

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 11, 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 11, 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 8, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	20-090
<i>Transaction/Contract Type:</i>	RE – Town Road Release
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	049-109-003A
<i>Grantee:</i>	Town of Essex
<i>Property:</i>	Essex, Walnut Street
<i>Project Purpose:</i>	Replacement of Bridge No. 04660 Walnut St over Falls River
<i>Item Purpose:</i>	QC Deed

CONVEYANCE FEE: \$0

DOT acquired and is now releasing the following land and easements which were originally acquired for the **Replacement of Bridge No. 04660 Walnut St over Falls River.** The project is complete and it is now

necessary for the State to assign the land and easements to the Town per Section 4.6 of Master Municipal Agreement for Rights of Way Projects No. 8.07-01(14). This is a release of a 774 sf parcel of land and easements acquired over an area of 4,049 sf for highway purposes only and there is no monetary consideration. The Quit-Claim deed releases the following:

<u>Grantor</u>	<u>Instrument</u>	<u>Volume/Page</u>	<u>Recorded Date</u>
Ivory Key, LLC	Certificate of Condemnation	318/0704	03/16/2017
Laura M. Maynard and David M. Maynard IV	Easement	318/0516	02/21/2017
Essex Land Trust, Inc.	Easement	318/0209	02/10/2017

None of the acquisitions were reviewed by the Board.

RECOMMENDATION: Staff recommend **approval** of this Quit Claim Deed to assign the land and easements acquired by the State to the Town of Essex is recommended for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of property and easements by the commissioner of transportation.
2. Section 4.6 of Master Municipal Agreement for Rights of Way Projects No. 8.07-01(14) between the State and Town of Essex, approved by DOT on September 25, 2014, requires the land and easements be released in a quit claim deed with the designation ‘for transportation purposes’ to the Municipality in which the property is located.

PRB # 20-091
Transaction/Contract Type: RE – Town Road Release
Origin/Client: DOT/DOT
Project Number: 161-100-3A
Grantee: Town of Wilton
Property: Wilton, Danbury Rd
Project Purpose: Railroad Bridge Replacement on Route 7
Item Purpose: Quit Claim Deed

CONVEYANCE FEE: \$0

From 1979 to 1981 DOT acquired one parcel of land and easements for the Railroad Bridge Replacement on Route 7 in Wilton. The State is now releasing the remaining land totaling 8,101 sf and easements totaling 2,614, of the original acquisitions to the Town of Wilton. 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.

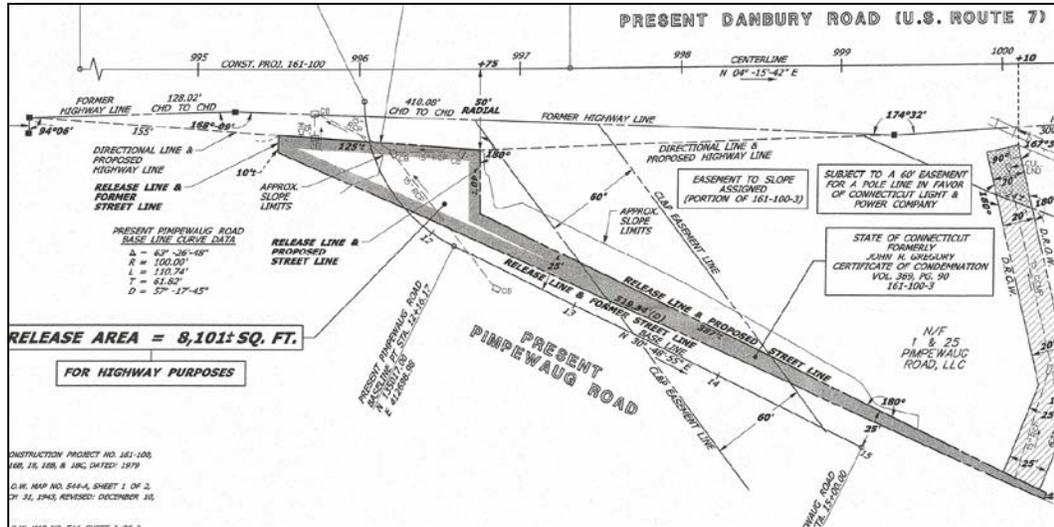
The Quit-Claim deed releases the following:

STATE FILE NO.	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	DATE OF DEED
161-100-002	Estate of David H. Gregory, et al	Cert. of Cond 337/180	11/5/1979
*161-100-003	John R. Gregory	Cert. of Cond 369/90	6/5/1981
161-100-008	Ingeburg G. Gregory	Easement 339/68	12/5/1979

None of the acquisitions were subject to Board review and approval.

RECOMMENDATION: Staff recommend **approval** of this Quit Claim Deed to assign the land and easements acquired by the State to the Town of Wilton 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.



Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:37. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 20-111-A
Transaction/Contract Type: AG/PDR
Origin/Client: DoAG/DoAG

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

Mr. Halpert moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 10:21. The motion passed unanimously.

OPEN SESSION

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS
6. ARCHITECT-ENGINEER - NEW BUSINESS
7. OTHER BUSINESS
8. VOTES ON PRB FILE:

PRB FILES #20-090 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-090. The motion passed unanimously.

PRB FILES #20-091 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #20-091. The motion passed unanimously.

PRB FILES #20-111-A – Mr. Berger moved and Mr. Josephy seconded a motion to suspend PRB FILE #20-111-A. The motion passed unanimously.

9. NEXT MEETING – Monday, June 15, 2020.

The meeting adjourned.

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