

334 LEBANON AVENUE COLCHESTER CONNECTICUT
A SUPERB DEVELOPMENT OPPORTUNITY

Location

On Rte 16 (Lebanon Avenue) near downtown Colchester, shopping, town offices, schools and amenities, the parcel is in close proximity to Route 2 and the connecting roads Rte 11 and Rte 66 and provides relaxed efficient commutes to Norwich (15 miles), New London (20 miles), Middletown (21 miles), and Hartford (26 miles)

The parcel is in the SUBURBAN USE ZONING DISTRICT (SU) which offers permitted uses as well as special permit uses.

Description

Along with Permitted Uses in the SU District, Special Permit Uses are also available. Multi Family uses are available if the parcel is served by municipal water and sewer and meets dimensional requirements. The parcel has available municipal water and sewer.

The parcel has been surveyed and includes wetland flagging and certification. The survey shows a 4.594 acre parcel, which exceeds the dimensional requirements for Multi Family Use. The survey and a Draft Conceptual Layout have been presented to the Town Planner, Assistant Planner, Zoning Enforcement Officer, and Inland Wetlands and has confirmed the feasibility of Multi Family development on the parcel.

What makes 334 Lebanon Avenue Colchester CT attractive for investment and Development?

Rectangular shaped parcel with optimum availability of buildable area

Curbside access to municipal water and sewer

Lightly wooded, generally flat terrain facilitating less expensive construction costs

Survey and wetlands flagging completed

Proximity to major employment centers such as Norwich, Groton and Hartford

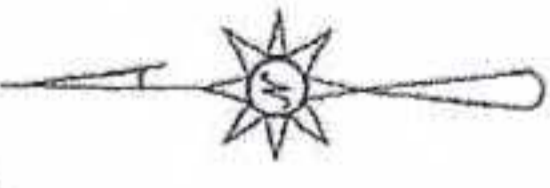
Get more information on this unique opportunity

Phone 203 233 2080

email lesseystal@gmail.com

LEGEND

○	IS AS NOTED
■	MONUMENT AS NOTED
△	WETLAND FLAG
○	UTILITY POLE
⊥	LIGHT POLE
◆	FIRE HYDRANT
◆	BIENAS NOTED
WFP	WOOD FENCE POLE
BMH	BARRIAR MARKOLE
---	FENCE LINE



REFERENCE NOTE
 THIS SURVEY WAS MADE BY THE SURVEYOR IN THE FIELD AND THE RESULTS ARE BASED ON THE DATA OBTAINED THEREFROM. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE MONUMENTS SHOWN ON THIS MAP. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE MONUMENTS SHOWN ON THIS MAP. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE MONUMENTS SHOWN ON THIS MAP.

PLAN NOTES:
 ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. THE CURVES SHOWN ON THIS MAP ARE BASED ON THE DATA OBTAINED FROM THE SURVEYOR'S FIELD NOTES. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE MONUMENTS SHOWN ON THIS MAP. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE MONUMENTS SHOWN ON THIS MAP.

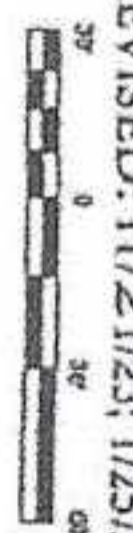
MAP REFERENCES:
 THE SURVEYOR HAS REFERENCED THE FOLLOWING MAPS IN THE PREPARATION OF THIS MAP: 1. A MAP OF THE TOWN OF LEBANON, CONNECTICUT, DATED 1910, SHOWING THE BOUNDARIES OF THE TOWN. 2. A MAP OF THE TOWN OF LEBANON, CONNECTICUT, DATED 1920, SHOWING THE BOUNDARIES OF THE TOWN. 3. A MAP OF THE TOWN OF LEBANON, CONNECTICUT, DATED 1930, SHOWING THE BOUNDARIES OF THE TOWN.

DATE ACQUIRED: 7/11/2023
 SURVEYOR: *[Signature]*
 MICHAEL S. DODD, LICENSED SURVEYOR

HYDRANT #324

TAMMY A. KEELER, TRUSTEE

BOUNDARY SURVEY
 PREPARED FOR
 334 LEBANON AVENUE (ROUTE #16) - COLCHESTER, CONNECTICUT
 SCALE 1" = 30' - MARCH 31, 2023
 REVISED: 11/21/23; 1/25/24



DUTCH & ASSOCIATES
 LAND SURVEYORS

302 SOUTH MAIN STREET COLCHESTER, CONN.
 PHONE: (860) 537-3485
 JOB NO. 2104

[Signature]
 MICHAEL S. DODD, LICENSED SURVEYOR

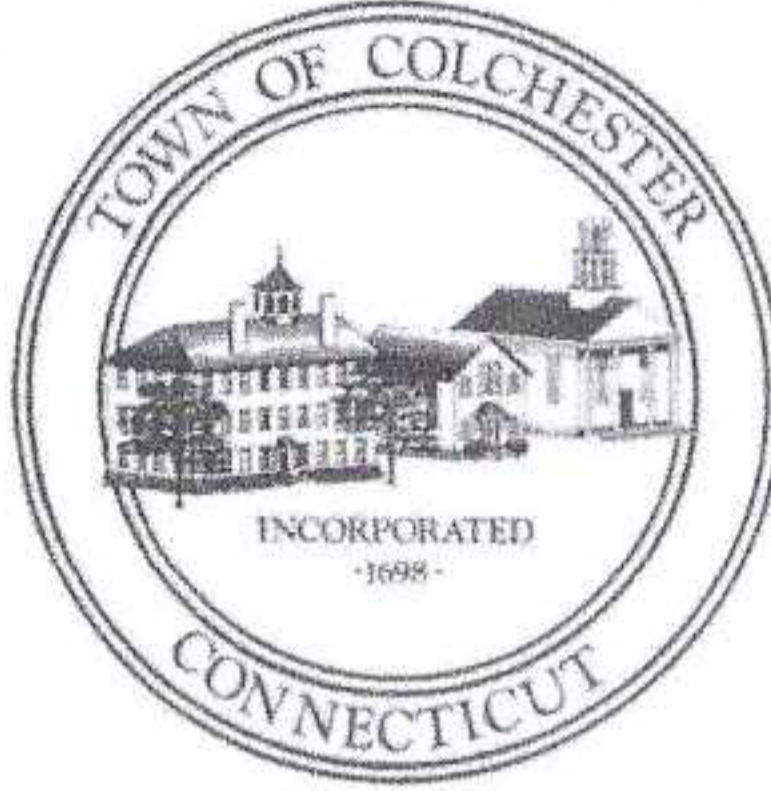
TO MY KNOWLEDGE AND BELIEF
 THIS MAP IS SUBSTANTIALLY CORRECT
 AS NOTED HEREON.

THIS MAP IS BASED ON THE
 ORIGINAL SURVEY DATA
 OBTAINED BY THE SURVEYOR
 IN THE FIELD AND IS NOT
 TO BE USED FOR ANY OTHER
 PURPOSES WITHOUT THE
 WRITTEN CONSENT OF
 DUTCH & ASSOCIATES



Town of Colchester

Land Use Department
127 Norwich Ave, Suite 105
Colchester, CT 06415
www.colchesterct.gov



Nicole Haggerty, AICP, Town Planner
Jason Nowosad, Building Official
Stacey Churchill, Land Use Assistant
Isabelle Kisluk, Asst. Planner/ZEO
Daniel Hickey, WEO/Tree Warden
T: (860) 537-7278

June 15, 2026

RE: 334 Lebanon Avenue, 28-00/004-000
Suburban Use (SU) District, Colchester, Connecticut
Development Worksheet prepared for Tammy A. Keller dated 2/27/23, prepared by Dutch & Associates

Based on the parcel size, the above-referenced lot is potentially suitable for a maximum of 30-multifamily units under Colchester's current zoning regulations. Such use is permissible within the Suburban Use District through Special Permit approval from the Planning & Zoning Commission.

I have reviewed the plan dated February 27, 2023, I have additional notes for you as you consider multifamily development for this parcel:

- Multifamily development in this location will require a Special Permit from the Planning & Zoning Commission.
- The Planning and Zoning Commission has the right to require a Traffic Study from the applicant as a part of the approval process.
- A Class 2 Site Plan will be required as a part of the Special Permit application process. Requirements for Class 2 Site Plans are outlined in Section 15.4 of Colchester's Land Development (Zoning) Regulations.
- Plans must demonstrate a clear line of sight which is a minimum of 500 feet in either direction.
- Plans must include a calculation which shows the total area of buildable land.
- Where the property abuts existing single-family dwellings, the setback for multi-family development is increased to 50' along that property line.
- Elsewhere, the side and rear setback is 25' rather than 20' as is shown on your current site development plan. Buildings as shown will need to be shifted further into the site to accommodate the correct setbacks.
- A minimum of fifteen percent (15%) Open Space shall be provided on site per Section 8.1.9 of Colchester's Land Development Regulations.
- A minimum of 10% of the units in the development are required to be designated as Affordable Housing per Section 8.2 of Colchester's Land Development Regulations.
- Additional approvals from other town agencies will be required as a part of the permitting process, and any potential applicants are encouraged to request a pre-application meeting with the Land Use Department.

SUBJECT PROPERTY PHOTOGRAPHS



Subject Property



SUBJECT PROPERTY PHOTOGRAPHS *(continued)*



Subject Property



SUBJECT PROPERTY PHOTOGRAPHS *(continued)*



Subject Property

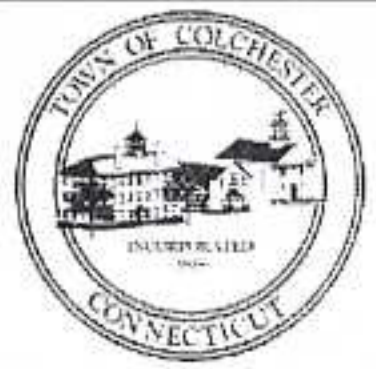


SUBJECT PROPERTY PHOTOGRAPHS *(continued)*



Street Scenes

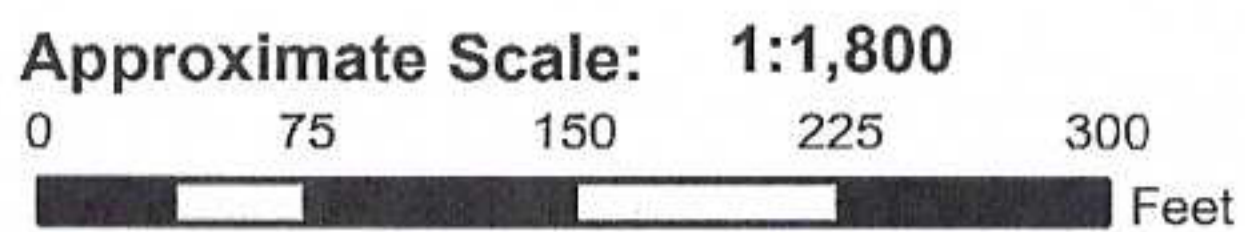
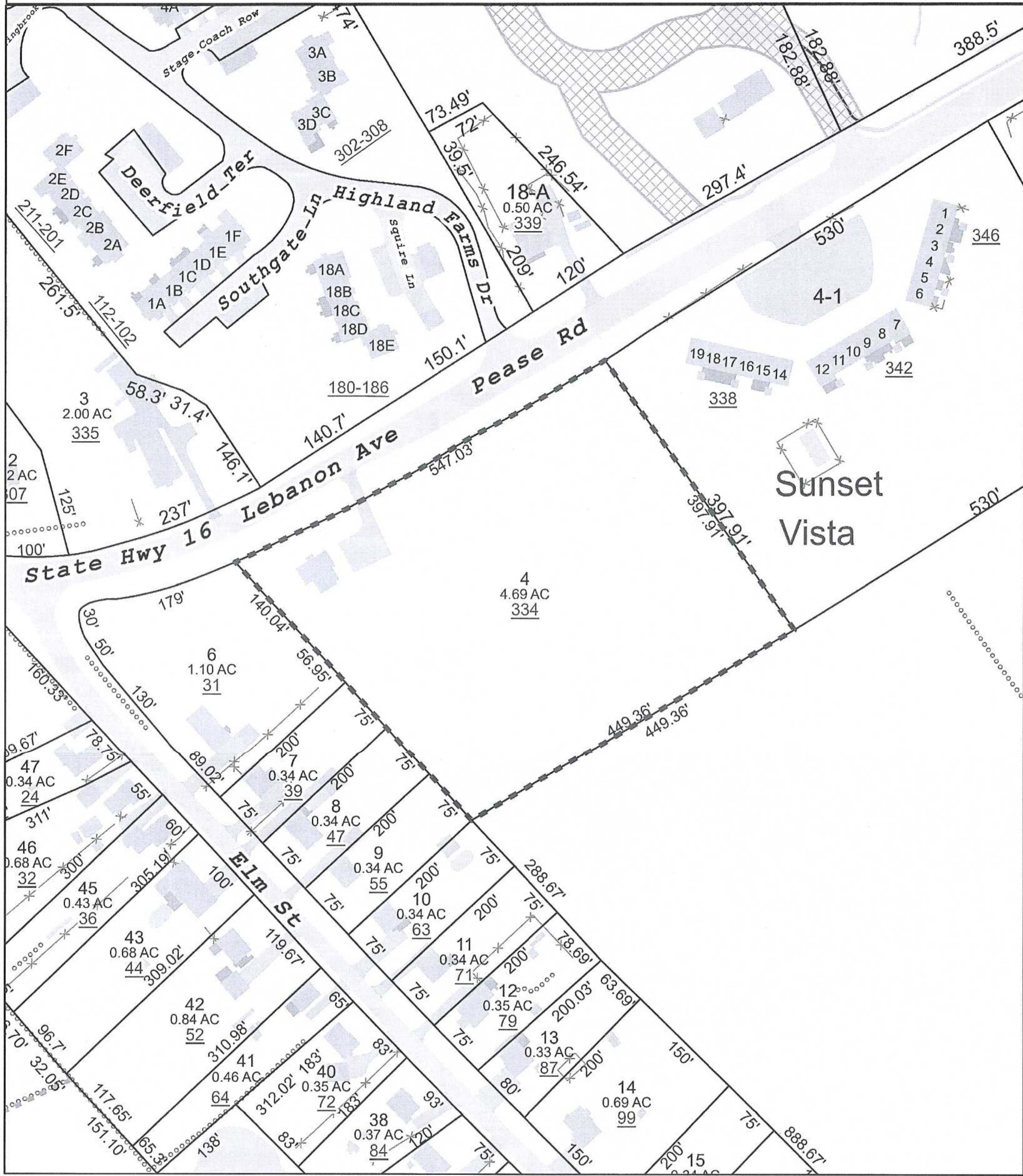




Town of Colchester, Connecticut - Assessment Parcel Map

Parcel: 28-00-004-000

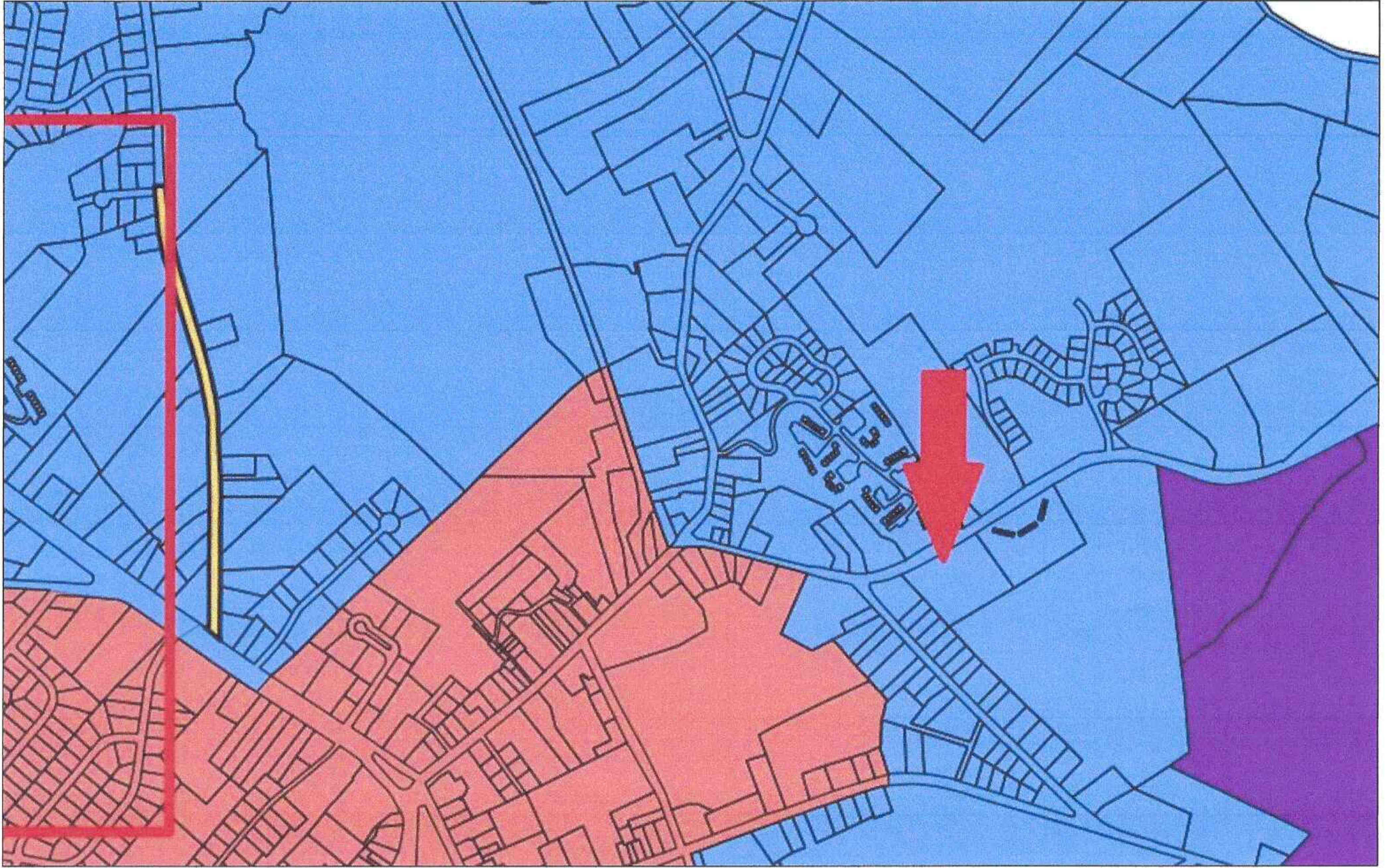
Address: 334 LEBANON AVE



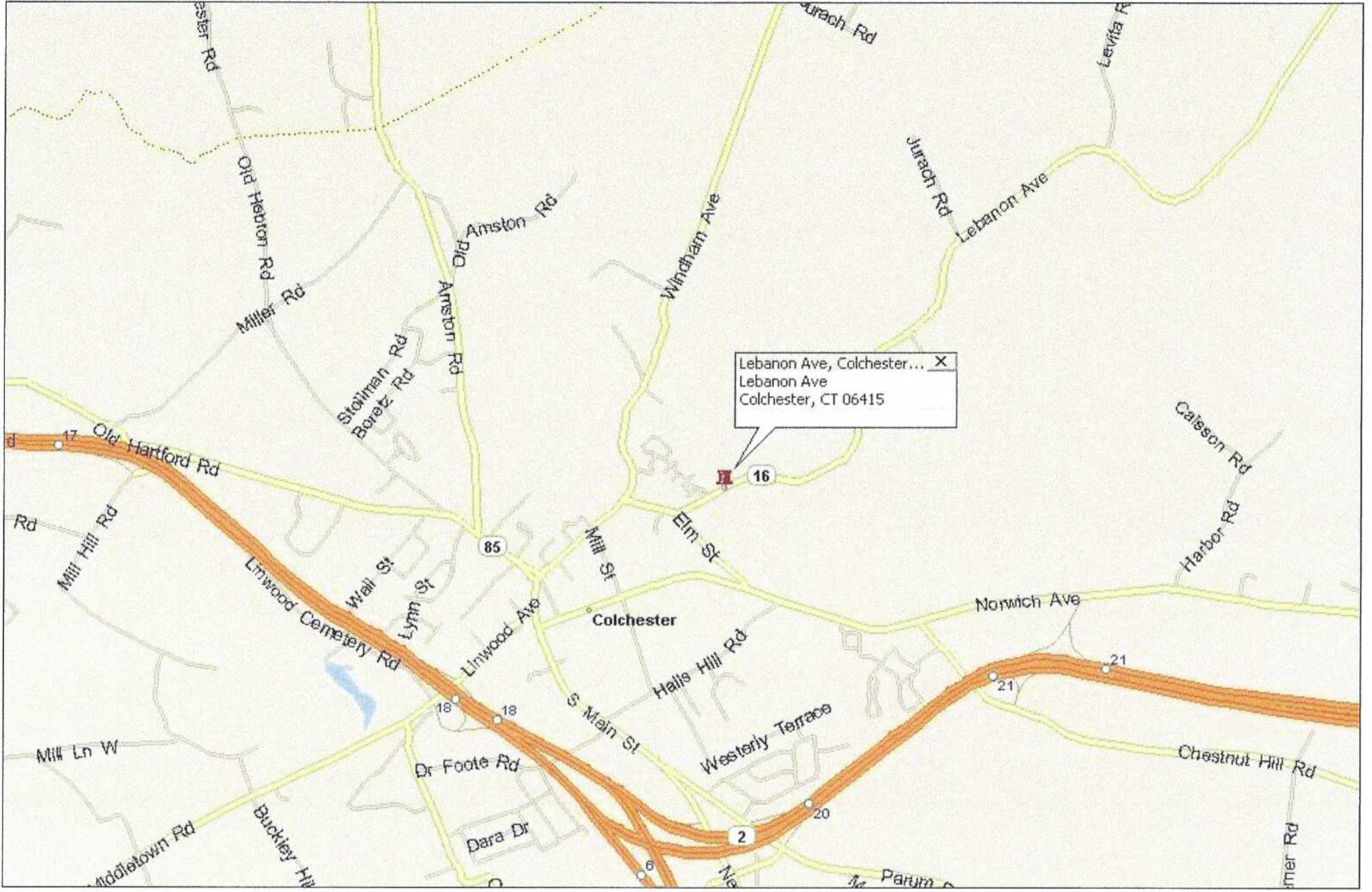
Map Produced: March 2026 / Grand List: 2025

Disclaimer: This map is for informational purposes only All information is subject to verification by any user. The Town of Colchester and its mapping contractors assume no legal responsibility for the information contained herein.

ZONING MAP



LOCAL AREA MAP



4.0. SUBURBAN USE ZONING DISTRICT (SU)

4.1 CHARACTER OF THE SUBURBAN USE (SU) DISTRICT

1. Primary Character – The majority of the Town’s population is located with Suburban Use Zoning District (SU). The SU is primarily single-family residential in character with multi- family development existing also.
2. Institutional and commercial/service land uses are primarily located along several Arterial Roads that connect to surrounding towns. The primary function of these district regulations is the protection of residential character by limiting incompatible land uses. The SU is designed to contain most of the Town’s housing so that new developments do not sprawl into the rural areas.
3. Relationship to Roads – Land uses in the SU shall be located predominantly on Collector and Local Roads and are mainly single-family in type. Non-residential land uses are permitted and located mostly on Arterial Roads in the SU.
4. Design standard – The character of Buildings in the SU reflects residential Dwellings of various types and sizes. Multi-family residential areas are generally characterized by two- family and Townhouse developments rather than centralized apartments.

4.2 PERMITTED USES IN THE SU DISTRICT

The following uses are permitted in the SU District subject to all applicable requirements of these Regulations:

1. Single-Family and Two-Family residential development;
2. Accessory Buildings and Accessory Uses to Residential Development;
3. Publicly owned recreation area, such as a park or playground;
4. Family Child Care Homes as defined by CGS Sec. 19a-77(a)(3) and Group Child Care Homes as defined by CGS Sec. 19a-77(a)(2) located in a residence and licensed by the Office of Early Childhood pursuant to CGS Chapter 368a, may be permitted in all Single-Family, Two-Family or Multi-Family Dwellings.
5. Home Occupation.
6. Agricultural uses as permitted in Section 8.9.5.A.

4.3 SPECIAL PERMIT USES IN THE SU DISTRICT

The following uses are eligible for Special Permit in the SU District after consideration and approval from the Commission:

1. Religious facilities and Educational Institutions
2. Mobile Homes
3. Multi-family Uses - The Parcel must be served by municipal water and sewer and

comply with Section 8.1.1 as applicable.

4. Municipal facilities
5. Private outdoor recreation
6. Bed and Breakfasts/Inns
7. Day Care/Nursery School in accordance with Section 8.8.9 of these Regulations and licensed by the State of Connecticut.
8. Retail Sales/Service Development along Arterial or Collector Roads. See Section 4.6.
9. Manufactured Home Park (MHP) pursuant to Section 8.13.

4.4 DIMENSIONAL REQUIREMENTS IN THE SU

4.4.1 Applicability of Dimensional Requirements

With Available Municipal Water and Sewer			Without Available Municipal Water and Sewer		
	Single-Family	Two-Family		Single-Family	Two-Family
Lot Area	30,000 Sq. Ft.	40,000 Sq. Ft.	Lot Area	40,000 Sq. Ft.	50,000 Sq. Ft.
Minimum Buildable Area	12,500 Sq. Ft.	20,000 Sq. Ft.	Minimum Buildable Area	30,000 Sq. Ft.	30,500 Sq. Ft.
Min. Buildable Square Rectangle	100' 80'	100' 80'	Min. Buildable Square Rectangle	100' 125'	100' 125'
Density	1.1/buildable acre	0.8/buildable acre	Density	0.5/buildable acre	0.7/buildable acre
Frontage	175/125' *	175/125' *	Frontage	175/125' *	175/125' *
Front Yard	50'	50'	Front Yard	50'	50'
Side Yard	20'	20'	Side Yard	20'	20'
Rear Yard	20'	20'	Rear Yard	20'	20'
Building Height	35'	35'	Building Height	35'	35'
Lot Coverage	20% of Buildable Area	20% of Buildable Area	Lot Coverage	20% of Buildable Area	20% of Buildable Area

*Arterial and Collector Streets/Local and dead-end Streets

See notes on the following page.

The density listed in the above table shall not apply to subdivisions of three (3) Lots or fewer provided the lot to be subdivided was not part of a subdivision approved by the Commission subsequent to November 10, 1958. Further subdivision or re-subdivision of any lot created thereafter shall be subject to the density requirement of the zoning district in which it is located.

The minimum Buildable Square requirement shall be met by demonstrating a square of the dimension required or a rectangle of the equivalent areas with the shortest side no shorter than that required.

4.5 MULTI-FAMILY HOUSING REQUIREMENTS FOR PROPERTIES WITH AVAILABLE MUNICIPAL WATER AND SEWER

	Multi-Family
Lot Size	175,000 Sq. Ft.
Minimum Buildable Area	120,000 Sq. Ft.
Units/Buildable Area	10 units/buildable 40,000 sq. ft. Requires satisfaction of affordable provisions of Section 8.2.
Maximum Units/Building	10 units/building; However, on parcels with ten (10) acres or more of buildable area and subject to the requirements of Section 8.1 and the Evaluation Criteria of Section 14.8, the Commission may permit up to 15 units/building.
Frontages	50'*
Front Yard	50'
Side Yard	25'/50'***
Rear Yard	25'/50'***
Building Height	45'
Building Coverage	25%
Impervious Coverage	35%

*Arterial and Collector Streets and Local and dead-end Streets. Two (2) Driveways are required for greater than thirty (30) units, Driveways must be separated by a minimum of 500' between the centerlines on Arterial and Collector Roads.

** 50' when the development will abut an existing Single-Family Dwelling.