

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

FILE # GS 8-24 2020-13

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) 638-4821
 Address: 245 Wilbur Drive 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 8-24 Grant of Utility Easement to Evergreen at the Bowen Middle School at 279 Busset St. and 1 Wilbursons Way

FACTS ABOUT LAND PROPOSED FOR USE

Landowner: City of Middletown Location: 279 Busset St / 1 Wilbursons Way
 Name of Subdivision (if any): _____
 Zone RPZ Tax ID# 832029/832034 Tax Assessor's Map 36 Lot 690/091
 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** [Signature]

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 _____
 _____ Meets Zoning Requirements

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

ZONING ENFORCEMENT OFFICER _____ Received \$ _____ by _____ check # _____
 DATE OF APPROVED PLANS _____

INITIAL APPLICATION FOR ZONING





**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,

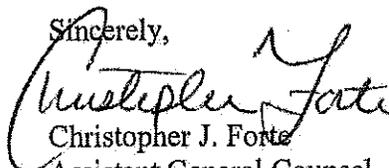

Christopher J. Forte
Assistant General Counsel

EXHIBIT A

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
Code	Description	Code	Code	Code	Code	Code	Code
2	Above Street	1	All Public	1	Paved	21	2,120,570
2	Public Water	2	Public Water			22	20,769,680
						25	88,780
SUPPLEMENTAL DATA		SALE PRICE		VC		Assessed	
All Pct ID	36 30-11 44-31A	0262	0386	11-05-1954	U	2018	1,541,400
Color	BRICK	0241	0287	08-27-1951	U	2017	1,541,400
Census District	5420	0241	0272	09-25-1951	U	2017	17,329,910
Supl Info	2:South Farms	Total		Total		2017	17,329,910
Unsold	P: 12.6	Total		Total		2017	62,150
Assoc Pct#	E30374	Total		Total		2017	62,150
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		PREVIOUS ASSESSMENTS (HISTORY)	
CITY OF MIDDLETOWN		0262 0386		11-05-1954		16,085,320	
CITY OF MIDDLETOWN		0241 0287		08-27-1951		22,979,030	
CITY OF MIDDLETOWN		0241 0272		09-25-1951		18933460	

Year	Code	Description	Code	Year	Code	Assessed	Year	Code	Assessed
2018	21	2018	21	2018	21	1,541,400	2017	21	1,541,400
2017	22	2017	22	2017	22	17,329,910	2017	22	17,329,910
2017	25	2017	25	2017	25	62,150	2017	25	62,150
Total		Total		Total		Total		Total	
18933460		18933460		18933460		18933460		18933460	

This signature acknowledges a visit by a Data Collector or Assessor

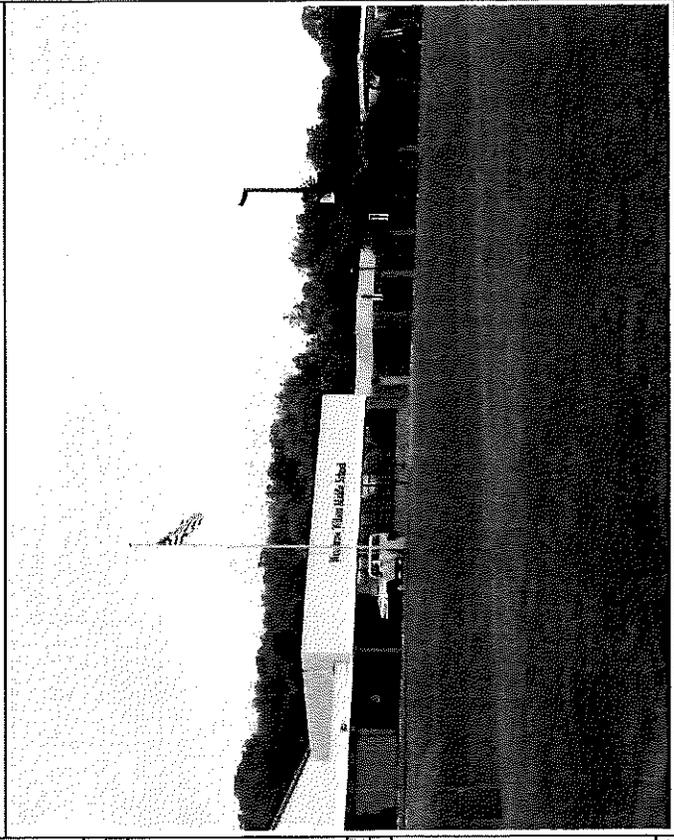
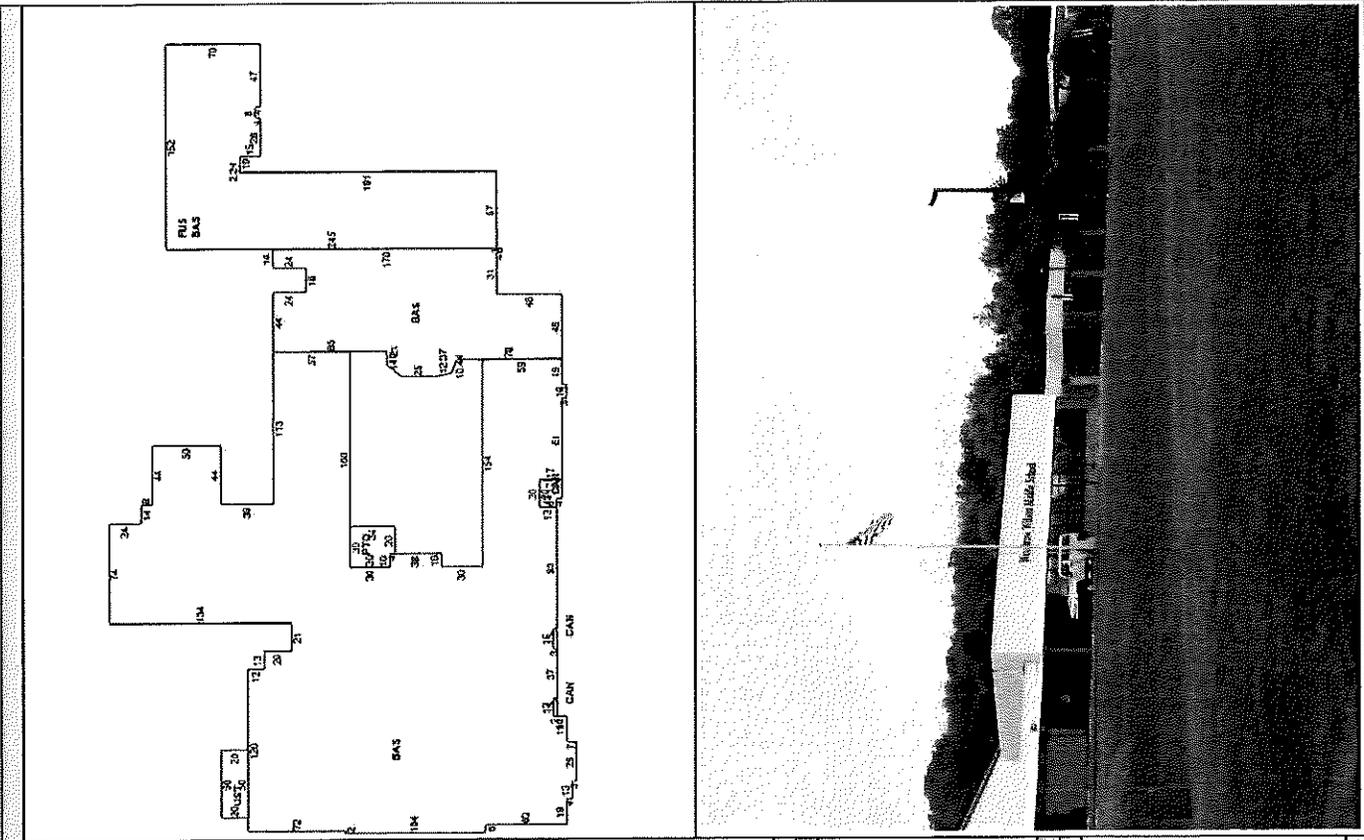
EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbrhd	Nbrhd Name	Tracing	Batch
0001			

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
201913833	08-27-2019	PL	NEW SPRINKLER MAINS
201913499	08-11-2019	BP	RELOCATE OFFICES, DEMO
201913752	08-09-2019	DE	RAZE AUDITORIUM
201913587	07-18-2019	EL	WIRE TEMPORARY OFFICE
201913515	07-18-2019	DE	SELECTIVE HVAC DEMO - P
201913476	07-11-2019	EL	UPGRADE SECURITY SYST
20168166	08-15-2016	HVAC	16 DUCTLESS HEAT PUMPS

LAND LINE VALUATION SECTION		LAND VALUATION SECTION	
B Use Code	Description	Zone	Land Type
1	933 Pub School	RPZ	Primary
1	933 Pub School	RPZ	Primary
Total Card Land Units		12.121	AC
Parcel Total Land Area		12.1210	

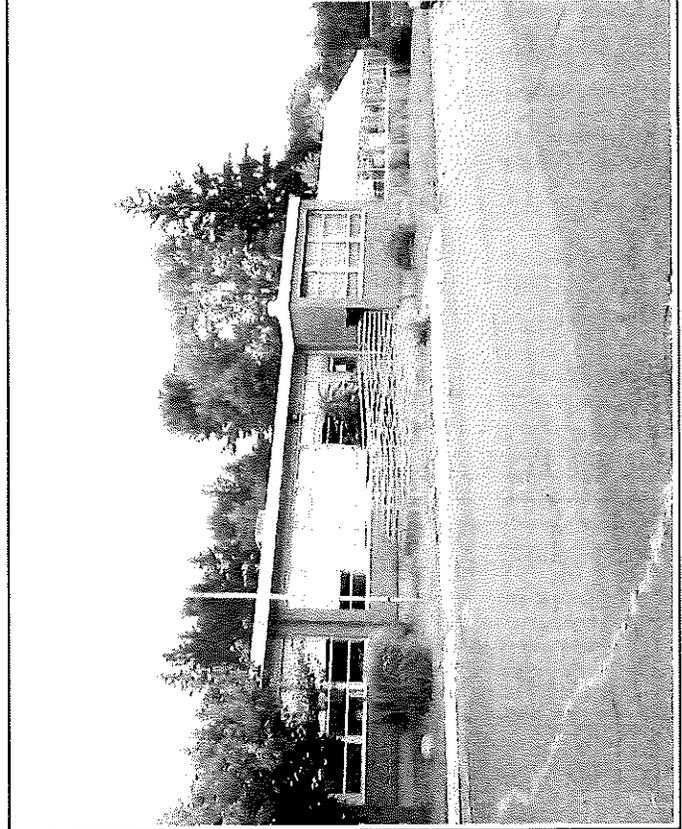
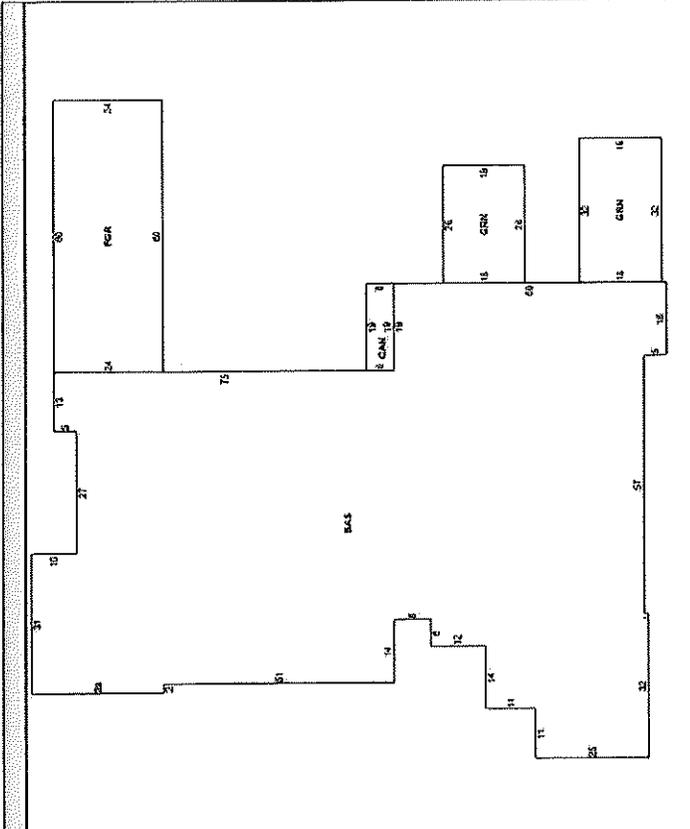
APPRaised VALUE SUMMARY		APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)
20,648,480	121,200	88,780	2,120,570
Special Land Value		0	
Total Appraised Parcel Value		22,979,030	
Valuation Method		C	



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
63	Schools		
94	Commercial		
10	B-		
1	1.00		
20	Brick/Masonry		
01	Flat		
04	Tar and Gravel		
01	Minimum		
05	Drywall		
14	Carpet		
02	Oil		
05	Hot Water		
01	None		
933	Pub School		
01	Heat/AC Pkg		
03	Masonry		
02	Baths/Plumbing		
05	Ceiling/Walls		
02	Rooms/Prtns		
10.00	Wall Height		
	1st Floor Use		

OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)												
Code	Description	L/B	Units	Unit Price	Yr Bld	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving	L	75,740	2.25	1962	5	50	C	1.00	C	1.00	85,210
SHD1	Shed	L	476	15.00	2013	5	50	C	1.00	C	1.00	3,570
LDL1	Load Levelers	B	1	2000.00	1989		71		0.00			1,420
SPR3	Dry	B	187,44	0.90	1989		71		0.00			119,780

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprc Value	
BAS	First Floor	110,347	110,347	110,347	212.98	23,501,704	
CAN	Canopy	0	400	20	10.65	4,260	
FUS	Finished Upper Story	20,402	20,402	20,402	212.98	4,345,218	
PTO	Patio	0	980	78	16.95	16,612	
UST	Utility Storage	0	1,000	300	63.89	63,894	
Ttl Gross Liv / Lease Area					130,749	133,129	131,147
						27,931,688	



CONSTRUCTION DETAIL		Element	Description	Cd	Description
Style	83	Schools			
Model	94	Commercial			
Grade	07	C-			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	01	Brick/Masonry			
Exterior Wall 2	04	Flat			
Roof Structure	01	Tar and Gravel			
Roof Cover	04	Minimum			
Interior Wall 1	01	Drywall			
Interior Wall 2	06	Carpet			
Interior Floor 1	14	Tile			
Interior Floor 2	22	Gas			
Heating Fuel	03	Forced Air			
Heating Type	04	Central			
AC Type	03	Mun Bldg Com			
Bldg Use	922				
Cov Parking					
Uncov Parking					
Percent Fin					
Heat/AC					
Frame Type					
Baths/Plumbing					
Ceiling/Walls					
Rooms/Prtms					
Wall Height					
1st Floor Use					

OB - OUTBUILDING & YARD ITEMS(D) / XE - BUILDING EXTRA FEATURES(B)		Description	Unit	Price	Yr Blt	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
Code	Description	Living Area	10,461								
		Floor Area	10,461								
		Eff Area	10,461								
		Unit Cost	172.78								1,807,500
		Undeprcc Value									1,037
											74,643
											108,163

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprcc 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	10,461	13,059	11,525		1,997,343

