



**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

DATE: OCTOBER 20, 2020

RE: **REQUEST FOR A C.G.S. § 8-24 REVIEW TO GRANT A UTILITY EASEMENT TO EVERSOURCE AT THE BEMAN MIDDLE SCHOOL LOCATION ON 279 RUSSELL STREET AND 1 WILDERMAN'S WAY.**

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 City of Middletown to grant an Electric Distribution Easement to The Connecticut Light and Power Company d/b/a Eversource Energy over the two properties that compose the Beman Middletown School site—279 Russell Street and 1 Wildermans Way. The purpose of the easement is to provide electrical utility services to the new middle school.

The map showing the easement area, together with the field cards for both 279 Russell Street and 1 Wilderman's Way, is attached hereto as Exhibit A. The site plan of the new middle school received site plan approval on March 27, 2019.

Accordingly, since this easement is required in order for electrical utility service to be provided to the Beman Middle School, the City requests respectfully that the Planning and Zoning Commission issue a favorable C.G.S. § 8-24 recommendation for the City of Middletown to grant such easement to Eversource.

Sincerely,

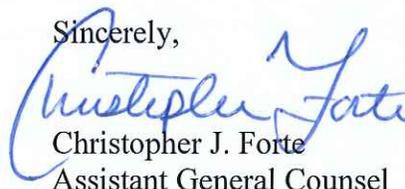

Christopher J. Forte
Assistant General Counsel

EXHIBIT A

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
CITY OF MIDDLETOWN		1 Level		1 Paved		1 Light Traf		6083		6083	
245 DEKOVEN DR		Alt Prcl ID 28 2-12 2		SUPPLEMENTAL DATA		Res - E		MIDDLETOWN, CT		MIDDLETOWN, CT	
MIDDLETOWN CT 06457		Color 0		State Clas 903		P.		VISION		VISION	
		Census 5420		Supl Info Unsold		P. 1.23					
		District 1 2:South Farms		Assoc Pld#							
		GIS ID E30029									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF MIDDLETOWN	0197	0010	10-22-1937	U	V	0	29
CITY OF MIDDLETOWN	0181	0286	07-28-1930	U	I	0	29

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
0001			

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
20167495	03-24-2016	RE	Remodel

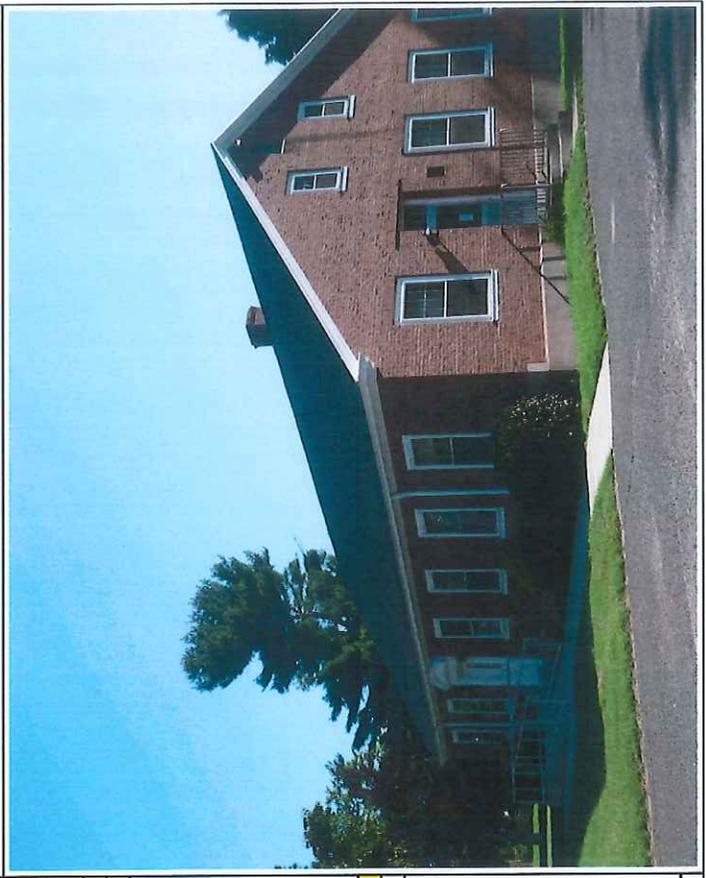
LAND LINE VALUATION SECTION		ASSESSMENTS	
B Use Code	Description	Zone	Land Type
1	922 Mun Bldg Com	RPZ	Primary

ASSESSMENTS		VALUATION		ADJUSTMENT		LAND VALUE	
Year	Code	Year	Code	Year	Code	Year	Code
2018	21	2018	21	2018	21	2018	21
2017	22	2017	22	2017	22	2017	22
2015	25	2015	25	2015	25	2015	25
Total		Total		Total		Total	
258980		258980		258980		258980	

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 252,850
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 40,500
 Appraised Land Value (Bldg) 76,610
 Special Land Value 0
 Total Appraised Parcel Value 369,960
 Valuation Method C

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description						
Style	18	Office Bldg									
Model	94	Commercial									
Grade	08	C									
Stories	1.25										
Occupancy	1.00										
Exterior Wall 1	20	Brick/Masonry									
Exterior Wall 2											
Roof Structure	03	Gable									
Roof Cover	07	Arch. Shingles									
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Floor 1	A	Average									
Interior Floor 2											
Heating Fuel	03	Gas									
Heating Type	04	Forced Air									
AC Type	03	Central									
Bldg Use	922	Mun Bldg Com									
Cov Parking											
Uncov Parking											
Percent Fin											
Heat/AC	01	Heat/AC Pkg									
Frame Type	02	Wood Frame									
Baths/Plumbing	02	Average									
Ceiling/Walls	05	Sus Ceil & Wal									
Rooms/Prtns	02	Average									
Wall Height	9.00										
1st Floor Use											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving	L	45,000	2.25	2013	4	40	40	C	1.00	40,500
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value					
BAS	First Floor	3,220	3,220	3,220	101.98	328,376					
EAF	Expansion Attic Finished	1,288	3,220	1,288	40.79	131,350					
Ttl Gross Liv / Lease Area						4,508	6,440	4,508			459,726



CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Style	83	Schools			
Model	94	Commercial			
Grade	07	C-			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar and Gravel			
Interior Wall 1	01	Minimum			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	22	Tile			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air			
AC Type	03	Central			
Bldg Use	922	Mun Bldg Com			
Cov Parking					
Uncov Parking					
Percent Fin					
Heat/AC	02	Heat/AC Split			
Frame Type	03	Masonry			
Baths/Plumbing	02	Average			
Ceiling/Walls	05	Sus Ceil & Wal			
Rooms/Prtns	02	Average			
Wall Height	10.00				
1st Floor Use					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
BAS	First Floor										1,807,500
CAN	Canopy										1,037
FGR	Garage										74,643
GRN	Greenhouse										108,163
Ttl Gross Liv / Lease Area										11,525	1,991,343

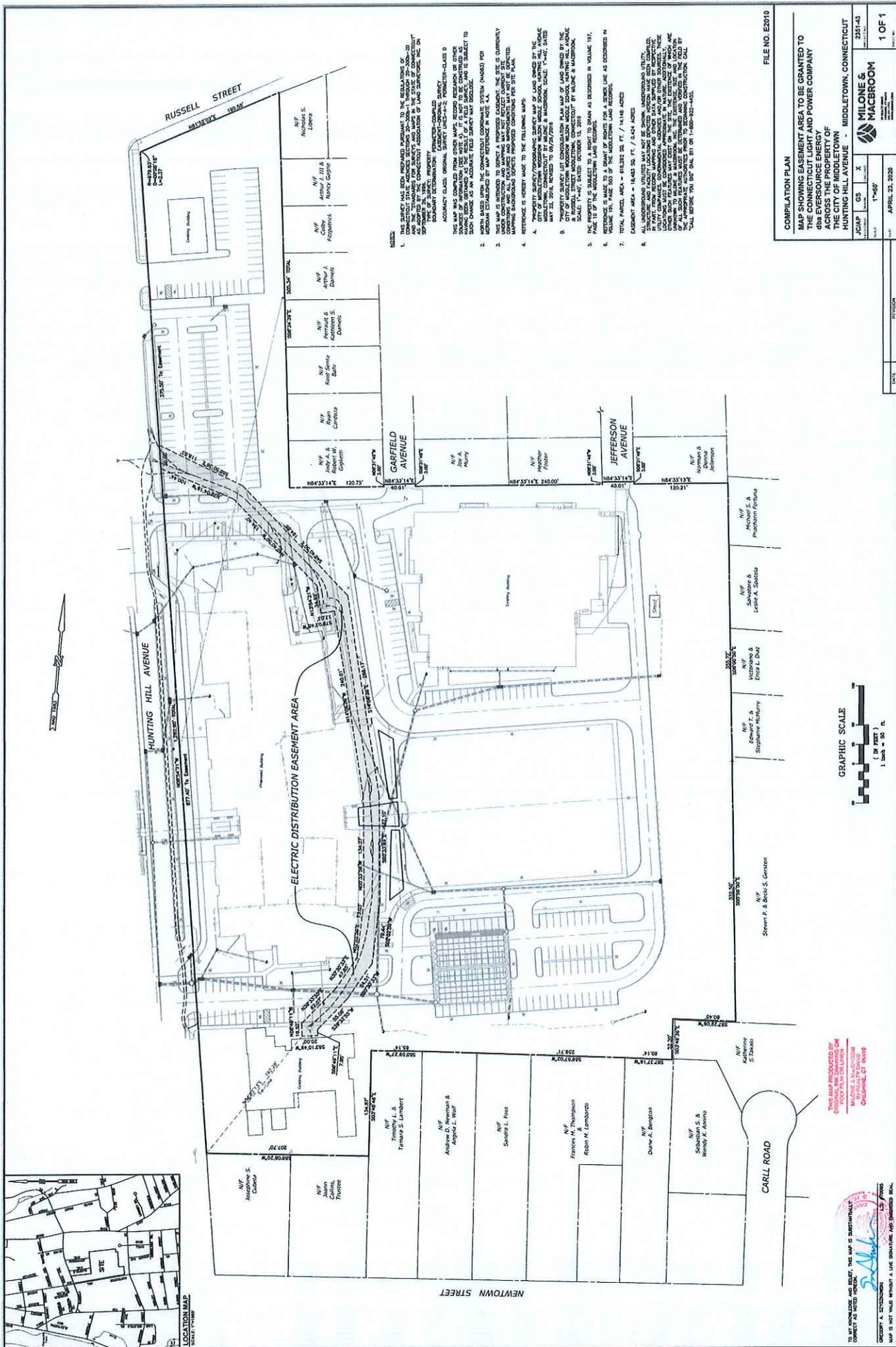
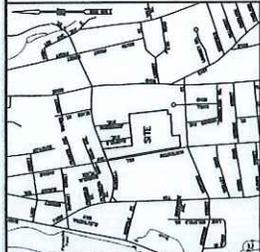
CONSTRUCTION DETAIL (CONTINUED)

MIXED USE		
Code	Description	Percentage
922	Mun Bldg Com	100
		0
		0

COST / MARKET VALUATION		
RCN	Year Built	Effective Year Built
	1956	1979
	A	
	38	
	35	
	1	
	27	
	537,660	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	10,461	10,461	10,461	172.78	1,807,500
CAN	Canopy	0	114	6	9.09	1,037
FGR	Garage	0	1,440	432	51.84	74,643
GRN	Greenhouse	0	1,044	626	103.60	108,163
Ttl Gross Liv / Lease Area						11,525





- NOTES:**
- THIS EASEMENT MAP IS BASED UPON THE RECORD DEEDS, PLATS, RECORDS AND RECORDS OF THE TOWN OF MIDDLETOWN, CONNECTICUT, AND THE RECORDS OF THE DEEDS, PLATS, RECORDS AND RECORDS OF THE TOWN OF MIDDLETOWN, CONNECTICUT, AND THE RECORDS OF THE DEEDS, PLATS, RECORDS AND RECORDS OF THE TOWN OF MIDDLETOWN, CONNECTICUT.
 - THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS AND INTERESTS WHICH MAY BE AFFECTED BY ANY RECORDS, PLATS, RECORDS AND RECORDS OF THE TOWN OF MIDDLETOWN, CONNECTICUT, AND THE RECORDS OF THE DEEDS, PLATS, RECORDS AND RECORDS OF THE TOWN OF MIDDLETOWN, CONNECTICUT.
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 - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - CITY OF MIDDLETOWN RECORDS, DEEDS, PLATS, RECORDS AND RECORDS OF THE TOWN OF MIDDLETOWN, CONNECTICUT, DATED OCTOBER 15, 2011.
 - CITY OF MIDDLETOWN RECORDS, DEEDS, PLATS, RECORDS AND RECORDS OF THE TOWN OF MIDDLETOWN, CONNECTICUT, DATED OCTOBER 15, 2011.
 - CITY OF MIDDLETOWN RECORDS, DEEDS, PLATS, RECORDS AND RECORDS OF THE TOWN OF MIDDLETOWN, CONNECTICUT, DATED OCTOBER 15, 2011.
 - RETURNS TO BE MADE TO A CHART OF RIGHTS FOR A SERIES LINE AS DESCRIBED IN VOLUME 197, PAGE 503 OF THE MIDDLETOWN LAND RECORDS.
 - TOTAL PARCEL AREA = 81,832 SQ. FT. / 1,879 ACRES
 - EASEMENT AREA = 14,433 SQ. FT. / 0.329 ACRES

FILE NO. E2010

COMPILATION PLAN

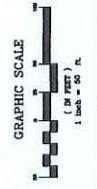
MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY BY THE EVERSOURCE ENERGY COMPANY FOR THE CITY OF MIDDLETOWN, HUNTING HILL AVENUE - MIDDLETOWN, CONNECTICUT

DATE: APRIL 23, 2020

SCALE: 1"=60'

PROJECT NO.: 2019-03

1 OF 1



THIS MAP IS PROVIDED FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

TO BE FORWARDED TO THE RECORDS OFFICE OF THE TOWN OF MIDDLETOWN, CONNECTICUT, FOR RECORDATION.

DATE: APRIL 23, 2020

BY: [Signature]