

236 TAUGWONK ROAD

STONINGTON, CT

LAND FOR SALE
82.6 Acres



82.6 ACRES

STONINGTON
COUNTRY CLUB

TAUGWONK ROAD

95



FEATURES

- 82.6 acres of open and wooded land
- Moments from I-95's Exit 91, and halfway between Mystic Seaport and Route 2
- Close to Foxwoods and Mohegan Sun casinos
- Zoned partly for light industrial use and partly for greenbelt residential use
- 30 minutes to New Haven
- 45 minutes to Hartford
- Less than two hours from Boston and New York

For more information, please contact:

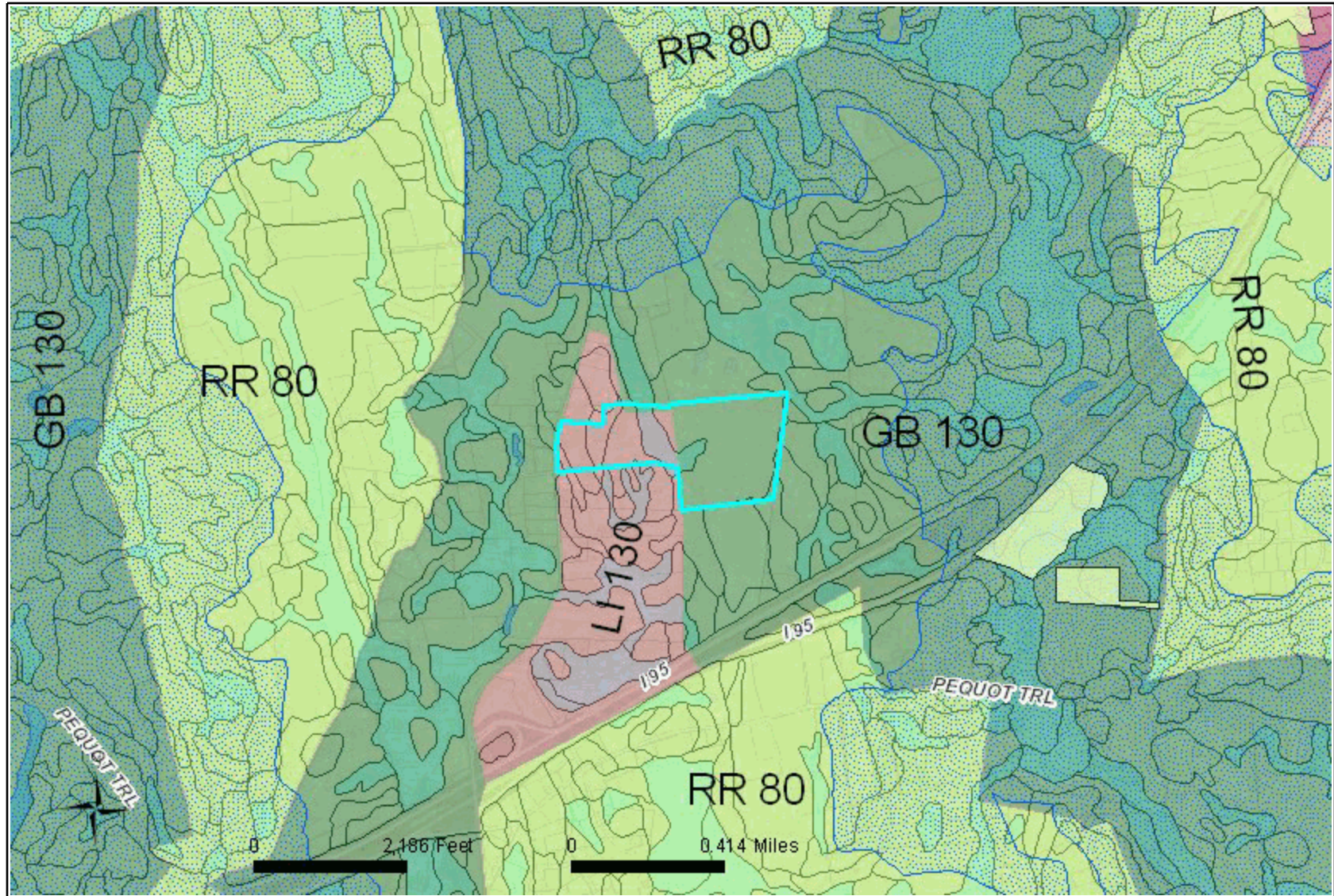
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Pfizer Farm



See page 2 for Legend and Disclaimer



Stonington, CT

Pfizer Farm



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4.8 LIGHT INDUSTRY (LI-130)

[ADOPTED AUGUST 9, 1979]

Purpose:

This zone permits research and development office parks. The zone allows a less intense use having less impact on the environment and surrounding neighborhoods.

FOR INDUSTRIAL BULK REQUIREMENTS SEE TABLE 5.2.1.

4.8.1 Permitted Uses.

- 4.8.1.1 Assembly, packing and warehousing up to 10,000 square feet. [ADOPTED JULY 30, 1991]
- 4.8.1.2 Buildings for assembly, packing, and warehousing up to 10,000 square feet. [ADOPTED JULY 30, 1991]
- 4.8.1.3 Offices and/or corporate headquarters less than 5,000 square feet.
- 4.8.1.4 Research and development facilities.

4.8.2 Accessory Uses.

- 4.8.2.1 Home Occupations, in accordance with Section 1.2.2.
- 4.8.2.2 Off-street parking of less than 20 cars and commercial vehicles, in accordance with Section 7.10. [ADOPTED JULY 30, 1991]
- 4.8.2.3 Recreational uses and structures such as, but not limited to, swimming pools and tennis courts accessory to residential uses.
- 4.8.2.4 Recreational facilities, such as tennis/handball courts and pools, accessory to commercial and industrial uses. [ADOPTED JULY 30, 1991]
- 4.8.2.5 Storage of goods and supplies incidental to permitted uses.
- 4.8.4.2 Retail sale of goods or supplies which are either manufactured or processed on site provided said retail sale is subordinate and incidental to the permitted use in all respects, including but not limited to the proportion of space

and resources devoted to said accessory use and specifically including the following:

- .1 The floor space devoted to accessory retail sales use shall be no more than ten (10) percent of the total floor space of the principal use, or 2,000 square feet, whichever is less.
- .2 Parking for accessory retail sales shall be separate and apart from all other parking on premises. [ADOPTED JULY 30, 1991]

4.8.3 Uses Allowed by Special Permit.

- 4.8.3.1 Assembly, packing, and warehousing, over 10,000 square feet, meeting performance and design standards. [ADOPTED JULY 30, 1991]
- 4.8.3.2 Buildings for assembly, packing, and warehousing, over 10,000 square feet, meeting performance and design standards. [ADOPTED JULY 30, 1991]
- 4.8.3.3 Bulk storage. [ADOPTED JULY 30, 1991]
- 4.8.3.4 Hospitals and clinics. [ADOPTED JULY 30, 1991; REPEALED AUGUST 2, 2005]
- 4.8.3.5 Offices and/or corporate headquarters equal to or greater than 5,000 square feet. [ADOPTED JULY 30, 1991]
- 4.8.3.6 Parking, off street, 20 or more cars, in accordance with Section 6.6.12.
- 4.8.3.7 Recreational camping.
- 4.8.3.8 Parking, shared, in accordance with Section 7.10.2.5. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2008]
- 4.8.3.9 Excavation in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.8.3.10 Filling in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.8.3.11 Rehabilitation of Existing Buildings in accordance with Section 6.6.14. [ADOPTED AUGUST 2, 2005]

- 4.8.3.12 Height Exceptions for Roof Structures and Architectural Features in accordance with Section 6.6.20. [ADOPTED OCTOBER 18, 2005]

4.8.4 Buffer Requirements.

- 4.8.4.1 50 feet with 25 feet of screening for commercial or manufacturing use adjoining existing residence.
- 4.8.4.2 100 feet with 50 feet of screening for commercial or manufacturing use adjoining residential zone.

4.9 HIGHWAY INTERCHANGE ZONE (HI-60)

[ADOPTED JANUARY 18, 1994]

Purpose:

This zone encourages the development of high quality commercial office, retail, hotel, light industrial development, and age-restricted housing surrounding the interchanges of Interstate-95 with Routes 2, 49, and 78. It promotes land use which is compatible with the environmental conditions of the area, in particular, underlying aquifers and adjacent water bodies.

When designed and constructed in general conformance with the relevant concept plan contained in the Plan of Conservation and Development, the following uses are permitted after site plan approval in accordance with the provisions of this Section.

FOR COMMERCIAL BULK REQUIREMENTS SEE TABLE 5.2.1.

4.9.1 Permitted Uses.

- 4.9.1.1 Commercial office.
- 4.9.1.2 Financial Institutions up to 5,000 square feet. [ADOPTED SEPTEMBER 7, 2004; AMENDED AUGUST 2, 2005]
- 4.9.1.3 Personal Services. [ADOPTED SEPTEMBER 7, 2004]
- 4.9.1.4 Restaurant, Retail. [ADOPTED JANUARY 3, 2006]

4.9.2 Accessory Uses.

- 4.9.2.1 Off-street parking of less than 20 cars and commercial vehicles, in accordance with Section 7.10. [ADOPTED JULY 30, 1991]

ARTICLE III

DISTRICT REGULATIONS – RESIDENTIAL ZONES

3.1 RESIDENTIAL GBR-130, RC-120 ZONES

[ADOPTED AUGUST 9, 1979]

Purpose:

GBR-130. This zone is located on fragile aquifer, watershed, streambelt, inland wetland and significant adjoining areas so as to preserve them for the future and present needs.

RC-120. This zone encompasses coastal areas including coves, estuaries, tidal marshes and wetlands. It is established to preserve the natural habitat and assure flood protection.

FOR RESIDENTIAL BULK REQUIREMENTS SEE TABLE 5.1.1

3.1.1 Permitted Uses.

- 3.1.1.1 Residence: Single Family.
- 3.1.1.2 Aquaculture/Agriculture (a 200-foot setback for manure storage and stables is required from all property lines and tidal wetlands). [AMENDED AUGUST 3, 2004]
- 3.1.1.3 Family day care homes. [ADOPTED SEPTEMBER 20, 1986]
- 3.1.1.4 Keeping and breeding of livestock and to include commercial stables on 240,000 square feet or more (200-foot setback for stables and manure storage).

3.1.2 Accessory Uses.

- 3.1.2.1 Agricultural or homemaking educational/training projects.
- 3.1.2.2 Barns, silos, greenhouses, outbuildings, and solar and energy conservation equipment.
- 3.1.2.3 Buildings or stands for display and sale of produce primarily grown on premises.
- 3.1.2.4 Conversions to two (2) residential units in accordance with provisions of Section 7.1. [ADOPTED JULY 30, 1991]

- 3.1.2.5 Garages and tool sheds. [ADOPTED JANUARY 9, 1985]
- 3.1.2.6 Home Occupations, in accordance with Section 1.2.2.
- 3.1.2.7 Keeping of domestic animals.
NOTE: No commercial activity involving domestic animals is permitted and no more than two (2) adults of a species per household number may be kept and only on the following lot sizes:
 - .1 Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept on the minimum lot areas.
 - .2 Grazing animals such as horses, cows, sheep, and goats with no more than two (2) animals per 130,000 square feet.
- 3.1.2.8 Recreational uses and structures such as, but not limited to, swimming pools and tennis courts.
- 3.1.2.9 Servant or guest accommodations (providing that the lot contains a minimum of 240,000 square feet).
- 3.1.2.10 Parking of special vehicles.
 - .1 No more than one (1) commercial vehicle which shall be rated for not more than three-quarter ($\frac{3}{4}$) ton.
 - .2 No recreational vehicle shall be used for living, sleeping or housekeeping, and shall not be parked in the side yard setbacks. [ADOPTED JULY 30, 1991]
- 3.1.2.11 Parking, off street less than 20 cars (only as an accessory use to a permitted use on the same property), in accordance with Section 7.10. [ADOPTED JUNE 1, 2004]

3.1.3 Uses Allowed by Special Permit.

- 3.1.3.1 Boating facility (RC-120 Zone only).
- 3.1.3.2 Cluster design, in accordance with provisions of Section 6.6.1. [REPEALED AUGUST 21, 2006]
- 3.1.3.3 Communication and water towers. [ADOPTED JULY 30, 1991]

- 3.1.3.4 Conversion to three (3) or more residential units in accordance with provisions of Section 6.6.4. [ADOPTED JULY 30, 1991]
- 3.1.3.5 Kennels, in accordance with Section 6.6.8.
- 3.1.3.6 Lumbering and lumber mills.
- 3.1.3.7 Municipal facilities and activities.
- 3.1.3.8 Non-profit associations, clubs, museums, or art institutions, minimum lot requirement – five (5) acres.
 - .1 Gift shops up to 1,000 square feet and snack bars up to 100 seats (available only for non-profit organizations).
- 3.1.3.9 Processing, bottling, conversion of agricultural products primarily grown on premises.
- 3.1.3.10 Public/Private Recreational Facilities.
- 3.1.3.11 Public utility structures and facilities.
- 3.1.3.12 Recreational facilities incidental to municipal, church or school facilities.
- 3.1.3.13 Wineries.
- 3.1.3.14 Yachting facilities (RC-120 Zone only).
- 3.1.3.15 Public or Private Elementary and Secondary Schools. [ADOPTED JUNE 15, 1999]
- 3.1.3.16 Golf or Country Club Liquor Permit as defined by C.G.S. Sec. 30-24a, as amended. [ADOPTED JULY 16, 2002]
- 3.1.3.17 Bed and Breakfast Facilities in accordance with Section 6.6.17. [ADOPTED SEPTEMBER 3, 1992]
- 3.1.3.18 Parking, off street, 20 or more cars (only as an accessory use to a permitted use on the same property), in accordance with Section 6.6.12. [ADOPTED JUNE 1, 2004]
- 3.1.3.19 Parking, shared, in accordance with Section 7.10.2.5. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2008]

- 3.1.3.20 Filling, in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 3.1.3.21 Rehabilitation of Existing Buildings, in accordance with Section 6.6.14. [ADOPTED AUGUST 2, 2005]
- 3.1.3.22 Height Exceptions for Roof Structures and Architectural Features, in accordance with Section 6.6.20. [ADOPTED OCTOBER 18, 2005]
- 3.1.3.23 Open Space Development, in accordance with Section 6.6.22. [ADOPTED AUGUST 21, 2006]

3.1.4 **Buffer Requirements.**

- 3.1.4.1 GBR-130. Wetlands, streams, ponds and other significant natural resources shall be separated from all uses by a minimum 100-foot non-infringement area.
- 3.1.4.2 RC-120. Non-infringement area of 100 feet minimum from tidal marsh and significant natural resources such as, but not limited to, inland wetlands, estuary shoreline and bodies of water, excepting only boat and yacht facilities after necessary State, Federal, and local permits are acquired.

3.2 **RESIDENTIAL RR-80, RA-40 ZONES**

[ADOPTED AUGUST 9, 1979]

Purpose:

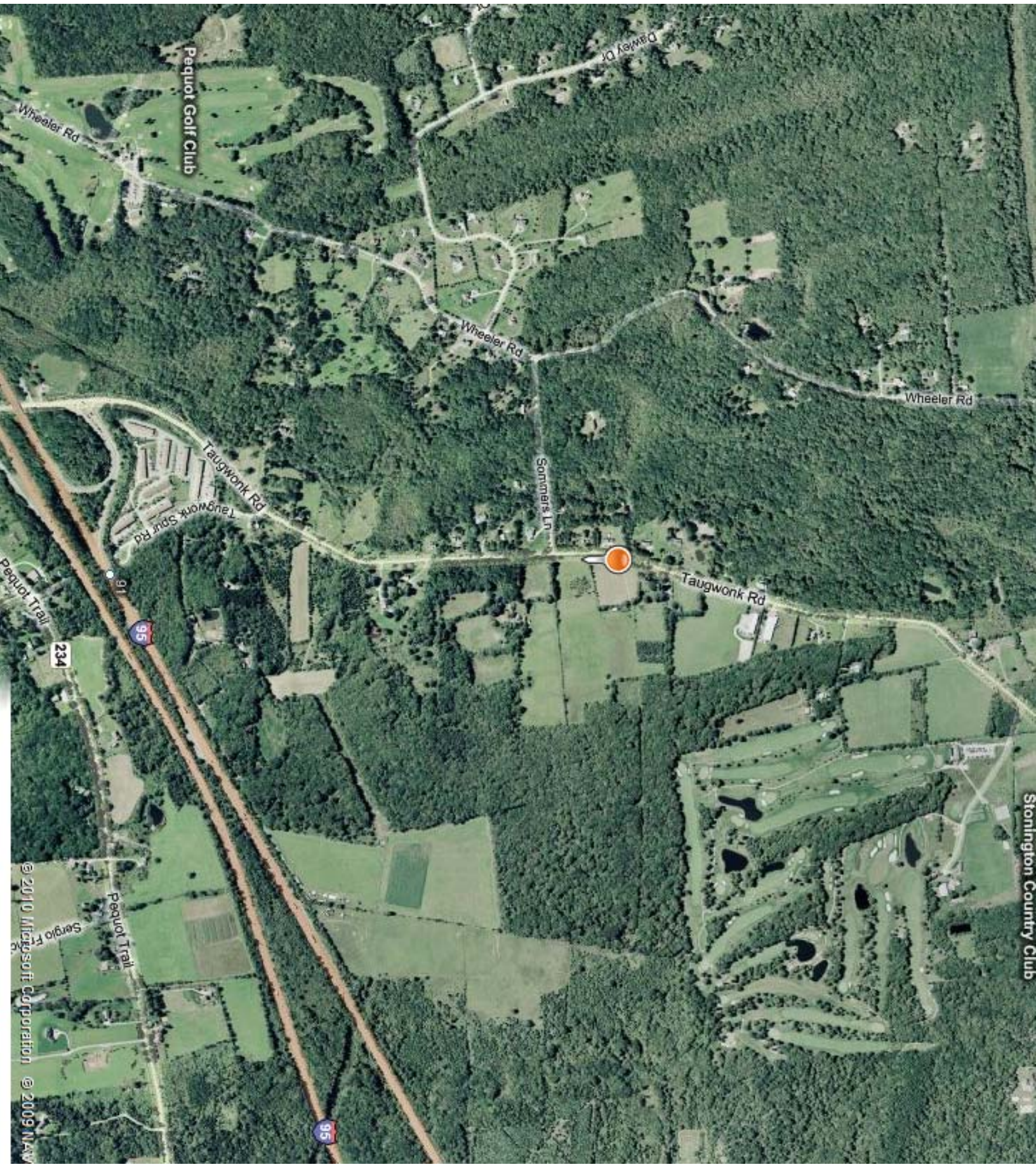
RR-80: This zone is located in areas where the general land conditions dictate lower capability for development. This density is in keeping with the stated purpose of retaining the rural character of the town.

RA-40: This zone reflects areas having less restricted development potential and some other site advantage such as existing development and road frontage.

FOR RESIDENTIAL BULK REQUIREMENTS SEE TABLE 5.1.1

3.2.1 **Permitted Uses.**

- 3.2.1.1 Residence, Single family.
- 3.2.1.2 Aquaculture/agriculture. A 200' setback for manure storage and stables is required (RR-80 only).



Pequot Golf Club

Wheeler Rd

Wheeler Rd

Wheeler Rd

Wheeler Rd

Taugwonk Rd

Taugwonk Spur Rd

Sommers Ln

Taugwonk Rd

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Stonington Country Club

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