

8-24

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

FILE # G.S. 8-24 2021-6

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 _____
 Applicant: City of Middletown Phone # () _____
 Address: 245 Parkview Dr. 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 Purchase of 131 Pine Rd and Pine Rd PID 1021

FACTS ABOUT LAND PROPOSED FOR USE

Landowner: _____ Location: see attached
 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
- 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 ZONING

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*) _____ 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# _____

Resolution Number:

Date: April 8, 2021

RESOLUTION

WHEREAS, the City of Middletown’s Plan of Conservation and Development’s guiding principles include a “Thriving Community” which specifically mentions the City’s need to redevelop and reconnect to the City’s waterfront; and,

WHEREAS, even dating back to 1974, the City’s Plan for Waterfront Recreational Development stated: “The revitalization of the Connecticut River waterfront in Middletown would provide an opportunity for the City to re-establish its close relationship with the River which has been badly neglected in recent years”: and,

WHEREAS, one of the key elements in the drafting of the Middletown’s 21st Century Infrastructure Development Bond was for riverfront redevelopment, including improving public infrastructure and related public amenities, including the acquisition, rehabilitation and redevelopment of parcels; and,

WHEREAS, the voters of Middletown overwhelming passed the \$55 Million dollar referendum on November 3, 2020; and,

WHEREAS, the City has identified two key parcels critical for future Riverfront Redevelopment known as 131 River Road and “River Road” Parcel ID 1026; and,

WHEREAS, the City has received an appraisal for the properties; and,

WHEREAS, the City and Property owner have agreed upon a price of \$365,000 for the purchase of the two parcels, which is inline or the appraisal range; and,

WHEREAS, the City has allocated \$5,000,000.00 out of the 21st Century Infrastructure Development Bond for purchases of this nature; and,

WHEREAS, the City wishes to purchase the properties to ensure its proper redevelopment that will be in line with the City’s future Comprehensive Master Riverfront Plan; and,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN:

The Mayor is hereby authorized to sign all documents necessary for the purchase of the two parcels for future riverfront redevelopment purposes, subject to review and approval by the office of General Counsel as to form and content, as follows:

Address:	Map / Lot	Vision ID	Acres	Value
River Road	Map 33, Lot 0038	1026	.13 acres	

131 River Road	Map 33, Lot 0037	1023	.16 acres	
		Totals:	.29 acres	\$365,000

FINANCIAL IMPACT – \$365,000 from the 21st Century Infrastructure Development Bond.

Submitted by: Council members:
Joseph Samolis, Director of Planning, Conservation, and
Development

Committee Reviewed: Economic Development Committee Approved on

Status:
by Common Council, City of Middletown
at its meeting held on:

131 RIVER RD

Location 131 RIVER RD

Map-Lot 33//0037//

Acct# R09609

Owner RED TOP MANAGEMENT LLC

Municipality

Assessment \$140,510

Appraisal \$200,720

PID 1023

Building Count 2

Assessing District

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$147,720	\$53,000	\$200,720

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$103,410	\$37,100	\$140,510

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner RED TOP MANAGEMENT LLC
Co-Owner
Address 131 RIVER RD
MIDDLETOWN, CT 06457

Sale Price \$185,500
Certificate
Book & Page 1845/0609
Sale Date 07/16/2015
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RED TOP MANAGEMENT LLC	\$185,500		1845/0609	00	07/16/2015
REDFORD PHILIP H W	\$0		0589/0207	29	12/05/1980

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,930
Replacement Cost: \$238,620
Building Percent Good: 30
Replacement Cost Less Depreciation: \$71,590

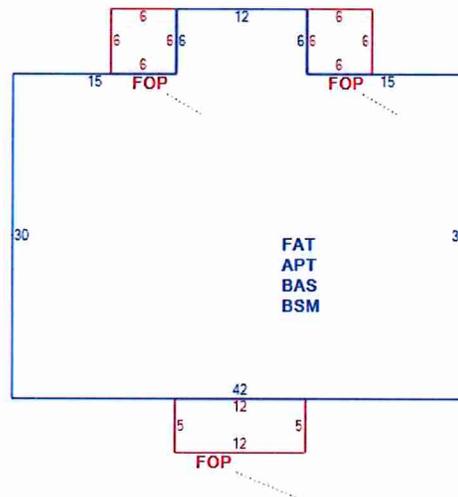
Building Attributes	
Field	Description
Style	Office/Retail Conv
Model	Commercial
Grade	C
Stories	1.25
Occupancy	3.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Arch. Shingles
Interior Wall 1	Drywall
Interior Wall 2	Plastered
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	Commercial Improv
Cov Parking	0
Uncov Parking	0
Percent Fin	100
1st Floor Use	
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Wall
Rooms/Prtns	Average
Wall Height	8.00

Building Photo



(<http://images.vgsi.com/photos/MiddletownCTPhotos/A0002\19\09.jpg>)

Building Layout



(ParcelSketch.ashx?pid=1023&bid=1023)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
APT	Apartment	1,332	1,332
BAS	First Floor	1,332	1,332
FAT	Finished Attic	1,332	266
BSM	Basement	1,332	0
FOP	Framed Open Porch	132	0
		5,460	2,930

Building 2 : Section 1

Year Built: 1930
Living Area: 640
Replacement Cost: \$104,458
Building Percent Good: 69
Replacement Cost Less Depreciation: \$72,080

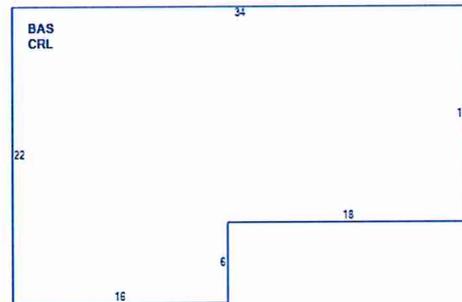
Building Photo



(<http://images.vgsi.com/photos/MiddletownCTPhotos/A00\02\19\10.jpg>)

Building Attributes : Bldg 2 of 2	
Field	Description
Style	Church
Model	Commercial
Grade	D
Stories	1
Occupancy	1.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	None
Struct Class	
Bldg Use	Commercial Improv
Cov Parking	0
Uncov Parking	0
Percent Fin	100
1st Floor Use	
Heat/AC	None
Frame Type	None
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Wall
Rooms/Prtns	Average
Wall Height	8.00

Building Layout



(ParcelSketch.ashx?pid=1023&bid=20303)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	640	640
CRL	Crawl	640	0
		1,280	640

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 201
Description Commercial Improv
Zone MX
Neighborhood 3050
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.16
Assessed Value \$37,100
Appraised Value \$53,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving	AS	Asphalt	3600.00 UNITS	\$4,050	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$147,720	\$53,000	\$200,720
2019	\$147,720	\$53,000	\$200,720
2018	\$147,720	\$53,000	\$200,720

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$103,410	\$37,100	\$140,510
2019	\$103,410	\$37,100	\$140,510
2018	\$103,410	\$37,100	\$140,510

RIVER RD

Location RIVER RD

Map-Lot 33//0038//

Acct# R09613

Owner RED TOP MANAGEMENT LLC

Municipality

Assessment \$5,400

Appraisal \$7,720

PID 1026

Building Count 1

Assessing District

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$7,720	\$7,720

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$5,400	\$5,400

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner RED TOP MANAGEMENT LLC
Co-Owner
Address 131 RIVER RD
MIDDLETOWN, CT 06457

Sale Price \$185,500
Certificate
Book & Page 1845/0609
Sale Date 07/16/2015
Instrument 25

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RED TOP MANAGEMENT LLC	\$185,500		1845/0609	25	07/16/2015
REDFORD PHILIP H W	\$0		0589/0207	29	12/05/1980

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 %	
Fireplaces 1	

Building Photo



(<http://images.vgsi.com/photos/MiddletownCTPhotos/A00\00\10\24.JPG>)

Building Layout

(ParcelSketch.ashx?pid=1026&bid=1026)

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

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 200
 Description Commercial Vacant
 Zone MX
 Neighborhood 3075
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.13
 Assessed Value \$5,400
 Appraised Value \$7,720

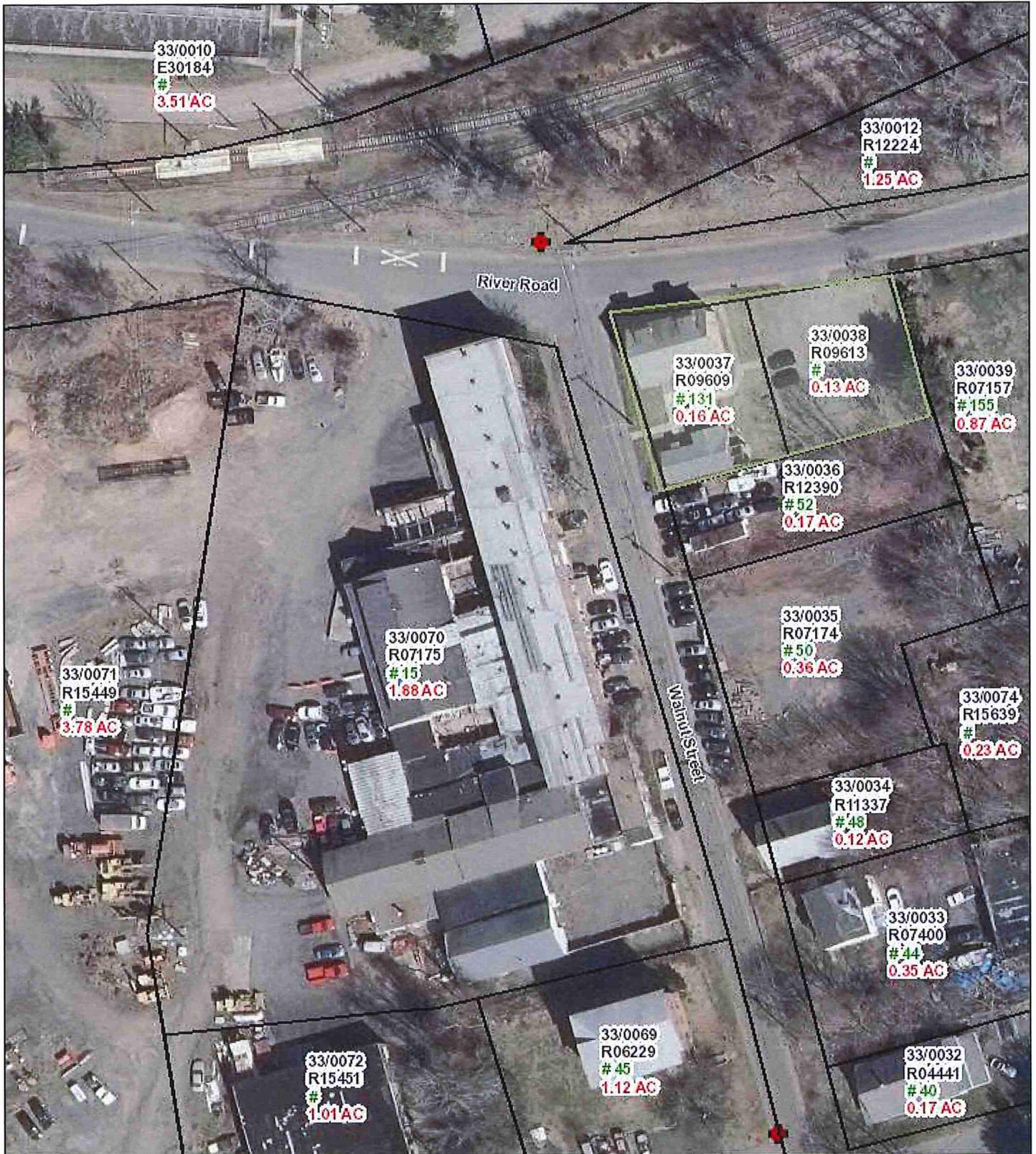
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$0	\$7,720	\$7,720
2019	\$0	\$7,720	\$7,720
2018	\$0	\$7,720	\$7,720

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$5,400	\$5,400
2019	\$0	\$5,400	\$5,400
2018	\$0	\$5,400	\$5,400



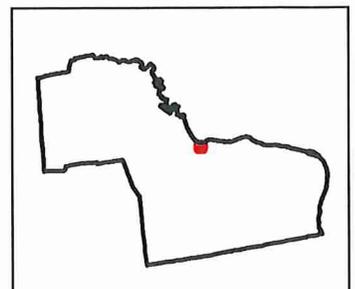
131 River Road and River Rd

Map generated 4/8/2021

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



1 in = 100 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.