



**MEMORANDUM
FROM THE OFFICE OF THE GENERAL COUNSEL**

TO: JOSEPH SAMOLIS, DIRECTOR OF PLANNING, CONSERVATION AND DEVELOPMENT

FROM: CHRISTOPHER J. FORTE, ASSISTANT GENERAL COUNSEL

CC: BENJAMIN D. FLORSHEIM, MAYOR
BOBBYE KNOLL PETERSON, CHIEF OF STAFF
BRIG SMITH, GENERAL COUNSEL
KORI TERMINE WISNESKI, DEPUTY GENERAL COUNSEL
DAMON BRAASCH, ASSESSOR

DATE: OCTOBER 20, 2020

RE: REQUEST FOR A C.G.S. § 8-24 REVIEW FOR THE ACQUISITION OF FIVE ABANDONED CEMETERIES BY THE CITY OF MIDDLETOWN

The City is requesting that a C.G.S. § 8-24 review be added to the next agenda for the Planning and Zoning Commission, for the acquisition of five parcels of real property consisting of abandoned cemeteries, as such term is defined in C.G.S. 19a-308a, by the City of Middletown:

- 1) Riverside Cemetery, St. John's Square (Map/Lot 20-0178);
- 2) The Washington Street Cemetery, Washington Terrace (Map/Lot 23-0138);
- 3) New Maromas Cemetery, River Road (Map/Lot 56-0005);
- 4) Old East Street Cemetery, East Street (Map/Lot 06-0523); and
- 5) Old Southside Cemetery, Country Club Road (Map/Lot 07-0236).

Record title to the aforementioned properties is unknown. The properties have been maintained by the Middletown Old Burying Ground Association, which was founded in 1895. The City of Middletown provides the Middletown Old Burying Ground Association with the budget to maintain these properties. Since the City of Middletown has been paying to maintain these properties for decades, the City is looking to officially acquire title to the cemeteries via the procedures set forth in C.G.S. § 19a-308a. This would allow the City to add the properties to the City's insurance policies to help maintain and preserve the City's history. Without title to the properties, they cannot be added to the City's insurance policies.

Accordingly, the City requests respectfully that the Planning and Zoning Commission issue a favorable C.G.S. § 8-24 recommendation for the acquisition of the five properties.

Sincerely,

A handwritten signature in blue ink that reads "Christopher Forte". The signature is written in a cursive style with a large initial "C" and a stylized "F".

Christopher J. Forte
Assistant General Counsel

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Element	Description							
Style	99	Bsmt Garage								
Model	00	In Law								
Grade										
Stories										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Floor 1										
Interior Floor 2										
Heat Fuel										
Heat Type										
Bedrooms										
Full Baths										
Half Baths										
Extra Fixtures										
Total Rooms										
Bath Remodel										
Kitchen Remod										
Extra Kitchens										
Fireplaces										
Extra Openings										
Gas Fireplace										
Int vs Ext										
A/C Type										
A/C %										
Fin Bsmt Area										
FBM grade										
Bsmt Garage										
In Law										
MIXED USE										
Code		Description	Percentage							
920		Mun Land Com	100							
			0							
			0							
COST / MARKET VALUATION										
Building Value New										
Year Built										
Effective Year Built										
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol										
External Obsol										
Trend Factor										
Condition										
Condition %										
Percent Good										
Cns Sect Rcnd										
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										
		0	0	0	0	0				

No Sketch

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Description	Element	Description							
99 00	Vacant Land Vacant	Bsmt Garage In Law								
MIXED USE										
Code	Description	Percentage								
200	Commercial Vacant	100								
		0								
		0								
COST / MARKET VALUATION										
	Building Value New									
	Year Built	0								
	Effective Year Built	0								
	Depreciation Code	A								
	Remodel Rating									
	Year Remodeled									
	Depreciation %									
	Functional Obsol									
	External Obsol									
	Trend Factor	1								
	Condition									
	Condition %									
	Percent Good									
	Cns Sect Rcnld									
	Dep % Ovr									
	Dep Ovr Comment									
	Misc Imp Ovr									
	Misc Imp Ovr Comment									
	Cost to Cure Ovr									
	Cost to Cure Ovr Comment									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
		Ttl Gross Liv / Lease Area	0	0	0	0				0

No Sketch



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		6083 MIDDLETOWN, CT	
CEMETERY	245 DEKOVEN DR	1 Level	1 All Public	1 Paved	2 Med Traf	Code	Appraised	Assessed	
						21	57,060	39,940	
SUPPLEMENTAL DATA									
Alt Pcd ID	07 15-2 4X	Class	Res - E						
Color	0	State Clas	970						
Census District	06457	Supl Info	E:						
GIS ID	E31012	Unsold	0.24						
		Assoc Pcd#							

RECORD OF OWNERSHIP											
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
0 0		U	V	0	29	Year	Code	Assessed V	Year	Code	Assessed
						2019	21	39,940	2018	21	39,940
OTHER ASSESSMENTS						Total	39940	Total	39940	Total	39940

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int		
Total			0.00							
ASSESSING NEIGHBORHOOD										
Nbhd	Nbhd Name	B	Tracing	Batch						
0001										

NOTES									
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card) 0									
Appraised Xf (B) Value (Bldg) 0									
Appraised Ob (B) Value (Bldg) 0									
Appraised Land Value (Bldg) 57,060									
Special Land Value 0									
Total Appraised Parcel Value 57,060									
Valuation Method C									
Total Appraised Parcel Value 57,060									

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Purpose/Result
					05-16-2013	JG	41	Field Review	

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	967	Cemetery Lnd	R-30	Primary	0.240 AC	68,080	3.32620	5	1.00	05	1.050		1.0000	237,769.4	57,060
				Total Card Land Units	0.240 AC	Parcel Total Land Area	0.2400			Total Land Value	57,060				

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Element	Description						
Style	99	Bsmt Garage							
Model	00	In Law							
Grade									
Stories									
Occupancy									
Exterior Wall 1									
Exterior Wall 2									
Roof Structure									
Roof Cover									
Interior Wall 1									
Interior Wall 2									
Interior Floor 1									
Interior Floor 2									
Heat Fuel									
Heat Type									
Bedrooms									
Full Baths									
Half Baths									
Extra Fixtures									
Total Rooms									
Bath Remodel									
Kitchen Remod									
Extra Kitchens									
Fireplaces									
Extra Openings									
Gas Fireplace									
Int vs Ext									
A/C Type									
A/C %									
Fin Bsmt Area									
FBM grade									
Bsmt Garage									
In Law									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
Ttl Gross Liv / Lease Area		0	0	0	0	0			

No Sketch

