



**MEMORANDUM
FROM THE OFFICE OF THE GENERAL COUNSEL**

TO: JOSEPH SAMOLIS, DIRECTOR OF PLANNING, CONSERVATION AND DEVELOPMENT
MAREK KOZIKOWSKI, CITY PLANNER

FROM: CHRISTOPHER J. FORTE, ASSISTANT GENERAL COUNSEL

CC: BENJAMIN D. FLORSHEIM, MAYOR
BOBBYE KNOLL PETERSON, CHIEF OF STAFF
BRIG SMITH, GENERAL COUNSEL
SETH LENTZ, ASSISTANT CHIEF ENGINEER

DATE: FEBRUARY 18, 2021

RE: **REQUEST FOR A C.G.S. § 8-24 REVIEW FOR THE CITY OF MIDDLETOWN TO OBTAIN A PERMANENT SANITARY SEWER EASEMENT FROM TRILACON – AUTUMN MEADOWS, LLC ON PROPERTIES KNOWN AS 654 BARTHOLOMEW ROAD AND BARTHOLOMEW ROAD.**

The City is requesting that a C.G.S. § 8-24 review be added to the next agenda for the Planning and Zoning Commission, to be held on February 24, 2021, for the City of Middletown to obtain a Permanent Sanitary Sewer Easement from Trilacon – Autumn Meadows, LLC. The easement will be located over the two properties known as 654 Bartholomew Road (Map/Lot 48-0005) and Bartholomew Road (Map/Lot 48-0004). The map showing the easement area, together with the field cards for both properties are attached hereto as Exhibit A.

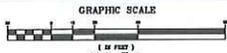
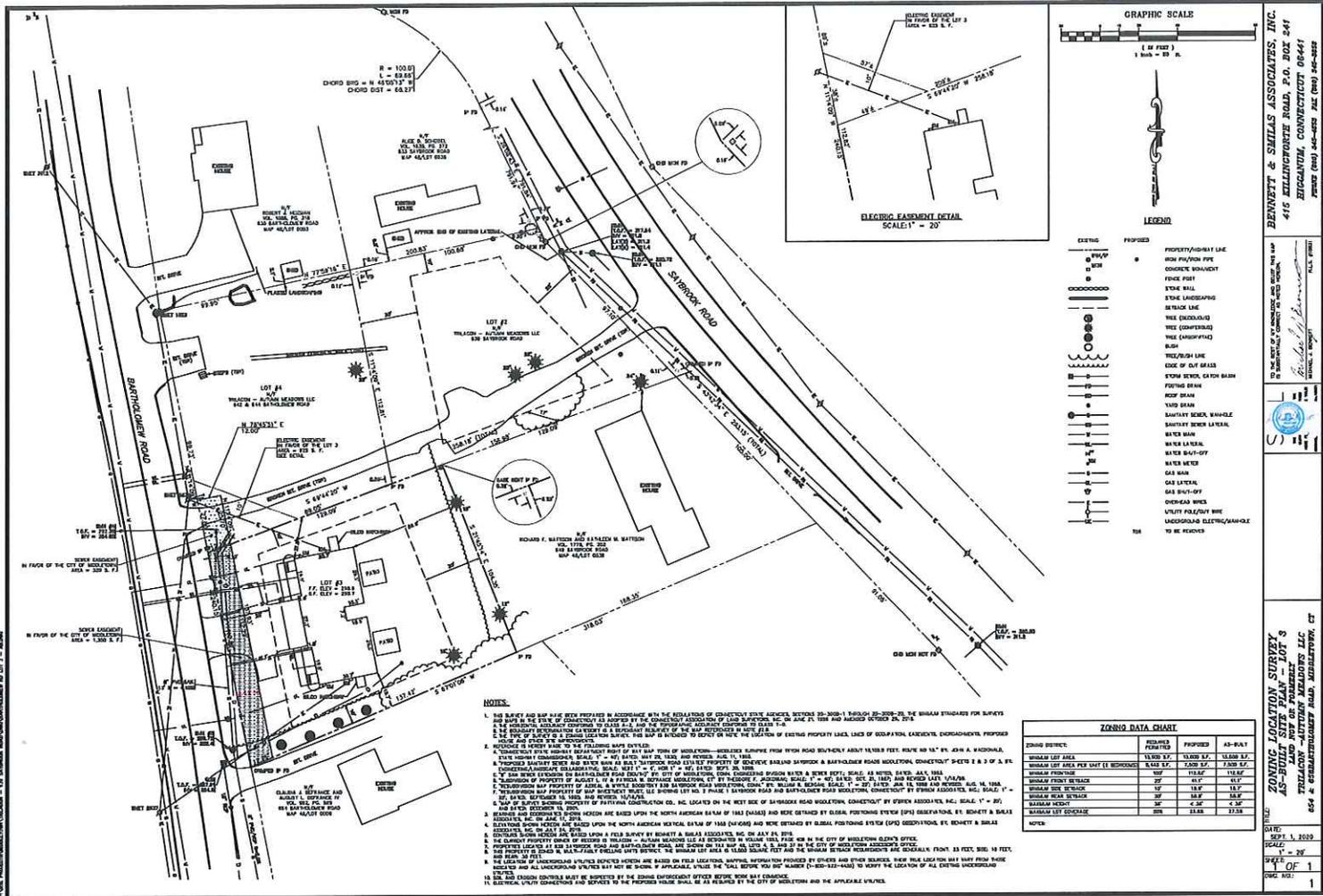
The purpose of the easement is to allow the City of Middletown access to maintain the sanitary sewer line that was recently extended to these two properties by the property owner, and allows the City of Middletown's Water & Sewer Department to connect two additional customers. Accordingly, the City requests respectfully that the Planning and Zoning Commission issue a favorable C.G.S. § 8-24 recommendation for the City of Middletown to obtain such easement from Trilacon – Autumn Meadows, LLC.

Sincerely,

A handwritten signature in blue ink that reads "Christopher J. Forte".

Christopher J. Forte
Assistant General Counsel

EXHIBIT A: Map, and Field Cards



EXISTING	PROPOSED	PROPERTY/HIGHWAY LINE
---	---	ROAD PAVEMENT
---	---	COURTSEY EASEMENT
---	---	FENCE POST
---	---	STONE WALL
---	---	STONE LANDSCAPING
---	---	SETBACK LINE
---	---	TREE (EXISTING)
---	---	TREE (PROPOSED)
---	---	SHED
---	---	TRAILING LINE
---	---	EDGE OF CUT GRASS
---	---	STORM SEWER, GARDEN BASH
---	---	FORMER BRUSH
---	---	ROOF DRAIN
---	---	YARD DRAIN
---	---	SHADY TREE, BARKHOLE
---	---	SHADY TREE, LAKE
---	---	WATER MAIN
---	---	WATER SHUT-OFF
---	---	WATER METER
---	---	GAS MAIN
---	---	GAS LATERAL
---	---	GAS SHUT-OFF
---	---	OVERHEAD WIRES
---	---	UTILITY FACILITY WIRE
---	---	UNDERGROUND ELECTRIC/WIREHOLE
---	---	TO BE REMOVED

NOTES:

1. THE SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CONNECTICUT REGULAR SURVEYING REGULATIONS, 20-200-1, 20-200-2, 20-200-3, 20-200-4, 20-200-5, 20-200-6, 20-200-7, 20-200-8, 20-200-9, 20-200-10, 20-200-11, 20-200-12, 20-200-13, 20-200-14, 20-200-15, 20-200-16, 20-200-17, 20-200-18, 20-200-19, 20-200-20, 20-200-21, 20-200-22, 20-200-23, 20-200-24, 20-200-25, 20-200-26, 20-200-27, 20-200-28, 20-200-29, 20-200-30, 20-200-31, 20-200-32, 20-200-33, 20-200-34, 20-200-35, 20-200-36, 20-200-37, 20-200-38, 20-200-39, 20-200-40, 20-200-41, 20-200-42, 20-200-43, 20-200-44, 20-200-45, 20-200-46, 20-200-47, 20-200-48, 20-200-49, 20-200-50, 20-200-51, 20-200-52, 20-200-53, 20-200-54, 20-200-55, 20-200-56, 20-200-57, 20-200-58, 20-200-59, 20-200-60, 20-200-61, 20-200-62, 20-200-63, 20-200-64, 20-200-65, 20-200-66, 20-200-67, 20-200-68, 20-200-69, 20-200-70, 20-200-71, 20-200-72, 20-200-73, 20-200-74, 20-200-75, 20-200-76, 20-200-77, 20-200-78, 20-200-79, 20-200-80, 20-200-81, 20-200-82, 20-200-83, 20-200-84, 20-200-85, 20-200-86, 20-200-87, 20-200-88, 20-200-89, 20-200-90, 20-200-91, 20-200-92, 20-200-93, 20-200-94, 20-200-95, 20-200-96, 20-200-97, 20-200-98, 20-200-99, 20-200-100.
2. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES BY THE CITY OF WILMINGTON.
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ZONING DISTRICT	REQUIRED PERMITS	PROPOSED	AS-BUILT
UNLAWFUL LOT AREA	UNLAWFUL	UNLAWFUL	UNLAWFUL
UNLAWFUL FRONT SETBACK (AS REQUIRED)	EXCEEDS	EXCEEDS	EXCEEDS
UNLAWFUL FRONT SETBACK	10' - 15.5'	11.5'	11.5'
UNLAWFUL SIDE SETBACK	5'	15.5'	15.5'
UNLAWFUL REAR SETBACK	5'	15.5'	15.5'
UNLAWFUL HEIGHT	35'	< 35'	< 35'
UNLAWFUL LOT COVERAGE	20%	21.5%	21.5%

BENNETT & SMILAS ASSOCIATES, INC.
 415 KILLINGFORD ROAD, P.O. BOX 241
 BRICANTIA, CONNECTICUT 06441
 PHONE (860) 346-6888 FAX (860) 346-6881

ZONING LOCATION SURVEY
 AS-BUILT AND PROPOSED
 TULLOCH - AUTUMN MEADOWS LLC
 604 W. KILLINGFORD ROAD, BRICANTIA, CT

DATE: 08/11/2020
 SCALE: 1" = 25'
 SHEET 1 OF 1
 DWG NO: 1

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
TRILACON - AUTUMN MEADOWS LL		1 Level		1 Paved		2 Med Traf		VAC RSLN		Code 5-1	
PO BOX 159		Alt Prcl ID 48 37-1 5B		10-01-2019		126,500		33		Assessed 18,480	
CROMWELL CT 06416		Color 0		U		10-01-2019		33		Year 2019	
		Census 5419		U		03-24-2015		0		Code 5-1	
		District 2:South Farms		U		10-06-2011		24		Year 2018	
		GIS ID R11149		U		08-15-1988		29		Code 5-5	
		Class Res		U		0		29		Year 2018	
		State Clas 106		U		135,000		24		Code 5-5	
		Supl Info 0.28		U		0		29		Year 2018	
		Unsold		U		0		29		Code 5-5	
		Assoc Pld#		U		0		29		Year 2018	
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