

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 1, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on February 1, 2016 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
John P. Valengavich

**Members Absent:** Mark A. Norman  
Pasquale A. Pepe

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Valengavich seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF JANUARY 25, 2016.** Mr. Valengavich moved and Mr. Millstein seconded a motion to approve the minutes of January 25, 2016. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

Mr. Josephy moved and Mr. Valengavich seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

### EXECUTIVE SESSION

**PRB #** 16-013 **Transaction/Contract Type:** RE / Purchase and Sale Agreement  
**Origin/Client:** DAS/DAS  
**Property:** 61 Center Street, Bristol  
**Buyer:** The Bristol Armory, LLC  
**Project Purpose:** Sale of Surplus Property  
**Item Purpose:** Approval of Purchase and Sale Agreement for the disposition of 0.61 acres, together with all buildings and improvements situated thereon.

### Statutory Disclosure Exemption: 1-210(b)(24)

The Board commenced its discussion of the above referenced agreement at 9:34 a.m. and concluded at

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9:45 a.m.

Mr. Josephy moved and Mr. Valengavich seconded a motion to go out of Executive Session and into Open Session.

**OPEN SESSION**

**PRB #** 16-014      **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 17-137-78 A  
**Grantee:** Zachary Jazlowiecki, Trustee  
**Property:** East side of Lincoln Avenue, Bristol  
**Project Purpose:** Sale of Excess Property to Sole Abutter  
**Item Purpose:** Release of 10,387 SF ± of vacant land located at the corner of Lincoln Avenue and CT Route 72, originally acquired for the Relocation of CT Route 72.

Staff reported that the release parcel of 10,387 SF is located at the intersection of Lincoln Avenue and Route 72 in Bristol. It is not a legal lot of record, not having the required square footage for the R-15 zone. The abutting landowner on the north petitioned DOT requesting the parcel. The DOT compilation plan shows Zachary Jazlowiecki, Trustee as the sole abutter.

SPRB Staff research, confirmed by the DOT in an email dated February 1, 2016, found that the proposed Grantee is not the sole abutter, there being an abutter to the east. The Grantee, Zachary Jazlowiecki, Trustee, purchased the abutting land to the north, being 0.23 acres. The parcel on the east is 0.19 acres owned by Alexander Gudat.

Staff recommended that the Board return this item to the DOT as the agency requested in its February 1, 2016 email. CGS §13a-80 requires that parcels like the subject parcel that are not legal lots of record shall be offered to all abutting landowners.

**PRB #** 16-015      **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 167-104-001A  
**Grantee:** Town of Woodbridge  
**Property:** Easement and rights located along Peck Hill Road, Woodbridge  
**Project Purpose:** Assignment of land to the Town of Woodbridge  
**Item Purpose:** Assignment of 815± SF easement area and 290± SF drainage right of way and other rights to the Town of Woodbridge for highway purposes only which was originally acquired for the Reconstruction of Peck Hill Road, per Agreement No. 8.31-07(10).

Staff recommended Board approval for the release of this real estate to the Town of Woodbridge. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds. DOT acquired and is now releasing the following land which was originally acquired for the Reconstruction of Peck Hill Road Project. The project is complete and it is now necessary for the State to assign the land to the Town per Section 11 of Agreement No. 08.31-07(10). This is a release along a town street for highway purposes only and there is not any monetary consideration. The project release areas comprise two (2) original property takings which totaled approximately 290-SF of drainage right of way and 815-SF of easement area.

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**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-013** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #16-013. The motion passed unanimously.

**PRB FILE #16-014** – Mr. Valengavich moved and Mr. Millstein seconded a motion to return PRB File #16-014 to the Department of Transportation, as requested. The motion passed unanimously.

**PRB FILE #16-015** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #16-015. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary