

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

G.S. 8-24

FILE # 2021-5

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: City of Middletown Date: 2/18/21
 Address: 245 Deane Dr City: Middletown Phone #: (860) 638-4841
 Email: _____ State: CT Zip: 06457
 Agent: _____ Cell Phone #: () _____
 Address: _____ City: _____ Phone #: () _____
 Email: _____ State: _____ Zip: _____
 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 Exempt for sewer line extension within of city

FACTS ABOUT LAND PROPOSED FOR USE - See attached.

Landowner: _____ Location: _____
 Name of Subdivision (if any): _____
 Zone _____ Tax ID# _____ Tax Assessor's Map _____ Lot _____
 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 _____
 _____ 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 _____
 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# _____

After Recording, Return to:
Water & Sewer Department
82 Berlin Street
Middletown, CT 06457

PERMANENT EASEMENT AGREEMENT
in favor of the City of Middletown

KNOW ALL MEN BY THESE PRESENTS: That Trilacon - Autumn Meadows, LLC, a limited liability company with a business address of P.O. Box 159, Cromwell, CT 06416 and hereinafter referred to as the GRANTOR for one (\$1.00) Dollar and other valuable consideration received to his full satisfaction by the CITY OF MIDDLETOWN, a municipal corporation and political subdivision of the State of Connecticut, having its territorial limits in the County of Middlesex and State of Connecticut, hereinafter referred to as the GRANTEE, do give, grant, bargain, sell and confirm unto said CITY OF MDDLETOWN, its successors and assigns forever, the following:

PERMANENT SANITARY SEWER EASEMENT

A right to lay, maintain, operate, construct, use, alter, repair and replace sanitary sewer lines and appurtenance thereto, in, through, on, across, over and under certain pieces or parcels of land situated on real property known as 654 Bartholomew Road (Map/Lot 48-0005), and Bartholomew Road (Map/Lot 48-0004), in the City of Middletown, County of Middlesex and State of Connecticut, being shown and designated as "Sewer Easement in Favor of the City of Middletown AREA = 1,350 S.F." and "Sewer Easement In Favor of the City of Middletown AREA = 320 S.F." on a map entitled, "ZONING LOCATION SURVEY AS-BUILT SITE PLAN – LOT 3 Land now or formerly TRILACON – AUTUMN MEADOWS LLC 654 & 656 Bartholomew Road, Middletown, CT Date: Sept. 1, 2020 Scale 1" = 20' Sheet 1 of 1 Dwg No.:1, Certified Substantially correct by Michael J. Bennett R.L.S. #10831 Prepared by Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 Phone (860) 345-4553 Fax (860) 345-3858" which map has been recorded of the City and Town Clerk of the City of Middletown as Map # _____ (herein "EASEMENT AREAS").

Within said Easement Areas, as hereinabove described, the GRANTEE shall have the right to construct, maintain, inspect, use, drain, discharge, operate, repair and replace sanitary sewer lines and its appurtenances, including manholes, sewage tanks, weirs, embankments, rip rap, valves, and/or lateral connections and to enter in and upon said parcel and to pass over the same and excavate therein for said purposes. Said GRANTEE shall have the right within said Easement Areas to cut or remove trees and bushes and to alter any existing watercourse, as allowed by law, or perform other work necessary and convenient for the construction, maintenance, inspection, use, operation, repair, replacement or protection of said sanitary sewer lines. Said GRANTEE shall re-grade, re-seed and/or re-pave as needed to restore the land within the Easement Areas following any said construction, maintenance, inspection, use, operation, repair, replacement or protection of said sanitary sewer lines.

J. David Morrissey
Commissioner of the Superior Court

654 BARTHOLOMEW RD

Location 654 BARTHOLOMEW RD

Map-Lot 48 / 0005 / 1

Acct# R11144

Owner TRILACON - AUTUMN MEADOWS LLC

Municipality

Assessment \$196,050

Appraisal \$280,070

PID 11564

Building Count 1

Assessing District

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$252,960	\$27,110	\$280,070
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$177,070	\$18,980	\$196,050

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner TRILACON - AUTUMN MEADOWS LLC
Co-Owner
Address PO BOX 159
 CROMWELL, CT 06146

Sale Price \$126,500
Certificate
Book & Page 1953/406
Sale Date 10/01/2019
Instrument 33

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRILACON - AUTUMN MEADOWS LLC	\$126,500		1953/406	33	10/01/2019
CAMINITO SEBASTIANO & EMANUELA (LU) THEN	\$0		1837/0320	29	03/24/2015
CAMINITO SEBASTIAN	\$135,000		1738/0163	24	10/06/2011

A/C %	100
Fireplaces 1	
Fin Bsmt Area	0.00
FBM grade	
Bsmt Garage	0
Fndtn Cndtn	
In Law	0

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 102
Description 2 Family
Zone M
Neighborhood 13
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.34
Assessed Value \$18,980
Appraised Value \$27,110

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$27,290	\$27,290
2018	\$0	\$27,290	\$27,290
2017	\$0	\$27,290	\$27,290

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$19,100	\$19,100
2018	\$0	\$19,100	\$19,100
2017	\$0	\$19,100	\$19,100

BARTHOLOMEW RD

Location BARTHOLOMEW RD

Map-Lot 48 / 0004 /

Acct# R11149

Owner TRILACON - AUTUMN MEADOWS LLC

Municipality

Assessment \$18,480

Appraisal \$26,400

PID 11568

Building Count 1

Assessing District

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$26,400	\$26,400

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$18,480	\$18,480

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner TRILACON - AUTUMN MEADOWS LLC
Co-Owner
Address PO BOX 159
 CROMWELL, CT 06416

Sale Price \$126,500
Certificate
Book & Page 1953/406
Sale Date 10/01/2019
Instrument 33

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRILACON - AUTUMN MEADOWS LLC	\$126,500		1953/406	33	10/01/2019
CAMINITO SEBASTIANO & EMANUELA (LU) THEN	\$0		1837/0320	29	03/24/2015
CAMINITO SEBASTIAN	\$135,000		1738/0163	24	10/06/2011

A/C %	
Fireplaces 1	
Fin Bsmt Area	
FBM grade	
Bsmt Garage	
Fndtn Cndtn	
In Law	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 109
Description Vacant w OB
Zone M
Neighborhood 13
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.28
Assessed Value \$18,480
Appraised Value \$26,400

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$5,390	\$26,400	\$31,790
2018	\$5,390	\$26,400	\$31,790
2017	\$5,390	\$26,400	\$31,790

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$3,770	\$18,480	\$22,250
2018	\$3,770	\$18,480	\$22,250
2017	\$3,770	\$18,480	\$22,250