

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 7, 2023

– solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted its Regular Meeting at 9:30AM on September 7, 2023. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used passcode 284890492#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use passcode 284890492#. If you have any questions or need assistance to attend these Meetings, you can contact SPRB Director Dimple Desai at dimple.desai@ct.gov to make appropriate arrangements.

Members Present – solely by means of electronic equipment:

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

Members Absent:

Staff Present – solely by means of electronic equipment:

Dimple Desai
Thomas Jerram

Guests Present – solely by means of electronic equipment:

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 September 5, 2023 Meeting and September 6, 2023 Special Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai informed Members that a Site Visit for a Proposal being reviewed under PRB #23-149-A has been confirmed for Tuesday, September 19, 2023, beginning at 10:30.

3. REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:43. The motion passed unanimously.

EXECUTIVE SESSION

PRB #: 23-126-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG/DoAG

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

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 9:48. The motion passed unanimously.

4. REAL ESTATE – NEW BUSINESS

PRB File #: 23-138
Transaction/Contract Type: RE – Release
Origin/Client: DOT/DOT
DOT Project #: 110-124-004B
Grantee: Town of Plymouth
Property: Plymouth, Route 6 at Scott Road & Seymour Road
Project Purpose: Intersection Improvements of US Route 6 & Scott and Seymour Roads, TRR
Item Purpose: Quit Claim Deed

CONVEYANCE FEE: \$0

DOT acquired and is now releasing the following land and easements which were originally acquired for the Intersection Improvements of US Route 6 & Scott and Seymour Roads Project in Plymouth. The project is complete and it is now necessary for the State to assign the land and easements to the Town. This is a release of land (35,847 sf), a DROW and slope easement acquired for this project for highway purposes only and there is no monetary consideration.

The Quit-Claim deed releases the following:

| State File No. | Former Owner | Deed Type/Vol/Pg | Date of Deed |
|----------------|-------------------|-------------------------|--------------|
| 110-124-3 | Bharara, etal | Warranty Deed -296/1018 | 4/25/2001 |
| 110-124-4 | Bharara, etal | Warranty Deed -297/588 | 5/17/2001 |
| 110-124-5 | Lewandoski, etal | Warranty Deed -297/490 | 5/18/2001 |
| 110-124-6 | Murtha, etal | Warranty Deed -295/766 | 3/9/2001 |
| 110-124-11 | Slupezewski, etal | Warranty Deed -295/232 | 5/8/2001 |

Bharara (#3) was reviewed under PRB #01-010.

Bharara (#4) was reviewed under PRB #01-133.

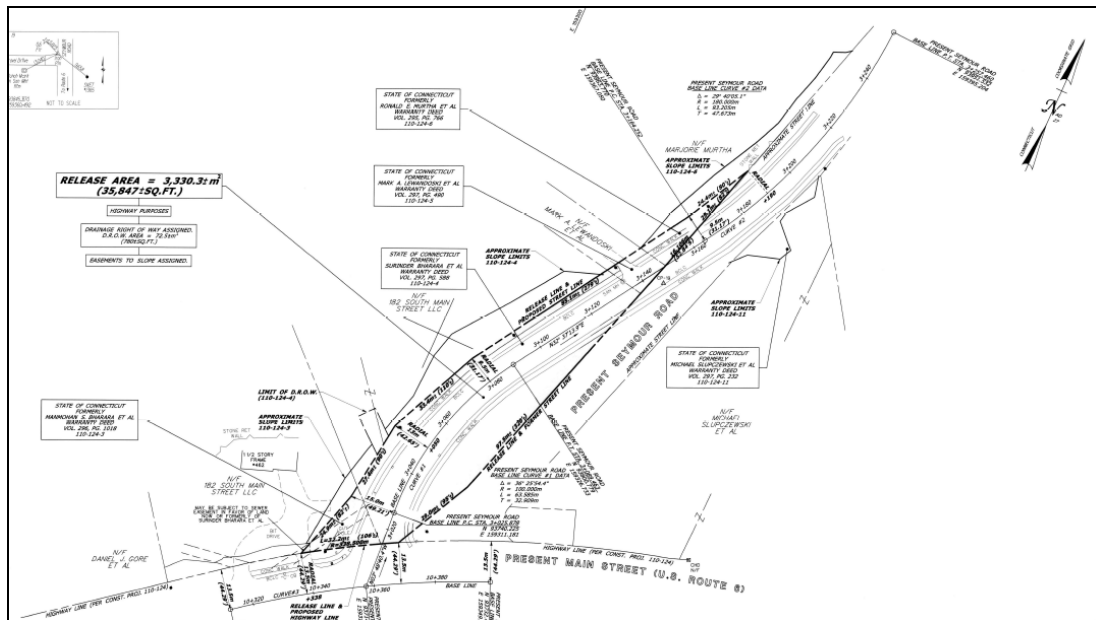
Murtha was reviewed under PRB #00-555.

Slupezewski was reviewed under PRB #01-005.

Lewandoski was a Warranty Deed for \$925, not reviewed by the SPRB as it was below the threshold contained in CGS 13a-73(h).

RECOMMENDATION: Staff recommend approval of this Quit Claim Deed to assign the land and easements acquired by the State to the Town of Plymouth 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. Properties and rights acquired by the State for the construction of any Project are released for highway purposes to the Municipality upon completion of construction.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

PRB #23-136 – Update to DOT Sale by Sole Abutter for DOT Project #48-000-75.

At the August 31, 2023 SPRB Meeting, the Board approved, under PRB #23-136, and approval of a Quit Claim Deed for this Sale by Sole Abutter Bid for a 1,633 square foot parcel of land, to the sole abutter at 163 Pearl Street, Enfield. The subject parcel will be conveyed for \$3,500 plus an administrative fee of \$ 1,000.

On September 5, 2023, DOT communicated the following:

We are seeking permission to slip sheet page 1 of the subject deed. Subsequent to your execution of the deed, the AG found an error in the description regarding the release line on the northerly border. It read “RELEASE LINE & PROPERTY LINE”, but the survey shows it as “RELEASE LINE & NON-ACCESS HIGHWAY LINE.”

All Parties to the Deed have approved of the new language.

No further action by the Board is required.

Recommendation: The Board acknowledge the AG-requested change to the Deed and has no objections to said changes as they do not alter the business terms of the Sale.

Secretary Valengavich made a motion to approve Board Fees and Mileage reimbursement for Chairman Greenberg, Vice Chairman Josephy, Secretary Valengavich, Mr. Halpert and Mr. Berger for attending the Site Visit in Ellington on Wednesday, 9-6-2023, for a proposal being reviewed under PRB #23-148-A. Mr. Berger seconded the motion. The motion passed unanimously.

8. VOTES ON PRB FILE:

PRB FILE #23-126-A – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #23-126-A. The motion passed unanimously.

PRB FILE #23-138 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #23-138. The motion passed unanimously.

9. NEXT MEETING – Monday, September 11, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

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