



Property Information

Request Information

Update Information

File#:	BS-W01491-7019272244	Requested Date:	11/10/2023	Update Requested:
Owner:	TYLER MICHAUD	Branch:		Requested By:
Address 1:	769 OLD TURNPIKE RD	Date Completed:	11/17/2023	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	SOUTHINGTON, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Southington Department of Zoning there are no Code Violation cases on this property.
Collector: Town of Southington
Address: 196 North Main Street Southington, CT 06489
Business# (860)276-6250

PERMITS Per Town of Southington Department of Building there are Multiple Open Permits on this property.
Comments: Per Town of Southington Department of Building there are Multiple Open Permits on this property. Please refer the attached document for more information. Please contact Town of Southington Building department at (860) 276-6242 for further queries.
Collector: Town of Southington Building department
Address: 196 North Main St, Southington, CT 06489
Business# (860) 276-6242

SPECIAL ASSESSMENTS Per Town of Southington Finance Department there are no Special Assessments/liens on the property.
Collector: Town of Southington
Address: 196 North Main Street Southington, CT 06489
Business# (860)276-6250
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES
Water:
Account #: 107148-00
Payment Status: DELINQUENT
Status: Pvt & Lienable
Amount: \$483.57
Good Thru: 11/30/2023
Account Active: YES
Collector: Southington Water Department
Payable Address: 605 West Queen Street Southington, CT 06489
Business# (860) 628-5593
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED
Sewer:
The house is on a community sewer. All houses go to a shared septic system
Garbage:
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

From: Sheila McDonald <mcdonalds@southington.org>
Sent: Tuesday, November 14, 2023 11:42 AM
To:
Cc: Jeremy DeCarli; Melissa LaMontagne; Lauren Ennen; Praveen Immanuel; Prabhakaran R
Subject: RE: BS-W01491-7019272244 // 769 OLD TURNPIKE RD // CODE/PERMIT/SPECIAL ASSESSMENT REQUEST

You don't often get email from mcdonalds@southington.org. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Re: PROPERTY ADDRESS: 769 OLD TURNPIKE RD, SOUTHINGTON, CT 06489
PARCEL: 042/ / 069/ /

There are no open **Zoning** permits and/or violations for this property. The Building Department is still working on this request.

Thank you,

Sheila McDonald
Administrative Assistant
Town of Southington
Planning & Zoning Dept.
196 North Main Street
Southington, CT 06489
McDonalds@southington.org
(860)276-6250

R

Office of Building Department Town of Southington, Connecticut

Jeffrey C. Pooler
Building Official
(860) 276-6242
poolerj@southington.org



John Weichsel
Municipal Center
196 North Main Street
Southington, CT 06489

FREEDOM OF INFORMATION ACT REQUEST FORM

Completed forms may be submitted in person, via facsimile to (860) 628-8669 or mailed to Town of Southington, Attention: Building Department, 196 North Main Street, Southington, CT 06489.

Please note that your request is also a public record, and thus, subject to disclosure.

Part I: Requester Information

Name: Danni Christopher
Mailing Address: 2605 Maitland Center Parkway, Suite C
City/Town: Maitland State: FL Zip Code: 32751
Affiliation (optional): _____
Phone: 302-261-9069 ext.: _____ Fax: 407- 210-3113
*E-mail: MLS@stellaripl.com

*By providing your e-mail address, you are agreeing to receive official correspondence from the Building Department concerning the subject form. Please remember to check your security setting to be sure you can receive e-mails from "southington.org" addresses. Also, please notify the Building Department if your e-mail address changes.

Part II: Description of Records Being Requested

Property address: 769 OLD TURNPIKE RD, SOUTHINGTON, CT 06489

Date range of records being requested: _____

Documents being requested (**please be specific, i.e., permits, receipts, certificates, etc.**):

Please advise if the address has any OPEN/PENDING/EXPIRED Permits & demolition permits that need attention and any fees due currently
Also advise if there are any Code Violation or fines due that needs attention currently & Any unrecorded liens/fines/special assessments due

www.southington.org

Acknowledgement date: 11/13/23
Anticipated response time: 1 WK
Date completed/Initials: 11/14/23 JRC

Number of pages: 18
Copy fee amount: \$ /
Fee Paid: \$ /

Harry & Donna Emore
BUILDING DEPARTMENT, TOWN OF SOUTHLINGTON, CONN.
GEOGRAPHICAL INDEX

Street 769 Old Turnpike Road Date 9-11-75 No. 769

Building constructed under Building Permit No. _____
If building is a house it is (1) (2) story with(out) basement and with(out)
(1) (2) car garage attached.

Alterations or additions. Bp No. 1434 pool ^{unable to locate} Bp No. 37897 roof ✓

Bp No. _____ Bp No. _____ Bp No. _____ Bp No. _____
_____ Bp No. _____ Bp No. _____ Bp No. _____

Plumbing permits No. _____, _____, _____

Electrical permits No. 7489A pool ✓, 17420 alarm ✓

Heating permits No. 10665 replcement ✓, _____

Oil Burner permits No. _____, _____, _____

Sanitary permits No. _____, _____, _____

Certificate of Occupancy No. _____ Dated _____

ZBA #1458A - H. Emond, pool,
approved 8/26/75

ZBA #2867A - Town of Southington,
improve turning radius, Old Turn/
Mulberry St. appr. 8/11/87

closed

Pd

Date 7-19 1993

APPLICATION FOR BUILDING PERMIT

Approved [Signature] No. 37897 A

Estimated Cost \$ 1,000
Fee \$ 10.00
Occupancy Fee \$
Additional Cost \$

TO THE BUILDING DEPARTMENT, TOWN OF SOUTHTON, CONN.

The undersigned, hereby applies for a permit to do work according to the following specifications:

Location 769 Old Turnpike Road Lot No. Zone

Does this property involve any wetlands? yes no Does this property involve any zoning violation? yes no

Owner of building James Fitzmaurice Address Same Telephone #

Builder SAME Address

Architect

Size Main Bldg: No. ft. front overall No. ft. deep overall Area

Size of wings Garages No. of families No. of stories

Construction No. of rooms: 1st 2nd 3rd

Size of Lot Dist. from Street Line

Purpose of building and/or work to be done. 2nd Roof
VENT TO CODE

Contractor's License #

Sewer Septic Tank Well Water City Water

Closed

**TOWN OF SOUTHLINGTON, CONN.
PERMIT FOR ELECTRICAL INSTALLATION**

Nº 7489 A

Date of Permit **September 11, 1975**

Cost \$ **250.00**

Fee \$ **2.50**

OFFICE COPY

This Permit is Granted to **Donna Emore** to install the following equipment **wiring for an above ground pool**

in the located at **769 Old Turnpike Road**

as described in his or their application of

Property owned by **Donna Emore per ZBA # 1458 A**

This permit is subject to the ordinances of the Town of Southington and may be revoked by the Inspector at his discretion.

By *Pat DeLoe*
Inspector

NOTE: When any work is completed or ready for inspection the Building Department must be notified immediately.

closed



TOWN OF SOUTHLINGTON, CONN.
PERMIT FOR ELECTRICAL INSTALLATION

Nº 17420 A

Date of Permit 1-8 19.91

Cost \$ 200.00

Fee \$ 5.00

This Permit is Granted to..... James Fitzsimons to install the following equipment..... install battery operated alarm system.....

in the..... located at..... 769 Old Turnpike Rd.....

as described in his or their application of.....

Property owned by..... James Fitzsimons.....

This permit is subject to the ordinances of the Town of Southington and may be revoked by the Inspector at his discretion.

By..... *Pat Della Vecchia*
Inspector.

NOTE: When any work is completed or ready for inspection the Building Department must be notified immediately.

closed

TOWN OF SOUTHTON, CONN.
PERMIT FOR HEATING INSTALLATION

Nº 10665 A

Date of Permit 11-16 19 95

Cost \$ 7707.00

Fee \$ 52.00

OFFICE COPY

This Permit is Granted to..... VALley Oil to install the
following equipment..... replace heating system

in the..... located at..... 769 Old Turnpike Rd

as described in his or their application of.....

Property owned by..... Fitzsimmons

This permit is subject to the ordinances of the Town of Southington and may be revoked by the Inspector at his discretion.

By *Kit DellaVecchia*
Inspector.

NOTE: When any work is completed or ready for inspection the Building Department must be notified immediately.

TOWN OF SOUTHINGTON BUILDING DEPARTMENT

Application for a permit to do Heating, Ventilation, Air Conditioning and/or Refrigeration

Estimated Cost 7707.00 Fee 52.00 Date 11/16/95

The undersigned, CT State License # 51302526 Type License: SI hereby requests that a (Heating) (Ventilating) (Air Conditioning) (Refrigeration) permit be issued to him for the performance of the desired work, according to the specifications stated hereinafter. The work is to be done at 769 Old Turnpike Rd Plainville Southington, Connecticut. The building at the address given is owned by Fitzsimons

It is agreed that the proposed installation will comply in all respects with the State of Connecticut Fire Safety Regulations applicable thereto, the standards contained in the Guide published by the American Society of Heating and Ventilating Engineers and the State of Connecticut Basic Building Code.

Signature and address of Licensee William Briggs (Robert Johnson) Street Brownstone Ave
Print Name William Briggs Telephone 304-3500 Town Portland

SPECIFICATIONS

New Building _____ Addition _____ Other

DESIGN DATA Building Insulation: R Value: Walls _____ Ceiling _____
Temperature Difference: Htg. - Outside Air _____ °F Inside Air _____ °F
A/C - Outside Air _____ °F Inside Air _____ °F

DEMAND LOAD Heating 41324 BTU Air Conditioning _____ BTU
Domestic Hot Water _____ BTU Ventilation _____ CFM

EQUIPMENT Hot Water Warm Air _____ Steam _____
Gas Fired _____ Oil Fired Electric _____
Brand Name Energy Kinetics Model CK1
Capacity 108,000 BTU Net Rating _____ BTU
Refrigerant _____ EER/COP _____

SYSTEM PIPING - DUCT SIZES Supply _____ Return _____ Branches _____ Gas Pipe _____

ADDITIONAL EQUIPMENT & REMARKS replace heating system

OVER

Approved

Closed

BUILDING PERMIT APPLICATION - TOWN OF SOUTHLINGTON

DATE: 11-17 20 14
Permit No.: 67018 Cash _____
C.O.# _____ C.C.#: _____ CK# 8151

Cost of Construction: \$ \$10000.00
Fee: \$ 155-
Occupancy Fee: \$ _____
State Fee: \$ 260
Additional Cost: \$ _____
TOTAL: \$ 157.60

Fees Include Mechanicals: Y___ N___
Pre 1978: Y___ N___

Please print all entries:

Property Address: 768 Old Turnpike Rd Plantville
Property Owner: James & Lee-Ann Fitzmaurice Phone #: 860-628-9498
Address: _____ Cell #: 860-302-2090

Applicant: James Fitzmaurice Phone #: _____
Address: 768 Old Turnpike Rd Cell #: _____

Design Professional: _____ Phone #: _____

Property Type: Residential: Commercial: _____ Contractor Reg. #: _____

This Lot is serviced by: City Sewer Septic City Water _____ Well _____

Purpose of Permit: Vinyl Siding & Windows replace windows 15
Safety glazed - no egress -

Open
no inspections

ELECTRICAL PERMIT APPLICATION - TOWN OF SOUTHTON

DATE: 12/2 20 14
Permit No.: E-14-35748
C.C.: _____ Cash _____
Check # CC

Estimated Cost: \$ 1600
Electrical Fee: \$ 35.00
State Fee: \$.42
Additional Cost: \$ _____
TOTAL: \$ 35.42

Job Location Address: 709 Old Turnpike Rd
Owners Name: Jim Fitzsimons
Address: same as above

Phone #: 860 628-9498
State: CT Zip: 06479

Contractor: Jason Hill
Address: 18 Great Pine Park
Phone #: 860 302 2018 Fax #: _____

License #: 0198631-E1
State: CT Zip: 06479

Business Name: Apple Valley Electric Address: _____

Description of Work: Residential: Commercial: _____ New: _____ Alter: _____ Addition: _____

Wired to: NEC _____ IRC _____ CRS #: 2944167

upgrade service & bonding
200 amp to 200 amp
(no AC)

Service Amperage: 200 Phase: 1 Voltage: 240/120 No. of Meters: 1
 Size of Feeder: 4/0 Size of Bonding: #4 Sub Panels: _____ New Tenement: _____
 No. Receptacles: _____ No. Switches: _____ No. Fixtures: _____ No. of Units: _____
 Communications Cabling: _____
 Primary Source of Heat: Oil If Electric, Required Load Calculation Provided _____ Wattage: _____

The undersigned has been authorized by the owner of record to perform the electrical work outlined above, here by applies for a permit to do electrical work in the Town of Southington. All applicable provisions of the National Electrical Code and the local building ordinances will be complied with whether specified herein or not.

Agent/Contractor Signature: [Signature] Owner Signature: _____
 Approved By: _____ Date Approved: _____

Open
inspections attached

BUILDING PERMIT APPLICATION—TOWN OF SOUTHINGTON

DATE: ³⁰ ~~8-20~~-19

Permit No.: **B-19-13538** Wash _____

C.O. or C.A. (CRULE) _____ CK # 2203

Pre 1978: Y N _____ CC _____

Material & Labor Cost:	\$	<u>50,000 -</u>
Permit fee:	\$	<u>755.00</u>
State fee:	\$	<u>13.00</u>
Certificate fee:	\$	<u>40.00</u>
Fire Dept. fee:	\$	_____
TOTAL:	\$	<u>808.00</u>

PLEASE PRINT CLEARLY:

Property Address: 769 Old Turnpike Road

Owner's Name: JAMES & LEE FITZSIMONS Phone #: _____

Owner's Address: 769 Old Turnpike Road Plantsville 06479 Cell #: 860.302.2090

Owner's Email Address: leeannfitzsimons@yahoo.com

PLEASE SELECT ONE:

Agent/Contractor: Barrett Quaglia LLC Phone #: _____

Address: 87 Kensington Street, Manchester 06040 Cell #: 860.670.3842

Business Name: _____ Contractor License or Registration # _____

Email Address: barrett.quaglia@gmail.com

Design Professional: _____ Phone #: ^{HIC} 0631810

Property Type: Residential: Commercial: _____

This Lot is serviced by: City Sewer Septic _____ City Water Well _____

Description of Work: Water Damage (Insurance), Remove all walls, flooring and insulation. Restore Interior



Town of Southington

196 North Main Street, Lower Level

Phone: (860) 276-6231

Inspection List

Permit Number: B-19-73538

Address: 769 OLD TURNPIKE RD

Inspection Date: 06/11/2020

Inspection Type: Final Building

Status: Fail

Results:

Inspection Date: 10/11/2019

Inspection Type: Insulation

Status: Pass

Results:

open
inspections attached

PLUMBING PERMIT APPLICATION—TOWN OF SOUTHLINGTON

DATE: 10-2-2019

Permit No.: P-19-22046 Cash

C.O. or C.A. (CIRCLE) CK # 2211

Pre 1978: Y N

CC

Material & Labor Cost:	\$ <u>8500.⁰⁰</u>
Permit fee:	\$ <u>140.00</u>
State fee:	\$ <u>2.21</u>
Certificate fee:	\$ <u> </u>
Fire Dept. fee:	\$ <u> </u>
TOTAL:	\$ <u>14221</u>

PLEASE PRINT CLEARLY:

Property Address: 769 Old Turnpike Road, Plantsville

Owner's Name: Lee Ann & James Fitzsimons

Owner's Address: SAME

Owner's Email Address: leeannfitzsimons@yahoo.com

Phone #:

Cell #: 860.302.2090

PLEASE SELECT ONE:

Agent/Contractor: Barrett Quaglia LLC

Address: 87 Kensington Street Manchester 06040

Business Name: SAME

Email Address: barrett.quaglia@gmail.com

Phone #:

Cell #: 860.670.3842

Contractor License #

HIC 0631810

See agent letter per P1

Property Type: Residential: Commercial:

Description of Work:

- Bring ABS drainage up to code.
- Install new w/stop Pex a supply lines.
- Install new fixtures in existing locations.

SPECIFICATIONS FOR WORK

Number of baths 1

FIXTURES: Indicate by figures how many each.

Water Closets 1 Bath Tubs 1 Shower Baths X
 Kitchen Sinks 1 Dish Washers 1 Garbage Grinders 1 Laundry Tubs X
 Washing Machines 1 Lavatories 1 Urinals X Whirlpool Tubs X

Other Fixtures: _____

Water Heater: Size 50 gallon Type _____

Misc.: _____

CERTIFICATION I hereby certify that: () I am the owner of record of the named property or (✓) the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to applicable laws, regulations and ordinances. We further understand that it is our responsibility to request all required inspections, to ascertain the results of all required inspections and to **call for a final inspection prior to use**. All Information contained within is true and accurate to the best of my knowledge and belief.

Signature: 
 Building Official: _____

Print Name: Barrett Quaglia
 Date Approved: 10-4-190



Town of Southington

196 North Main Street, Lower Level

Phone: (860) 276-6231

Inspection List

Permit Number: P-19-22046

Address: 769 OLD TURNPIKE RD

Inspection Date: 06/11/2020

Inspection Type: Final Plumbing

Status: Fail

Results:

see attached media

Inspection Date: 10/09/2019

Inspection Type: Rough Plumbing

Status: Fail

Results:

Ticket

Open
Keep Building
Final

ELECTRICAL PERMIT APPLICATION—TOWN OF SOUTHTON

DATE: 9/26/19

Permit No.: E-19-40345

C.O. or C.C. (CIRCLE)

Pre 1978: Y ___ N ___

Cash
CK # _____
CC _____

Material & Labor Cost: \$ 6250
Permit fee: \$ 110⁰⁰
State fee: \$ 1.63
Certificate fee: \$ _____
Fire Dept. fee: \$ _____
TOTAL: \$ 111.63

PLEASE PRINT CLEARLY:

Property Address: 769 Old Turnpike Road
Owner's Name: James & Lee Ann Fitzsimons Phone #: _____
Owner's Address: 769 Old Turnpike Road, Plantsville Cell #: 860.302.2090
Owner's Email Address: leeannfitzsimons@yahoo.com

PLEASE SELECT ONE:

Agent/Contractor: T & H ELECTRIC Phone #: 860-644-3676
Address: 570 FOSTER STREET Cell #: 860-614-1314
Business Name: _____ Contractor License # 103718
Email Address: tpbotticello@cox.net

Property Type: Residential: Commercial: _____
Wired to: NEC IRC _____ CRS #: _____

Description of Work: Re-wiring existing home with exception of existing service,

Service Amperage: 200 Phase: 1 Voltage: 120/240 No. of Meters: 1
 Size of Feeder: 40 Size of Bonding: #4 Sub Panels: 0 New Tenement: 0
 No. Receptacles: 50 No. Switches: 24 No. Fixtures: 12 No. of Units: 1
 Communications Cabling: _____
 Primary Source of Heat: OIL If Electric, Required Load Calculation Provided _____ Wattage: _____

CERTIFICATION I hereby certify that: () I am the owner of record of the named property or () the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to applicable laws, regulations and ordinances. We further understand that it is our responsibility to request all required inspections, to ascertain the results of all required inspections and to **call for a final inspection prior to use**. All information contained within is true and accurate to the best of my knowledge and belief.

Signature: Thomas Boticello Print Name: THOMAS BOTICELLO

Building Official: _____ Date Approved: _____

took OK
 Study - none
 09/27/19



Town of Southington

196 North Main Street, Lower Level

Phone: (860) 276-6231

Inspection List

Permit Number: E-19-40345

Address: 769 OLD TURNPIKE RD

Inspection Date: 06/11/2020

Inspection Type: Final Electrical

Status: Pass

Results:

Inspection Date: 10/09/2019

Inspection Type: Rough Electrical

Status: Fail

Results:

see attached media