

A. GENERAL INFORMATION ABOUT APPLICANT (please type or print clearly).

Name DENISE FILOSI Date 6/2/21
Address 15 Cow Pen Hill Rd Phone 860 964 0119
Agent KILLING WORTH, CT 06119 Phone _____
Email DFilos1001@gmail.com

B. DESCRIPTION OF PREMISES

Owner of Record LAFAYETTE HOLDINGS I LLC
Location 80 EAST MAIN STREET
Deed Filed in Town Clerk's Office on 3-6-20 ^{eg} _____
Map File# 34-115 Vol. & Page# Vol 1964.579
Zone TD Current Use VACANT (PREVIOUS MEDICAL)
Relevant Zoning Code Provision _____

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

2014 - 2020
MIDDLESEX
RHEUMATOLOGY

C. NATURE OF SPECIAL EXCEPTION

(< 5 PROVIDERS)
TO OPEN A NEW MEDICAL PRACTICE IN
A ZONE THAT REQUIRES A SPECIAL
EXCEPTION TO BE FILED, USING CURRENT

MEDICAL PRACTICE
LAYOUT.

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

[Signature]
Signature of Applicant or Agent

Signature of Owner
*Both Signatures Required

see signature next page

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 _____

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

From: Denise Filosi dfilosio01@gmail.com
Subject: Signed application
Date: June 3, 2021 at 9:20 AM
To: jfilosi@comcast.net

DF

SE2021-5

6/3/21

A. GENERAL INFORMATION ABOUT APPLICANT (please type or print clearly)

Name DENISE FILOSI FILOSI Date 6/2/21
Address 5 Cole Perkin Ct Phone 800-964-0119
Agent MILMIDDLEWORTH, CT 06419 Phone
Email DFilosio01@gmail.com

B. DESCRIPTION OF PREMISES

Owner of Record LAFFAYETTE HOLDINGS 2 LLC
Location 80 EAST MAIN ST
Deed Filed in Town Clerk's Office on 3-6-20
Map Filed 34-115 Vol & Page 1964579
Zone TD Current Use VACANT (PREVIOUSLY MIDDLESEX RHEUMATOLOGY 2019-7-2020) MEDICAL
Relevant Zoning Code Provision
NOTE: A legal description of the premises to be affected by the Special Exception must be attached to this form.

DEPT. PLANNING & ZONING
21 JUN -4 PM12:31

C. NATURE OF SPECIAL EXCEPTION

TO OPEN A NEW (< 5 providers) MEDICAL PRACTICE (Vol. 0654) IN A ZONE THAT REQUIRES A SPECIAL EXCEPTION TO BE FILED USING EXISTING MEDICAL PRACTICE LAYOUT WITH MINOR CHANGES

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

[Signature]
Signature of Applicant or Agent
[Signature]
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

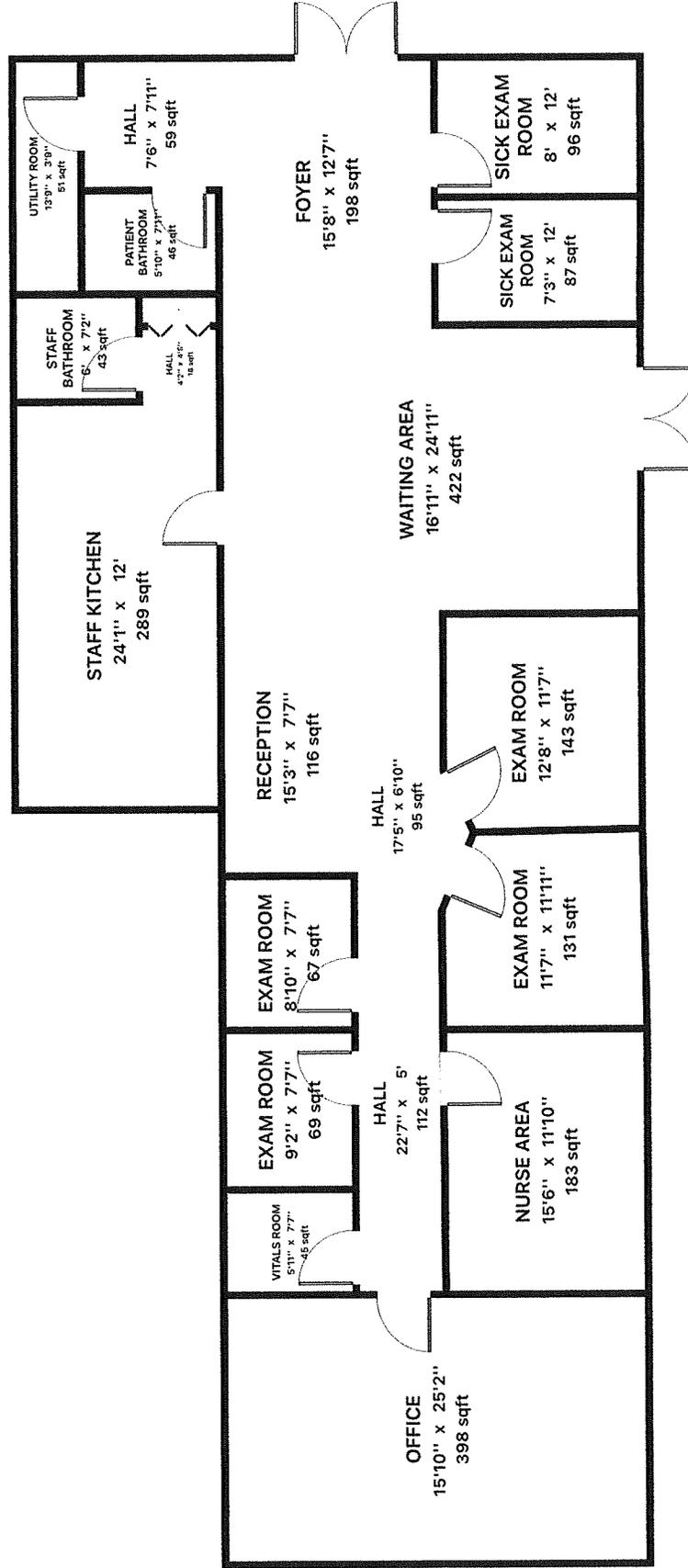
This Form _____ Site Plan _____
Other _____ Date _____

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

Ch# 133
\$190.00
6/3/21

My Plan 12

80 EAST MAIN STREET



Doc ID: 003518890004 Type: LAN
 BK 1964 PG 579-582

1,955.00 4387.5
 TX \$ CONVEYANCE TAX RECEIVED, ST TX \$
 Ashley Flynn-Natale
 TOWN CLERK OF MIDDLETOWN

WARRANTY DEED

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

KNOW YE, That **ABARIENTOS MIDDLETOWN REAL ESTATE, LLC**, a Connecticut limited liability company having its principal address at 17 Larkspur Lane, Higganum, CT 06441 ("the Grantor"), acting herein by Antonieta Abarientos, its duly authorized Manager, for the sum of Ten (\$ 10.00) Dollars and other good and valuable considerations received to its full satisfaction of **LAFAYETTE HOLDINGS 1 LLC**, a Connecticut limited liability company having its principal office address at 4850 Sandy Pointe Ct., Sarasota, Florida 34233, does give, grant, bargain, sell and confirm unto the said **LAFAYETTE HOLDINGS 1 LLC** ("the Grantee"), all the right, title and interest which the Grantor has in and to:

A certain piece or parcel of land, together with the brick building and other improvements thereon, situated on the Easterly side of East Main Street in the Town of Middletown, County of Middlesex and State of Connecticut, and shown on the "Map of John J. Formica, et als. Property Middletown, Conn. Nov. 1962 Scale: 1 in. = 20 ft. As conveyed to Anthony DiGiandomenico L.F. Quirk, Civil Eng.," which map is on file in the Middletown Town Clerk's Office as Map No. 2502; said premises are more particularly bounded and described as follows:

Beginning at the point of intersection of the Easterly line of said East Main Street and the Southerly line of Maple Street, which point is marked by a disk; thence running Northeasterly along the said Southerly line of Maple Street a distance of fifty-one (51') feet, more or less, to a point; thence running Easterly along said Southerly line of said Maple Street a distance of forty-nine (49') feet, more or less, to a point; thence running Southerly along land now or formerly of John J. Formica, Samuel Formica and Frank Colonghi, d/b/a Hillside Welding & Steel Supply a distance of ninety-three (93') feet, more or less, to a point; thence again running Southerly along said land now or formerly of John J. Formica, Samuel Formica and Frank Colonghi, d/b/a Hillside Welding & Steel Supply a distance of fifty-one and eight tenths (51.8') feet to a point; thence running Westerly along said land now or formerly of John J. Formica, Samuel Formica and Frank Colonghi, d/b/a Hillside Welding & Steel Supply a distance of seventeen and nine tenths (17.9') feet to a point; thence running Southerly along said land now or formerly of John J. Formica, Samuel Formica and Frank Colonghi, d/b/a Hillside Welding & Steel Supply a distance of forty-three and eight tenths (43.8') feet to a point; thence running Westerly a distance of seventy-six and nine tenths (76.9') feet to a point in the said easterly line of East Main Street, which point is fifty-nine and three tenths (59.3') feet, more or less, Northerly of a C.H.D. stone; thence running Northerly along the said Easterly line of East Main Street a distance of thirty-eight and one tenth (38.1') feet to another C.H.D. stone; thence again running Northerly along the said Easterly line of East Main Street a distance of one hundred (100.0') feet to the point or place of beginning.

Together with a right of way over an existing driveway commencing on East Main Street running in an Easterly direction; thence running Northerly in the rear of the brick building

herein conveyed to Maple Street, for purposes of ingress and egress, loading and unloading and placing staging to perform maintenance and repair work on said brick building. Said right to load and unload and said right to place staging shall extend to land located between said driveway and the said brick building. Said right of way is more particularly set forth in a Warranty Deed from John J. Formica, Samuel Formica and Frank Colonghi, d/b/a Hillside Welding & Steel Supply to Anthony DiGiandomenico, which deed is recorded in Volume 328, at Page 124 of the Middletown Land Records.

Less that certain piece containing 75 square feet, more or less, conveyed by Philip H. W. Redford to the State of Connecticut, dated October 6, 1987, and recorded in Volume 831, Page 304, of the Middletown Land Records, as shown on Map No. 556-3, on file in the Office of the Middletown Town Clerk.

Together with all right, title and interest in and to a former portion of Maple Street conveyed from the City of Middletown to Philip H. W. Redford, and his heirs, successors and assigns, by Quit Claim Deed dated October 10, 1990, and recorded in Volume 939, Page 230 of the Middletown Land Records, as shown on Map No. 72-98, on file in the Office of the Middletown Town Clerk.

Said premises are conveyed subject to any and all provisions of any ordinance, municipal regulation and public or private law, zoning regulations and building lines and to such as state of facts as an accurate survey or inspection of the premises may reveal, provided that none of the foregoing interfere with the present location of any building now located on the premises, or render title to the premises unmarketable.

Said premises are further conveyed subject to:

1. Rights of others in and to the right of way over an existing driveway described in the Warranty Deed from John J. Formica, Samuel Formica and Frank Colonghi, d/b/a Hillside Welding & Steel Supply to Anthony DiGiandomenico, which deed is recorded in Volume 328, at Page 124 of the Middletown Land Records;
2. Variance granted by the City of Middletown to Anthony DiGiandomenico, recorded in Volume 787, and Page 299 of the Middletown Land Records;
3. Special exception granted by the City of Middletown to Philip H. W. Redford, recorded in Volume 942, at Page 1 of the Middletown Land Records;
4. Special exception granted by the City of Middletown to Philip H. W. Redford, recorded in Volume 1280, at Page 795 of the Middletown Land Records;
5. Slope, support and temporary driveway easements and rights described the

Warranty Deed from Philip H. W. Redford to the Date of Connecticut, dated October 6, 1987 and recorded in Volume 831, at Page 304 of the Middletown Land Records;

6. Any and all matters shown on Maps 2502, 71-98; 72-98 and 556-3 on file in the Office of the Middletown Town Clerk;

7. The effect, if any, of a fence encroachment upon abutting property, within the right of way area of approximately fifteen inches, on the south side of the property; and

8. Right of possession and occupancy of a portion of the premises by Mohawk Northeast, Inc., by virtue of a certain Occupancy Agreement with the Grantor and a certain Lease Agreement with the Grantee.

And subject to real property taxes to the City of Middletown on the List of October 1, 2019 and thereafter, and to the South Fire District on the List of October 2019 and thereafter, which the Grantee assumes and agrees to pay as partial consideration for the conveyance of this Deed.

Being the same premises conveyed to the Grantor by Warranty Deed of Philip H. W. Redford, dated May 3, 2013, and recorded at Volume 1789, at Page 142 of the Middletown Land Records.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the Grantee and to the Grantee's successors and assigns, and to them and their own proper use and behoof.

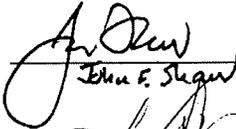
And also, the Grantor does for itself and for its successors and assigns, covenant with the Grantee and the Grantee's successors and assigns, that, at and until the ensembling of these presents it is well seized of the premises as a good and indefeasible estate in FEE SIMPLE; and that it has a good right to bargain and sell the same in manner and form as is above written; and that the same are free of all encumbrances whatsoever, except as is above written.

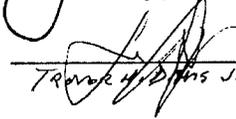
AND FURTHERMORE, the Grantor does by these presents bind itself and its successors and assigns forever, to WARRANT AND DEFEND the above granted and bargained premises to the Grantee and to the Grantee's successors and assigns, against all claims and demands whatsoever, except as is above written.

IN WITNESS WHEREOF, the Grantor, acting herein by Antonieta Abarientos, its duly authorized Manager and Member, has hereunto set her hand and its seal this 5th day of March, 2020.

Attested By:

ABARIENTOS MIDDLETOWN REAL ESTATE, LLC



John F. Sugar


Thomas H. Davis Jr.

By 

Antonieta Abarientos
Its Manager and Member,
Duly Authorized

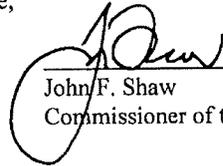
STATE OF CONNECTICUT:

:ss. Middletown

March 5, 2020

COUNTY OF MIDDLESEX :

Personally appeared Antonieta Abarientos, signer and sealer of the foregoing instrument, duly authorized Manager and Member of Abarientos Middletown Real Estate, LLC, a Connecticut limited liability company, and acknowledged the same to be her free act and deed and the free act and deed of said company, before me,



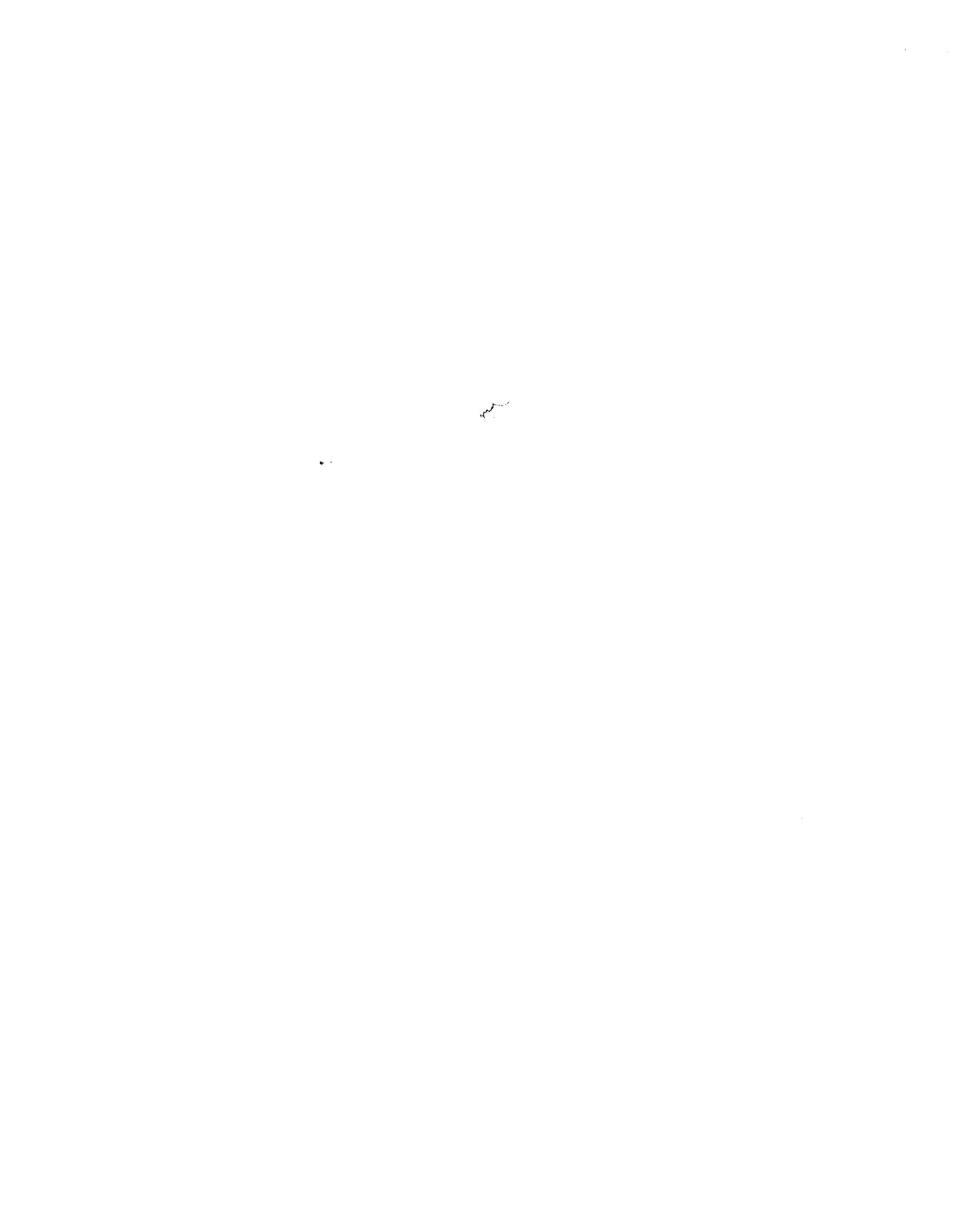
John F. Shaw
Commissioner of the Superior Court

Grantee's Address:

4850 Sandy Point Ct.
Sarasota, FL 34233

Received for Record at Middletown, CT
On 03/06/2020 At 11:56:44 am





80 EAST MAIN ST

Location 80 EAST MAIN ST

Map-Lot 34//0115//

Acct# R09610

Owner LAFAYETTE HOLDINGS 1 LLC

Municipality

Assessment \$267,790

Appraisal \$382,550

PID 1024

Building Count 1

Assessing District

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$287,300	\$95,250	\$382,550

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$201,110	\$66,680	\$267,790

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner LAFAYETTE HOLDINGS 1 LLC
Co-Owner
Address 4850 SANDY POINTE CT
SARASOTA, FL 34233

Sale Price \$391,000
Certificate
Book & Page 1964/579
Sale Date 03/06/2020
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LAFAYETTE HOLDINGS 1 LLC	\$391,000		1964/579	00	03/06/2020
ABARIENTOS MIDDLETOWN REAL ESTATE LLC	\$377,000		1789/0142	00	05/03/2013
REDFORD PHILIP H W	\$0		0796/0646	29	

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 4,982
Replacement Cost: \$411,661
Building Percent Good: 68
Replacement Cost Less Depreciation: \$279,930

Building Attributes

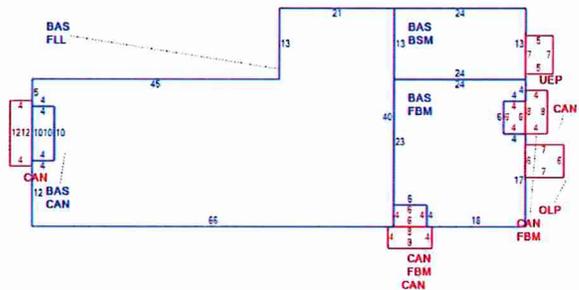
Field	Description
Style	Office Bldg
Model	Commercial
Grade	C+
Stories	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Metal/Tin
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Laminate Flr
Interior Floor 2	Vinyl
Heating Fuel	Gas
Heating Type	Forced 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	Ceil & Wall
Rooms/Prtns	Average
Wall Height	10.00

Building Photo



(<http://images.vgsi.com/photos/MiddletownCTPhotos/\00\02\73\42.jpg>)

Building Layout



(ParcelSketch.ashx?pid=1024&bid=1024)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,967	2,967
FLL	Finished LL	2,015	2,015
BSM	Basement	312	0
CAN	Canopy	200	0
FBM	Finished Basement	648	0
OLP	Loading Platform	42	0
UEP	Utility Enclosed Porch	35	0
		6,219	4,982

Extra Features

Building Information

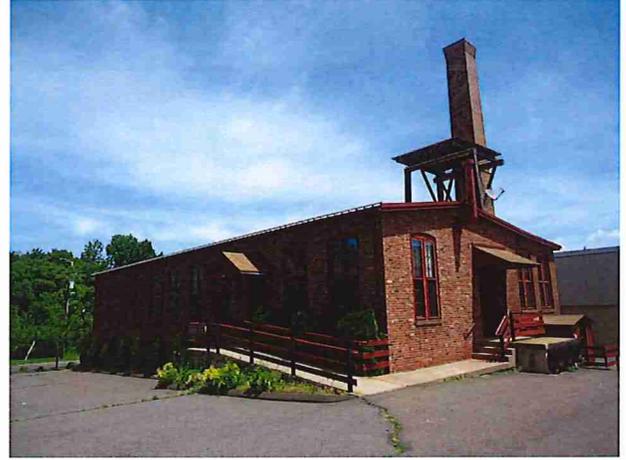
Building 1 : Section 1

Year Built: 1920
Living Area: 4,982
Replacement Cost: \$411,661
Building Percent Good: 68
Replacement Cost Less Depreciation: \$279,930

Building Attributes

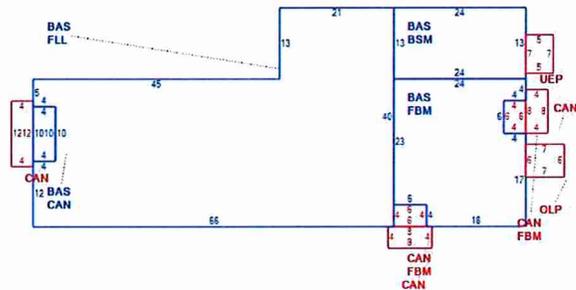
Field	Description
Style	Office Bldg
Model	Commercial
Grade	C+
Stories	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Metal/Tin
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Laminate Fir
Interior Floor 2	Vinyl
Heating Fuel	Gas
Heating Type	Forced 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	Ceil & Wall
Rooms/Prtns	Average
Wall Height	10.00

Building Photo



(<http://images.vgsi.com/photos/MiddletownCTPhotos/\00\02\73\42.jpg>)

Building Layout



(ParcelSketch.ashx?pid=1024&bid=1024)

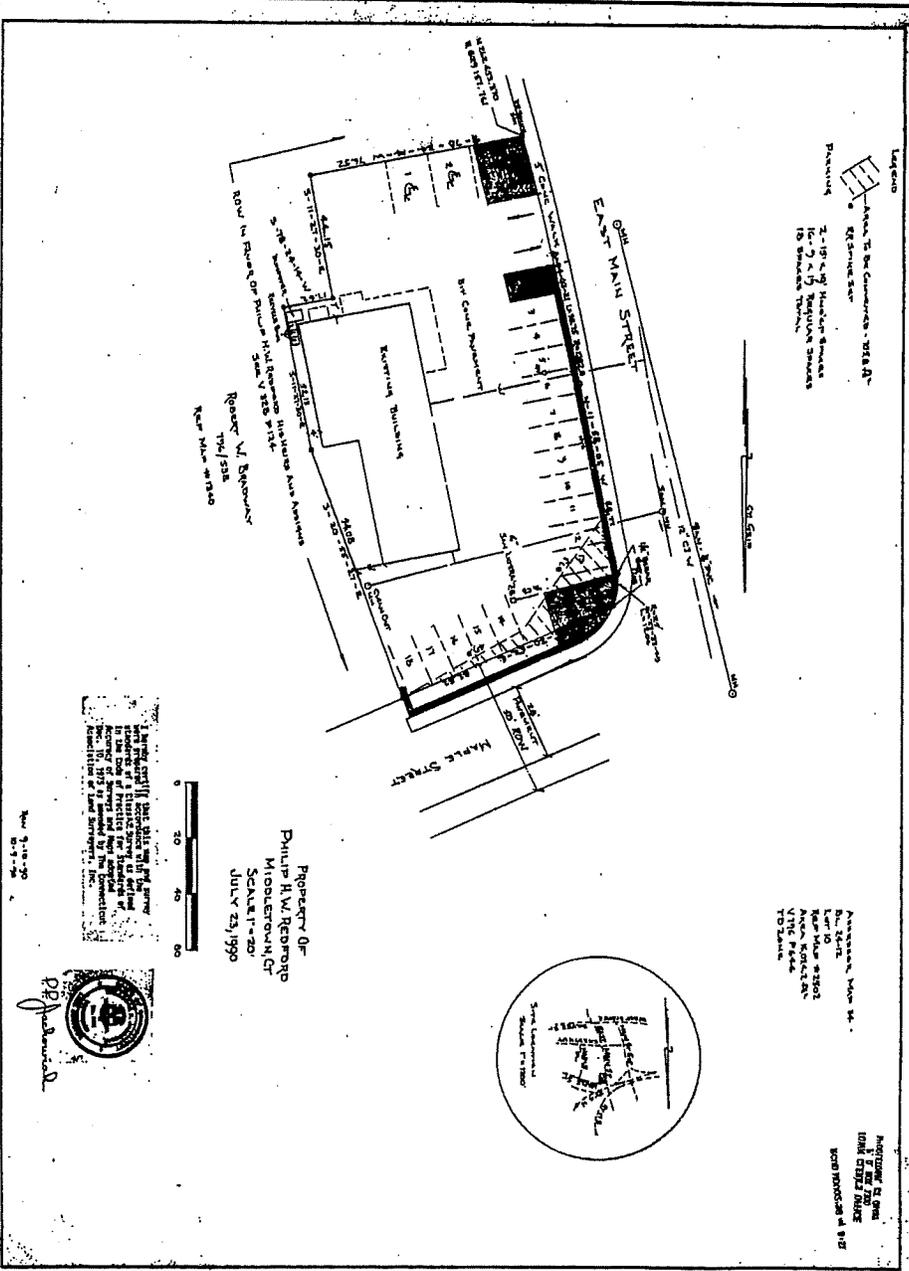
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,967	2,967
FLL	Finished LL	2,015	2,015
BSM	Basement	312	0
CAN	Canopy	200	0
FBM	Finished Basement	648	0
OLP	Loading Platform	42	0
UEP	Utility Enclosed Porch	35	0
		6,219	4,982

Extra Features

SE 2021-5

72-98

72-98



Legend

- Area To Be Connected - 100.00'
- Structure Size
- 2-1/2' x 4' Hatched Shaded
- 10' x 10' Hatched Shaded
- 10' Hatched Shaded

Annotations, Note #1:

- See Note
- See Note #1002
- Area 100.00' x 100.00'
- 1/16" Scale
- 10' Scale

Annotation #2: Area 100.00' x 100.00'

72-98

PHILIP H. W. REEDORP
 MICHIGAN LAND SURVEYORS, INC.
 10000 W. 100th Ave., Suite 100
 Overland Park, KS 66213
 (913) 666-1100

Property Of
 Phillip H. W. Reedorp
 Midletown, IA
 SCALE: 1" = 20'
 JULY 23, 1999



