

**TOWN OF LISBON
SPECIAL PERMIT APPLICATION**

CORRESPONDENCE WILL BE SENT TO APPLICANT OR DESIGNATED AGENT. ALSO SEE NOTES 1, 2 AND 3 BELOW:

- > APPLICANT: Today's Realty, LLC (Keith Mackin - Owner) TELEPHONE: (860) 334-2898
ADDRESS 185 Old Canterbury Turnpike - Norwich, Connecticut 06360 EMAIL: todaysconstructionllc@gmail.com
- > APPLICANT'S AGENT (IF ANY): _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____
- > OWNER / TRUSTEE: _____ TELEPHONE: _____
ADDRESS _____ EMAIL: _____
- > ENGINEER/ SURVEYOR/ ARCHITECT: Stadia Engineering Associates, Inc. TELEPHONE: (860) 237-4773
- > ADDRESS 516 Vauxhall Street, Suite 103 - New London, Connecticut 06320 EMAIL: jrossman@stadiaeng.com

1. TO BE ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED BY THE PARTIES LISTED BELOW, AND SUBMITTED WITH THE REQUIRED FEE(S) AND SITE PLAN PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND ORDINANCES.

2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, AND/OR ITS CONSULTANT(S) TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3. I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY TOWN STAFF UNDER THE LISBON LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT  PRINTED NAME OF APPLICANT/AGENT Keith Mackin - Owner
DATE: 5 April 2022

SIGNATURE/RECORD OWNER  PRINTED NAME/RECORD OWNER Today's Realty, LLC
DATE: 5 April 2022

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS AND/OR LOCATION OF PROPERTY: 240 Paper Mill Road - Lisbon, Connecticut

MAP /BLOCK /LOT: Map 5 / Block 6 / Lot 0

VOLUME/ PAGE: To Be Recorded (Conveyed to Today's Realty, LLC on 02 August 2021)

PROJECT NAME: Today's Realty, LLC Office/Maintenance Facility ACREAGE: 6.857± ZONING DISTRICT: IP-1
LOT IN SQUARE FEET: 298,687± TOTAL FLOOR AREA IN SQUARE FEET: 10,000

PROJECT DESCRIPTION, APPLICABLE REGULATIONS, AND PROPOSED STATEMENT OF APPROPRIATENESS OF USE:
Today's Realty, LLC proposes to build a 10,000± SF metal frame contractor maintenance and office facility, including a paved parking area, associated utilities, external bulk storage and processing areas, and a cut/fill balance of the southerly third of the property for material processing. Additional project items include planting street trees along Paper Mill Road, and the construction of a concrete block retaining wall with chain link fencing to facilitate material processing. The proposed commercial building, parking lot and associated activities shall be located on the northern portion of 240 Paper Mill Road, while the majority of the gravel surface material processing and storage areas shall be located on the southern portion of the site. Portions of the Processing & Storage Areas fall within the Upland Review Area, as delineated by Ian T. Cole, R.S.S. during the month of June 2021.

APPLICATION SUBMITTAL DATE: _____ FEE(S) PAID: _____

OFFICIAL DAY OF RECEIPT: _____

*P & Z COMMISSION ACTION: _____ DATE: _____

CHAIR'S SIGNATURE: _____

UPON APPROVAL OF THIS APPLICATION BY THE PZC, AND COMPLIANCE WITH THE PROVISIONS OF SECTION 2.3.3 AND ANY CONDITIONS REQUIRED, THE ZONING ENFORCEMENT OFFICER MAY ISSUE THE ZONING PERMIT.

Zoning Enforcement Officer DATE: _____

Rev. 12/17

(* Any conditions attached to PZC action, or any reasons for denial, shall be reflected in the record and attached. No approved special permit shall be effective until a copy of the Notice of Approval and Grant of Special Permit is duly recorded in the land records of the Town.)

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
TODAYS REALTY LLC	1 Level	Public Water	1 Paved	VAC CM LN	Code 5-2	Appraised 69340	Assessed 48,540
185 OLD CANTERBURY TPKE	SUPPLEMENTAL DATA						
NORWICH CT 06360	ASSOC PID#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
TODAYS REALTY LLC	181 39	08-03-2021	Q	V	70,000	00	
JOHNSON DENNIS	168 800	05-10-2018	U	V	23,100	30	
FUSION PAPERBOARD CONNECTICUT LLC	150 547	06-14-2012	U	V	0	29	
CASCADES BOX BOARD GROUP CT LLC	142 166	01-04-2010	U	V	0	29	
SPRAGUE PAPERBOARD INC	88 269	04-09-1999	U	V	0	29	

ASSESSING NEIGHBORHOOD		Street Index Name	Parcel Number	Batch
NBHD 0001	NBHD Name 0001			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
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CASCADES BOX BOARD GROUP CT LLC	142 166	01-04-2010	U	V	0	29	
SPRAGUE PAPERBOARD INC	88 269	04-09-1999	U	V	0	29	

BUILDING PERMIT RECORD		Description	Amount	% Comp	Date Comp	Comments	Date
22-4902	03-14-2022	Building Permit	4,000	100		200 YARDS OF MAT	04-28-2021
22-4870	01-26-2022	Building Permit	4,000	100		200 YARDS OF MAT	03-12-2020
22-4852	01-12-2022	Electric	1,000	100		INSTALL TEMP SER	09-14-2018
21-4794	11-15-2021	Electric	70,000	100		TEMP SERVICE	08-18-2016
21-4793	11-15-2021	Building Permit		0		SITE WALL	06-09-2016

LAND LINE VALUATION SECTION		Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing	S Adj	Adj Unit	Pric	Land Value				
1	3030	Comm Land	2,000	AC	100,000	1,000	C	0.40	C1	0.75	TOPO, WET, S	1,000			60,000				
1	3030	Comm Land	4,980	AC	2,500	1,000	0	1.00	C1	0.75		1,000			9,340				
Total Card Land Units														6,980	AC	Parcel Total Land Area:	6.9800	Total Land Value	69,340

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 0

Appraised XF (B) Value (Bldg) 0

Appraised OB (B) Value (Bldg) 0

Appraised Land Value (Bldg) 69,340

Special Land Value 0

Total Appraised Parcel Value 69,340

Valuation Method

Exemption

Adjustment

VISIT / CHANGE HISTORY

Type	Result
Field Review	
BAA Change	50
Misc Assessor change	20
Vacant Land Insp.	23
Vacant Land Insp.	11
Vacant Land Insp.	11

19GL- BAA REDUCTION 25%

18GL- NO OBS ON SITE

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)										
Element	Description	Element	Description									
99 00	Vacant Land Vacant											
MIXED USE												
Code	Description	Code	Percentage									
3030	Comm Land		100									
			0									
			0									
COST / MARKET VALUATION												
Base Rate		0.00										
Replace Cost		0										
Net Other Adj												
Year Built												
Effective Year Built												
Depreciation Code												
Remodel Rating												
Year Remodeled												
Depreciation %												
Functional Obsol												
Economic Obsol												
Cost Trend Factor		1										
Condition												
% Complete												
Deprec Value		0										
Dep % Ovr												
Dep Ovr Comment												
Misc Imp Ovr												
Misc Imp Ovr Comment												
Cost to Cure Ovr												
Cost to Cure Ovr Comment												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Year	Pct	Depre	Conditio	Qu	Apprais Va
BUILDING SUB-AREA SUMMARY SECTION												
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value						
Totl Gross Liv / Lease Area		0	0	0	0	0						

No Sketch