

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 15, 2016 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 15, 2016 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: Brain A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

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 6, 2016. Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of December 6, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	16-296	Transaction/Contract Type:	RE / Release
Origin/Client:	DOT / DEEP		
Project Number:	108-000-1011		
Grantee:	Town of Plainfield		
Property:	Easterly side of Route 14, Main Street, Village of Moosup		
Project Purpose:	Release and assignment of land to the Town of Plainfield		
Item Purpose:	Quitclaim Deed conveying of 12,604± SF of land, assigned to the Town of Plainfield for highway purposes, reserving unto the State, for the benefit of the Department of Environmental Protection, two full and perpetual easements: (1) an easement for access within an area of 910± SF; and (2) an easement for access and parking, within an area of 190± SF.		

The Moosup Valley State Park Trail (“Trail”) is a 5.8 mile rail trail in eastern Connecticut. It passes through the towns of Sterling and Plainfield on the rail bed of the former New Haven Railroad. It is a link in the ongoing assemblage of the East Coast Greenway. The former New Haven Railroad operated along this rail bed from 1898 to 1968. In Plainfield, the Trail is about 2.2 miles long with its western terminus at the River Street parking area. Heading east, the trail skirts the edge of the Moosup River Valley and offers occasional scenic vistas – more so in leaf off seasons. The Trail continues 3.6 miles across Sterling

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, December 15, 2016

Page 2

to the Rhode Island border. From there the Trail continues east as the Coventry Greenway through the town of Greene into Coventry, RI.

In the Village of Moosup, the State owns an access strip that extends from Route 14 to the Trail and Trail bridge crossing the Moosup River. This area is also the access for adjacent landowners. The Town of Plainfield wishes to resolve issues that have arisen regarding the access for private landowners and the development of a small shopping center in the Village. DOT has agreed to deed the access area to the Town for highway purposes, reserving parking and access for Trail users.

In 1987, DOT transferred a partial interest of recreational rights in the access area to DEEP. So that DOT can convey land to the Town for highway purposes, the DEEP has transferred its interest back to the DOT. The DOT Quitclaim Deed to the Town reserves two easements to DEEP for parking and Trail access.

Staff recommended Board approval of the Quitclaim Deed assigning 12,604 SF of land to the Town of Plainfield for highway purposes. DOT has authority under CGS Section 13a-80 to release property no longer needed for highway purposes. The Quitclaim Deed specifies that two perpetual easements are reserved for DEEP to provide parking and access. These areas will be for recreational use in connection with the Moosup River State Park Trail. The legal description is consistent with the map to be filed in the Plainfield Town Clerk's Office entitled: "Plan Depicting Proposed Easement & Property Transfers, prepared for Dimitri Donuts, LLC, 2-38 Village Center Circle – Moosup, Connecticut" dated May 2016.

PRB #	16-297	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	144-110-024B		
Grantee:	Town of Trumbull		
Property:	Southeasterly side of Whitney Avenue, Trumbull		
Project Purpose:	Release and Assignment of land to the Town of Trumbull		
Item Purpose:	Quitclaim Deed conveying of 9,330± SF of land, assigned to the Town of Trumbull for highway purposes.		

The Quitclaim Deed from DOT to the Town of Trumbull releases a strip of land located on the southeasterly side of Whitney Avenue. An abutter had petitioned the DOT for ownership of the land; however as the project progressed, it became apparent that the logical disposition of the property would be to incorporate it into the Town's right of way for highway purposes, Whitney Avenue being a town road. There is no consideration paid for the release to the Town of Trumbull.

The DOT acquired the land in 1972. The release parcel of 9,330 SF is a remnant of three acquisitions that totaled 1.30 acres. The release parcel is approximately 480 feet in length along the southerly side of the town's right of way for Whitney Avenue, and has an average width of about 20 feet.

Staff recommended that the Board approve this item. 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 real property are consistent with the compilation plan to be filed in the Trumbull Land Records.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, December 15, 2016

Page 3

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-286 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #16-286. The motion passed unanimously.

PRB FILE #16-287 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-287. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary