

SHOPPING CENTER FOR SALE

14 Church Hill Road, Newtown, CT



To arrange a tour contact:
Bruce Wettenstein, SIOR 203-226-7101 Ext 2
bruce@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

14 Church Hill Road, Newtown, CT

PROPERTY DETAILS

Building Area: 17,557± SF (combined)

Land Area: 2.17 acre

Zoning: B-1/2

Parking: 76 spaces

Leased: 95% as of 11/2022

Age: 2006

HVAC: full a/c individual units

Heating: individual gas units

Gas: Yes, Eversource natural gas

Water: Yes, Aquarion / Sewer: Town

Taxes: \$76,579

Sale Price: \$3,200,000

Multi Tenanted Shopping Center

Directly in front of CVS and Big Y



Three Buildings



Location: Directly on Newtown's main road.

14 Church Hill Road, Newtown, CT



14 Church Hill Road, Newtown, CT




SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

14 Church Hill Road, Newtown, CT




SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

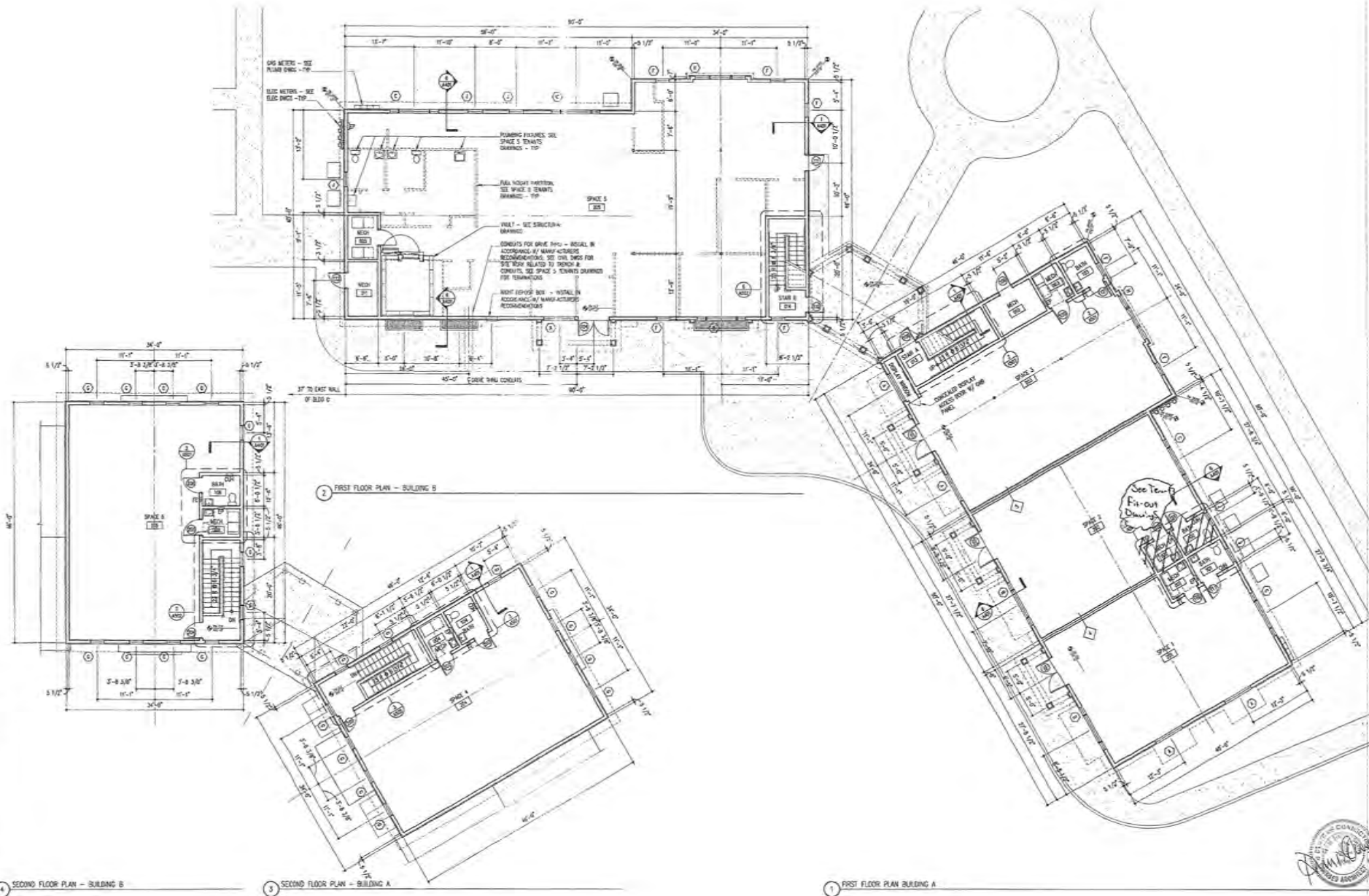
All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

14 Church Hill Road, Newtown, CT



14 Church Hill Road, Newtown, CT





15. CHURCH HILL & QUEEN LLC PROJECT: CHURCH HILL & QUEEN LLC 5/17/2018 3:45 PM 100% BY HALPER OWENS ARCHITECTS LLC

4 SECOND FLOOR PLAN - BUILDING B

3 SECOND FLOOR PLAN - BUILDING A

1 FIRST FLOOR PLAN BUILDING A

2 FIRST FLOOR PLAN - BUILDING B



DRAWINGS AND SPECIFICATIONS INCLUDING ELECTRICAL WIRING, ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTY THAN THOSE EXPRESSLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF HALPER OWENS ARCHITECTS LLC.

HALPER OWENS ARCHITECTS LLC
 11 Red Bank #19 Westport, Connecticut 06880
 203.261.4320 • 203.261.4321
 www.halperowens.com

CHURCH HILL & QUEEN LLC
 NEWTOWN, CONNECTICUT

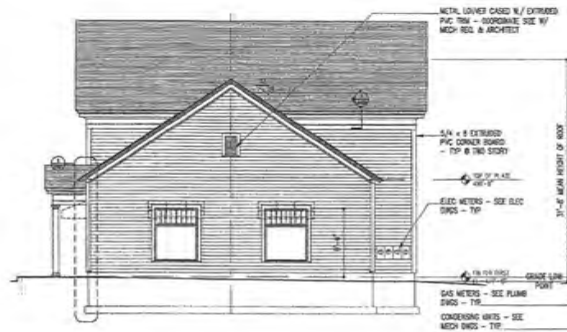


BUILDINGS A & B FLOOR PLANS

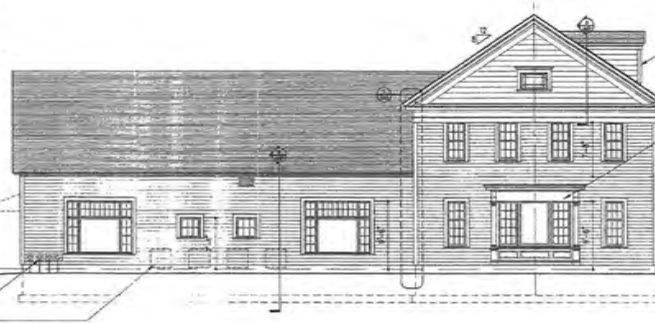


No. 22342
 Date 3/26/18
 Scale 1/8" = 1'-0"
 Date 02-28-08

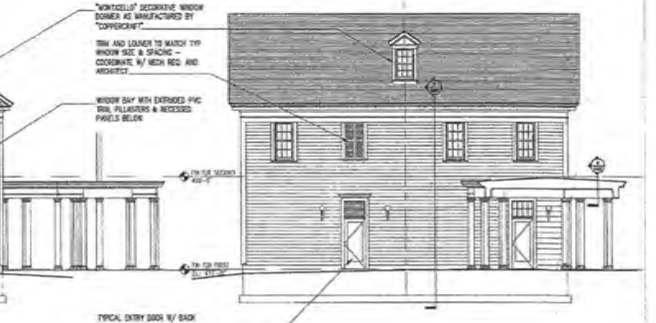
A101



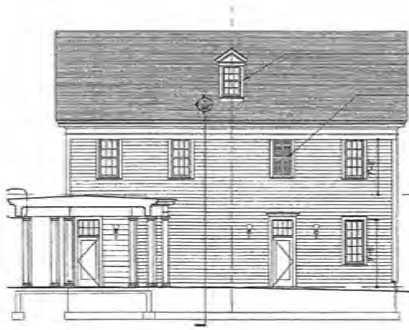
8 BUILDING A SOUTH ELEVATION



7 BUILDING A EAST ELEVATION



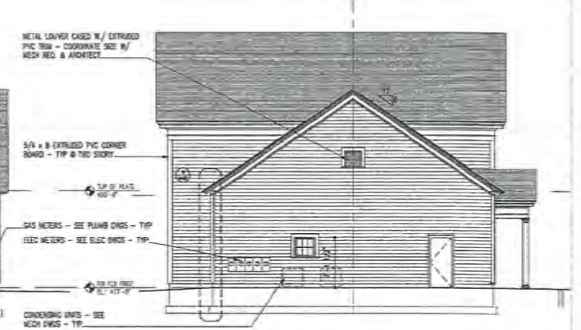
6 BUILDING A NORTH ELEVATION



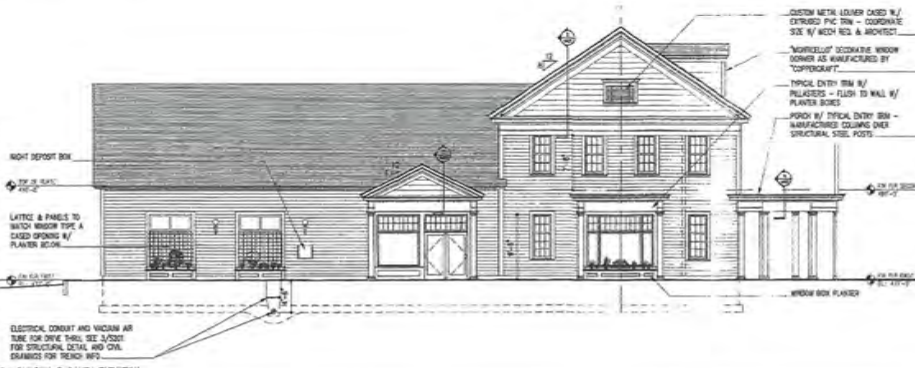
5 BUILDING B EAST ELEVATION



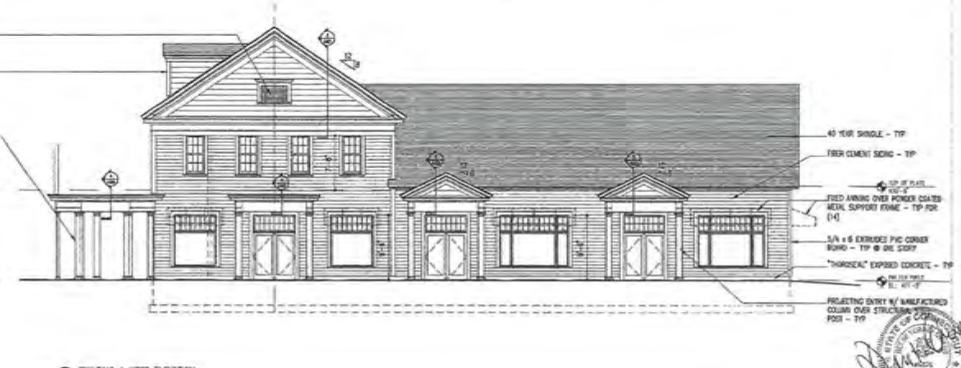
4 BUILDING B NORTH ELEVATION



3 BUILDING B WEST ELEVATION



2 BUILDING B SOUTH ELEVATION



1 BUILDING A WEST ELEVATION

10 VARIOUS CURTAIN WALLS SHOWN. PARTIALLY SHOWN. CALL OUTLINE 5-777-705 10.17.24. AM. 4:00 PM. 03/24/24

RIGHT REPORT BOX
 TIP @ 2ND STORY
 LAYERS & PANELS TO MATCH WINDOW TYPE & CASE OPENING W/ PLASTER BEHIND
 ELECTRICAL CONDUIT AND VACUUM AIR TUBE FOR DRY TUBE, SEE 3/20/24 FOR STRUCTURAL, DETAIL, AND CON. DRAWINGS FOR TRENCH INFO.

HALPER OWENS ARCHITECTS LLC
 18 Tuckers Box #2 Newtown, CT 06457-0028
 REG. ARCHITECT - CT
 www.halperowens.com

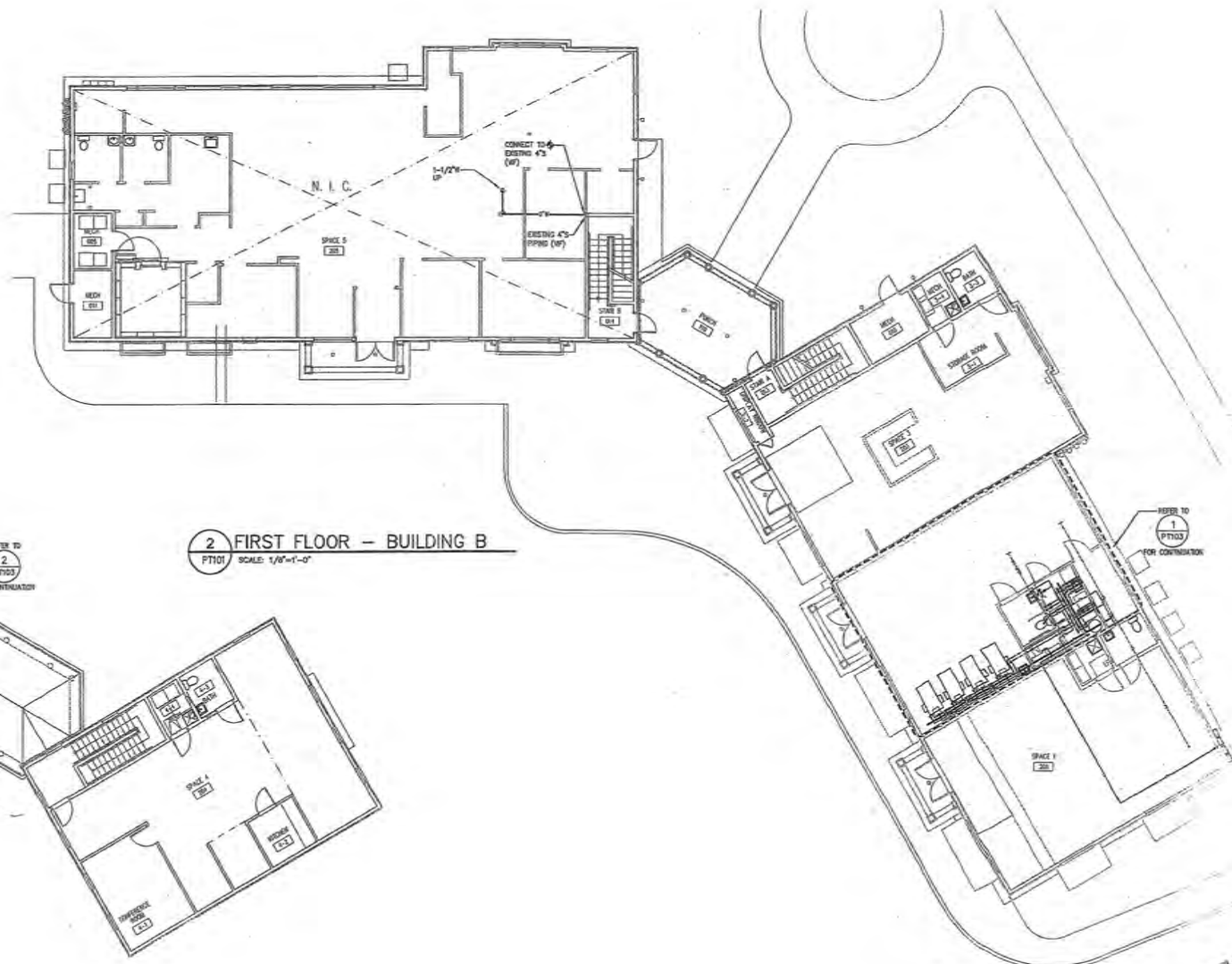
CHURCH HILL & QUEEN LLC
 NEWTOWN, CONNECTICUT

Scale: 1/8" = 1'-0"
 Date: 03/20/24

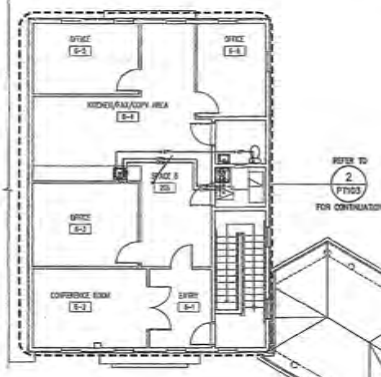
BUILDINGS A & B ELEVATIONS

03/20/24
 1/8" = 1'-0"
 03/25/24
A201





2 FIRST FLOOR - BUILDING B
 PT101 SCALE: 1/8"=1'-0"



4 SECOND FLOOR - BUILDING B
 PT101 SCALE: 1/8"=1'-0"

3 SECOND FLOOR - BUILDING A
 PT101 SCALE: 1/8"=1'-0"

1 FIRST FLOOR - BUILDING A
 PT101 SCALE: 1/8"=1'-0"

AS-BUILT

AS-BUILT

DRAWINGS AND SPECIFICATIONS INCLUDING ELECTRONIC AND/ OR P.E.D. AS SUBMITTED TO PROFESSIONAL ENGINEERS, AND ARE SHOWN WITH THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF HALPER OWENS ARCHITECTS, LLC.

Kohler Ronan, LLC
 Consulting Engineers
 301 Main Street, Danbury CT 06810
 Tel. (203) 778-1017 Fax (203) 778-1016

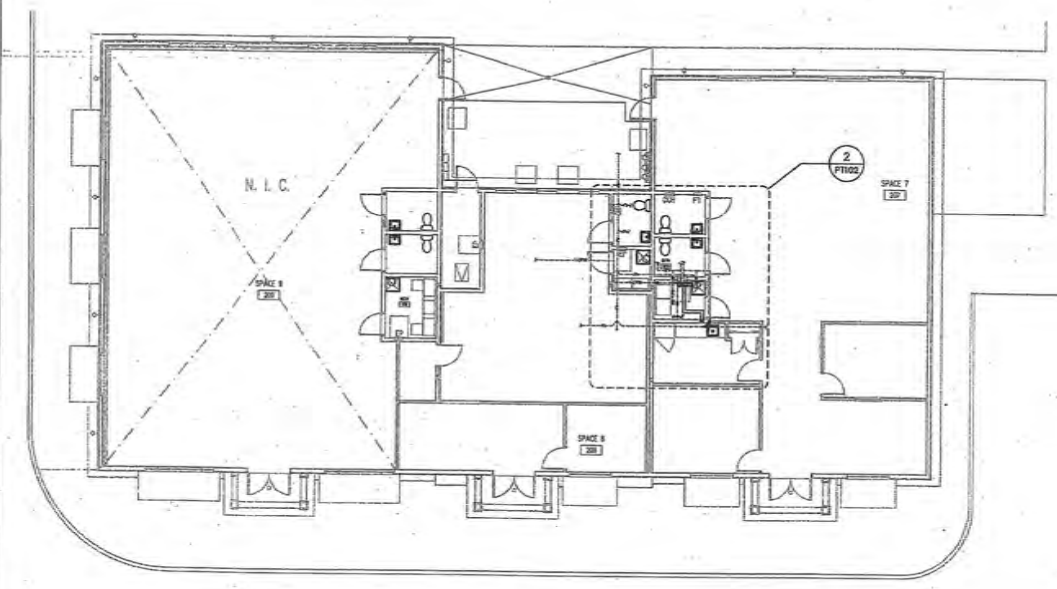
HALPER OWENS ARCHITECTS LLC
 110 Main Street, Danbury, CT 06810
 Tel. (203) 778-1017 Fax (203) 778-1016
 www.halperowens.com

CHURCH HILL & QUEEN LLC
 NEWTOWN, CONNECTICUT

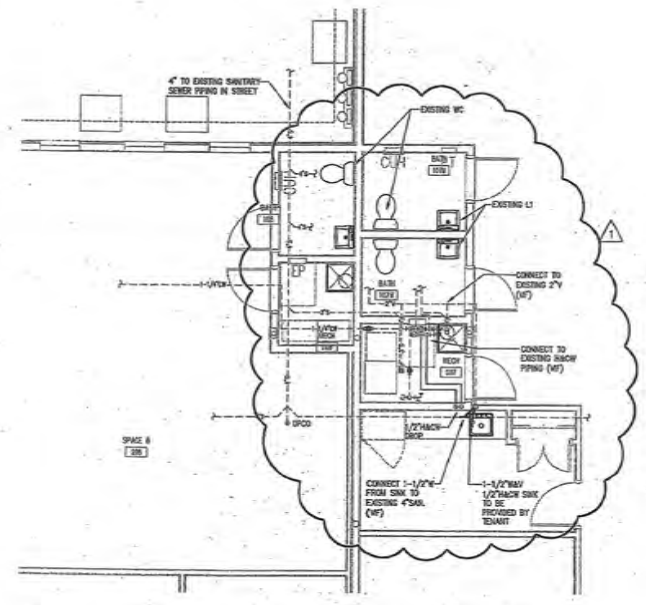
DATE: 02/20/10
 DRAWN BY: JRM
 CHECKED BY: JRM

BUILDING A+B
TENANT FITOUT
PLUMBING - AS-BUILT

PT101
 02/20/10
 1/8"=1'-0"
 01.24.08



1 FIRST FLOOR — BUILDING C
PT102 SCALE: 1/8"=1'-0"



2 SPACE 7A&7B PART PLAN
PT102 SCALE: 1/4"=1'-0"

HAUPER OWENS ARCHITECTS LLC
 STATEMENTS AND SPECIFICATIONS INCLUDING ARCHITECTURAL DRAWINGS ARE THE PROPERTY OF HAUPER OWENS ARCHITECTS LLC AND SHALL REMAIN THE PROPERTY OF HAUPER OWENS ARCHITECTS LLC. NO PART OF THESE DOCUMENTS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HAUPER OWENS ARCHITECTS LLC.

Kohler Ronan, LLC
 Consulting Engineers
 301 Main Street, Danbury CT 06810
 Tel. (203) 778-1017 Fax (203) 778-1016

HAUPER OWENS ARCHITECTS LLC
 18 The Hubbs at 65 Westover Drive Danbury CT 06810
 (203) 778-1017
 www.hauperowens.com

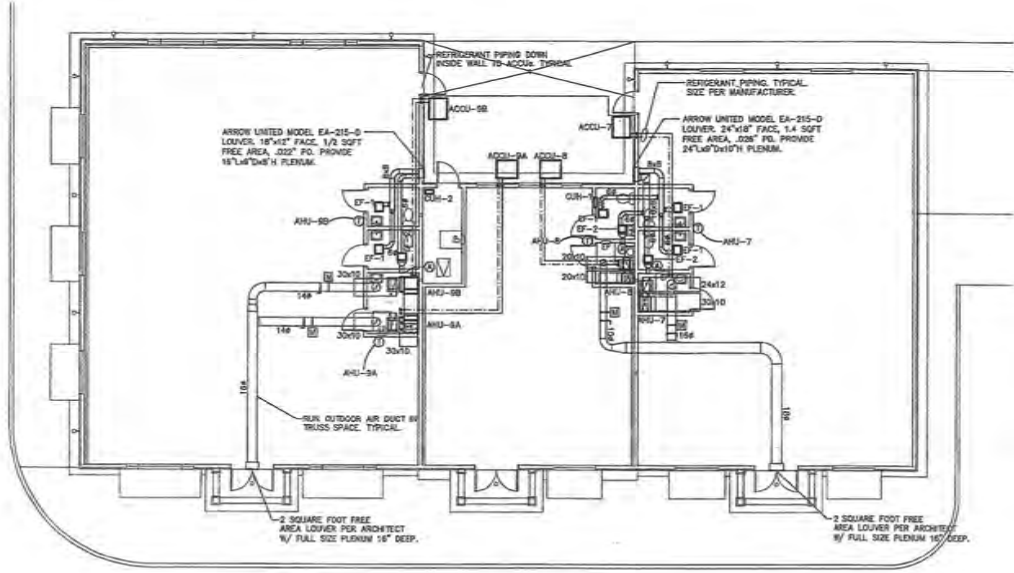
CHURCH HILL & QUEEN LLC
 NEWTOWN, CONNECTICUT

Project: BUILDING C
 Date: 10/2018
 Scale: 1/4"=1'-0"
 Client: CHURCH HILL & QUEEN LLC

THE BUILDING C
 TENANT FITOUT
 PLUMBING

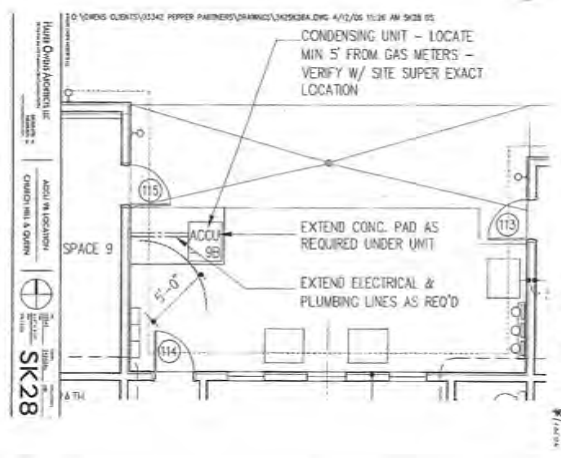
DATE: 10/2018
 DESIGNED BY: JAY
 SCALE: 1/4"=1'-0"
 DRAWN BY: JAY
 CHECKED BY: JAY
 PROJECT: BUILDING C
 PT102

87-2
87-1



1 BUILDING C FLOOR PLAN
M102 SCALE: 1/8" = 1' - 0"

- GENERAL NOTES APPLICABLE TO ALL HVAC DRAWINGS:
1. HVAC CONTRACTOR SHALL PROVIDE ALL SHEET METAL AND PIPING TRANSITIONS TO DIFFUSERS, COILS AND OTHER SIMILAR HVAC EQUIPMENT.
 2. FOR EQUIPMENT QUANTITIES SCHEDULED, SEE PLANS. SCHEDULES DO NOT INDICATE EXACT QUANTITIES.
 3. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED LITERATURE.
 4. ALL WORK UNDER THIS SECTION SHALL BE COORDINATED WITH ALL OTHER TRADES PRIOR TO INSTALLATION.
 5. EXACT LOCATIONS OF THERMOSTATS TO BE COORDINATED WITH ALL OTHER TRADES PRIOR TO INSTALLATION.
 6. ALL EXPOSED EQUIPMENT (REGISTERS, GRILLES, DIFFUSERS, UNIT HEATERS, ETC.) SHALL HAVE COLORS SELECTED BY THE ARCHITECT UNLESS OTHERWISE NOTED. SEE SPECIFICATIONS.
 7. PLENUM CONNECTION SIZES TO LOUVERS SHALL BE AS SHOWN ON PLANS. BLANK OFF ALL UNUSED LOUVER AREAS WITH INSULATING PANELS. PROVIDE ALL NECESSARY TRANSITIONS BETWEEN FANS, DAMPERS, AND PLENUMS. FITCH AIR INTAKE PLENUMS AND PROVIDE DRAIN, PIPE AND TRAP TO NEAREST FLOOR DRAIN.
 8. ALL CONDENSATION DRAIN PIPING SHALL BE EQUIPPED WITH CLEANOUTS AT THE ENDS OF ALL HORIZONTAL RUNS, AT BASE OF EACH RISER AND AT EACH CHANGE IN DIRECTION.
 9. ALL FLOOR OR GRADE MOUNTED HVAC EQUIPMENT (AHU's, FANS, BOILERS, ETC.) SHALL BE MOUNTED ON 4" HIGH CONCRETE HOUSEKEEPING PADS PROVIDED BY HVAC CONTRACTOR UNLESS OTHERWISE NOTED.
 10. COORDINATE ALL STRUCTURAL SUPPORT REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL EQUIPMENT REQUIRING SAME.
 11. COORDINATE ALL WATER MAKEUP AND DRAIN REQUIREMENTS WITH PLUMBING DRAWINGS FOR ALL EQUIPMENT REQUIRING SAME.
 12. COORDINATE ALL MOTOR, STARTER, DISCONNECT AND SMOKE DETECTOR REQUIREMENTS WITH ELECTRICAL DRAWINGS FOR ALL EQUIPMENT REQUIRING SAME.
 13. DUCT DIMENSIONS SHOWN REFER TO INSIDE CLEAR DIMENSIONS.
 14. PROVIDE VOLUME DAMPERS IN EACH BRANCH DUCT SERVING DIFFUSERS, REGISTERS AND GRILLES.
 15. VERIFY AND COORDINATE ALL LOUVER SIZES PRIOR TO ORDERING WITH ARCHITECT AND FRAMING/CONCRETE CONTRACTORS.
 16. ROUTE AND SIZE REFRIGERANT PIPING FROM EVAPORATOR TO CONDENSING UNIT PER MANUFACTURER'S RECOMMENDATIONS. RUN PIPING ABOVE COLUMNS WITHIN WALLS IN ROUTE TO/FROM CONDENSING UNITS.
 17. ALL SUSPENDED EQUIPMENT SHALL BE SUPPORTED FROM STRUCTURE ABOVE WITH RUBBER IN SHEAR SOUND INSULATION TYPE ISOLATORS.
 18. ALL DIFFUSERS, REGISTERS, AND GRILLES SHALL BE SUPPORTED INDEPENDENT OF CEILING GRID FOR SEISMIC.
 19. DIVISION 15 CONTRACTOR TO PROVIDE ALL CONTROL WIRING 120V AND LESS FOR A FULLY OPERATIONAL SYSTEM.
 20. ACoustically LINE FIRST 10' OF SUPPLY AND RETURN DUCTWORK OF EACH AIR HANDLING UNIT WITH 1" ACoustICAL LINER.



DESIGNS AND SPECIFICATIONS INCLUDING SECTION HEADINGS, ARE THE PROPERTY OF PROFESSIONAL SERVICES AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE, OR BY ANY OTHER PARTY WITHOUT THE WRITTEN AUTHORIZATION OF HALPER OWENS ARCHITECTS, LLC.

Kohler Ronan, LLC
Consulting Engineers
301 Main Street, Danbury CT 06810
Tel: (203) 778-1017 Fax: (203) 778-1918

HALPER OWENS ARCHITECTS LLC
18 First Street, 4th Floor, Westport, Connecticut 06880
Tel: (203) 426-1000
www.halperowens.com

CHURCH HILL & QUEEN LLC
NEWTON, CONNECTICUT

DATE: 08/20/2014
BY: J. B. BROWN

BUILDING C MECHANICAL

DATE: 08/20/2014
BY: J. B. BROWN
PROJECT: BUILDING C MECHANICAL
SHEET: M102



GAS FIRED FURNACE

TAG	SERVES	CAP (MBH)		ESP	VENT PIPE #	AIR FLOW				ELECTRICAL				AFUE	MAKE/MODEL	COOLING COIL				CONDENSING UNIT														
		HIGH	LOW			HIGH	LOW	CLG	OA	EAT	LAT	HP	VOLTS			PH	RPM	MSH	EAT DB/WB	LAT DB/WB	SST	CFM	PD	MAKE/MODEL	TAG	REFRIG.	COMP. TYPE	SEER	MCA	VOLT	PH	RPM	MAKE/MODEL	REMARKS
AHU-1	SPACE 1	84	81	0.50	2	1305	1175	1300	300	32.8	118.5	1/2	115	1	1075	83.0	CARRIER SMTA005-F110-16	43.2 T 30.0 S	78.4/64.8	51.4/33.5	45	1300	0.21	CARRIER OCSBAM0021	ACCU-1	FURN	SCROLL	13.0	26.0	208	1	825	CARRIER 3B5B-048-30	-
AHU-2	SPACE 2	84	81	0.50	2	1305	1175	1250	300	32.3	108.1	1/2	115	1	1075	83.0	CARRIER SMTA005-F110-16	38.3 T 25.5 S	78.4/65.1	51.9/34.1	45	1250	0.27	CARRIER OCSBAM0021	ACCU-2	FURN	SCROLL	14.5	18.1	208	1	840	CARRIER 3B5B-048-30	-
AHU-3	SPACE 3	84	81	0.50	3	1305	1175	1250	250	46.3	115.0	1/2	115	1	1075	83.0	CARRIER SMTA005-F110-16	43.8 T 32.2 S	78.4/65.9	51.2/34.8	45	1250	0.21	CARRIER OCSBAM0021	ACCU-3	FURN	SCROLL	13.0	26.0	208	1	825	CARRIER 3B5B-048-30	LONG-LINE REFRIGERANT RUN
AHU-4	SPACE 4	84	81	0.50	2	1305	1175	1250	375	40.8	114.2	1/2	115	1	1075	83.0	CARRIER SMTA005-F110-16	43.4 T 29.8 S	78.4/68.7	51.9/35.8	45	1250	0.21	CARRIER OCSBAM0021	ACCU-4	FURN	SCROLL	13.0	26.0	208	1	825	CARRIER 3B5B-048-30	LONG-LINE REFRIGERANT RUN
AHU-5A	SPACE 5	84	81	0.50	2	1305	1175	1400	250	55.1	112.7	1/2	115	1	1075	83.0	CARRIER SMTA005-F110-16	43.8 T 37.7 S	78.4/82.0	51.1/35.9	45	1400	0.24	CARRIER OCSBAM0021	ACCU-5A	FURN	SCROLL	13.0	26.0	208	1	825	CARRIER 3B5B-048-30	-
AHU-5B	SPACE 5	84	81	0.50	2	1305	1175	1400	250	55.1	112.7	1/2	115	1	1075	83.0	CARRIER SMTA005-F110-16	43.8 T 37.7 S	78.4/82.0	51.1/35.9	45	1400	0.24	CARRIER OCSBAM0021	ACCU-5B	FURN	SCROLL	13.0	26.0	208	1	825	CARRIER 3B5B-048-30	-
AHU-6	SPACE 6	72	43	0.50	2	1190	775	1000	300	40.2	99.1	1/2	115	1	1075	83.0	CARRIER SMTA005-F110-16	35.7 T 28.7 S	81.5/64.7	51.7/31.5	45	1000	0.14	CARRIER OCSBAM0021	ACCU-6A	FURN	SCROLL	14.5	18.1	208	1	840	CARRIER 3B5B-048-30	LONG-LINE REFRIGERANT RUN
AHU-7	SPACE 7	113	74	0.50	3	1770	1215	1500	800	44.9	133.5	3/4	115	1	1075	83.0	CARRIER SMTA005-F110-20	54.9 T 44.5 S	80.3/64.3	57.8/33.8	45	1500	0.23	CARRIER OCSBAM0024	ACCU-7	FURN	SCROLL	13.0	26.0	208	1	825	CARRIER 3B5B-048-30	-
AHU-8	SPACE 8	72	43	0.50	2	1130	790	1100	300	49.8	118.8	1/2	115	1	1075	83.0	CARRIER SMTA005-F110-12	35.3 T 28.5 S	78.5/63.7	51.2/31.1	45	1100	0.26	CARRIER OCSBAM0021	ACCU-8	FURN	SCROLL	14.5	18.1	208	1	840	CARRIER 3B5B-048-30	-
AHU-9A	SPACE 9	113	74	0.50	3	1770	1215	1500	800	52.8	131.2	3/4	115	1	1075	83.0	CARRIER SMTA012-F110-20	61.2 T 40.1 S	78.5/65.1	58.1/33.7	45	1500	0.22	CARRIER OCSBAM00-24	ACCU-9A	FURN	SCROLL	13.0	26.0	208	1	825	CARRIER 3B5B-048-30	-
AHU-9B	SPACE 9	113	74	0.50	3	1770	1215	1500	800	52.8	131.2	3/4	115	1	1075	83.0	CARRIER SMTA012-F110-20	61.2 T 40.1 S	78.5/65.1	58.1/33.7	45	1500	0.22	CARRIER OCSBAM00-24	ACCU-9B	FURN	SCROLL	13.0	26.0	208	1	825	CARRIER 3B5B-048-30	-

NOTE: 1. DRAIN CONDENSATE FOR ALL FURNACES AND COOLING COILS TO CONDENSATE DRAIN IN RICHIE ROOM FLOOR.
 2. PROVIDE MEDIA FILTER CABINET WITH 2" MESH 8 FILTER.
 3. PROVIDE 2-SPEED 7-DAY PROGRAMMABLE THERMOSTAT, 18101070200-1.
 4. PROVIDE VENT PIPE DIRECTLY UP THROUGH ROOF UNLESS OTHERWISE INDICATED, SIZE PER SCHEDULE. PROVIDE COMBUSTION AIR PIPING SAME.

REGISTERS, GRILLES & DIFFUSERS											
SYM	SERVICE	TYPE	MAKE	MODEL	MATERIAL FINISH		NECK SIZE	FACE SIZE	BORDER TYPE	ACCESSORIES	REMARKS
					ALUMINUM PER ARCHITECT	STEEL PER ARCHITECT					
(A)	EXHAUST	EG	TRUS	359L	ALUMINUM	PER ARCHITECT	84	84	SURFACE MOUNT	-	-
(B)	SUPPLY	CS	TRUS	362	ALUMINUM	PER ARCHITECT	24	24x24	SURFACE MOUNT	-	-
(C)	RETURN	CS	TRUS	359R	ALUMINUM	PER ARCHITECT	42x24	44x24	SURFACE MOUNT	-	-

FANS															
UNIT NO	LOCATION	SYSTEM SERVED	TYPE	CFM	SP	MAX BHP	FAN RPM	TIP SPEED	SOUND	HP	ELECTRICAL			MAKE/MODEL	REMARKS
											VOLTS	PH	RPM		
EF-1	TOILET RMS	TOILET EXHAUST	CEMT	100	0.25	80W	828	1814	1.8	0.009	115	1	808	COOK 90-180	SEE NOTE 1,2
EF-2	MACHINE RMS	MER EXHAUST	IL	100	0.25	75W	838	1675	0.4	0.009	115	1	838	COOK 01-180	SEE NOTE 2,3

NOTE: 1. ALUMINUM GRILLE, INTERLOCK CEILING EXHAUST FAN WITH LIGHT SWITCH.
 2. SUPPORT FANS FROM STRUCTURE ABOVE W/ SEISMIC RUBBER IN SHEET VIBRATION ISOLATORS.
 3. FURNISH SOLO STATE SPEED CONTROLLER TO DIVISION 16 FOR INSTALLATION.

ELECTRIC UNIT HEATERS										
UNIT NO	LOCATION	CAP	MBH	CFM	ELECTRICAL			MAKE/MODEL	REMARKS	
					HP	VOLTS	PH			
CUH-1	STAIRS TOILET RMS	1500W	5.1	-	-	208	1	-	QWARK AWH-4404	SEE NOTE 2
CUH-2	HOUSE MECH RMS	2200W	7.5	350	1/100	208	1	1600	QWARK MWH03-21	SEE NOTE 1

NOTE: 1. PROVIDE MIB-10 CEILING BRACKET, DISCONNECT 24V TRFR, REMOTE THERMOSTAT.
 2. PROVIDE INTEGRAL THERMOSTAT AND DISCONNECT.

ABBREVIATIONS	
ACCU-1	AIR COOLED CONDENSING UNIT
AHU-1	AIR HANDLING UNIT
BTS	BRIEF THERMAL UNIT
CAP	CAPACITY
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CC	CEILING GRILL
CLG	CEILING
DB	DRY BULB
DP	EXHAUST FAN
EAT	ENTERIAL AIR TEMPERATURE
EG	EXHAUST GRILLE
ESP	EXTERNAL STATIC PRESSURE
HP	HORSEPOWER
LAT	LEAVING AIR TEMPERATURE
MBH	1000 BTU'S
MO	MOTORIZED DAMPER
OA	OUTSIDE AIR
PD	PRESSURE DROP
PH	PHASE
RPM	REVOLUTIONS PER MINUTE
SP	STATIC PRESSURE
SST	COILS FEET (AREA)
V	VOLUME DAMPER
W/	WET
WB	WET BULB

SYMBOLS			
	PPE ELBOW UP, DOWN		8" x 8" DUCT UP, DN
	PPE TOP CONNECTION		8" x 8" DUCT UP, DN
	PPE BOTTOM CONNECTION		DOUBLE LINE DUCTWORK W/ INTERNAL ACoustical INSULATION AND INDICATOR OF NOISE REDUCTION
	CEILING DIFFUSER		ROUND DUCT DIAMETER DIMS
	RETURN OR EXHAUST GRILLE		FLEXIBLE DUCT CONNECTION
	WALL GRILLE OR REGISTER AS NOTED		TEMPERATURE SENSOR
	MOTORIZED DAMPER		

18 OVER ARCHITECT
 DRAWING AND SPECIFICATIONS INCLUDING MECHANICAL DATA FILED AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE LOANED, REPRODUCED OR IN ANY MANNER FOR ANY OTHER PROJECT OR PURPOSE, OR BY ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF CHURCH HILL & QUEEN, LLC.

Kohler Ronan, LLC
 Consulting Engineers
 301 Main Street, Danbury CT 06810
 Tel: (203) 778-1077 Fax: (203) 778-1018

Halper Owens Architects LLC
 18 South Main Street, Danbury CT 06810
 860.440.0000
 860.440.0000
 www.halperowens.com

CHURCH HILL & QUEEN LLC
 NEWTOWN, CONNECTICUT

AS NOTED
 DATE: 03/28/2018
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

SCHEDULES
 MECHANICAL

DATE: 03/28/2018
 TIME: 10:21:00
M300



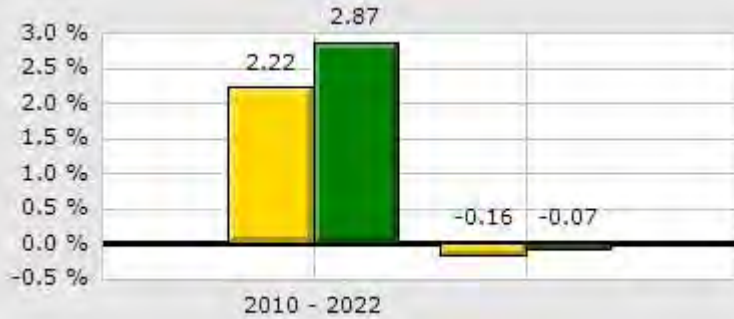
CHURCH HILL COMMONS

14-18 Church Hill Rd, Newtown, CT 06470

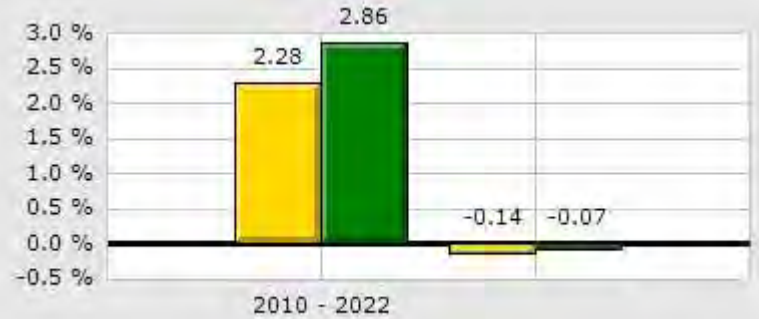
Type: Retail/Bank
County: Fairfield

10 Mile
County

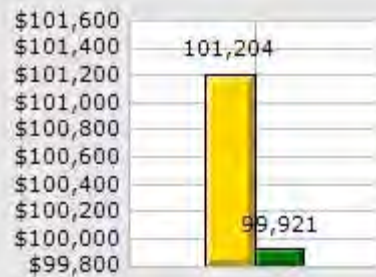
Population Growth



Household Growth



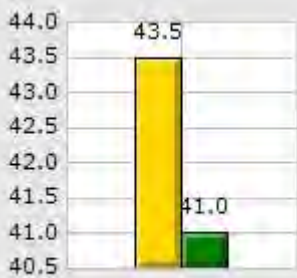
2022 Med Household Inc



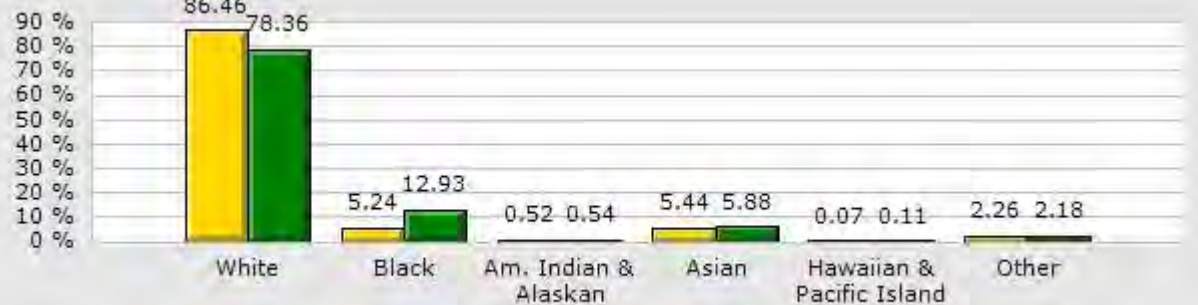
2022 Households by Household Income



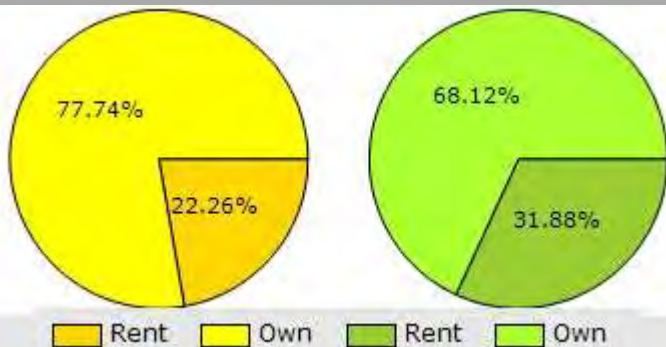
2022 Median Age



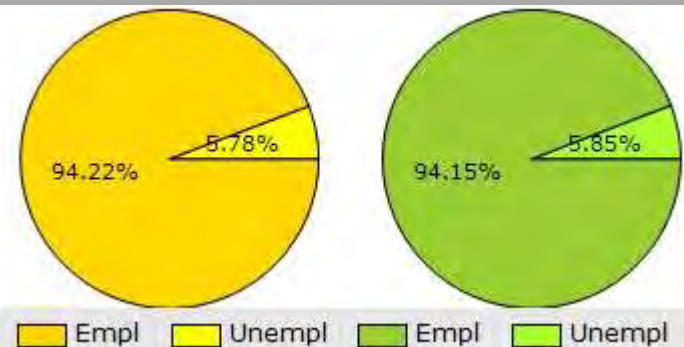
2022 Population by Race



2022 Renter vs. Owner



2022 Employed vs. Unemployed



Demographic Detail Report

CHURCH HILL COMMONS

14-18 Church Hill Rd, Newtown, CT 06470

Building Type: General Retail
Secondary: Bank
GLA: 17,000 SF
Year Built: 2006
Total Available: 1,349 SF
% Leased: 100%
Rent/SF/Yr: Negotiable



Radius	1 Mile	5 Mile	10 Mile
Population			
2027 Projection	2,108	41,345	216,584
2022 Estimate	2,111	41,461	216,928
2010 Census	2,050	40,695	212,226
Growth 2022 - 2027	-0.14%	-0.28%	-0.16%
Growth 2010 - 2022	2.98%	1.88%	2.22%
2022 Population by Age			
Age 0 - 4	99 4.69%	1,879 4.53%	10,858 5.01%
Age 5 - 9	98 4.64%	1,948 4.70%	11,270 5.20%
Age 10 - 14	124 5.87%	2,380 5.74%	12,550 5.79%
Age 15 - 19	155 7.34%	2,884 6.96%	13,855 6.39%
Age 20 - 24	160 7.58%	2,940 7.09%	13,831 6.38%
Age 25 - 29	134 6.35%	2,560 6.17%	12,843 5.92%
Age 30 - 34	106 5.02%	2,146 5.18%	12,193 5.62%
Age 35 - 39	88 4.17%	1,921 4.63%	12,256 5.65%
Age 40 - 44	89 4.22%	1,997 4.82%	12,548 5.78%
Age 45 - 49	117 5.54%	2,428 5.86%	13,441 6.20%
Age 50 - 54	157 7.44%	3,083 7.44%	15,316 7.06%
Age 55 - 59	182 8.62%	3,532 8.52%	16,749 7.72%
Age 60 - 64	176 8.34%	3,426 8.26%	16,179 7.46%
Age 65 - 69	143 6.77%	2,784 6.71%	13,471 6.21%
Age 70 - 74	106 5.02%	2,103 5.07%	10,569 4.87%
Age 75 - 79	75 3.55%	1,487 3.59%	7,744 3.57%
Age 80 - 84	48 2.27%	952 2.30%	5,155 2.38%
Age 85+	52 2.46%	1,013 2.44%	6,103 2.81%
Age 65+	424 20.09%	8,339 20.11%	43,042 19.84%
Median Age	45.10	45.20	43.50
Average Age	42.20	42.50	42.00

Demographic Detail Report

CHURCH HILL COMMONS

14-18 Church Hill Rd, Newtown, CT 06470

Radius	1 Mile	5 Mile	10 Mile
2022 Population By Race	2,111	41,461	216,928
White	2,004 94.93%	38,286 92.34%	187,566 86.46%
Black	34 1.61%	893 2.15%	11,373 5.24%
Am. Indian & Alaskan	1 0.05%	90 0.22%	1,134 0.52%
Asian	53 2.51%	1,609 3.88%	11,810 5.44%
Hawaiian & Pacific Island	1 0.05%	19 0.05%	145 0.07%
Other	17 0.81%	564 1.36%	4,900 2.26%
Population by Hispanic Origin	2,111	41,461	216,928
Non-Hispanic Origin	1,972 93.42%	39,178 94.49%	184,505 85.05%
Hispanic Origin	139 6.58%	2,283 5.51%	32,423 14.95%
2022 Median Age, Male	43.40	43.50	41.90
2022 Average Age, Male	41.40	41.70	40.90
2022 Median Age, Female	46.00	46.50	45.10
2022 Average Age, Female	42.80	43.30	43.10
2022 Population by Occupation Classification	1,758	34,681	179,478
Civilian Employed	1,111 63.20%	21,938 63.26%	114,697 63.91%
Civilian Unemployed	65 3.70%	1,361 3.92%	7,030 3.92%
Civilian Non-Labor Force	582 33.11%	11,382 32.82%	57,731 32.17%
Armed Forces	0 0.00%	0 0.00%	20 0.01%
Households by Marital Status			
Married	511	9,780	46,152
Married No Children	253	4,982	24,936
Married w/Children	258	4,798	21,217
2022 Population by Education	1,539	31,077	162,899
Some High School, No Diploma	64 4.16%	1,269 4.08%	13,516 8.30%
High School Grad (Incl Equivalency)	207 13.45%	6,270 20.18%	36,728 22.55%
Some College, No Degree	313 20.34%	6,479 20.85%	36,316 22.29%
Associate Degree	64 4.16%	1,647 5.30%	8,333 5.12%
Bachelor Degree	515 33.46%	8,932 28.74%	39,223 24.08%
Advanced Degree	376 24.43%	6,480 20.85%	28,783 17.67%

Demographic Detail Report

CHURCH HILL COMMONS

14-18 Church Hill Rd, Newtown, CT 06470

Radius	1 Mile		5 Mile		10 Mile	
2022 Population by Occupation	2,103		41,253		214,897	
Real Estate & Finance	115	5.47%	1,886	4.57%	8,901	4.14%
Professional & Management	787	37.42%	14,397	34.90%	67,304	31.32%
Public Administration	43	2.04%	735	1.78%	3,112	1.45%
Education & Health	308	14.65%	5,478	13.28%	27,245	12.68%
Services	136	6.47%	3,141	7.61%	19,447	9.05%
Information	37	1.76%	457	1.11%	2,143	1.00%
Sales	209	9.94%	4,663	11.30%	24,067	11.20%
Transportation	12	0.57%	389	0.94%	3,271	1.52%
Retail	92	4.37%	2,022	4.90%	13,181	6.13%
Wholesale	51	2.43%	730	1.77%	3,211	1.49%
Manufacturing	119	5.66%	2,615	6.34%	12,227	5.69%
Production	64	3.04%	1,323	3.21%	10,197	4.75%
Construction	47	2.23%	1,452	3.52%	9,710	4.52%
Utilities	18	0.86%	868	2.10%	4,368	2.03%
Agriculture & Mining	3	0.14%	142	0.34%	531	0.25%
Farming, Fishing, Forestry	0	0.00%	25	0.06%	201	0.09%
Other Services	62	2.95%	930	2.25%	5,781	2.69%
2022 Worker Travel Time to Job	1,002		20,382		107,861	
<30 Minutes	569	56.79%	10,004	49.08%	59,665	55.32%
30-60 Minutes	301	30.04%	7,176	35.21%	31,431	29.14%
60+ Minutes	132	13.17%	3,202	15.71%	16,765	15.54%
2010 Households by HH Size	731		14,122		76,715	
1-Person Households	130	17.78%	2,517	17.82%	17,409	22.69%
2-Person Households	239	32.69%	4,551	32.23%	24,148	31.48%
3-Person Households	132	18.06%	2,550	18.06%	13,198	17.20%
4-Person Households	143	19.56%	2,828	20.03%	13,392	17.46%
5-Person Households	66	9.03%	1,195	8.46%	5,597	7.30%
6-Person Households	17	2.33%	352	2.49%	1,921	2.50%
7 or more Person Households	4	0.55%	129	0.91%	1,050	1.37%
2022 Average Household Size	2.80		2.80		2.70	
Households						
2027 Projection	750		14,322		78,357	
2022 Estimate	751		14,366		78,464	
2010 Census	730		14,121		76,714	
Growth 2022 - 2027	-0.13%		-0.31%		-0.14%	
Growth 2010 - 2022	2.88%		1.74%		2.28%	

Demographic Detail Report

CHURCH HILL COMMONS

14-18 Church Hill Rd, Newtown, CT 06470

Radius	1 Mile		5 Mile		10 Mile	
2022 Households by HH Income	752		14,364		78,466	
<\$25,000	51	6.78%	792	5.51%	8,570	10.92%
\$25,000 - \$50,000	77	10.24%	1,521	10.59%	10,445	13.31%
\$50,000 - \$75,000	53	7.05%	1,450	10.09%	10,966	13.98%
\$75,000 - \$100,000	56	7.45%	1,464	10.19%	8,806	11.22%
\$100,000 - \$125,000	84	11.17%	1,743	12.13%	9,257	11.80%
\$125,000 - \$150,000	82	10.90%	1,336	9.30%	6,890	8.78%
\$150,000 - \$200,000	143	19.02%	2,570	17.89%	9,838	12.54%
\$200,000+	206	27.39%	3,488	24.28%	13,694	17.45%
2022 Avg Household Income	\$161,585		\$153,239		\$126,601	
2022 Med Household Income	\$141,768		\$128,967		\$101,204	
2022 Occupied Housing	751		14,366		78,464	
Owner Occupied	680	90.55%	12,910	89.86%	61,000	77.74%
Renter Occupied	71	9.45%	1,456	10.14%	17,464	22.26%
2010 Housing Units	806		15,591		85,896	
1 Unit	766	95.04%	14,210	91.14%	64,308	74.87%
2 - 4 Units	25	3.10%	665	4.27%	11,537	13.43%
5 - 19 Units	6	0.74%	426	2.73%	5,818	6.77%
20+ Units	9	1.12%	290	1.86%	4,233	4.93%
2022 Housing Value	681		12,910		61,000	
<\$100,000	2	0.29%	177	1.37%	1,606	2.63%
\$100,000 - \$200,000	10	1.47%	521	4.04%	5,552	9.10%
\$200,000 - \$300,000	67	9.84%	1,940	15.03%	11,999	19.67%
\$300,000 - \$400,000	196	28.78%	3,673	28.45%	17,004	27.88%
\$400,000 - \$500,000	215	31.57%	2,929	22.69%	11,498	18.85%
\$500,000 - \$1,000,000	178	26.14%	3,142	24.34%	11,138	18.26%
\$1,000,000+	13	1.91%	528	4.09%	2,203	3.61%
2022 Median Home Value	\$430,465		\$404,916		\$366,707	
2022 Housing Units by Yr Built	806		15,684		86,402	
Built 2010+	35	4.34%	725	4.62%	3,872	4.48%
Built 2000 - 2010	78	9.68%	1,868	11.91%	10,213	11.82%
Built 1990 - 1999	44	5.46%	2,384	15.20%	9,023	10.44%
Built 1980 - 1989	42	5.21%	1,783	11.37%	12,052	13.95%
Built 1970 - 1979	84	10.42%	2,620	16.70%	14,417	16.69%
Built 1960 - 1969	156	19.35%	2,301	14.67%	11,869	13.74%
Built 1950 - 1959	128	15.88%	1,472	9.39%	8,931	10.34%
Built <1949	239	29.65%	2,531	16.14%	16,025	18.55%
2022 Median Year Built	1961		1975		1973	

CHURCH HILL COMMONS
14-18 Church Hill Rd, Newtown, CT 06470

Building Type: General Retail
 Secondary: Bank
 GLA: 17,000 SF
 Year Built: 2006

Total Available: 1,349 SF
 % Leased: 100%
 Rent/SF/Yr: Negotiable



Description	2010	2022	2027
Population	2,050	2,111	2,108
Age 0 - 4	87 4.24%	99 4.69%	114 5.41%
Age 5 - 9	166 8.10%	98 4.64%	103 4.89%
Age 10 - 14	207 10.10%	124 5.87%	108 5.12%
Age 15 - 19	158 7.71%	155 7.34%	128 6.07%
Age 20 - 24	75 3.66%	160 7.58%	147 6.97%
Age 25 - 29	55 2.68%	134 6.35%	148 7.02%
Age 30 - 34	57 2.78%	106 5.02%	131 6.21%
Age 35 - 39	100 4.88%	88 4.17%	109 5.17%
Age 40 - 44	179 8.73%	89 4.22%	95 4.51%
Age 45 - 49	241 11.76%	117 5.54%	98 4.65%
Age 50 - 54	192 9.37%	157 7.44%	121 5.74%
Age 55 - 59	149 7.27%	182 8.62%	148 7.02%
Age 60 - 64	126 6.15%	176 8.34%	160 7.59%
Age 65 - 69	84 4.10%	143 6.77%	154 7.31%
Age 70 - 74	53 2.59%	106 5.02%	127 6.02%
Age 75 - 79	58 2.83%	75 3.55%	93 4.41%
Age 80 - 84	36 1.76%	48 2.27%	61 2.89%
Age 85+	28 1.37%	52 2.46%	63 2.99%
Age 15+	1,591 77.61%	1,788 84.70%	1,783 84.58%
Age 20+	1,433 69.90%	1,633 77.36%	1,655 78.51%
Age 65+	259 12.63%	424 20.09%	498 23.62%
Median Age	43	45	44
Average Age	38.90	42.20	42.90
Population By Race	2,050	2,111	2,108
White	1,979 96.54%	2,004 94.93%	1,989 94.35%
Black	22 1.07%	34 1.61%	39 1.85%
Am. Indian & Alaskan	0 0.00%	1 0.05%	1 0.05%
Asian	36 1.76%	53 2.51%	57 2.70%
Hawaiian & Pacific Islander	1 0.05%	1 0.05%	2 0.09%
Other	12 0.59%	17 0.81%	20 0.95%

CHURCH HILL COMMONS

14-18 Church Hill Rd, Newtown, CT 06470

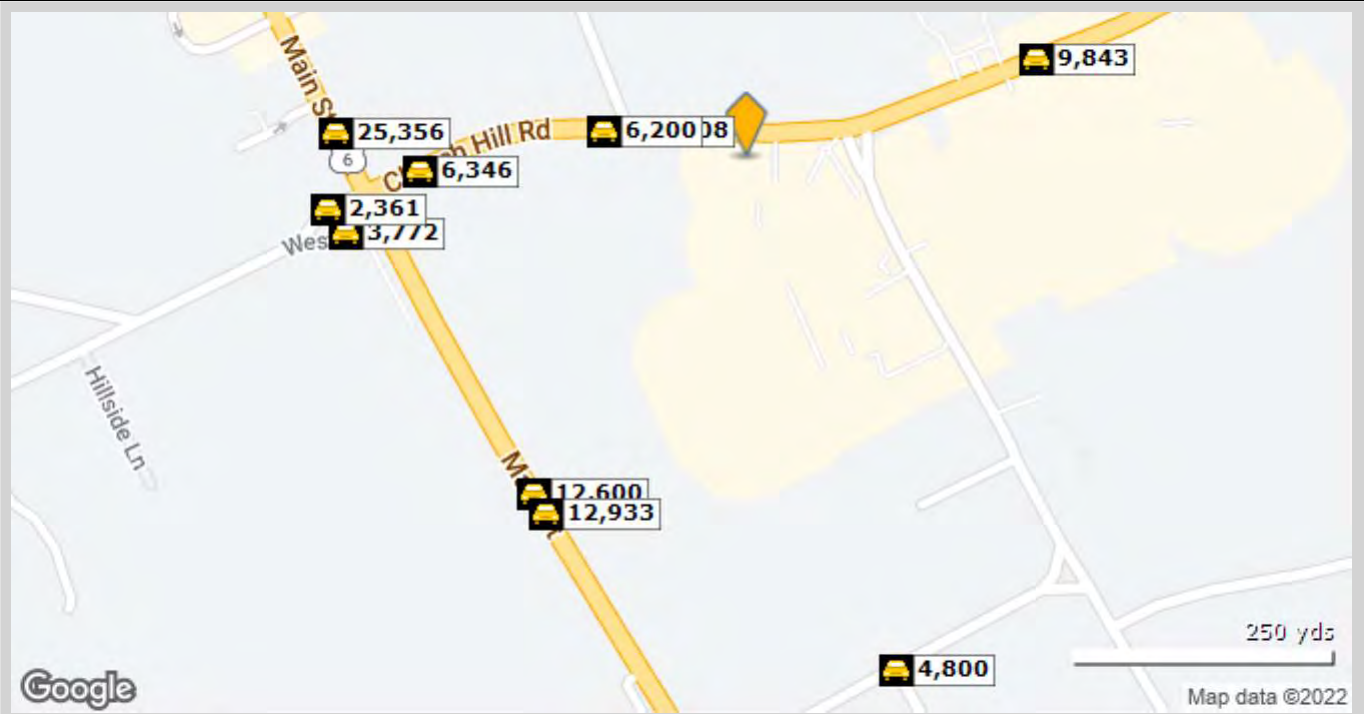
Description	2010		2022		2027	
Population by Race (Hispanic)	98		139		154	
White	95	96.94%	135	97.12%	148	96.10%
Black	0	0.00%	0	0.00%	0	0.00%
Am. Indian & Alaskan	0	0.00%	0	0.00%	0	0.00%
Asian	0	0.00%	0	0.00%	0	0.00%
Hawaiian & Pacific Islander	1	1.02%	1	0.72%	2	1.30%
Other	2	2.04%	3	2.16%	4	2.60%
Household by Household Income	729		752		753	
<\$25,000	69	9.47%	51	6.78%	49	6.51%
\$25,000 - \$50,000	80	10.97%	77	10.24%	78	10.36%
\$50,000 - \$75,000	114	15.64%	53	7.05%	49	6.51%
\$75,000 - \$100,000	99	13.58%	56	7.45%	54	7.17%
\$100,000 - \$125,000	94	12.89%	84	11.17%	83	11.02%
\$125,000 - \$150,000	64	8.78%	82	10.90%	83	11.02%
\$150,000 - \$200,000	113	15.50%	143	19.02%	143	18.99%
\$200,000+	96	13.17%	206	27.39%	214	28.42%
Average Household Income	\$121,248		\$161,585		\$164,131	
Median Household Income	\$100,665		\$141,768		\$144,126	

Traffic Count Report

CHURCH HILL COMMONS

14-18 Church Hill Rd, Newtown, CT 06470

Building Type: General Retail
 Secondary: Bank
 GLA: 17,000 SF
 Year Built: 2006
 Total Available: 1,349 SF
 % Leased: 100%
 Rent/SF/Yr: Negotiable



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Church Hill Rd	Wendover Rd	0.01 W	2022	8,408	MPSI	.06
2	Church Hill Road	Main St	0.03 SW	2020	6,200	AADT	.08
3	Church Hill Rd	Bld	0.06 E	2022	9,843	MPSI	.17
4	Church Hill Rd	Main St	0.03 SW	2022	6,346	MPSI	.18
5	Main Street	West St	0.19 NW	2020	12,600	AADT	.22
6	Main St	West St	0.19 NW	2022	12,933	MPSI	.22
7	College Street	Oak St Con	0.00 SW	2022	3,772	MPSI	.23
8	Main St	Church Hill Rd	0.04 SE	2022	25,356	MPSI	.23
9	West Street	Main St	0.02 NE	2022	2,361	MPSI	.23
10	Glover Avenue	Meadow Rd	0.05 NE	2020	4,800	AADT	.30

14 CHURCH HILL ROAD

Location 14 CHURCH HILL ROAD

M/B/L 26/ 10/ 47/ /

Acct# 00212400

Owner CHURCH HILL & QUEEN LLC

Assessment \$1,547,040

Appraisal \$2,210,080

PID 3988

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$1,816,220	\$393,860	\$2,210,080

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$1,271,340	\$275,700	\$1,547,040

Owner of Record

Owner CHURCH HILL & QUEEN LLC
Co-Owner
Address P.O. BOX 1775
NEW MILFORD, CT 06776

Sale Price \$0
Book & Page 0804/0885
Sale Date 03/03/2004
Instrument 00

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
CHURCH HILL & QUEEN LLC	\$0	0804/0885	00	03/03/2004
PEPPER PARTNERS LTD PRTSHP	\$0	400 /173	00	

Building Information

Building 1 : Section 1

Year Built: 2006
Living Area: 11,119

Building Attributes

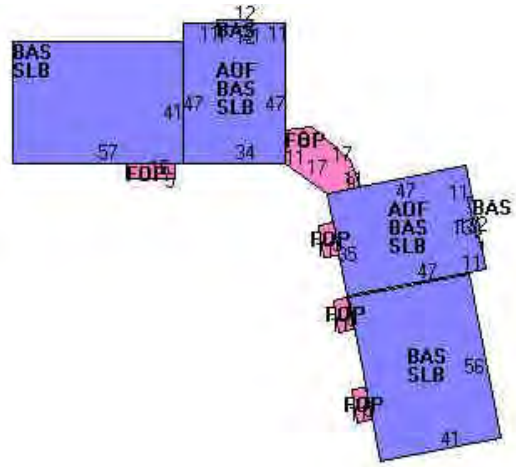
Field	Description
STYLE	Shop Center LO
MODEL	Comm/Ind
Grade	B
Stories:	1.5
Occupancy	6
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Arch Shingles
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Radiant
AC Type	Central
Bldg Use	STORE/SHOP
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	

Building Photo



(<https://images.vgsi.com/photos/NewtownCTPhotos/A00\01\91\07.jpg>)

Building Layout



(https://images.vgsi.com/photos/NewtownCTPhotos/Sketches/3988_3988)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	7,901	7,901	
AOF	Office	3,218	3,218	
FOP	Open Porch	591	0	
SLB	Slab	7,851	0	
		19,561	11,119	

Building 2 : Section 1

Year Built: 2006
Living Area: 6,438

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Shop Center LO
MODEL	Comm/Ind

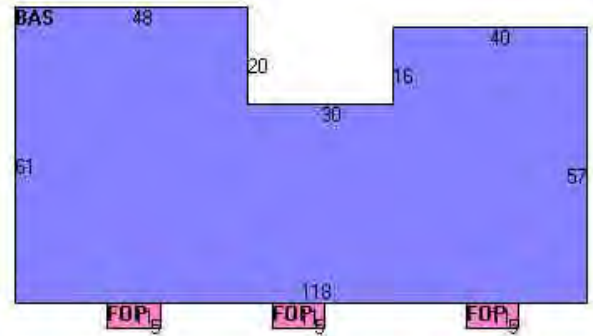
Grade	B
Stories:	1
Occupancy	4
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Arch Shingles
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Radiant
AC Type	Central
Bldg Use	OFFICE
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	

Building Photo



(<https://images.vgsi.com/photos/NewtownCTPhotos/A00\01\91\08.jpg>)

Building Layout



(https://images.vgsi.com/photos/NewtownCTPhotos/Sketches/3988_2017)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	6,438	6,438	
FOP	Open Porch	165	0	
		6,603	6,438	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	Sprinklers - Wet	11119 S.F.	\$8,360	1
SPR1	Sprinklers - Wet	13052 S.F.	\$9,820	2

Land

Land Use

Use Code 3220
Description STORE/SHOP
Zone B-1/2
Neighborhood C110
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 2.17
Frontage
Depth
Assessed Value \$275,700
Appraised Value \$393,860

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving	AS	Asphalt	33000 S.F.	\$20,790	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$1,816,220	\$393,860	\$2,210,080
2019	\$1,816,220	\$393,860	\$2,210,080
2018	\$1,816,220	\$393,860	\$2,210,080

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,271,340	\$275,700	\$1,547,040
2019	\$1,271,340	\$275,700	\$1,547,040
2018	\$1,271,340	\$275,700	\$1,547,040

ARTICLE IV – BUSINESS COMMERCIAL & PROFESSIONAL USES

SECTION 2 – RETAIL BUSINESS ZONE (B-1)

4.02.100 Purpose and Intent

The purpose of the B-1 Retail Business Zone is to encourage small-scale commercial activity where retail and office space is provided for businesses consistent with the character of Newtown.

The intent of the B-1 Retail Business Zone is to limit the maximum size and configuration of the commercial building relative to the lot size and to permit opportunities for small scale commercial activities.

4.02.200 Permitted Uses

4.02.210 One or more of the following principal uses are permitted within a single building upon a lot subject to the criteria set forth herein and provided that Site Development Plan approval has been granted in accordance with Article X hereof, if so required. Uses, buildings or structures that are not listed shall not be permitted by variance.

4.02.211 Store or shop for the conduct of retail business, including, without limitation, a liquor package store.

- (a) The permanent sales areas of all such stores or shops shall be wholly enclosed and there shall be no permanent outdoor storage of merchandise.
- (b) The maximum gross floor area for any single retail business shall be limited to 40,000 square feet.

4.02.212 Personal service establishment.

4.02.213 Financial Institution.

4.02.214 Offices.

4.02.215 Restaurant.

4.02.216 Telephone exchange, electric substation or other public utility use, except for towers and antennas and other structures exceeding height limitations of Article VII.

4.02.217 Residential dwellings within a commercial building and above any permitted commercial use. Density of the dwellings shall not exceed fifty (50) percent of the **gross floor area** excluding the basement as defined in the Newtown Zoning Regulations. The individual dwellings units shall be a minimum of eight hundred (800) square feet and a maximum of one thousand two hundred (1,200) square feet. (AMENDED EFFECTIVE JUNE 16, 2014).

4.02.218 Bed and Breakfast

4.02.220 Building Size and Permitted Use Criteria

4.02.221 Building having Less Than 4,500 Square Feet: More than one permitted use may occupy a single building provided the maximum number of permitted uses does not exceed the building floor area divided by 1,000.

4.02.222 Building having More Than 4,500 Square Feet and Less than 10,000 square feet. Any lot having at least 43,560 square feet and a minimum of 150 feet of frontage at the street line may have a building larger than 4,500 square feet and less than 10,000 square feet. More than one permitted use may occupy a single building provided the maximum number of uses does not exceed the building floor area divided by 1,000.

4.02.300 Special Exception Uses (B-1)

4.02.310 The following principal uses and larger building size are permitted subject to obtaining a Special Exception approval from the Commission in accordance with the standards, criteria, conditions and procedures set forth in Article XI hereof, and the additional standards and criteria set forth herein:

4.02.311 Adult day care or child day care centers (includes B-2 zone). (amended effective May 14, 2012).

4.02.312 Veterinary hospital.

4.02.313 Medical or Dental Laboratory

4.02.314 Any building larger than 10,000 square feet, provided the following criteria is satisfied:

- (a) The minimum lot area shall be computed proportionally as follows: for each 9,000 square feet of gross floor area, the lot shall contain 43,560 square feet;
- (b) Lot frontage shall be equal to at least one-half (1/2) the average depth of the lot, but not less than 150 feet;
- (c) Sufficient parking spaces shall be provided to accommodate all persons reasonably expected to patronize said business building at any one time;
- (d) The requirements of Article VII hereof shall otherwise be met except that the Commission may require wider buffers, wider side or rear yards and a deeper building setback than are otherwise required where needed to screen adequately adjacent residential zones, or to meet the standards set forth in Article XI, provided that structural coverage including parking and loading areas is not required to be reduced to less than 60 percent of lot area;
- (e) The wall of the business building facing the street shall not be longer than 200 feet or twice the distance which it is set back from the street line, whichever is greater;
- (f) The lot area shall not exceed 10 acres unless all portions of the lot in excess of 10 acres are excluded in determining maximum structural coverage permitted;
- (g) The maximum gross floor area allowed for any single retail store or shop shall be limited to 40,000 square feet.

4.02.315 Brew Pubs and Distilleries (added effective 10/12/17).

4.02.400 Accessory Uses

Article IV, Section 4 regarding Accessory Uses in Business Zones shall apply.

4.02.500 Site and Building Standards in Business Zones

Article IV, Section 5 regarding Site and Building Design Standards in Business Zones shall apply.

4.02.600 Area, Height and Yard Requirements

Article VII, Area, Height and Yard Requirements and all other applicable sections of these regulations apply.

4.02.700 Supplemental Regulations

Article VIII, Supplemental Regulations including, but not limited to, signs, access management, parking, landscaping, lighting and all other applicable sections of these regulations apply.

ARTICLE IV – BUSINESS COMMERCIAL & PROFESSIONAL USES

SECTION 3 – GENERAL BUSINESS ZONE (B-2)

4.03.100 Purpose and Intent

The purpose of the B-2 General Business Zone is to encourage a diversity in commercial activities that contribute to health and wellbeing of the community.

The intent of the B-2 General Business Zone Regulations is to encourage development consistent with the capacity of the lot on which it is located and the infrastructure to support it.

4.03.200 Permitted Uses

4.03.210 One or more of the following principal uses are permitted within a single building upon a lot subject to the criteria set forth herein and provided that Site Development Plan approval has been granted in accordance with Article X hereof, if so required. Uses that are not listed shall not be permitted by variance.

4.03.211 Uses in other Zones

All uses permitted in the B-1 Retail Business Zone. If a Special Exception is required in said B-1 Zone, it is also required for the B-2 Zone unless otherwise stated herein.

4.03.212 Publishing and Printing establishments. (Effective 6/21/99)

4.03.213 Hotel or Motel.

4.03.214 Public passenger terminal (other than airline).

4.03.215 Restaurant whether or not selling alcoholic beverages. (See 8.12 for restrictions on the sale of alcoholic beverages.)

4.03.216 Salesroom for the display and sale of new automobiles, farm equipment, trucks and motorcycles.

4.03.217 Place of religious worship. (Effective 9/7/91)

4.03.218 Store or shop for the conduct of wholesale business. The maximum gross floor area shall be limited to 40,000 square feet. (Effective 8/12/96)

4.03.219 Bed and Breakfast

4.03.300 Special Exception Uses

4.03.310 One or more of the following additional principal uses and larger building sizes are permitted subject to obtaining a Special Exception approval from the Commission in accordance with the standards, criteria, conditions and procedures set forth in Article XI hereof, and the

additional standards and criteria set forth herein. If a Special Exception is required in said B-1 Zone, it is also required for the B-2 Zone unless otherwise stated herein.

4.03.311 Uses in other Zones

All uses permitted in the B-1 Retail Business Zone.

4.03.312 Bowling alley.

4.03.313 Indoor theater.

4.03.314 Laundromat, dry cleaning or laundry establishment.

4.03.315 Storage in bulk of, or a warehouse for, building materials, clothing, cotton, drugs, dry goods, feed, food, furniture, hardware, ice, machinery, paint, paint supplies, pipe, rubber, shop supplies, tobacco or wood. If storage is to be provided outdoors a planted or natural buffer shall be provided between the items stored and the front and side lot lines and between the items stored and the rear lot line if adjacent to a residential zone, one per lot

4.03.316 Operating a kennel, one per lot.

4.03.317 A public garage or filling station except within the Aquifer Protection District provided the following criteria is satisfied:

- (a) One use per lot as described herein;
- (b) Any Special Exception granted hereunder shall be contingent upon the applicant subsequently obtaining a certificate of approval of location from the Zoning Board of Appeals pursuant to the relevant motor vehicle laws of the State of Connecticut;
- (c) No gasoline filling station or public garage shall have any entrance or exit on a street within a distance of 300 feet of any public park, playground, school, church, library, theater, hospital or other public garage or filling station located on either side of said street or on an intersecting street within 300 feet measured along the street lines from said entrance or exit. (Effective 10/26/92)
- (d) No existing filling station or public garage or one which subsequently becomes permitted pursuant to this section, shall be deemed to become nonconforming through the subsequent erection of one of the buildings listed under the second bullet point in this section above within less than 300 feet of said entrance or exit. (Effective 10/26/92)
- (e) No gasoline pump or other device used for the dispensing of flammable liquids shall be located within any building setback line.

Added effective 3/31/14:

Any filling station, whether or not operated in conjunction with a public garage or one that is permitted by this Section may be used as a combination filling station and convenience store provided:

- (a) The square footage of the building or other structure devoted to the combined filling station, food service and convenience store use does not exceed 3,500 square feet.
- (b) Adequate parking is provided for the store in accordance with Article VIII Section 3, for a retail business.
- (c) Groceries, hot and cold sandwiches, salads and other food products are sold for use or

consumption only off the premises; no space is provided on the premises or in the building for tables, counters or other facilities designed to be used for eating. Food service will be limited to a Class III Food Establishment as defined by the State of Connecticut Department of Public Health.

- (d) Food products shall be defined as edible commodities and meals, whether processed, raw, cooked, canned, or in any other form.
- (e) Restaurants as defined in the Newtown Zoning Regulations shall not be allowed.
- (f) The filling station and convenience store portions of the building can be operated by separate businesses.
- (g) Drive through pick up windows shall not be allowed.
- (h) Doors providing public access to the convenience store shall not enter upon a yard in which gas pumps are located unless the distance between the wall containing said door and the edge of the gas pump island facing said wall is not less than 20 feet at the nearest point.
- (i) Sections 4.02.210 and 4.02.221 of the Newtown Zoning Regulations shall not apply to the operation of a public garage, it being the intent of this Regulation that no more than two separate businesses shall be permitted per lot.
- (j) Persons operating the gas pumps or otherwise servicing motor vehicles shall not prepare, sell or dispense any food products in the convenience store portion of the premises, provided however, nothing shall prohibit a cashier from acting as a filling station cashier, convenience store cashier and/or food service cashier.
- (k) Any existing filling station or combination filling station and convenience store or one subsequently permitted by this Section may include a Car Wash with a Special Exception in compliance with 4.03.318, Newtown Zoning Regulations.

4.03.318 A car wash except within the Aquifer Protection District, one per lot.

- (a) Any Special Exception granted hereunder for a car wash shall be contingent on the applicant obtaining and maintaining in force a discharge permit if required from the Connecticut Department of Environmental Protection.
- (b) No Special Exception for a car wash shall be approved unless all discharges are connected to a municipal sanitary sewer line or the car wash system is designed so that the water used in all of the wash and rinse functions is recyclable and there shall be no discharge from the car washing equipment. Any solids or waste waters which cannot be recycled shall be held and removed from the premises by a waste hauler licensed in Connecticut for this purpose. (Effective 10/26/92)
- (c) No car wash shall have any entrance or exit from or to a street within a distance of 300 feet of any public park, playground, school, church, library, theater, or hospital. (Effective 10/26/92)
- (d) No existing car wash, or one which subsequently becomes permitted pursuant to this section, shall be deemed to become nonconforming through the subsequent erection of one of the buildings listed in the third bullet point of this section above within less than 300 feet of said entrance or exit. (Effective 10/26/92)
- (e) In addition to the requirements of Article XI, any applicant for a car wash shall submit details of the facility including, but not limited to specifications for its water usage, water discharge or recycling capability, waste containment and drainage. The applicant shall also submit a certified statement from a licensed professional engineer regarding the system's compliance with the second bullet point of this section. (Effective 10/26/92)

4.03.319 A Shopping Center

- (a) The minimum area of a lot containing a shopping center shall be 10 acres.
- (b) Such lot need not have street frontage provided that:
- (c) it is served by a strip of land 100 feet wide,
- (d) the lot line closest to the street is at least twice the distance from the street line as the required minimum lot width in the zone in which the land fronting on the street is located, and
- (e) a buffer is provided along the strip of land and between the shopping center lot and the rear yards of the land having street frontage, where required by the Commission.
- (f) More than one detached building may be placed on the lot. Buildings and parking areas shall be arranged in such a way as to promote the orderly and safe flow of traffic within the shopping center and promote the convenience and safety of pedestrians therein.
- (g) All buildings within a shopping center shall be in harmony with each other as to architectural design and exterior surface.
- (h) The maximum gross floor area allowed for any single retail store or shop located within a shopping center shall be limited to 40,000 square feet. (Effective 8/12/96)
- (i) In addition to the uses which are permitted in a business building per Section 4.02.314, a shopping center may contain the uses permitted by 4.03.212, 4.03.213, 4.03.214, 4.03.215, 4.03.312, 4.03.313, and 4.03.314. (amended effective 5/12/03).
- (j) The requirements of Article VII hereof shall otherwise be met except that the Commission may require wider buffers, wider side or rear yards and a deeper building setback than are otherwise required where needed to screen adequately adjacent residential zones, or meet the standards set forth in Article XI, provided that structural coverage, including parking and loading areas, is not required to be reduced to less than 60 percent of lot area.
- (k) If the proposed shopping center has frontage on a street then the wall of any building running in the same general direction as the street shall not be longer than 200 feet or twice the distance which it is set back from the street line, whichever is greater.
- (l) All uses permitted in the B-1 Retail Business Zone. If a Special Exception is required in said B-1 Zone, it is also required for the B-2 Zone unless otherwise stated herein (Added 10/15/10).

4.03.400 Accessory Uses

Article IV, Section 4 regarding Accessory Uses in Business Zones shall apply.

4.03.500 Site and Building Standards in Business Zones

Article IV, Section 5 regarding Site and Building Design Standards in Business Zones shall apply.

4.03.600 Area, Height and Yard Requirements

Article VII, Area, Height and Yard Requirements and all other applicable sections of these regulations apply.

4.03.700 Supplemental Regulations

Article VIII, Supplemental Regulations including, but not limited to, signs, access management, parking, landscaping, lighting and all other applicable sections of these regulations apply.

ARTICLE IV – BUSINESS COMMERCIAL & PROFESSIONAL USES

SECTION 4 – ACCESSORY USES IN BUSINESS ZONES

4.04.100 Accessory Uses Permitted in Business Zones.

The following uses will be permitted in all Business Zones as long as they remain clearly accessory to the principal use on each lot:

4.04.110 Outdoor electrical and mechanical apparatus the sole function of which is to service to the buildings on the lot provided they are adequately screened from view

4.04.120 Containers for the disposal of refuse provided they are:

- (a) Emptied periodically, at least weekly.
- (b) Behind the setbacks
- (c) Are located on a side which is not the primary entrance
- (d) Are fully screened from any view

4.04.130 One (1) outdoor above ground tank not to exceed a capacity of 3,500 cubic feet for the storage of propane provided it is:

- (a) Behind the setbacks
- (b) Are located on a side which is not the primary entrance
- (c) Are fully screened from any view

4.04.140 Point of sale terminals, (POS) and point of sale terminals connected to automated cash dispensing mechanisms, (ATM's) primarily offered and maintained for the benefit of the customers of the site. (Effective 4/16/2001)

4.04.150 Storage of other machinery, equipment, merchandise or similar items outdoors is prohibited, except as provided in 4.03.315.

4.04.160 Ice dispensing machines having dimensions not exceeding 7 feet wide by 7 feet high by 3 feet deep.

4.04.170 – Drive through windows and pneumatic delivery stations may be permitted as an accessory use to a Financial Institution. (added effective 7/13/09).

4.04.180 – A Drive through window may be permitted as an accessory use at a Pharmacy, to pick up prescriptions only. (added effective 7/13/09).

ARTICLE IV – BUSINESS COMMERCIAL & PROFESSIONAL USES

SECTION 5 SITE AND BUILDING DESIGN STANDARDS IN BUSINESS ZONES

4.05.100 In addition to the minimum standards for site development as set forth in these regulations, the following minimum design standards shall be met for all development within the Business Zones.

4.05.200 Site development shall contribute to the overall physical improvement of the area in which it is located.

4.05.300 Where more than one detached building is placed upon a lot, the buildings shall be in harmony with each other and the specific layout shall be appropriate to the physical limitations of the lot.

4.05.400 Architectural design, landscaping and signage may be subject to review by the Design Advisory Board.

4.05.500 Parking areas and buildings shall be arranged in such a way as to provide for the orderly and safe flow of traffic and the safety and convenience of pedestrians

- (a) within the property;
- (b) between properties as applicable; and
- (c) into the surrounding area.

4.05.600 All utilities shall be installed underground.

4.05.700 The requirements of Article VIII Section 4 Landscape, Screening and Buffer Requirements shall be utilized as a minimum standard for landscaping, however, all parking areas that are adjacent to a residential zone shall be landscaped to have a visually impenetrable screen year round.

Newtown, Connecticut

27,822

General

ACS, 2015–2019

	Newtown	State
Land Area <i>mi²</i>	58	4,842
Population Density <i>people per mi²</i>	483	738
Number of Households	9,885	1,370,746
Median Age	46.0	41.0
Median Household Income	\$127,602	\$78,444
Poverty Rate	2%	10%

Economy

Top Industries

CT Department of Labor, 2019

	Employment	Employers	Av. Wages
1 Local Government	1,157	18	\$57,202
2 Health Care & Social Assistance	1,036	80	\$46,204
3 Admin. & Support & Waste Mgmt	758	68	\$38,344
4 Retail Trade	735	65	\$28,938
5 Accommodation & Food Services	682	54	\$22,088
All Industries	8,461	910	\$57,442

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 3,480

New Business Registrations by Year

2001	199	2006	262	2011	184	2016	229
2002	214	2007	245	2012	182	2017	223
2003	221	2008	202	2013	213	2018	243
2004	237	2009	206	2014	169	2019	201
2005	227	2010	192	2015	171	2020	252

Key Employers

Data from municipalities, 2021

- 1 Curtis Packaging
- 2 Sonics
- 3 Arch Medical Solutions
- 4 Newtown Savings Bank
- 5 The Newtown Bee

Demographics

ACS, 2015–2019

Age Distribution

Age Group	Newtown	State
Under 10	2,653 (10%)	11%
10 to 19	4,340 (16%)	13%
20 to 29	2,577 (9%)	13%
30 to 39	2,144 (8%)	12%
40 to 49	3,936 (14%)	13%
50 to 59	5,313 (19%)	15%
60 to 69	3,418 (12%)	12%
70 to 79	1,858 (7%)	7%
80 and over	1,583 (6%)	5%

Race and Ethnicity

Race/Ethnicity	Newtown	State
Asian <i>Non-Hispanic (NH)</i>	3%	4%
Black <i>NH</i>	2%	10%
Hispanic or Latino/a <i>Of any race</i>	5%	16%
White <i>NH</i>	89%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

Language Spoken at Home

Language	Newtown	State
English	78%	89%
Spanish	3%	12%

Educational Attainment

Attainment Level	Newtown	State
High School Diploma Only	20%	27%
Associate Degree	6%	8%
Bachelor's Degree	22%	31%
Master's Degree or Higher	17%	24%

Housing

ACS, 2015–2019

	Newtown	State
Median Home Value	\$398,200	\$275,400
Median Rent	\$1,443	\$1,180
Housing Units	10,506	1,516,629

	Newtown	State
Owner-Occupied	66%	88%
Detached or Semi-Detached	64%	91%
Vacant	6%	10%

Schools

CT Department of Education, 2020-21

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Newtown School District	PK-12	4,053	60	97%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Newtown School District	67%	74%
Statewide	48%	56%

Newtown, Connecticut

27,822

Labor Force

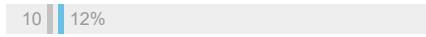
CT Department of Labor, 2020

	Newtown	State
Employed	12,804	1,724,621
Unemployed	864	148,010

Unemployment Rate

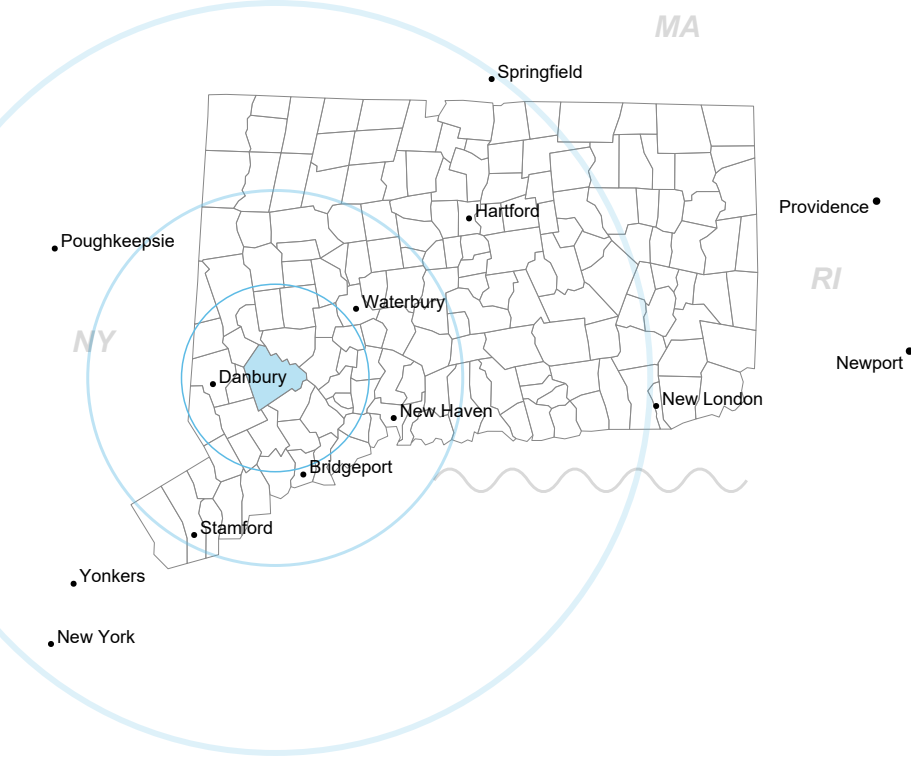


Self-Employment Rate*



*ACS, 2015-2019

Catchment Areas of 15mi, 30mi, and 60mi



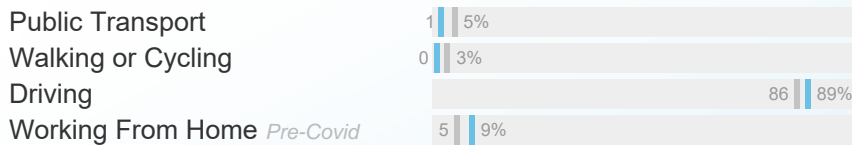
Access

ACS, 2015-2019

	Newtown	State
Mean Commute Time <i>Pre-Covid</i>	33 min	26 min



Commute Mode



Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	-
Train Service	-

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$124,071,145
Property Tax Revenue	\$104,543,685
<i>per capita</i>	\$3,752
<i>per capita, as % of state av.</i>	124%
Intergovernmental Revenue	\$16,487,004
Revenue to Expenditure Ratio	101%

Boston*

Municipal Expenditure

Total Expenditure	\$122,524,455
Educational	\$83,138,798
Other	\$39,385,657

Grand List

Equalized Net Grand List	\$4,595,571,873
<i>per capita</i>	\$165,463
<i>per capita, as % of state av.</i>	108%
Comm./Indust. Share of Net Grand List	8%

Actual Mill Rate	33.87
Equalized Mill Rate	22.67

Municipal Debt

Moody's Rating	Aa1
Total Indebtness	\$73,271,592
<i>per capita</i>	\$2,638
<i>per capita, as % of state av.</i>	102%
<i>as percent of expenditures</i>	60%

Annual Debt Service	\$9,184,280
<i>as % of expenditures</i>	7%



Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.
ctdata.org/sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for 2016-2019 are available from profiles.ctdata.org.

Feedback is welcome, and should be directed to info@ctdata.org.

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.