

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 6, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 6, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe

**Members Absent:** John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
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 APRIL 29, 2013.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of April 29, 2013. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

|                         |   |                                   |                 |
|-------------------------|---|-----------------------------------|-----------------|
| <b>PRB #</b>            | <b>13-077</b>   | <b>Transaction/Contract Type:</b> | RE / Conveyance |
| <b>Origin/Client:</b>   | DOT / DOT   |                                   |                 |
| <b>Project Number:</b>  | 108-000-87A   |                                   |                 |
| <b>Grantee:</b>         | Griswold Corporation  |                                   |                 |
| <b>Property:</b>        | Located along the intersection of State Route 14 & River St., Plainfield  |                                   |                 |
| <b>Project Purpose:</b> | Conveyance of Drainage Right of Way & Approval of Easement Agreement  |                                   |                 |
| <b>Item Purpose:</b>    | Conveyance of a drainage right of way located along the intersection of State Route 14 & River Street which continues through property currently owned by Griswold Corporation. |                                   |                 |

Mr. Dillon recommended Board approval for the release of this real estate to the Grantee. 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 March 2012, the DOT was contacted by counsel representing the Griswold Corporation related to a drainage right of way ("DROW") in favor of the State of Connecticut recorded in 1960. The identified DROW runs along State Route 14 and then bisects the existing Griswold Corporation ("GC") facility in

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Plainfield. Based on survey plans provided by GC's consultant's and reviewed by DOT it appears that the existing DROW currently traverses beneath a metal framed structure on the site which was constructed sometime after the DROW was installed in 1960. As designed, the stormwater from the DROW discharges into the Moosup River. Initially counsel for GC was requesting subordination from the State as part of their site remediation plan approved by the Department of Energy and Environmental Protection that requires them to file an Environmental Land Use Restriction on the land records.

After reviewing the information, DOT conducted an internal evaluation of the DROW and concluded that it should be conveyed to GC without consideration since it will relieve the State of the ongoing liability to maintain the system. Furthermore, DOT decided as part of the conveyance to require that GC enter into an Easement Agreement with the State to ensure that the DROW will be maintained and continues to function as intended for the collection, treatment and discharge of stormwater. This easement agreement is not subject to the review and approval of the Board.

|                         |   |                                   |                 |
|-------------------------|---|-----------------------------------|-----------------|
| <b>PRB #</b>            | <b>13-078</b>   | <b>Transaction/Contract Type:</b> | RE / Assignment |
| <b>Origin/Client:</b>   | DOT / DOT   |                                   |                 |
| <b>Project Number:</b>  | 02-121-009A   |                                   |                 |
| <b>Grantee:</b>         | Town of Ansonia   |                                   |                 |
| <b>Property:</b>        | Various areas along Division Street, Ansonia  |                                   |                 |
| <b>Project Purpose:</b> | Assignment of Land to the Town of Ansonia   |                                   |                 |
| <b>Item Purpose:</b>    | Assignment of various areas totaling approximately 4,175± SF of land and 1,148 ± SF of easement area to the Town of Ansonia for highway purposes as part of the Reconstruction of Division Street from Clifton Ave. to Pershing Street Project. |                                   |                 |

Staff recommended Board approval for the release of this real estate. 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.

The DOT acquired and is now releasing the following land which was originally acquired for the Reconstruction of Division Street from Clifton Ave. to Pershing Street Project. The project is complete and it now necessary for the State to assign the land to the Town per Section 10 of Agreement No. 05.30-04(96). This is a release along a town street for highway purposes only and there is no monetary consideration. The project release areas comprise six property takings which totaled approximately 4,175 SF of land and 1,148 SF of easement area. The project is complete and this is a release along a local road for highway purposes only.

|                         |  |                                   |                 |
|-------------------------|--|-----------------------------------|-----------------|
| <b>PRB #</b>            | <b>13-079</b>  | <b>Transaction/Contract Type:</b> | RE / Assignment |
| <b>Origin/Client:</b>   | DOT / DOT  |                                   |                 |
| <b>Project Number:</b>  | 50-188-2A  |                                   |                 |
| <b>Grantee:</b>         | Town of Fairfield  |                                   |                 |
| <b>Property:</b>        | Various areas along Commerce Drive, Fairfield  |                                   |                 |
| <b>Project Purpose:</b> | Assignment of Land to the Town of Fairfield  |                                   |                 |
| <b>Item Purpose:</b>    | Assignment of various areas totaling approximately 9,543± SF of land and 2,137 ± SF of easement area to the Town of Fairfield for highway purposes as part of the Reconstruction of Commerce Drive Project |                                   |                 |

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Staff recommended Board approval for the release of this real estate. 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.

DOT acquired and is now releasing the following land which was originally acquired for the Reconstruction of Commerce Drive Project. The project is complete and it now necessary for the State to assign the land to the Town per Section 10 of Agreement No. 06.11-01(97). This is a release along a town street for highway purposes only and there is no monetary consideration. The project release areas comprise fifteen property takings which totaled approximately 9,543 SF of land and 2,137 SF of easement area. The project is complete and this is a release along a local road for highway purposes only.

|                         |  |                                   |                             |
|-------------------------|--|-----------------------------------|-----------------------------|
| <b>PRB #</b>            | <b>13-087</b>  | <b>Transaction/Contract Type:</b> | RE / Conveyance of Property |
| <b>Origin/Client:</b>   | DOT/DOT  |                                   |                             |
| <b>Project Number:</b>  | 92-93-53A  |                                   |                             |
| <b>Grantee:</b>         | City of New Haven  |                                   |                             |
| <b>Property:</b>        | Located along the southwesterly side of North Frontage Road, New Haven   |                                   |                             |
| <b>Project Purpose:</b> | Conveyance of Property to the City of New Haven  |                                   |                             |
| <b>Item Purpose:</b>    | Conveyance of approximately 2.90-acres of vacant land pursuant to Section 21 of Public Act No. 09-4 to the City of New Haven to be used for economic development purposes. |                                   |                             |

Staff recommended that the Board approve the Quit Claim Deed from the State to the City of New Haven. The conveyance is mandated by and consistent with Section 21 of Public Act 09-4 of the September Special Session, which stipulates transfer of the property to the City of New Haven at cost equal to administrative costs (\$1,000) for economic development purposes.

As required by statute, the deed has a reverter clause stating that the City shall use the parcel for economic development purposes and may convey or lease all or any portion for economic development purposes, provided any consideration received that is not otherwise allocated for public improvements, shall be transferred to the state.

Public Act 09-4, §21 of the September (2009) Special Session, requires the Commissioner of Transportation to convey, at accost equal to administrative costs, a parcel of vacant land to the City of New Haven for economic development purposes. DOT has prepared a compilation plan that describes the parcel as containing 2.90 acres.

Previously, §25 of Special Act 07-11 mandated that DOT grant custody and control of 2.7 acres to the commissioner of Mental Health and Addiction Services to be used for parking for the Connecticut Mental Health Center. The 2009 Act instead requires that the parcel be transferred to the City of New Haven. The City can convey or lease any portion of the parcel that is not used for public improvements, provided that money received that is not otherwise allocated for public improvements is transferred to the State.

The parcel is bounded on the north by North Frontage Road, on the east by Route 34 (College Street), on the south by South Frontage Road, and on the west by the Air Rights Garage. Former non-access highway lines along North and South Frontage Roads with respect to this parcel only are released. DOT is also conveying any rights it may have in portions of the former Broad Street, Oak Street, and Kilday Alley.

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The parcel is a segment of Route 34, known as the “Oak Street Connector” that created a visual and physical barrier. The Oak Street neighborhood was demolished and the Connector divided the downtown from city neighborhoods, Union Station, and Yale School of Medicine, and Yale-New Haven Hospital. The new project, “Downtown Crossing” extends from Union Avenue to Park Street, and will convert the highway stub to two city streets flanking new development parcels. It is planned to undo the bifurcation caused by the connector and weave the city back together.

## **ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

## **ARCHITECT-ENGINEER – NEW BUSINESS**

## **OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #13-077** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-077. The motion passed unanimously.

**PRB FILE #13-078** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-078. The motion passed unanimously.

**PRB FILE #13-079** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-079. The motion passed unanimously.

**PRB FILE #13-087** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-087. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary