

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 26, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 26, 2011 in the State Office Building.

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

Members Absent: 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 April 18, 2011. The Board tabled approval of the minutes of April 18, 2011 until the next Board meeting.

REAL ESTATE - UNFINISHED BUSINESS

REAL ESTATE - NEW BUSINESS

PRB # 11 - 078 **Transaction/Contract Type:** RE / Assignment of Easement
Origin/Client: DOT / DOT
Project Number: 51-251-2A
Grantee : Town of Farmington
Property: An easement along Middle Road, Farmington
Project Purpose: DOT, Assignment of Easements
Item Purpose: Assignment of an easement totaling approximately 802 SF for highway purposes.

DOT acquired and is now releasing two drainage right of way easements, within a total area of 802 square feet, located along Middle Road, Farmington. The easements were originally acquired for the reconstruction of Middle Road. The project is complete and it now necessary for the State to assign the D.R.O.W. to the Town per Agreement No. 1.25-01(99) dated March 10, 1999. The release is for highway purposes only and there is no consideration. The easements to be released total 802 sq. ft. Staff recommended approval of PRB #11-078. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the drainage rights of way are consistent with the descriptions in the DOT acquisition deeds.

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PRB # 11 - 079 **Transaction/Contract Type:** RE / Assignment of Easement
Origin/Client: DOT / DOT
Project Number: 55-133-1A
Grantee : Town of Granby
Property: An easement along Broad Hill Road, Granby
Project Purpose: DOT, Assignment of Easements
Item Purpose: Assignment of easements totaling approximately 84 SF and 33 LF for highway purposes.

DOT acquired and is now releasing two easements, which were originally acquired for the rehabilitation of Bridge No. 04526 on Broad Hill Road over the West Branch of Salmon Brook, Granby. The project is complete and it now necessary for the State to assign the real estate to the Town per Agreement No. 02.17-04(06) dated March 28, 2006. The two easements are located on the northwesterly side of Broad Hill Road. The release is for highway purposes only and there is no consideration. The 84 sq. ft. easement is to place crushed stone slope protection (riprap) and 33 linear feet to install, construct and maintain metal beam rail and end anchorage. Staff recommended approval of PRB #11-079. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the drainage rights of way are consistent with the descriptions in the DOT acquisition deeds.

PRB # 11 - 080 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 144-107-48A
Grantee : Town of Trumbull
Property: Westerly side of Route 8, Jaskilka Highway at Hilltop Circle Road
Project Purpose: DOT Sale of excess property
Item Purpose: DOT sale of approximately 14,532 SF of vacant land.

Staff recommended Board approval for this sale of 14,532 sq. ft. of land to the Town of Trumbull. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation, and the sale price is supported by DOT appraisal report, dated December 14, 2009, prepared by Bruce C. Cowdrey. The sale price is \$23,000 and includes a \$1,000 administrative fee.

In May 2009, the Town of Trumbull Water Pollution Control Authority requested a sanitary sewer easement across the subject property in conjunction with a sewer expansion project. DOT Division of Property Management reviewed the request, and declined to offer an easement, but agreed to release the parcel to the Town at market value.

The subject property is non-conforming to the Residential AA zone which requires 1 acre, and the appraiser determined highest and best use to be assemblage as excess residential property with the improved residential lot that abuts to the west. Consequently, Mr. Cowdrey provided a "before and after" appraisal of the adjacent site, 235 Hilltop Circle, Trumbull, and determined that assemblage would increase the site value by \$22,000.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-078 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-078. The motion passed unanimously.

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PRB FILE #11-079 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-079. The motion passed unanimously.

PRB FILE #11-080 - Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #11-080. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary