

**STATE PROPERTIES REVIEW BOARD**

**Minutes of Meeting Held On December 8, 2022  
– 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 December 8, 2022 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**

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 December 5, 2022 Meeting. The motion passed unanimously.

**2. COMMUNICATIONS**

**3. REAL ESTATE- UNFINISHED BUSINESS**

**4. REAL ESTATE – NEW BUSINESS**

<i>PRB #</i>	22-185
<i>Transaction/Contract Type:</i>	RE – Town Road Release
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	151-273-7B
<i>Grantee:</i>	City of Waterbury
<i>Property:</i>	Waterbury, Reidville Dr (2 parcels-4.873 acres)
<i>Project Purpose:</i>	Release of 4.873 Acres & Easements for Highway Purposes
<i>Item Purpose:</i>	QC Deed

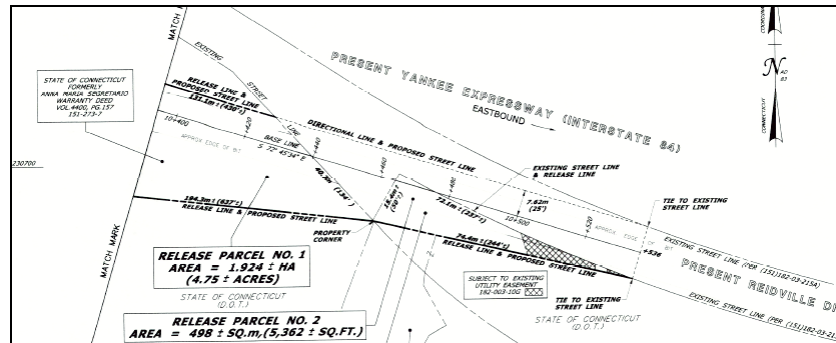
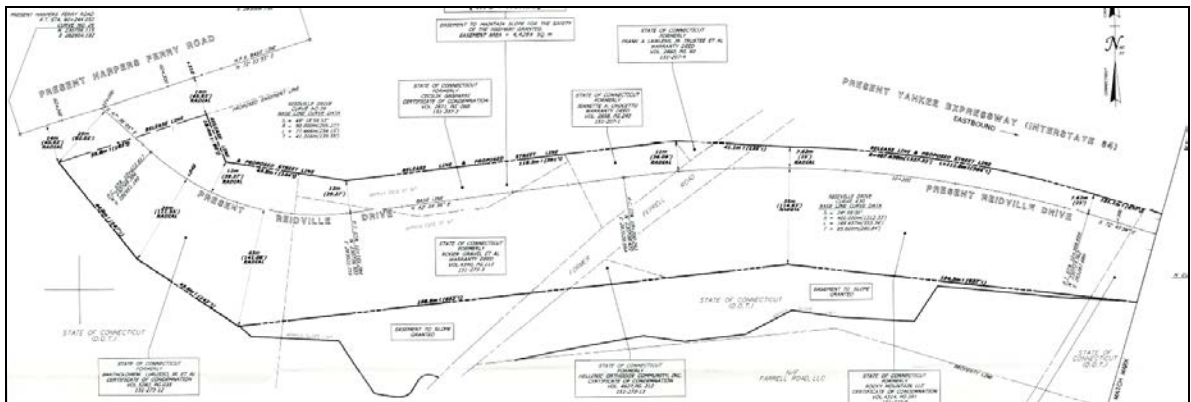
**CONVEYANCE FEE: \$0**

The Department of Transportation had acquired nine parcels of land at a total cost of \$3,229,438.30 for the reconstruction of Interstate 84, proximate to Harpers Ferry Road and Reidville Drive.



Courtesy: Waterbury GIS Maps

Under this Proposal (PRB #22-185), DOT is seeking SPRB approval to release approximately 4.873 acres and appurtenant easements to the City of Waterbury for Highway Purposes. There is no monetary consideration.



The Quit-Claim deed releases the following:

STATE FILE NO.	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	APPROX. ORIGINAL PURCH. PRICE/SZ.	DATE OF DEED
151-237-012	Bartholemen LoRusso, Jr. et al	Cert. of Condem. 5282/35	\$1,624,750.00 3.51± ac.	3/2/2005
151-237-003	Roger Gravel, et al	Warranty 4340/113	\$200,000.00 1.629± ac.	3/21/2002
151-207-002	Cecilia Gasparri	Cert. of Condem. 2871/68	\$164,000.00 1.13± ac.	7/15/1992
151-207-001	Jeanette A. Crocetto	Warranty 2858/240	\$93,000.00 0.56± ac.	6/4/1992
151-207-004	Frank A. Lawless, Jr. Trustee, et al	Warranty 2860/60	\$144,000.00 0.86± ac.	6/9/1992
151-273-013	Hellenic Orthodox Community, Inc.	Cert. of Condem. 4627/212	\$15,500.00 22,928± sq. ft.	4/25/2003
151-273-006	Rocky Mountain, LLC	Cert. of Condem. 4314/281	\$231,187.30 3.43± ac.	2/8/2002
151-273-007	Anna Maria Segretario	Warranty 4400/157	\$757,000.00 1.485± ac.	6/26/2002
(151)182-003-010A	The New York, New Haven and Hartford Railroad Company	Quit-Claim 631/485	\$1.00 N/A	11/22/1950

**RECOMMENDATION:** Staff recommend approval to assign the land and appurtenant easements acquired by the State to the City of Waterbury is recommended for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation; and
2. The description in the Quit Claim Deed is consistent with the release map to be filed in the Waterbury Land Records.

**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER – NEW BUSINESS**

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #22-185** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #22-185. The motion passed unanimously.

**9. NEXT MEETING** – Monday, December 12, 2022.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary