

SPECIAL EXCEPTION FORM

A. GENERAL INFORMATION ABOUT APPLICANT (please type or print clearly)
Name 562 South Main LLC Date 6-7-21
Address 566 Washington St Phone 860-250-5209
Agent John Desena Phone

B. DESCRIPTION OF PREMISES
Owner of Record 562 South Main, LLC
Location 562 South Main Street
Deed Filed in Town Clerk's Office on 2-18-21
Map File# N/A Vol. & Page# 1996/502
Zone B-2 Current Use Commercial
Relevant Zoning Code Provision

NOTE: A legal description of the premises to be affected by the Special Exception must be attached to this form. See A-2 survey map dated 3-30-21

C. NATURE OF SPECIAL EXCEPTION
Activity in Flood Plain & Drive thru window

Signature of Applicant or Agent
Signature of Owner
*Both Signatures Required

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

6-7-21

DEPT. PLANNING & ZONING
21 JUN -7 PM 3:24

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

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

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

FILE # SE2021-6

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

Applicant: 562 South Main, LLC
 Address: 566 Washington St City Middletown
 Email: _____
 Agent: John Desena
 Address: 566 Washington St City Middletown
 Email: Frank C Magnotta PE @ AOL.com

Date 6-7-21
 Phone # (860) 250-5308
 State CT Zip 06457
 Cell Phone # () _____
 Phone # () 361-200
 State CT Zip 06457
 Cell Phone # () _____

DEPT. OF PLANNING & ZONING
 JUN - 8 2021 3:20

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) Commercial building space
- 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 Special Exception - Floodplain Reg. # drive thru window

FACTS ABOUT LAND PROPOSED FOR USE

Landowner: #562 South Main LLC Location: #562 South Main Street
 Name of Subdivision (if any): n/a
 Zone B-2 Tax ID# R 02155 Tax Assessor's Map 28 Lot 0222
 Is this project within 500' of a Municipal Boundary? Yes _____ No (No)
 Is this project located in a FEMA 100 or 500 year flood plain? (Yes) No _____
 Utilities Available: City Water (X); Private Well () _____; City Sewer (X); 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 \$ 190.00 by SN check # 2632

SE Yee 6/7/21

INITIAL APPLICATION FOR ZONING

Area	SF	A	B	Cut	Fill	CY	Export	Notes
Desena	5-30-21							

Existing Bldg	SF	A	B	Cut	Fill	CY	Export	Notes
	6956	79.55	81		1.45	373.56		
	3500	79.55	81		1.45	187.96		

Surplus CY	Surplus	W/Drives	Proposed FE	Existing FE	AVG	CY
D1	1347	78	78.09	78.09	78.09	4.49
D2	2510	78.87	78.86	78.86	78.86	0.62
D3	1427	78	77.615	77.615	77.615	20.35
D4	2129	78.65	78.8	78.8	78.8	11.83
D5	4020	78.75	78.65	78.65	78.65	15.26
D6	2568	79.6	78.8325	78.8325	78.8325	73.00
D7	4091	78.7625	78.6325	78.6325	78.6325	19.70
D8	1125	78	78	78	78	0.00

185.60
72.99

Frank
Re-did the drives anyway, even though I don't believe they mean anything since they are all under 81.00

The explanation for my assumed FFE on the existing Bldg, is in the cellCS, just place your cursor over the cell and you will see it.

Left my work sheet open for your review and possible changes.

Hope this helps!!

Cut - 16.32 cy
Fill - 128.93 cy
Net Fill - 112.61 cy

Surplus Ex. Bldg Fill Vol. - 185.60 cy

Total Site - 72.99 cy
Net Cut

LIST OF ABUTTING PROPERTY OWNERS
(#562 South Main Street, Middletown, CT)

OWNER/MAILING ADDRESS

PROPERTY LOCATION

Seasons Federal Credit Union
524 South Main Street
Middletown, CT 06457

524 South Main Street(parcel 028 - 0223)

Seasons Federal Credit Union
524 South Main Street
Middletown, CT 06457

524 South Main Street(parcel 028 - 0231)

Joan Dickinson
36 Norfolk Street
Middletown, CT 06457

Norfolk Street(parcel 028 - 0221)

Kelvin Jackson
21 Norfolk Street
Middletown, CT 06457

21 Norfolk Street(parcel 028 - 0209)

Joseph Chester & Devin Lovell
15 Norfolk Street
Middletown, CT 06457

15 Norfolk Street(parcel 028 - 0210)

Leemilts Petroleum Inc.
#2 Jericho Plaza, Suite 110
Jericho, NY 11753-1681

578 South Main Street(parcel 028 - 0211)

SPECIAL EXCEPTION / SITE PLAN REVIEW CHECKLIST

Project: 562 South Main LLC
 Project Number: _____

Date: 6/7/21
 Review Completed By: Frank Magnotta PE

Place a checkmark by the requirements if noted on plans, if not, place N/A (not applicable) and briefly explain after the requirement.
 This is merely an advisory list of what should appear on a plan. The Zoning Regulations should be consulted for exact requirements.
 Before submitting for zoning application the Middletown Housing Code (Sec. 14) needs to be addressed.

ZONING INFORMATION

- Zoning application
- Zoning requirements
- Map, block, & lot numbers
- Zone

PROJECT FEATURES

- Gross floor areas
- Access to all buildings
- Existing & proposed buildings & additions
- Existing & proposed uses (not requiring a structure)
- Building lines
- Existing & proposed easements / ROW
- Finish floor elevation
- Finish garage floor elevation
- Spot elev. at gutter & back of wall along driveway centerline
- Footing drains (show 3' minium difference in invert)
- Sign sizes & locations
- Large trees within the ROW
- All utility locations
- Sidewalk locations & dimensions
- Proposed drainage calculations (w/ retention basins)
- Curblin / edge of road
- Lighting height & location
- Lighting orientation & location
- Landscaping types & sizes
- Sightline distances (shown on map)
- BMP's to control water quality
- Water loaction & supply
- Water pressure
- Sewer size & location
- Septic field & tank location
- Septic information
- Storm drainage
- 100 year flood area
- Inland wetlands & watercourses boundaries
- Inland wetlands & watercourses regulated areas
- Buffer area size & materials
- Location of all utilities
- Staging plan map
- Sedimentation & erosion control plan
- Number of persons employed
- Waste and recyclable collection area
- ADA compliance
- Location & materials of retaining walls
- Existing & proposed fire hydrants
- Existing & proposed fire lanes

GENERAL INFORMATION

- All revisions dates notated
- Proposed use of facility
- A-2 survey
- Existing & proposed topo (w/ spot elev. for high & low points)
- Land surveyor / engineer seal
- Sheet size 24" x 36"
- Scale 1" = 100' 20'
- North arrow
- Name of project
- Name of owner / developer
- Graphic scale
- Numerical scale
- Location map
- Plan legend
- Property boundaries
- Pins & monuments
- Names of abutting owners
- Elevation drawings
- Number of dwelling units

INSET TABLE / CHART

- Lot area
- Lot width
- Yards setbacks
- Building height
- Coverage
- Floor area
- Parking spaces
- Landscaping decription
- Open space area
- Wetlands

OFF-STREET PARKING

- Number of spaces
- Surface material
- Island decription
- Interior driveway
- Entrance and exit
- Lighting
- Loading Area
- Parking stall sizes

OFFICE USE

Compliance:
 Signature:

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**) John Desena 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**) 562 South Main Street

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: 6-2-21

.....
For Office Use Only

SPR# _____