

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

FILE # SE 2021-1

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

Applicant: Joan Reed Wilson Date 12/21/2020
 Address: 139 Apple Hill City Westfield Phone # (860) 669-1222 (w)
 Email: jwilson@reedwilsoncase.com State CT Zip 06109
 Agent: _____ Cell Phone # (203) 887-0910
 Address: _____ Phone#() _____
 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 hair salon to a new use as law firm
- 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 _____

DEPT. PLANNING & ZONING
20 DEC 36 PM 5:36

FACTS ABOUT LAND PROPOSED FOR USE

Landowner: Mrs J Company of Connecticut Location: 330 S. Main Street
 Name of Subdivision (if any): _____
 Zone MK Tax ID# R07895 Tax Assessor's Map 26 Lot 450
 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*

Joan Reed
SIGNATURE OF APPLICANT/AGENT**

DATE OF REVIEW/APPROVAL

Jessica Flek
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 JAZZ SW

SPECIAL EXCEPTION FORM

A. GENERAL INFORMATION ABOUT APPLICANT (please type or print clearly)
Name Joan Reed Wilson Date 12/21/2020
Address 139 Apple Hill, Wethersfield Phone 860-649-1222 (w)
Agent CT 06109 Phone 203-887-0910 (c)

B. DESCRIPTION OF PREMISES
Owner of Record M&J Company of Connecticut
Location 330 S. Main Street
Deed Filed in Town Clerk's Office on 1/25/2008
Map File# _____ Vol. & Page# 1626 ; 85
Zone MX Current Use Hair Salon
Relevant Zoning Code Provision 10.02.08

NOTE: A legal description of the premises to be affected by the Special Exception must be attached to this form.

C. NATURE OF SPECIAL EXCEPTION
Professional Office (Law Firm) in Mixed zone

NOTE: An approved Special Exception will not be effective until a copy of this certification is recorded in the Middletown Town Clerk's Office.

Joan Reed
Signature of Applicant or Agent

Janice Alder
Signature of Owner

*Both Signatures Required

The owner, applicant and/or other authorized agent hereby grant the Middletown Planning and Zoning Commission and/or its agents permission to enter upon the property for which the Special Exception application has been filled out for the purpose of inspection and enforcement of the Regulations of the City of Middletown.

Staff Comments _____

D. CERTIFICATION OF COMMISSION RESPONSE
Dates Legal Notices Published _____ ; _____
Date of Public Hearing _____
Final Action: Disapproved _____ Approved _____
Zoning Regulation of which Special Exception is Granted _____
Date Notice of Decision Published _____
Effective Date _____

E. MATERIAL FILED IN TOWN CLERK'S OFFICE
_____ This Form _____ Site Plan
Other _____ ; Date _____

F.

This is to certify that a Special Exception, as depicted on this form, was granted by the Middletown Planning and Zoning Commission.

Chairman



WARRANTY DEED

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

Know Ye That **ASHLEIGH PROPERTIES, LLC** of the Town of Old Saybrook, County of Middlesex and State of Connecticut, for the consideration of **FOUR HUNDRED FIFTY THOUSAND AND 00/100THS (\$450,000.00) DOLLARS**, received to its full satisfaction from **M & J COMPANY OF CONNECTICUT, LLC** of the Town of Middletown, County of Middlesex and State of Connecticut, does give, grant, bargain, sell and confirm to **M & J COMPANY OF CONNECTICUT, LLC** with **WARRANTY COVENANTS**, that certain piece or parcel of land known as 330 South Main Street, Middletown, Connecticut being more particularly bounded and described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to Ashleigh Properties, LLC by Warranty Deed from Josephine Milardo and Michael Milardo dated August 19, 2003 and recorded August 25, 2003 in Volume 1394 at Page 723 of the Middletown Land Records and by Quit Claim Deed from Salvatore Milardo, Jr. dated August 22, 2003 and recorded August 25, 2003 in Volume 1394 at Page 725 of the Middletown Land Records .

Said premises are subject to real estate taxes due the Town of Middletown on the List of October 1, 2007 and subsequent lists which the Grantee herein assumes and agrees to pay as part consideration for the deed.

Said premises are subject to building, building line and zoning restrictions and any and all provisions of any ordinances, municipal regulations or public or private laws.

Signed this 21st day of January, 2008.

Robert L. Curzan

Robert L. Curzan

ASHLEIGH PROPERTIES, LLC

By: Salvatore J. Milardo, Jr. Member

By: Rhea L. Milardo, Member

STATE OF CONNECTICUT)

: ss. Middletown January 21, 2008

COUNTY OF MIDDLESEX)

Personally appeared **SALVATORE J. MILARDO, JR.** and **RHEA L. MILARDO** Members of Ashleigh Properties, LLC signers and sealers of the foregoing instrument and acknowledged the same to be the free act and deed of said LLC and their own free act and deed as such Members before me.

\$ 2250.00 Conveyance Tax received, ST TX \$ 4500.00

Town Clerk of Middletown

Robert L. Curzan
Commissioner of the Superior Court

SCHEDULE A
(Description)

330 South Main Street, Middletown, Connecticut

A certain piece or parcel of land, together with all buildings and improvements thereon, situated on the easterly side of South Main Street in the City of Middletown, County of Middlesex and State of Connecticut and being more particularly bounded and described as follows:

NORTHERLY	169.87 feet by land now or formerly of Josephine Milardo;
EASTERLY	78 feet, more or less, by land now or formerly of Michael A. Milardo and Sallie A. Milardo;
SOUTHERLY	170.40 feet by land now or formerly Of Joseph P. and Rose C. Hazuka; and
WESTERLY	84.62 feet by South Main Street.

Said premises are conveyed together with a right of way, running with the land, for purposes of ingress and egress to the above-described property. Said right of way is triangular in shape and is located adjacent to and northerly of the above described premises. Said right of way is 15 feet in width as measured along south Main Street and extends easterly from South Main Street for a distance of 90 feet.

Received for Record at Middletown, CT
On 01/25/2008 At 3:55:50 pm

Janet Blanton, Clerk

Property Location 330 SOUTH MAIN ST
 Vision ID 895

Account # R07895

Map ID 26/10450/1

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSME		
M & J COMPANY OF CONNECTICUT 330 SOUTH MAIN ST MIDDLETOWN CT 06457		1 Level	2 Public Water	1 Paved		Description	Code	187,500
			3 Public Sewer	6 Sidewalk	3 Heavy Traf	COM LAND	2-1	187,
		SUPPLEMENTAL DATA					COM BLDG	2-2
Alt Prcd ID 26 23-47 29		Class Com		State Clas 340		COM OUTBL	2-5	12,
Color 0		Census 5420		Supl Info 0.35		Total		377,
District 2:South Farms		GIS ID R07895		Assoc Pid#				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSE				
M & J COMPANY OF CONNECTICUT LLC		1626 0085	01-25-2008	Q	I	450,000	00	Year	Code	Assessed	Year	Co
ASHLEIGH PROPERTIES LLC		1394 0725	08-25-2003	U	I	0	29	2019	2-1	131,250	2019	2-1
MILARDO SALVATORE JR &		1394 0723	08-25-2003	U	I	0	29		2-2	124,450		2-2
MILARDO JOSEPHINE & SALVATORE JR &		0644 0217	05-08-1983	U	I	0	29		2-5	8,670		2-5
Total										264370		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES	
THE IRON SCISSORS SALON & SPA IG 1ST FLR=IG	

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date
20133366	10-22-2013	PL	Plumbing	2,500		100		INSTALL FOUR SINKS	12-27-2013 05-15-2013

LAND LINE VALUATION SECTION													
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	
1	201	Commercial Impr	MX	Primary	0.350 AC	200,000	1.78571	C	1.00	3150	1.500		
Total Card Land Units					0.350 AC	Parcel Total Land Area: 0.3500							

CITY OF MIDDLETOWN

Department of Planning, Conservation, and Development

<http://www.middletownplanning.com>

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

Erosion & Sedimentation Control Compliance Agreement

I, (PRINT NAME) Joan Reed Wilson 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) 330 S. Main Street, Middletown

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: 12/21/2020
Date: Joan R. Wilson

.....
For Office Use Only

SPR# _____

Address 330 SOUTH MAIN ST
MIDDLETOWN, CT 06457

Sale Date 01/25/2008

Instrument 00

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Ins
M & J COMPANY OF CONNECTICUT LLC	\$450,000		1626/0085	
ASHLEIGH PROPERTIES LLC	\$0		1394/0725	
MILARDO SALVATORE JR &	\$0		1394/0723	
MILARDO JOSEPHINE & SALVATORE JR & MICHA	\$0		0644/0217	

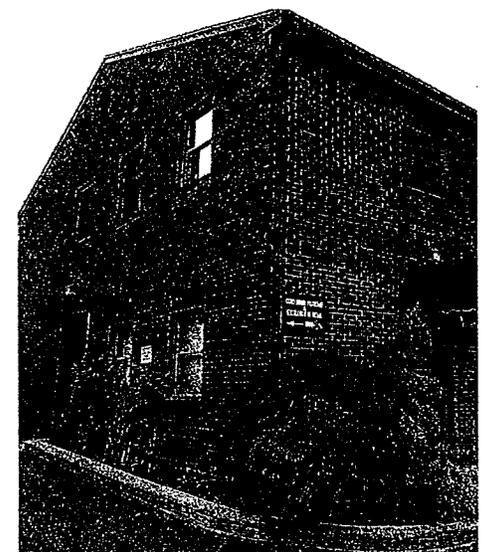
Building Information

Building 1 : Section 1

Year Built: 1980
 Living Area: 4,038
 Replacement Cost: \$282,211
 Building Percent Good: 63
 Replacement Cost
 Less Depreciation: \$177,790

Building Attributes	
Field	Description
Style	Retail
Model	Commercial
Grade	C-
Stories	2
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Arch. Shingles
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Ceram Clay Til

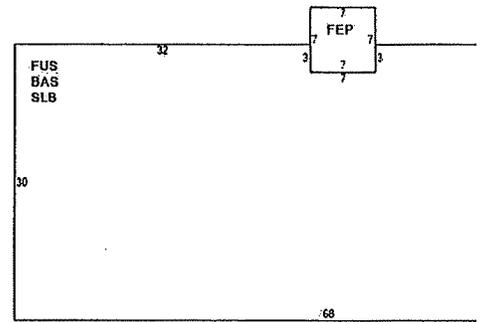
Building Photo



(http://images.vgsi.com/photos/Middletown/)

Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	Central
Struct Class	
Bldg Use	Commercial Improv
Cov Parking	0
Uncov Parking	0
Percent Fin	100
1st Floor Use	
Heat/AC	Heat/AC Pkg
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Walls	Sus Ceil & Wal
Rooms/Prtns	Average
Wall Height	9.00

Building Layout



(ParcelSketch.ashx?pid=895&bid=895)

Building Sub-Areas (sq	
Code	Description
BAS	First Floor
FUS	Finished Upper Story
FEP	Enclosed Porch
SLB	Slab

Extra Features

Extra Features
No Data for Extra Features

Land

Land Use

Use Code	201
Description	Commercial Improv
Zone	MX
Neighborhood	3150
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.35
Assessed Value	\$131,250
Appraised Value	\$187,500