - 7. To create a compact blend of land uses that includes shops, workspaces, civic buildings, entertainment uses, residences and outdoor amenities.
 - 8. To provide an environment that promotes safe pedestrian access and connections and to encourage pedestrian-scaled conveniences within the historic village core.
 - 9. To encourage increased preservation and enhancement through redevelopment of distressed and underutilized properties.

Article 4F, Section 2 Table of Permitted Uses

The following uses are permitted in the DMRD, under the level of review indicated in the table below, in accordance with the requirements found in **Article 3A, Section 4**. If more than one use is proposed for a site on the same application (e.g., residential/retail mixed use), the higher level of review shall apply:

Use	Construction Type	Zoning Permit, Simple	Zoning Permit with Site Plan Review by Commission	Special Permit	Prohibited
1. Agriculture	Existing	X			
	New	X			
2. Farm Stands	Existing	X			
	New	X			

Use	Construction Type	Zoning Permit, Simple	Zoning Permit with Site Plan Review by Commission	Special Permit	Prohibited
3. Home Occupations	Existing	X			
	New	X			
4. Single-Family Dwellings, Two-Family Dwellings (including conversion), Accessory Apartments, Accessory Dwelling Units	Existing	X			
	New	X			
5. Agricultural-Ancillary Entertainment-Based Activities	Existing		X		
	New		X		
6. Artist Spaces, Including Galleries and Shared Artist/Artisan Workspace	Existing	X			
	New		X		
7. Business/Professional Offices, Including Work-Share Facilities	Existing	X			
	New		X		
8. Care Services	Existing		X		
	New		X		
9. Country Inns, Bed and Breakfast Establishments	Existing		X		
	New		X		
10. Farm Stores	Existing	X			
	New		X		
11. Food and Beverage Service Establishments, Including Outdoor Seating Areas	Existing		X		
	New		X		
12. Neighborhood Limited Enterprise	Existing		X		
	New		X		
13. Personal Service Shops	Existing		X		
	New		X		
14. Retail Stores	Existing	X			
	New		X		
15. Breweries, Microbreweries, Craft Distilleries	Existing			X	
	New			X	
16. Manufacturing, Light	Existing			X	
	New			X	
17. Motor Vehicle Service and/or Repair Shops	Existing			X	
	New			X	
18. Multi-Family Dwellings of Three or More Units (including conversion)	Existing		X		
	New			X	

Use	Construction Type	Zoning Permit, Simple	Permit with Site Plan Review by Commission	Special Permit	Prohibited
19. Schools, Student Housing (including conversion)				X X	
20. Theatres or Other Entertainment Venues	Existing New			X X	
21. Drive-Through Establishments					X
22. Gasoline Filling Stations					X
23. Manufacturing, Heavy					X
24. Any other uses not anticipated in these regulations, but reasonably related to the intended purpose of this district, as determined by the Commission	Existing			X	
	New			X	

Article 4F, Section 3 General Development Standards

The following general standards shall apply to all buildings, structures and uses in the DMRD, except as these regulations may specifically provide otherwise:

Dimensional Requirements

The minimum lot size within this district shall be 4,500 square feet. New construction shall be permitted, provided that the requirements for setbacks and building height requirements are met

A. Height of Any Building or Structure, Non-Agricultural

The maximum height of any non-agricultural building or structure shall be three stories.

B. Lot Coverage

Total lot coverage within the DMRD may be increased 5% above existing conditions as-of-right, up to a maximum total impermeable lot coverage of 75%.

C. Frontage and Setback Requirements:

Use	Frontage	Front	Side	Rear
Primary Structure	50'	10'	10'	10'
Accessory Structures to the Primary Building Greater Than 200 sq. ft. floor area	n/a	1	10'	10'
Sheds and Structures Less Than or Equal To 200 sq. ft. floor area	n/a	1	5'	5'
Special Needs Access	n/a	2		

¹ Front setback for an accessory structure shall equal or exceed that of the primary structure.

² The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way.

D. Existing Non-Conforming Lots (as defined in Article 2, Section 10, B)

1. Front and rear setbacks shall be no less than one-sixth of the lot's road frontage along a public way, or 35', whichever is less.
2. Side setbacks shall be no less than one-half of the front setback.
3. Setbacks for an accessory structure shall equal or exceed that of the primary structure.
4. The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way.

E. Landscaped Buffer Area

Notwithstanding the setbacks for the structure, the Commission may require up to an additional 50 feet of buffer between a commercial use and a residential or agricultural use. The Commission may require additional screenings where it deems it necessary to protect neighboring properties from noise, light or other nuisances. Such additional screenings may include the erection of a solid fence or the installation of an earthen berm or other measures deemed appropriate by the Commission. Any plantings so required should be of varieties native to Connecticut. Species from the most current Connecticut Invasive Plant List, as compiled by the Connecticut Invasive Plant Council, are prohibited. <https://portal.ct.gov/-/media/CAES/Invasive-Aquatic-Plant-Program/Plant-Information/Invasive-Plant-List-2013.pdf?la=en>

F. Rubbish Disposal

Rubbish and waste disposal areas shall be fenced or otherwise screened. Rubbish and waste shall at all times be kept in appropriate closed containers in order to prevent dispersal of refuse materials within or outside the lot.

Article 4F, Section 4 Parking, Access and Loading

- A. All applications for a zoning permit, site plan review or special permit shall contain a parking plan. Such a plan shall be completed to the satisfaction of these regulations and may also include the following at the discretion of the Commission or ZEO:
 1. Anticipated parking demand, including peak hours and the method of calculation used.
 2. The total allocation of available parking spaces on-site. In instances where a parking area is shared, any allocation specific to the application shall be indicated.
 3. Locations for alternate parking (as defined in C, below), should they be necessary.
 4. Whenever possible, parking areas shall be located behind the principal building.
- B. All new developments consisting of two or more buildings, or attached units (e.g., townhouses or professional office buildings) shall utilize shared driveways and parking areas to provide access to their developments, in order to limit curb cuts.
- C. In the DMRD, designated alternate parking areas may include the municipal lots at the Public Library and Town Hall. Offsite parking spaces on private property shall not be counted unless prior authorization from the property owner has been provided and demonstrated with the application.
- D. Any lighting used to illuminate off-street parking areas shall be so arranged as to direct light down towards the parking area and away from any adjoining lots and any public street right-of-way.

- E. Whenever possible, adjacent commercial uses shall facilitate pedestrian access between parcels to promote walkability.
- F. Interior vehicular access between parcels may be considered, provided such agreement has been reviewed by the Commission or its agent.
- G. Wherever possible, loading docks and/or areas shall be located to the sides or rears of buildings or screened so as not to be visible from a public street or way.

Article 4F, Section 5 Design Review Guidelines

- A. New construction or substantial renovation shall be consistent with the scale of the neighboring buildings or structures in terms of building height, width, proportion of height to width, proportion of wall area to door and window opening area (fenestration), size of overhangs, property line setback and other dominant site features.
- B. The removal or disruption of historic, traditional or significant structures or architectural elements shall be avoided or minimized.
- C. Maintenance of views, historic buildings, monuments and landscaping shall be encouraged.
- D. The exterior of structures of sites should be consistent with the Design Guidelines found in **Appendix A**.
- E. Newly installed utility services, as well as service revisions made necessary by exterior alterations, shall be underground to the greatest extent possible.
- F. Utility and service equipment areas should be screened from public view. The Commission may determine the suitability of any proposed screening methods.
- G. Exterior lighting, where used, should enhance public safety and be compatible with the building design and the landscape.
- H. Signs, in addition to conformity with **Article 5B, Section 7**, should be designed as an integral architectural element of the building and site to which it principally relates and should be coordinated with the building architecture.
- I. A desirable streetscape and attractive landscape transitions to adjoining properties should be provided as described in **Appendix A**.
- J. All portions of any proposed development shall be accessible by a direct, convenient, attractive, safe and comfortable system of pedestrian facilities, with appropriate pedestrian amenities.
- K. Wherever possible, parking areas are to be situated to the rear of buildings.
- L. Proposals for mixed-use or non-residential uses shall either provide usable public space or show appropriate access or connection to existing adjacent public spaces (e.g. parks, civic buildings and spaces, transit stops, sidewalks and plazas). Spaces are “public” when they are within view of a street or other public space or right of way, accessible by pedestrians, and can be occupied by people without cost or legal penalty.