

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On December 28, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 28, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

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

**Staff Present:** Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

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

#### OPEN SESSION

**ACCEPTANCE OF MINUTES OF December 21, 2017.** Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of December 21, 2017. The motion passed unanimously.

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>17-343</b>	<b>Transaction/Contract Type:</b>	RE / Grant of Easement
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	102-125-113A		
<b>Grantee:</b>	The Connecticut Light and Power Company D/B/A Eversource Energy		
<b>Property:</b>	Southeasterly side of Wolf Pit Road (CT Route 106), Wilton		
<b>Project Purpose:</b>	Grant of Utility Easement over State Land		
<b>Item Purpose:</b>	Perpetual utility easement containing 53,520± SF for the expansion of power lines located along the easterly side of the railroad centerline adjacent to CT Route 106.		

The Connecticut Light and Power Company (CL&P) has requested a permanent utility easement over DOT land located in Wilton, to accommodate an expansion of the power lines in this corridor. DOT has the authority to grant such easements, under CGS Section 13a-80, with the approval of OPM and SPRB.

The easement area affects 53,520 SF of vacant residential land located along the east side of a DOT railroad right of way at its intersection with Wolfpit Road, CT Route 106. The requested easement area is about 50 feet wide, and extends southerly a distance of about 1,000 feet along the railroad right of way.

This item was previously reviewed as PRB #17-237, and was returned to DOT on 10/12/17 for corrections. In the SPRB review Staff noted an error in drafting the Grant of Easement, in that reference was made incorrectly to CGS Section 13a-80a which concerns the disposition of property in the state highway right of way. The Easement has been corrected to reference Section 13a-80, which is the DOT

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commissioner's authority to dispose of or enter into agreements concerning DOT property no longer necessary for highway purposes.

Staff recommended approval of the perpetual utility easement granted to The Connecticut Light & Power Company, d/b/a Eversource Energy. The commissioner has authority to enter into agreements concerning any land obtained but no longer required for highway purposes. The consideration of \$20,000 is above the appraised value of \$16,100 recommended by the DOT Appraiser. DOT has corrected the Easement to reference the CGS Section 13a-80.

<b>PRB #</b>	<b>17-344</b>	<b>Transaction/Contract Type:</b>	RE / Grant of Easement
<b>Origin/Client:</b>	DOT/DOT		
<b>Project Number:</b>	102-115-102B		
<b>Grantee:</b>	City of Norwalk		
<b>Property:</b>	Easterly side of U. S. Route 7 (near West Avenue), Norwalk		
<b>Project Purpose:</b>	Multi-Purpose Trail		
<b>Item Purpose:</b>	DOT grant of two easements totaling 452± SF to the City of Norwalk for multi-use trail purposes.		

DOT seeks approval of an Easement Agreement granting two easements to the City of Norwalk for "multi-purpose trail purposes". The land was originally acquired to the Ethan Allen Highway (U.S. Route 7). The easements are located on the east side of Route 7 near West Avenue. According to its website, the multi-use trail is known as the Norwalk River Valley Multi-Purpose Trail (NRVT). The NRVT project aims to build 33 miles of trail connecting Calf Pasture Beach in Norwalk to Rogers Park in Danbury, passing through Wilton, Ridgefield, and Redding along the way.

The granted easements are on the NRVT as it currently exists; the trail more or less encroaches onto State land in the right of way for U. S. Route 7. This portion of the trail runs from Matthews Park on West Avenue.

Easement Parcel No. 1 is 397 SF; Easement Parcel No. 2 is 55 SF. Rights of access are allowed on Easement Parcel No. 1 for a length of 60 feet where the trail crosses the existing non-access highway line. Rights of access are allowed on Easement Parcel No. 2 for a length of 20 feet where the trail crosses the existing non-access highway line.

There is no consideration paid to DOT for this easement. DOT is putting these easements in place prior to a sale of DOT property to an abutter for a proposed mixed use development. The DOT parcels to be sold will be subject to the multi-use trail easements granted to the City. The proposed sale will require OPM and SPRB approvals.

Staff recommended approval of the item. The commissioner of DOT has authority to grant such easements under CGS Section 13a-80. The description of the easement areas are consistent with the compilation plan prepared by DOT. The easement specifies that the use will be for travel by foot and by non-motorized vehicle.

<b>PRB #</b>	<b>17-345</b>	<b>Transaction/Contract Type:</b>	RE / Release of Easement
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	131-116-10A		
<b>Grantee:</b>	Ava Realty Southington, LLC		

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**Property:** Easterly side of West Street (Route 229), Southington  
**Project Purpose:** Release of Drainage Right of Way  
**Item Purpose:** Release of a drainage right of way on Ely side of West Street, Southington, originally acquired during the construction of Route 229, now excess to DOT needs.

PRB #17-345 proposes to extinguish drainage rights that were acquired in 1975 for the construction of Route 229, West Street. At that time, DOT acquired a perpetual easement to construct a catch basin with apron, and install 15" R.C.P. to drain water from Route 229. DOT investigations showed that water no longer flows through the DOT drainage basin and pipe.

The current owner, AVA Realty Southing, LLC has requested that the drainage easement be extinguished. For site development purposes, the owner plans to connect an additional basin and drainage to the existing basin within the current DOT easement area. DOT does not want the liability for its portion of the proposed drainage system, in that it is no longer required for Route 229 purposes.

Staff recommended that the Board approve the release of the DOT drainage easement. DOT determined the drainage rights, originally acquired in 1975, is in excess of State needs, and therefore can be released under CGS Section 13a-80. The drainage facility no longer carries water from the roadway. The release will end DOT's responsibility for the pipes that may existing in connection with the existing basin and pipes. The property owner will be responsible for the maintenance of the basin and pipes.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #17-343** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-343. The motion passed unanimously.

**PRB FILE #17-344** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-344. The motion passed unanimously.

**PRB FILE #17-345** – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-345. The motion passed unanimously.

The meeting adjourned.

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

John P. Valengavich, Secretary