

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On November 16, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on November 16, 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 NOVEMBER 9, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 9, 2015. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

<b>PRB #</b>	<b>15-250</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	301-176-002		
<b>Grantor:</b>	George Dixson, Sr.		
<b>Property:</b>	5 Goldstein Place, Norwalk		
<b>Project Purpose:</b>	Walk Railroad Bridge Replacement Project		
<b>Item Purpose:</b>	Acquisition for highway purposes of 5,856±SF of land improved with a multi-family dwelling, a total take.		

At 9:45 a.m. the Chairman welcomed John Randazzo, Michele London and Steve Degen of the DOT Division of Rights of Way for a general discussion of DOT Project 301-176, the Walk Railroad Bridge Replacement Project. Mr. Randazzo explained that the 116 year old Walk Bridge will be replaced by a new bridge designed to last 100 years. DOT projects a completed design in 2016, with project completion in 2020. The current cost project is \$600 million, with the federal government and the State of Connecticut sharing in the project cost. Through an RFQ process, a Construction Manager at Risk has been selected and is involved in the design phase.

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Ms. London and Mr. Degen then presented a power point describing sixteen proposed takings, some of which are total takings in the area immediately proximate to the Bridge to be used to stage construction activities.

Regard PRB #15-250, the DOT is preparing additional information which will be submitted for the Board's review and consideration.

The discussion concluded and the DOT representatives left the meeting at 10:30 a.m.

**REAL ESTATE – NEW BUSINESS**

**PRB #** 15-255 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 072-000-056(C)  
**Grantee:** The Norwich Lumber Company  
**Property:** Southeasterly Side of River Road (CT Route 12), Lisbon  
**Project Purpose:** DOT Sale of Excess Property  
**Item Purpose:** Release of approximately 17,179+/- SF of vacant land via a sole abutter bid. The property is located along the southeasterly side of River Road adjacent to the western boundary of 470 River Road.

This item is the same premises as PRB #15-118, which the Board voted to return as requested by DOT on June 4, 2015. The Norwich Lumber Company will purchase 17,179 SF of land which they currently lease from DOT. Noting that PRB #15-118 indicated pollution on the abutting State property caused by DOT's use of the site for a maintenance facility, the Board questioned whether environmental remediation was required on the subject parcel to be released to the Norwich Lumber Company.

The Quitclaim Deed has now been resubmitted for Board approval, with three paragraphs added regarding the possible contamination and subsequent cleanup, if necessary, of the parcel to be released to the Norwich Lumber Company.

The revision articulates that the DOT retains the obligation to investigate and remediate the site under the Voluntary Remediation Program pursuant to CGS § 22a-133x using standards and guidelines set by the CT DEEP. For this purpose, DOT retains the right of access for itself and its agents to inspect, investigate and remediate the site. The Lumber Company must fully cooperate with DOT's activities in this regard.

Staff recommended Board approval to release 17,179 SF of vacant land to The Norwich Lumber Company. The Company has agreed in excess of the appraised value plus administrative fee for a total of \$29,500; the requirements of CGS Section 13a-80 and 3-14b regarding the release of DOT property have been satisfied; and the revised deed language permits DOT to access the site if necessary for environmental remediation.

**PRB #** 15-258 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 017-161-002(A)  
**Grantee:** Town of Bristol

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**Property:** Located along South Union Street and Church Street, Bristol  
**Project Purpose:** Assignment of land to the Town of Bristol  
**Item Purpose:** Assignment of a parcel of land totaling approximately 9,278± SF inclusive of certain easements to the Town of Bristol for highway purposes only as part of the Intersection Improvements at South Union Street & Church Street Project.

Staff recommended Board approval for the release of this real estate to the Town of Bristol. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The project has been concluded and Item No. 12 of Agreement No. 12.19-03(05) in the DOT agreement with the Town of Bristol requires that rights acquired within the highway lines be released for highway purposes to the Town.

This file was previously approved by the Board under PRB File #15-151. After Board approval the Office of the Attorney General returned the file to DOT and requested changes that more accurately described the assignment of certain easements to the Town of Bristol.

The revised Quitclaim deed is consistent with the Board's previous approval under PRB #15-151. The land and easements are shown on a compilation plan dated November 2013 to be filed in the Bristol Land Records. The release area comprises approximately 9,278 SF is located within the municipal highway lines of Union Street where it intersects with East Road. The project for intersectional improvements is complete and this is a release along the town road for highway purposes only and there is no monetary consideration.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #15-250** – No action was taken on this file.

**PRB FILE #15-255** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-255. The motion passed unanimously.

**PRB FILE #15-258** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-258. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary