



Timothy S. Hollister
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August 21, 2020

Ashley Flynn-Natale, City & Town Clerk
City of Middletown
245 deKoven Drive
Middletown, CT 06457

RE: Filing pursuant to Connecticut General Statutes Section 8-3(a) regarding
Application by Root Center for Advanced Recovery for Map Amendment

Dear Ms. Flynn-Natale:

Pursuant to Section 8-3(a) of the Connecticut General Statutes, and in connection with a zoning hearing scheduled for September 9, 2020, please accept for filing the enclosed Application to Amend the Zoning Map, Zoning Map Amendment map, and Statutory Warranty Deed that contains the Property Description of the property to be rezoned. The originals were filed in the Middletown Planning and Zoning Department on behalf of Root Center for Advanced Recovery.

Should you have any questions concerning this matter, please do not hesitate to contact me. Thank you.

Very truly yours,

A handwritten signature in blue ink that reads "Tim Hollister".

Timothy S. Hollister

cc: Marek Kozikowski, City Planner
Enclosures

- SUBDIVISION
- SPECIAL EXCEPTION
- ZONING BOARD OF APPEALS
- SITE PLAN REVIEW

FILE # _____

Please fill out this application in pen only so we will know who you are, what you are applying to do, and how to contact you. With this basic information we will evaluate your project as it relates to City regulations as quickly as possible. Thank you for your cooperation.

GENERAL INFORMATION ABOUT THE PEOPLE INVOLVED Date August 6, 2020
 Applicant: Hartford Dispensary dba Root Center for Advanced Recovery Phone # (860) 643-3208
 Address: 335 Broad Street City Manchester State CT Zip 06040
 Email: joseph.sirko@rootcenter.org Cell Phone # (860) 247-8653
 Agent: Timothy S. Hollister, Esq., Shipman & Goodwin LLP Phone # (860) 251-5601
 Address: One Constitution Plaza City Hartford State CT Zip 06103-1919
 Email: thollister@goodwin.com Cell Phone # (860) 558-1512

WHAT ARE YOU APPLYING TO DO? (CHECK ONE OR MORE)

- Add an addition to a single/two family dwelling to be used for _____
- Construct a single family dwelling (A-2 survey required)
- Add an addition to a multi-family or non-residential building to be used for (A-2 survey required) _____
- Convert an existing building from present use as Automobile repair garage to a new use as Clinic for Mental Health and/or Substance Abuse Counseling, Diagnosis and Treatment
- Construct one or more new buildings to be used for (A-2 survey required) _____
- Subdivide land into building lots (A-2 survey required)
- Change the text of the Zoning Code or amend the Zoning Map
- Install a sign
- Start a Residential Unit Business Pursuit
- Application for Zoning Board of Appeals
- Extract Natural Resources like sand or gravel or fill an area
- Request for a G.S. 14-54 Location Approval (gen. repairer, used car or new car dealer)
- Other _____

FACTS ABOUT LAND PROPOSED FOR USE

Landowner 392 Washington Middletown LLC Location: 392 Washington Street
 Name of Subdivision (if any): _____
 Zone MX Tax ID# R07179 Tax Assessor's Map 23 Lot 70
 Is this project within 500' of a Municipal Boundary? Yes _____ No X
 Is this project located in a FEMA 100 or 500 year flood plain? Yes _____ No X
 Utilities Available: City Water (X); Private Well (); City Sewer (X); Private Septic ()

DESIGN REVIEW BOARD STAFF*

Timothy S. Hollister
 SIGNATURE OF APPLICANT/AGENT**
 See attached authorization letter.

DATE OF REVIEW/APPROVAL _____

SIGNATURE OF OWNER** _____

- PERMIT NOT REQUIRED
- ADMINISTRATIVE APPROVAL
- IWVA REVIEW REQUESTED
- IWVA PERMIT REQUIRED

**Both signatures required. I certify that the above information and plans submitted are true and correct, and that, if required, an application for an Inland/Wetlands permit has been filed before or on the same day as the filing of this application with the P&Z Commission.

SIGNATURE OF IWVA STAFF _____

*Signature by the Design Review Board Staff is required for all designs for exterior rehabilitation or new construction in the business zones.

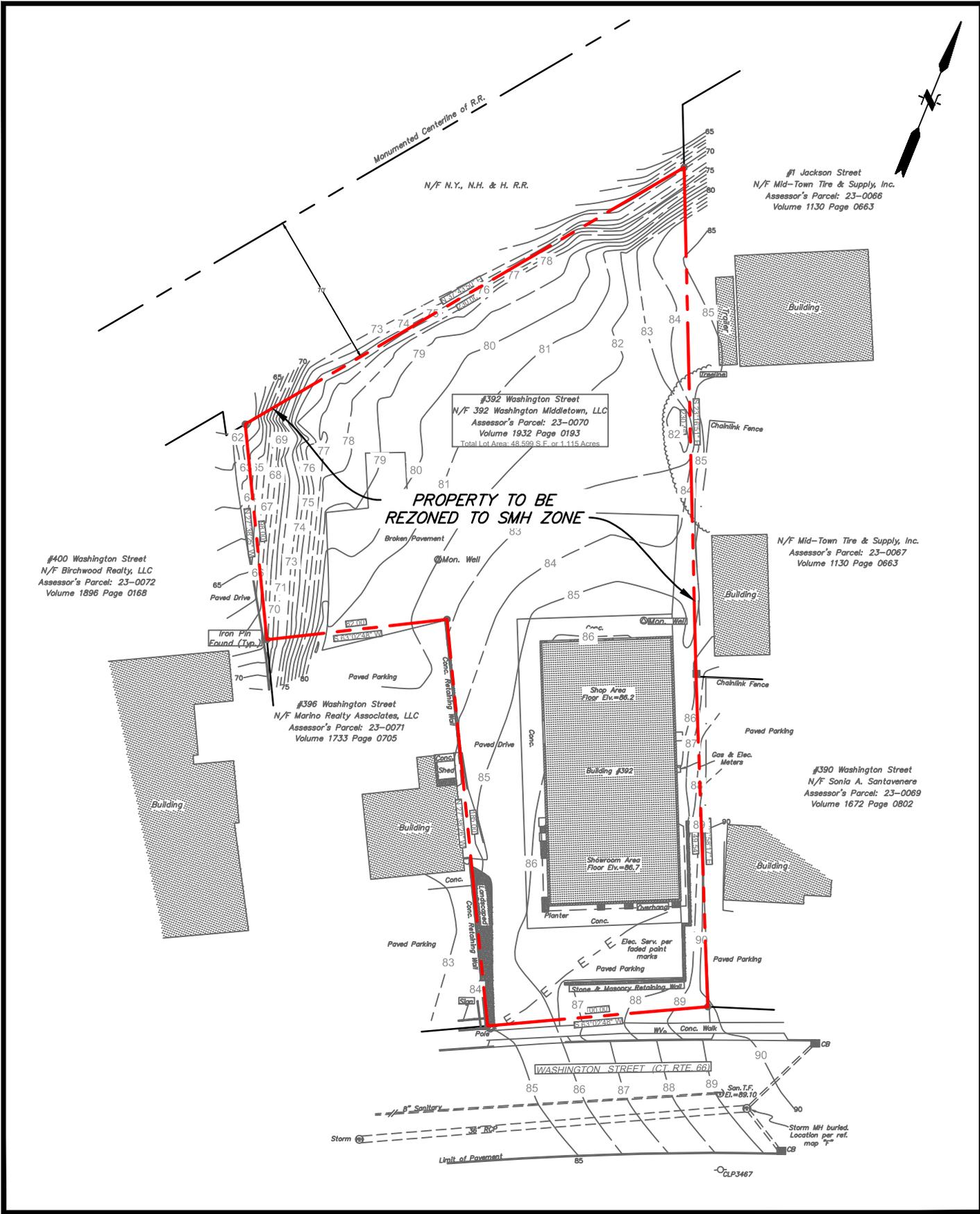
_____ Meets Zoning Requirements

ZONING ENFORCEMENT OFFICER
 DATE OF APPROVED PLANS _____

Received \$ _____ by _____ check # _____

INITIAL APPLICATION FOR ZONING ENFORCEMENT

File Path: J:\DWG\IP2020\0586A10\Civil\Plan20200586A10_STP01.dwg Layout: ZONE CHANGE MAP Plotted: Thu, August 06, 2020 - 9:39 AM User: jdeninger
 Plotter: DWG TO PDF.PC3 CTB File: FO.STB
 LAYER: STATE



SCALE:
HORZ.: 1" = 60'
VERT.:
DATUM:
HORZ.:
VERT.:
0 30 60
GRAPHIC SCALE

FUSS & O'NEILL
 146 HARTFORD ROAD
 MANCHESTER, CONNECTICUT 06040
 860.646.2469
 www.fando.com

ROOT CENTER FOR ADVANCED RECOVERY
 ZONING MAP AMENDMENT
 392 WASHINGTON STREET
 MIDDLETOWN CONNECTICUT

PROJ. No.: 20200586.A10
DATE: 08/06/2020
FIGURE 1

Return To: UKS
179 Main Street
100 Plaza Middlesex
Middletown, CT 06457

STATUTORY WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT Sebastian F. Marino of 314 NE 5th Avenue, Dania Beach, Florida, for consideration paid in the amount of FOUR HUNDRED THIRTY THOUSAND DOLLARS (\$430,000.00), grants to **392 Washington Middletown LLC**, a Connecticut limited liability company of the Town of Middletown, County of Middlesex and State of Connecticut, with **WARRANTY COVENANTS**, the following described premises:

A certain piece or parcel of land, with all buildings and improvements thereon, situated on the northerly side of Washington Street, in the Town of Middletown, County of Middlesex, and State of Connecticut, and more particularly bounded and described as follows:

Commencing at an iron pin set in the southwest corner of the herein described parcel which point marks the southeast corner of the second piece herein described and the northerly street line of Washington Street, thence N 27°38'26" W for a distance of 185.00' to an iron pin, which point marks the northeast corner of the second piece herein described; thence S 63°02'48" W for a distance of 82.00' to an iron pin, which point marks the northwest corner of the second parcel herein described and the easterly property line of land now or formerly of G & B Middletown Properties, LLC; thence N 27°38'25" W for a distance of 98.00' along land now or formerly of G & B Properties, LLC to an iron pin set in the southerly line of land now or formerly of the N.Y. N.H. & H. Railroad, which point marks the northwest corner of the herein described parcel; thence N 37°43'50" E for a distance of 230.00' along said railroad to a point which marks the northeast corner of the herein described parcel; thence S 23°16'51" E for a distance of 230.46' along land now or formerly of Mid-Town Tire & Supply Inc. to a point; thence S 23°58'17" E for a distance of 149.54' along property now or formerly of Sonia A. Santavenero to an iron pin set in the northerly street line of Washington Street, which point marks the southeast corner of the herein described parcel; thence S 63°02'48" W for a distance of 100.00' along the northerly street line of Washington Street to the point or place of beginning.

Said parcel contains 48,599 S.F. and is depicted as the First Piece on a map entitled "PROPERTY/BOUNDARY SURVEY – DEPICTING – LOT LINE MODIFICATION – PREPARED FOR – PROPERTIES KNOWN AS 392 & 396 WASHINGTON STREET MIDDLETOWN, CONNECTICUT JULY 28, 2011 SCALE 1"=30' By Robert F. Jackowiak L.S.", which map is to be recorded in the Office of the Middletown Town Clerk.

Being a portion of the same premises conveyed to the Grantor herein by Quit Claim Deed dated August 1, 2011 and recorded in Volume 1733 at Page 703 of the Middletown Land Records.

Said premises are conveyed subject to taxes to the Town of Middletown on the List of October 1, 2017 and thereafter, which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed and to a Lot line deviation as shown on Map entitled "Property/Boundary Survey – Depicting – Lot Line Modification – Prepared for – Properties Known as 392 & 396 Washington Street Middletown, Connecticut July 28, 2011 Scale 1"=30'" recorded 8/9/11 as map #95-2011 of the Middletown Land Records.

Signed this 2nd day of November, 2018.

Witnessed by:

[Signature]
James Syke

By: *[Signature]* L.S.
Sebastian F. Marino

STATE OF FLORIDA)
COUNTY OF Bonard) : ss. Deniz Bech (town)

On this the 2nd day of November, 2018, personally appeared Sebastian F. Marino, known to me, or satisfactorily proven, to be the person whose name is subscribed to in the within instrument and acknowledged that he executed the same as his free act and deed, before me.

In witness whereof, I hereunto set my hand.

 Austin Jaehring
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG000032
Expires 6/8/2020

[Signature]
Notary Public



SEARCH CRITERIA Selected Names 392 WASHINGTON MIDDLETOWN LLC Firm/Last Name 392 WASHINGTON (BEGINS WITH)

Name Search

Displaying records 1 - 2 of 2 at 4:47 PM ET on 3/17/2020

Index	File Date	Instrument Date	Kind	GRANTORS	GRANTEES	Description	File Number	Book/Page	Ref Amount	Images
1	LAN	11/09/2018	WAR	MARINO, SEBASTIAN F	392 WASHINGTON MIDDLETOWN LLC	WASHINGTON STREET		1932 / 193		2
2	LAN	11/09/2018	MTG	392 WASHINGTON MIDDLETOWN LLC	MARINO, SEBASTIAN F	392 WASHINGTON STREET		1932 / 195		14

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