

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

FILE # GS 8-24 2020-12

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 10/20/20  
 Applicant: City of Middletown Phone # (860) 638-4881  
 Address: 2457 Parkers Dr. City Middletown State CT Zip 06457  
 Email: \_\_\_\_\_ Cell Phone # ( ) \_\_\_\_\_  
 Agent: \_\_\_\_\_ Phone# ( ) \_\_\_\_\_  
 Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Email: \_\_\_\_\_ Cell Phone # ( ) \_\_\_\_\_

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 \_\_\_\_\_ to a new use as \_\_\_\_\_
- 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 G.S. 8-24 Acquisition of 15 Abandoned Carteries

FACTS ABOUT LAND PROPOSED FOR USE

Landowner: \_\_\_\_\_ Location: Vardis - See Attached  
 Name of Subdivision (if any): \_\_\_\_\_  
 Zone Vardis Tax ID# Vardis Tax Assessor's Map Vardis Lot Vardis  
 Is this project within 500' of a Municipal Boundary? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Is this project located in a FEMA 100 or 500 year flood plain? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Utilities Available: City Water ( ); Private Well ( ); City Sewer ( ); Private Septic ( )

DESIGN REVIEW BOARD STAFF\*

SIGNATURE OF APPLICANT/AGENT\*\*

DATE OF REVIEW/APPROVAL

SIGNATURE OF OWNER\*\*

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



PO Box 1300  
245 deKoven Drive  
Middletown, CT 06457-1300  
(860) 344-3425

**Erosion & Sedimentation Control Compliance Agreement**

I, (*PRINT NAME*) \_\_\_\_\_ hereby agree that any tree cutting, land clearing, earth excavation, earth filling or any other construction activity associated with an approved permit at:

(*PROPERTY ADDRESS*) \_\_\_\_\_

shall be in compliance with a approved plot/site plan as well and the City of Middletown Erosion & Sedimentation Control Guidelines.

I understand that failure to comply with the City of Middletown Erosion & Sedimentation Control Guidelines shall be deemed a violation and shall result in an enforcement action that may include a \$150 per day municipal citation fine and shall preclude zoning approval required for the issuance of a Certificate of Occupancy.

The City of Middletown reserves the right to implement corrective action for Erosion & Sedimentation Control violations, and in such cases will seek reimbursement for expenses related to any corrective action deemed necessary by the City.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

.....  
*For Office Use Only*

SPR# \_\_\_\_\_





**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**

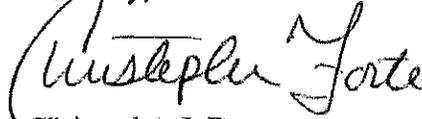
The City is requesting that a C.G.S. § 8-24 review be added to the next agenda for the Planning and Zoning Commission, for the acquisition of five parcels of real property consisting of abandoned cemeteries, as such term is defined in C.G.S. 19a-308a, by the City of Middletown:

- 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 black 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

<b>CURRENT OWNER</b>		<b>UTILITIES</b>		<b>START/ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>	
CITY OF MIDDLETOWN		2   Public Water		1   Paved				Description: EX VC C L	
RIVERSIDE CEMETERY		3   Public Sewer						Code: 52	
245 DEKOVEN DR								Appraised: 100,000	
MIDDLETOWN CT 06457								Assessed: 70,000	
Color: 0								Total: 100,000	
Census: 5416								70,000	
District: 1: City Fire								70,000	
GIS ID: E30224								70,000	
Alt Pcl ID: 20 17-29 10								70,000	
Class: Com - E								70,000	
State Clas: 903								70,000	
Supl Info: E:								70,000	
Unsold: 1								70,000	
Assoc Pld#: E30224								70,000	

<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>QU/VI</b>		<b>SALE PRICE</b>		<b>VC</b>	
CITY OF MIDDLETOWN		0000 0000				U V		0 29			
MIDDLETOWN											
Year		Code		Description		Number		Amount		Comm Int	
2019		52		EX VC C L							
Total		70000		70000		Total		70000		Total	

**EXEMPTIONS**

Year	Code	Description	Amount
Total			0.00

<b>OTHER ASSESSMENTS</b>		<b>ASSESSING NEIGHBORHOOD</b>	
Description		B	
Amount		Tracing	
Batch			

<b>NOTES</b>	
Appraised Bldg. Value (Card)	
Appraised Xf (B) Value (Bldg)	
Appraised Ob (B) Value (Bldg)	
Appraised Land Value (Bldg)	
Special Land Value	
Total Appraised Parcel Value	
Valuation Method	
Total Appraised Parcel Value	

<b>APPRaised VALUE SUMMARY</b>	
Appraised Bldg. Value (Card)	
Appraised Xf (B) Value (Bldg)	
Appraised Ob (B) Value (Bldg)	
Appraised Land Value (Bldg)	
Special Land Value	
Total Appraised Parcel Value	
Valuation Method	
Total Appraised Parcel Value	

<b>BUILDING PERMIT RECORD</b>								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

<b>LAND LINE VALUATION SECTION</b>												
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Contd.	Nbhd.	Nbhd. Adj	Notes	
1	920	Mun Land Corn	MX	Primary	1.000 AC	200,000	1.00000	C	0.50	3100	1.000	SHAPE/LOCATION
Total Card Land Units		1.000 AC		Parcel Total Land Area		1.00000		Total Land Value		100,000		

<b>VISIT/CHANGE HISTORY</b>								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

This signature acknowledges a visit by a Data Collector or Assessor

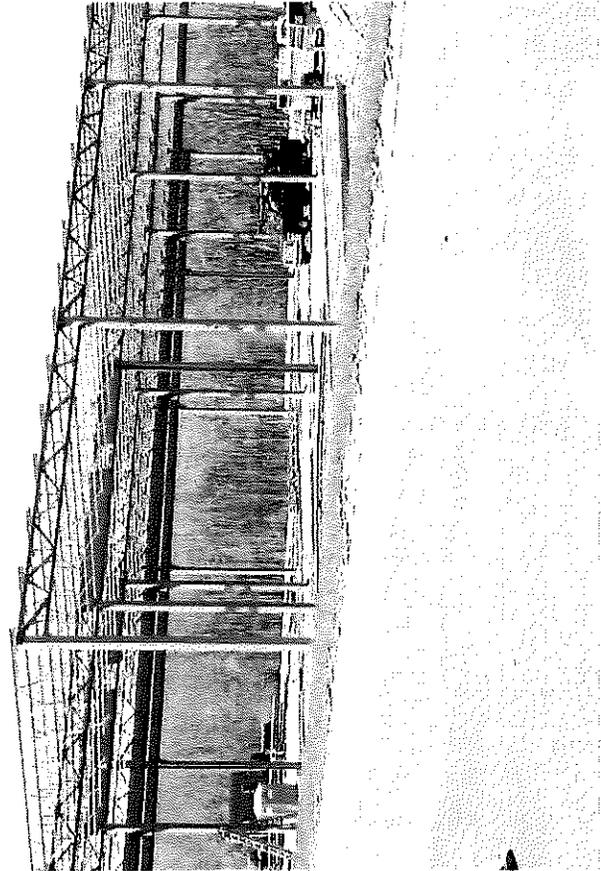








CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Cd
Style Model	99 00	Bsmt Garage In Law	
Grade	Vacant Land		
Stories	Vacant		
Occupancy			
Exterior Wall 1			
Exterior Wall 2			
Roof Structure			
Roof Cover			
Interior Wall 1			
Interior Wall 2			
Interior Floor 1			
Interior 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			
		Description Bsmt Garage In Law Code 967 Cemetary Lnd Description Percentage 100 0 0 <b>COST / MARKET VALUATION</b> Building Value New Year Built 0 Effective Year Built 0 Depreciation Code A Remodel Rating A Year Remodeled 1 Depreciation % Functional Obsol External Obsol Trend Factor Condition 1 Condition % Percent Good Cris Sect Rcnld Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment <b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b> Code Description L/B Units Unit Price Yr Bldr Cond. Cd % Gd Grade Grade Adj. Appr. Value FN4 Fence-8' Chal L 420 28.00 2013 5 45 C 1.00 5,290	
		<b>BUILDING SUB-AREA SUMMARY SECTION</b> Code Description Living Area Floor Area Eft Area Unit Cost Undeprac Value Totl Gross Liv / Lease Area 0 0 0 0 0	



No Sketch







