

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

FILE # G.S 8-24 2021-3

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 2/17/21  
 Applicant: City of Middlebury Phone # (802) 628-4801  
 Address: 245 Deane Dr. City Middlebury CT 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 Acquisition of Riverfront parcels for future Redevelopment

DEPT. PLANNING & ZONING  
 21 FEB 18 AM 11:13

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

\*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

1944-1945  
1946-1947  
1948-1949

1950-1951

1952-1953  
1954-1955

1956-1957  
1958-1959

CITY OF MIDDLETOWN  
*Department of Planning, Conservation, and Development*  
<http://www.middletonplanning.com>

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# \_\_\_\_\_





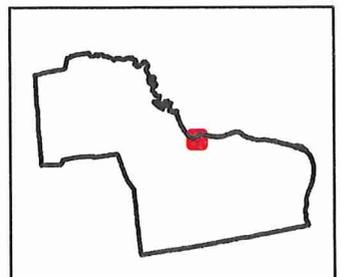
## River Road Properties

Map generated 2/17/2021



Map Legend: <http://gis.cityofmiddletown.com/middletownct/legend.pdf>  
<vision link>

0 0.025 0.05 0.1 0.15 0.2 <sup>mi</sup> 1 in = 400 ft



**MAP FOR REFERENCE ONLY - NOT A LEGAL DOCUMENT**

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Board of Assessors to confirm boundaries uses at the time of assessment.



# RIVER RD

**Location** RIVER RD

**Map-Lot** 41//0001//

**Acct#** R05530

**Owner** OLD TURKEY HILL LLC

**Municipality**

**Assessment** \$1,130

**Appraisal** \$1,620

**PID** 729

**Building Count** 1

**Assessing District**

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$1,620	\$1,620

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$1,130	\$1,130

## Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

## Owner of Record

**Owner** OLD TURKEY HILL LLC  
**Co-Owner**  
**Address** PO BOX 318  
MIDDLEFIELD, CT 06455

**Sale Price** \$0  
**Certificate**  
**Book & Page** 1903/0209  
**Sale Date** 09/11/2017  
**Instrument** 29

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
OLD TURKEY HILL LLC	\$0		1903/0209	29	09/11/2017
SOUTH COVE REALTY LLC	\$0		1349/0930	29	01/29/2003
JACKSON REALTY CO	\$0		0477/0163	29	12/30/1976

## Building Information

### Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade	
Stories	
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	
Ac Type	
Bedrooms	
Full Baths	
Half Baths	
Extra Fixtures	
Total Rooms	
Bath Remodel	
Kitchen Remodel	
Extra Kitchens	
Fireplaces	
Extra Openings	
Gas Fireplace	
Int vs Ext	
A/C Type	
A/C %	

### Building Photo



(<http://images.vgsi.com/photos/MiddletownCTPhotos/A00\00\07\27.JPG>)

### Building Layout

(ParcelSketch.ashx?pid=729&bid=729)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Fireplaces 1	
Fin Bsmt Area	
FBM grade	
Bsmt Garage	
Fndtn Cndtn	
In Law	

**Extra Features**

<b>Extra Features</b>	<b>Legend</b>
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 100  
**Description** Resid Vacant  
**Zone** RF  
**Neighborhood** 09  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.36  
**Assessed Value** \$1,130  
**Appraised Value** \$1,620

**Outbuildings**

<b>Outbuildings</b>	<b>Legend</b>
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$1,620	\$1,620
2018	\$0	\$1,620	\$1,620
2017	\$0	\$1,620	\$1,620

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$1,130	\$1,130
2018	\$0	\$1,130	\$1,130
2017	\$0	\$1,130	\$1,130



# 225 RIVER RD

**Location** 225 RIVER RD

**Map-Lot** 33 / 0044 / 1

**Acct#** R05531

**Owner** OLD TURKEY HILL LLC

**Municipality**

**Assessment** \$557,350

**Appraisal** \$796,210

**PID** 730

**Building Count** 1

**Assessing District**

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$403,080	\$393,130	\$796,210

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$282,160	\$275,190	\$557,350

## Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

## Owner of Record

**Owner** OLD TURKEY HILL LLC  
**Co-Owner**  
**Address** 86 STRICKLAND RD  
MIDDLEFIELD, CT 06455

**Sale Price** \$568,850  
**Certificate**  
**Book & Page** 1903/0201  
**Sale Date** 09/11/2017  
**Instrument** 29

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
OLD TURKEY HILL LLC	\$568,850		1903/0201	29	09/11/2017
SOUTH COVE REALTY LLC	\$400,000		1349/0930	03	01/29/2003
JACKSON REALTY CO	\$0		0477/0163	29	12/30/1976

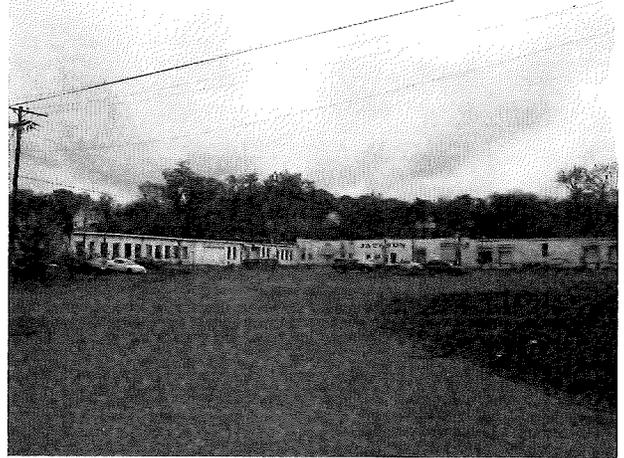
## Building Information

### Building 1 : Section 1

**Year Built:** 1900  
**Living Area:** 75,224  
**Replacement Cost:** \$1,958,833  
**Building Percent Good:** 20  
**Replacement Cost Less Depreciation:** \$391,770

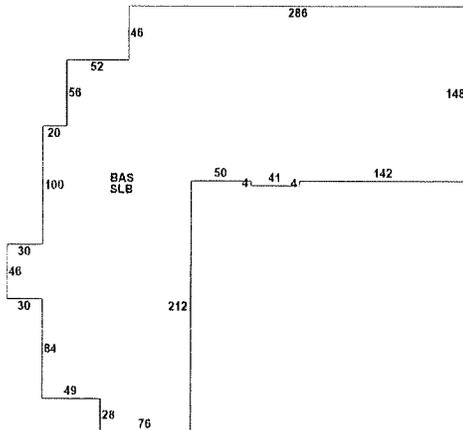
Building Attributes	
Field	Description
Style	Light Indust
Model	Industrial
Grade	D
Stories	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Concrete
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-No Duc
AC Type	None
Struct Class	
Bldg Use	Industrial
Cov Parking	0
Uncov Parking	0
Percent Fin	100
1st Floor Use	
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Walls	None
Rooms/Prtns	Average
Wall Height	11.00

### Building Photo



(<http://images.vgsi.com/photos/MiddletownCTPhotos/\00\02\19\22.jpg>)

### Building Layout



(ParcelSketch.ashx?pid=730&bid=730)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	75,224	75,224
SLB	Slab	75,224	0
		150,448	75,224

## Extra Features

**Extra Features**

**Legend**

No Data for Extra Features

**Land**

**Land Use**

Use Code 301  
 Description Industrial  
 Zone MX  
 Neighborhood 3050  
 Alt Land Appr No  
 Category

**Land Line Valuation**

Size (Acres) 7.7  
 Assessed Value \$275,190  
 Appraised Value \$393,130

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV2	Paving	CN	Concrete LD	5000.00 UNITS	\$4,560	1
PAV1	Paving	AS	Asphalt	30000.00 UNITS	\$6,750	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$403,080	\$393,130	\$796,210
2018	\$403,080	\$393,130	\$796,210
2017	\$403,080	\$393,130	\$796,210

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$282,160	\$275,190	\$557,350
2018	\$282,160	\$275,190	\$557,350
2017	\$282,160	\$275,190	\$557,350



# 27 EASTERN DR

**Location** 27 EASTERN DR

**Map-Lot** 33 / 0045 / 1

**Acct#** R05414

**Owner** 27 A & B EASTERN DRIVE LLC

**Municipality**

**Assessment** \$78,090

**Appraisal** \$111,550

**PID** 6451

**Building Count** 1

**Assessing District**

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$72,540	\$39,010	\$111,550

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$50,780	\$27,310	\$78,090

## Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

## Owner of Record

**Owner** 27 A & B EASTERN DRIVE LLC  
**Co-Owner**  
**Address** 86 STRICKLAND RD  
MIDDLEFIELD, CT 06455

**Sale Price** \$0  
**Certificate**  
**Book & Page** 1903/0528  
**Sale Date** 09/15/2017  
**Instrument** 29

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
27 A & B EASTERN DRIVE LLC	\$0		1903/0528	29	09/15/2017
OLD TURKEY HILL LLC	\$120,822		1828/0676	00	10/30/2014
KUIASKI CONSTANCE N (EST)	\$0		1743/0033	29	12/06/2011

KUIASKI CONSTANCE & TERESA	\$0	1596	29	05/09/2007
KUIASKI CONSTANCE & TERESA	\$0	1054/0587	29	09/23/1994

## Building Information

### Building 1 : Section 1

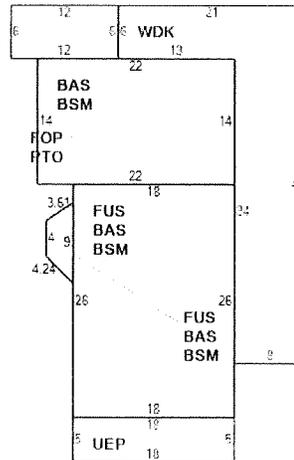
**Year Built:** 1900  
**Living Area:** 1,284  
**Replacement Cost:** \$161,193  
**Building Percent Good:** 45  
**Replacement Cost Less Depreciation:** \$72,540

### Building Photo



(<http://images.vgsi.com/photos/MiddletownCTPhotos/\00\02\89\17.jpg>)

### Building Layout



(ParcelSketch.ashx?pid=6451&bid=6451)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	796	796
FUS	Finished Upper Story	488	488
BSM	Basement	796	0
FOP	Framed Open Porch	72	0
PTO	Patio	72	0

Building Attributes	
Field	Description
Style	Two Family
Model	Multi-Family
Grade	C
Stories	2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Plastered
Interior Wall 2	Drywall
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heat Fuel	Gas
Heat Type	Forced Air
Ac Type	None
Bedrooms	3
Full Baths	2
Half Baths	0
Extra Fixtures	0
Total Rooms	10
Bath Remodel	Not Updated
Kitchen Remodel	Not Updated
Extra Kitchens	0
Fireplaces	0
Extra Openings	0
Gas Fireplace	0
Int vs Ext	Same

A/C Type	Non
A/C %	0
Fireplaces 1	1708
Fin Bsmt Area	400.00
FBM grade	Blw Gr-Av
Bsmt Garage	0
Fndtn Cndtn	
In Law	0

UEP	Utilit Closed Porch	90	0
WDK	Wood Deck	398	0
		2,712	1,284

### Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

### Land

#### Land Use

**Use Code** 102  
**Description** 2 Family  
**Zone** MX  
**Neighborhood** 09  
**Alt Land Appr** No  
**Category**

#### Land Line Valuation

**Size (Acres)** 0.12  
**Assessed Value** \$27,310  
**Appraised Value** \$39,010

### Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$72,540	\$39,010	\$111,550
2018	\$72,540	\$39,010	\$111,550
2017	\$72,540	\$39,010	\$111,550

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$50,780	\$27,310	\$78,090
2018	\$50,780	\$27,310	\$78,090
2017	\$50,780	\$27,310	\$78,090



# 35 EASTERN DR

Location 35 EASTERN DR

Map-Lot 33 / 0046 / /

Acct# R06251

Owner OLD TURKEY HILL LLC

Municipality

Assessment \$27,310

Appraisal \$39,010

PID 7211

Building Count 1

Assessing District

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$39,010	\$39,010

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$27,310	\$27,310

## Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

## Owner of Record

Owner OLD TURKEY HILL LLC  
Co-Owner 86 STRICKLAND RD  
Address PO BOX 318  
MIDDLEFIELD, CT 06455

Sale Price \$50,000  
Certificate  
Book & Page 1822/0125  
Sale Date 07/16/2014  
Instrument 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
OLD TURKEY HILL LLC	\$50,000		1822/0125	00	07/16/2014
KUIASKI CONSTANCE N (EST)	\$0		1743/0033	29	12/06/2011
KUIASKI CONSTANCE N (EST)	\$0		0750/0017	29	12/19/1985

## Building Information

### Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade	
Stories	
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	
Ac Type	
Bedrooms	
Full Baths	
Half Baths	
Extra Fixtures	
Total Rooms	
Bath Remodel	
Kitchen Remodel	
Extra Kitchens	
Fireplaces	
Extra Openings	
Gas Fireplace	
Int vs Ext	
A/C Type	
A/C %	

### Building Photo



(<http://images.vgsi.com/photos/MiddletownCTPhotos/\00\03\24\22.jpg>)

### Building Layout

(ParcelSketch.ashx?pid=7211&bid=7211)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Fireplaces 1	
Fin Bsmt Area	
FBM grade	
Bsmt Garage	
Fndtn Cndtn	
In Law	

**Extra Features**

<b>Extra Features</b>	<b>Legend</b>
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 100  
**Description** Resid Vacant  
**Zone** MX  
**Neighborhood** 09  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0.12  
**Assessed Value** \$27,310  
**Appraised Value** \$39,010

**Outbuildings**

<b>Outbuildings</b>	<b>Legend</b>
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$39,010	\$39,010
2018	\$0	\$39,010	\$39,010
2017	\$0	\$39,010	\$39,010

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$27,310	\$27,310
2018	\$0	\$27,310	\$27,310
2017	\$0	\$27,310	\$27,310



# 41 EASTERN DR

**Location** 41 EASTERN DR

**Map-Lot** 33 / 0047 / 1

**Acct#** R08325

**Owner** EASTERN DRIVE LLC

**Municipality**

**Assessment** \$96,010

**Appraisal** \$137,160

**PID** 9040

**Building Count** 1

**Assessing District**

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$98,120	\$39,040	\$137,160

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$68,680	\$27,330	\$96,010

## Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

## Owner of Record

**Owner** EASTERN DRIVE LLC  
**Co-Owner**  
**Address** 86 STRICKLAND RD  
MIDDLEFIELD, CT 06455

**Sale Price** \$0  
**Certificate**  
**Book & Page** 1903/0525  
**Sale Date** 09/15/2017  
**Instrument** 29

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EASTERN DRIVE LLC	\$0		1903/0525	29	09/15/2017
OLD TURKEY HILL LLC	\$0		1878/0996	29	10/27/2016
EASTERN DRIVE LLC	\$85,000		1855/0352	25	11/20/2015



A/C Type	Non
A/C %	0
Fireplaces 1	1886
Fin Bsmt Area	0.00
FBM grade	0
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** MX  
**Neighborhood** 09  
**Alt Land Appr** No  
**Category**

#### Land Line Valuation

**Size (Acres)** 0.17  
**Assessed Value** \$27,330  
**Appraised Value** \$39,040

### Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FND	Foundation			1.00 UNITS	\$2,000	1

### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$98,120	\$39,040	\$137,160
2018	\$98,120	\$39,040	\$137,160
2017	\$98,120	\$39,040	\$137,160

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$68,680	\$27,330	\$96,010
2018	\$68,680	\$27,330	\$96,010
2017	\$68,680	\$27,330	\$96,010

