

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 24, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 24, 2012 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: 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 DECEMBER 17, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 17, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 12-319-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

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

The Board commenced discussion of the purchase of development rights at 9:31 a.m. and concluded at 9:49 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

OPEN SESSION

REAL ESTATE- NEW BUSINESS

PRB # 12-307 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 75-000-43M

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, December 24, 2012

Page 2

Grantee: Town of Madison
Property: Generally located along the southwesterly side of Boston Post Road at its intersection with Nathans Lane, Madison
Project Purpose: Assignment of Land to the Town of Madison
Item Purpose: Assignment of approximately 4,720 ± SF of land to the Town of Madison for highway purposes in connection with the Relocation of Nathans Lane Project.

Staff recommended Board approval for the release of this real estate is to the Town of Madison. 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 description in the DOT acquisition deeds.

In 1964 DOT released state land to the Town of Madison in connection with the Relocation of Nathans Lane Project. As part of the release, DOT restricted access along Boston Post Road (State Route 1). Subsequently, the project was never implemented and then in 2005 the Town contacted DOT requesting a right of access through Boston Post Road as part of the revised Relocation of Nathans Lane Project which now included the Town's School Bus Parking Lot Project. DOT then approved the release provided that other access points along Boston Post Road along this parcel's frontage would be closed so that all access would be consolidated along Nathans Lane. In 2007, the property was conveyed by DOT and approved by the Board under PRB File #07-093.

In 2009, the Town informed DOT that the conveyance did not include a release along the non-access highway line related to the relocated Nathans Lane. At that time, DOT decided that the easiest approach was to prepare a new deed to acquire the property back from the Town of Madison and then to once again release the property back to the Town of Madison with access rights through the relocated Nathans Lane. In April 2011, the acquisition deed was approved by the Town of Madison to convey the property back to DOT. In June 2011, the conveyance deed prepared by DOT was rejected by OPM due to numerous errors in the acquisition deed. As such a correcting deed was drafted in August 2012 and approved by the Town and DOT so that this conveyance can now go forward. This is a release along a town street for highway purposes only and there is no monetary consideration. The Quit-Claim deed releases approximately 4,720 SF which were originally released to the Town of Madison in 1964 as part of the Relocation of Nathans Lane Project.

PRB # 12-309 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 2-120-1A
Grantee: City of Ansonia
Property: Various areas along Beaver Street and Jewett Street, Ansonia
Project Purpose: Assignment of Land to the City of Ansonia
Item Purpose: Assignment of approximately 1,790 ± SF of easement area to the City of Ansonia for highway purposes in connection with the Replacement of the Jewett Street Bridge Project.

Staff recommended Board approval for the release of this real estate to the City of Ansonia. 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 description in the DOT acquisition deeds.

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, December 24, 2012

Page 3

DOT acquired and is now releasing the following easements that were originally acquired for the Replacement of the Jewett Street Bridge. The project is complete and it now necessary for the State to assign the land to the Town per Agreement No. 07.07-02(97) Section 10. This is a release along a town street 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 #12-307– Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-307. The motion passed unanimously.

PRB FILE #12-309 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12-309. The motion passed unanimously.

PRB FILE #12-319 - A - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-319-A. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary