

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 23, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on February 23, 2015 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

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

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF FEBRUARY 17, 2015.** Mr. Valengavich moved and Mr. Millstein seconded a motion to approve the minutes of February 17, 2015. The motion passed. Messrs. Greenberg, Millstein, Pepe and Valengavich voted in favor; Mr. Josephy and Mr. Norman abstained.

### REAL ESTATE- UNFINISHED BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 15-003-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA

**Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)**

The Board commenced its discussion of the above item at 9:41 a.m. and concluded at 9:53 a.m.

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

### OPEN SESSION

### REAL ESTATE – NEW BUSINESS

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**PRB #** 15-027 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 120-58-25B  
**Grantee:** Robert J. Aiksnoras  
**Property:** Located along the intersection of Cherry Tree Rd & Witch Meadow Rd, Salem  
**Project Purpose:** DOT Sale of Excess Property  
**Item Purpose:** Release of approximately 49,764 ± SF of vacant land located along the northerly side of Witch Meadow Road at its intersection with Cherry Tree Road to the Grantee as the result of a public bid.

Staff reported that the 1.14 acre release parcel is a portion of land acquired in 1969 for the construction of Route 11. The DOT file indicates that in 2012 DOT property management staff recommended and the various DOT offices concurred to release the parcel with the proviso that DOT retain a slope easement, easements for the existing utilities, and that no access is allowed from a portion of Witch Meadow Road located near the existing Route 11 “Off Ramp D” as shown on the DOT compilation plan.

The parcel is irregular in shape (long and narrow), having a length of 480± feet and approximately 130 feet in width at its widest point. There is access along 306 feet of frontage on the north side of Witch Meadow Road, and 513 feet along the southerly side of Cherry Tree Road. AT&T has sited telecommunications cabinets on the easterly portion of the property. The westerly 2/3 of the property is mostly level. Public water and sewer are not available to the site.

The area was zoned Industrial and Highway commercial when Route 11 was built 40 years ago, but the uses remain rural and residential. The highest and best use, in the opinion of the DOT appraiser, is the present non-conforming legally allowed residential uses in the area, with industrial or commercial use not being likely until Route 11 is completed as a through highway.

DOT valued the property as most likely being assembled to a residential property of 40.83 acres owned by the Grantee located to the north on the opposite side of Cherry Tree Road for the purpose of holding it and controlling it until there was a viable use for the property. The appraiser could not determine a viable use at present. As an assemblage, the property was given a value of \$3,000. The bid closed 7/23/14, with an asking price of \$15,000. One response was received, from Robert J. Aiksnoras to purchase for \$5,000. His abutting property is improved with a single family residence, barn and sheds.

Staff recommended Board approval for the sale to the Grantee for \$5,000. The DOT divisions, OPM, and DEEP, have concurred with the release of the parcel. DECD, DAS & DDS were notified of the release but did not respond within the 30 days allowed by CGS §4b-21. CGS §13a-80 authorizes the sale of property that is surplus to transportation needs. The first selectman and the representatives to the General Assembly were notified of the sale as required by CGS §3-14b. The sale will return the property to the Grand List for local property taxation. The DOT appraisal report supports the release price.

**PRB #** 15-028 **Transaction/Contract Type:** RE / New Lease Out  
**Origin/Client:** DAS/DCF  
**Lessee:** New England Adolescent Treatment Center, Inc.  
**Property:** 18 Thames Street, Groton  
**Project Purpose:** Lease-out of property located 18 Thames Street, Groton

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**Item Purpose:** Lease-out agreement for approximately 0.445-acres of land improved with an 11,512-GSF structure to be utilized as a Group Home for the Preparing Adolescents for Self-Sufficiency Program.

Board records indicate that the Department of Children and Families has historically leased-out this property for group home use. The building dates from 1931, and was at one time a State Police barracks. The Lessee has been contracting since 1997 to provide services to DCF, and their current contract expires 6/30/2019. The existing lease expired 11/30/2014; the proposed lease will expire 6/30/2019. The rental rate has been and will remain at \$10.00 per year. This is operated as a ten-bed residential facility for young men.

Staff recommended Board approval of the item. Section 4b-38 of CGS authorizes the Commissioner to lease state-owned land and buildings to private concerns when such action is in the public interest. The leased premises may only be used by the Lessee as a group home pursuant to the terms of its contract with DCF. Documentation is complete including notification to the City of Groton as required by CGS §4b-38(f).

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #15-003-A** – Mr. Norman moved and Mr. Valengavich seconded a motion to return PRB File#15-003-A as requested by the Department of Agriculture. The motion passed unanimously.

**PRB FILE #15-027** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-027. The motion passed unanimously.

**PRB FILE #15-028** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-028. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary