

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 2, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on July 2, 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JUNE 25, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 25, 2015. The motion passed unanimously, except for Mr. Josephy who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	15-140	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	092-585-024(A)		
Grantee:	City of New Haven		
Property:	Various areas along Quinnipiac Avenue, New Haven		
Project Purpose:	Assignment of land to the City of New Haven		
Item Purpose:	Assignment of two easement areas totaling 3,738 ± SF to the City of New Haven for highway purposes only as part of the Reconstruction of Quinnipiac Avenue Project.		

Staff recommended Board approval for the release of this real estate to the City of New Haven. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. All of the land and easements acquired for DOT Project #092-585 for the Reconstruction of Quinnipiac Avenue will be released to the City of New Haven for highway purposes at the conclusion of the project, per Item No. 12 in the DOT Agreement No. 05.19-03(05). The project has not yet been concluded, yet it is reasonable to release these easements to the City of New Haven at this time in order to terminate a condemnation appeal process favorably for the DOT, resulting in the easement acquisition cost being \$15,300 as determined by DOT in 2008.

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DOT acquired (through condemnation) and is now assigning and releasing to the City of New Haven the easements totaling 3,738 SF which were originally acquired for the Reconstruction of Quinnipiac Avenue between Fulton Street and Clifton Street under project 092-585. This is a release along a municipal road for highway purposes only and there is no monetary consideration.

PRB #	15-141	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	096-039-107(D)		
Grantee:	Town of Southbury		
Property:	Located along the southeasterly side of River Road No.1, Southbury		
Project Purpose:	Assignment of land to the Town of Southbury		
Item Purpose:	Assignment of a drainage right of way totaling 665 ± SF to the Town of Southbury for highway purposes only. This area was originally acquired in 1981 as part of a larger project related to improvements along Interstate 84 and River Road No.1		

Staff recommended Board approval for the release of this real estate to the Town of Southbury. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The Quitclaim Deed is consistent with the DOT compilation plan showing the easement and rights to be conveyed to the Town of Southbury. The conveyance will grant the Town of Southbury the right to maintain or reconstruct the drain or pipe and all its appurtenances, and give the Town the right to drain water onto land of the State of Connecticut or its successor in title; as well as maintain a metal beam rail and end anchor all to benefit the maintenance of River Road No. 1.

DOT installed a drainage system (piping and catch basin) to control the discharge of water from State property on the northwesterly side of River Road No 1. A 1981 map showing land released to the Town shows a 15" R.C. P. that runs beneath River Road, and water is discharged onto State property on the southeasterly side of River Road. The work was part of the Interstate Route 84 Project.

In 1981, DOT released land and rights acquired for River Road No. 1 to the Town of Southbury, but retained the drainage right of way (DROW). Currently, DOT is "working towards selling the excess property on which this drainage is located, and it was determined it would be in the best interest of the Town to grant them this DROW" prior to any excess land being sold.

The DROW affects River Road No. 1, and is being conveyed to the Town of Southbury to grant the Town the rights necessary to properly maintain the town road. The Town is also granted an easement to maintain a metal beam rail and end anchor.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

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PRB FILE #15-140 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-140. The motion passed unanimously.

PRB FILE #15-141 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-141. The motion passed unanimously.

The meeting adjourned.

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