

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 8, 2020 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on June 8, 2020 remotely via telephone conference at (866)-692-4541, passcode 85607781.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert
Jeffrey Berger
William Cianci

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Chairman Greenberg inquired if there were any public participants. None responded.

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

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the June 4, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	20-088
Transaction/Contract Type:	RE – Town Road Release
Origin/Client:	DOT/DOT
Project Number:	102-340-1A
Grantee:	City of Norwalk
Property:	Norwalk, Rowayton Avenue
Project Purpose:	Reconstruction and Lowering of Rowayton Avenue
Item Purpose:	QC Deed

CONVEYANCE FEE: \$0

From November 2012 to July 2013 DOT acquired seven easements for Urban Systems Improvements for the Reconstruction and Lowering of Rowayton Avenue. The project is complete and it is now necessary for the State to assign the land and easements to the City per Section 11 of Agreement No. 9.14-03(11).

The State is now releasing the easements of the original acquisitions, totaling 1,447 square feet to the City of Norwalk. This is a release of land and easements acquired for highway purposes only and there is no monetary consideration.

The Quit-Claim deed releases the following:

STATE FILE NO.	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	DATE OF DEED
102-340-001	Nora Kathleen King	Cert. of Cond. 7704/047	11/5/2012
102-340-002	Walter Gardella et al	Easement 7864/253	7/15/2013
102-340-003	Marilyn Brenia Gade a/k/a Marilyn B Gade et al	Cert. of Cond. 7847/24	6/18/2013
102-340-007	Nathaniel C. Groby a/k/a Nathaniel Cooley Groby	Cert. of Cond. 7820/299	5/6/2013
102-340-009	Helena F. Henry	Easement 7729/275	12/19/2012
102-340-010	Carol C. Greenberg	Easement 7703/282	11/5/2012
102-340-011	Steven M. Weisheit	Easement 7755/155	1/31/2013

The following acquisitions were subject to Board review and approval:

- Gardella et al (\$60,500) under PRB #13-098
- Greenberg (\$4,800) under PRB#12-208

RECOMMENDATION: Staff recommend **approval** of this Quit Claim Deed to assign the easements acquired by the State to the City of Norwalk is recommended for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property and easements by the commissioner of transportation.
2. Section 11 of Agreement No. 9.14-03(11) between the State and City of Norwalk, approved by the Attorney General on July 15, 2012, requires "That all properties and rights acquired by the State for the construction of said Project that are within the proposed highway lines of Rowayton Avenue will be released for highway purposes to the Municipality upon completion of construction.

PRB # 20-089
Transaction/Contract Type: RE – Town Road Release
Origin/Client: DOT/DOT
Project Number: 058-035-001
Grantee: City of Groton
Property: Groton, Bridge St No.1 @ Spicer Avenue No.1
Project Purpose: Construction of Thames River Bridge
Item Purpose: Quit Claim Deed

CONVEYANCE FEE: \$0

In 1942 DOT acquired land in conjunction with the construction of Thames River Bridge. As part of a request for an adjacent property, it was determined this 3,230 square foot property should be released to the City. This is a release of land and easements acquired for highway purposes only and there is no monetary consideration.

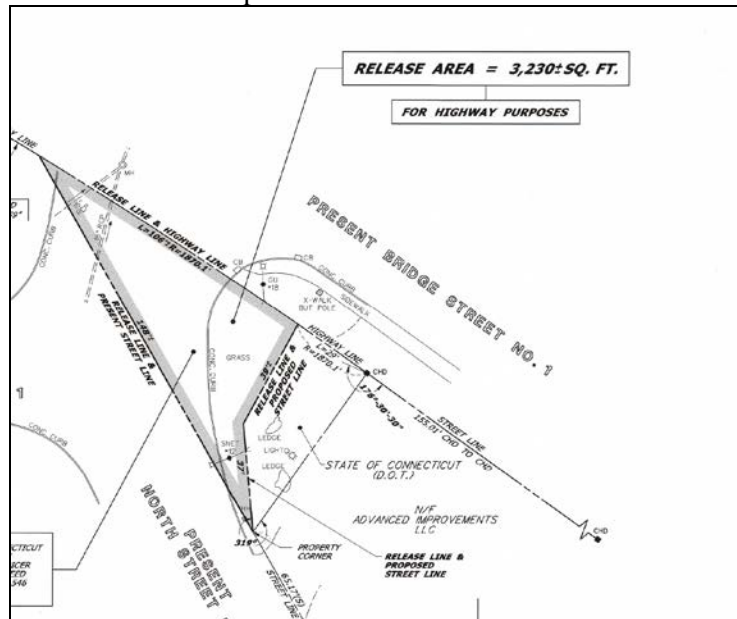
DOT informed staff that there are many older acquisitions that were not subject to an Agreement, requiring release to the host municipality. DOT conveys these parcels as they are utilized and maintained by the host municipality.

The Quit-Claim deed releases the following:

For the State's source of title to the premises herein conveyed, reference is made to an acquisition by the State of Connecticut from Edward E. Spicer, recorded on May 8, 1942 in Volume 104 at Page 546 of the Groton Land Records.

RECOMMENDATION: Staff recommend **approval** of this Quit Claim Deed to assign the land acquired by the State to the City of Groton is recommended for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property and easements by the commissioner of transportation.
2. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds and DOT maps.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILES #20-088 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-088. The motion passed unanimously.

PRB FILES #20-089 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #20-089. The motion passed unanimously.

9. NEXT MEETING – Thursday, June 11, 2020.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary