

STATE OF CONNECTICUT



STATE PROPERTIES REVIEW BOARD

450 Columbus Boulevard, Suite 202
Hartford, Connecticut 06103

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting beginning at 9:30AM. Pursuant to the statute, this Meeting was held solely by means of electronic equipment – via Microsoft TEAMS or Call-In Conference.

Table with 2 columns: Microsoft Teams Meeting details (Join on your computer, mobile app or room device. Click here to join the meeting, Meeting ID: 273 299 692 323 Passcode: uLQBFw, Download Teams | Join on the web) and Call-in details (Or call in (audio only), +1 860-840-2075, 917724280#, United States, Hartford, Phone Conference ID: 917 724 280#)

Members Present – solely by means of electronic equipment:

- Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
Mark A. Shiffrin, Secretary
Eric Coleman
Russell Morin
Thomas Lombardo

Staff Present – solely by means of electronic equipment:

- Thomas Jerram
Jyoshna Rath

Members Absent:

Guest Present – solely by means of electronic equipment:

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Coleman moved and Mr. Berger seconded a motion to approve the Minutes of the January 22, 2026 Regular Meeting and January 21, 2026 Special Meeting. The motion passed unanimously.

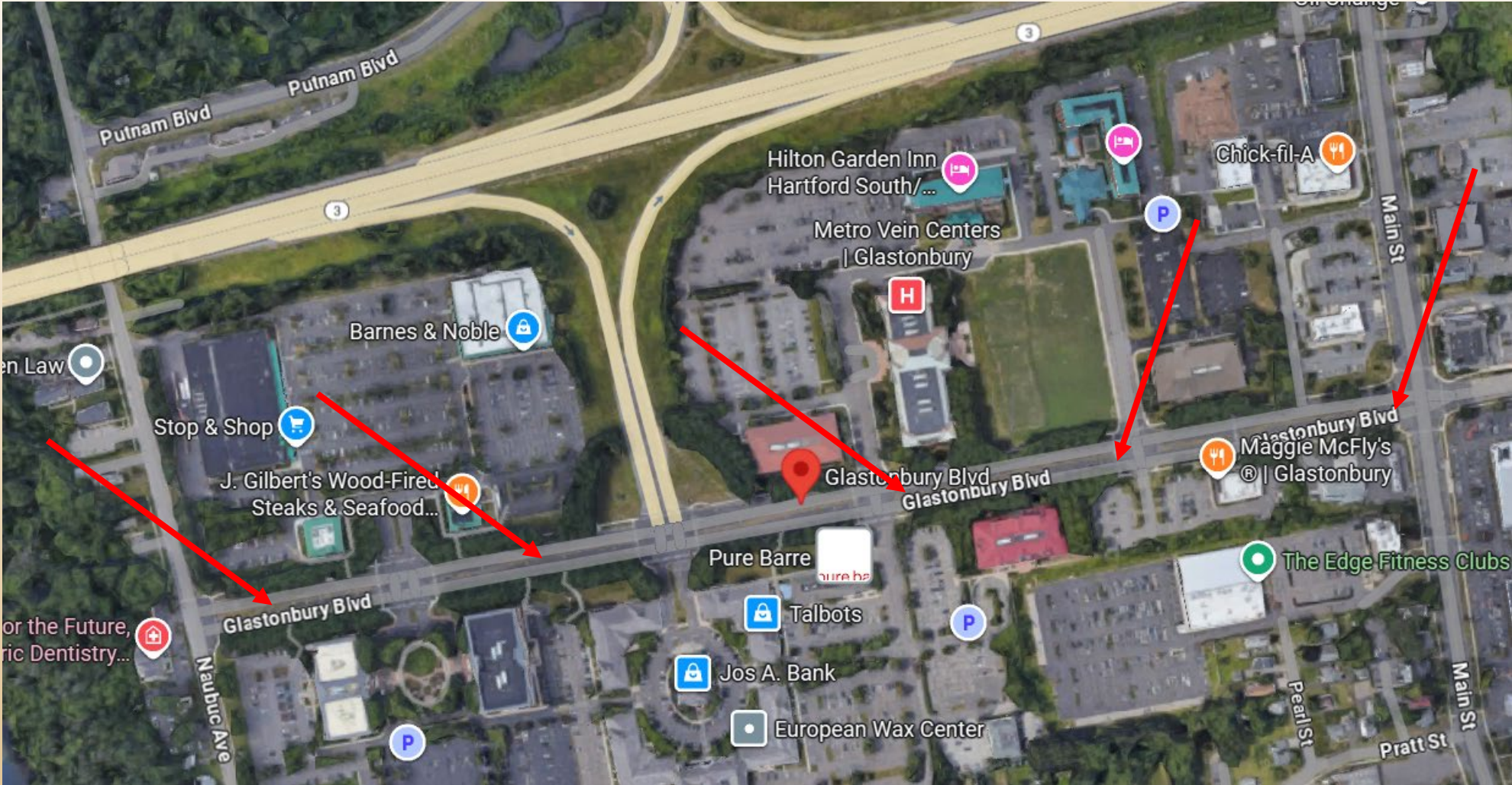
2. COMMUNICATIONS

Members reviewed a number of articles and a press release from Governor Lamont regarding the impacts of the 2025 revaluation of land impacted by the PA-490 statutes.

3. REAL ESTATE - OLD BUSINESS

4. REAL ESTATE - NEW BUSINESS

Town Road Release



Courtesy : Google Map

Release of Land to Town of Glastonbury by CTDOT

<i>PRB #</i>	26-005
<i>Transaction/Contract Type:</i>	RE – TRR
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	053-140-005C
<i>Grantee:</i>	Town of Glastonbury
<i>Property:</i>	Town Road Release - Glastonbury Boulevard
<i>Project Purpose:</i>	Release for Transportation Purposes
<i>Item Purpose:</i>	Quit Claim Deed
<i>Date:</i>	January 09, 2026

CONVEYANCE FEE: There is no monetary consideration for this Conveyance.

UNDER PRB # 26-005

DOT seeks Board approval of this Quit Claim Deed conveying land to Town of Glastonbury for Transportation Purposes for no monetary consideration.

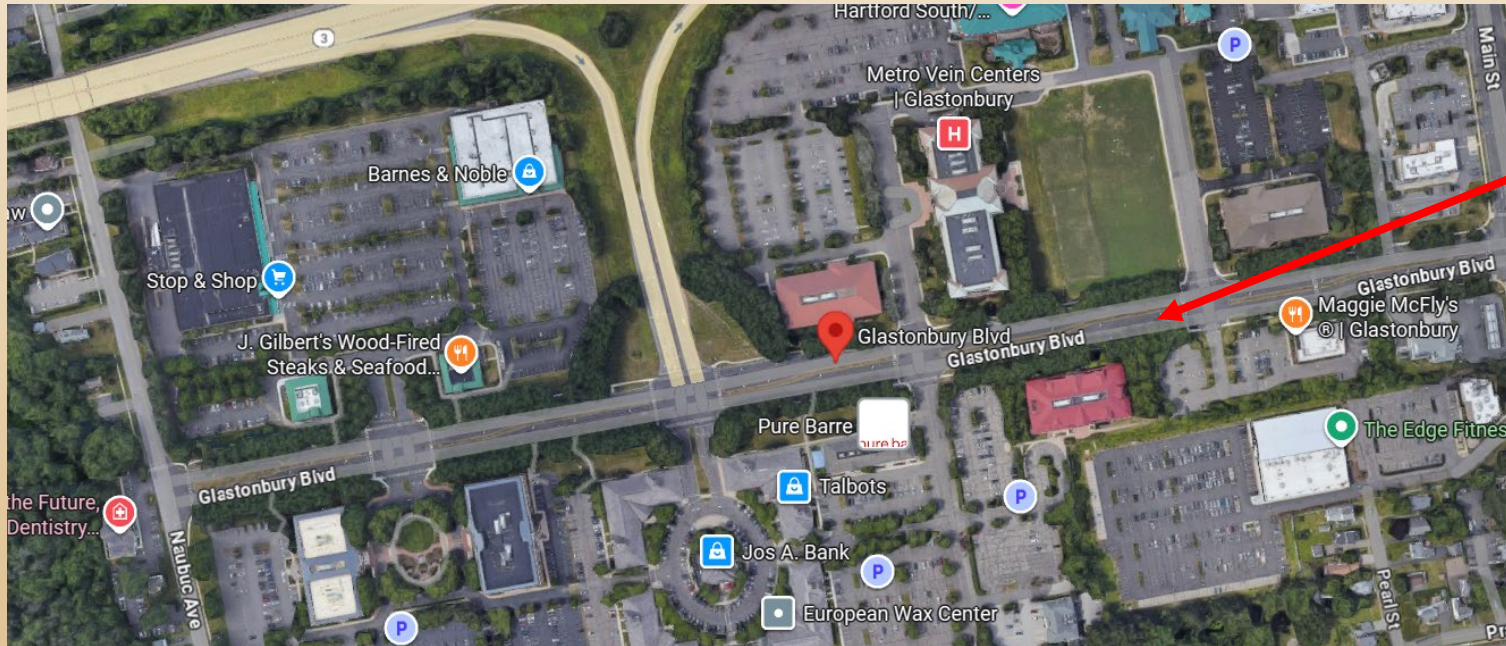
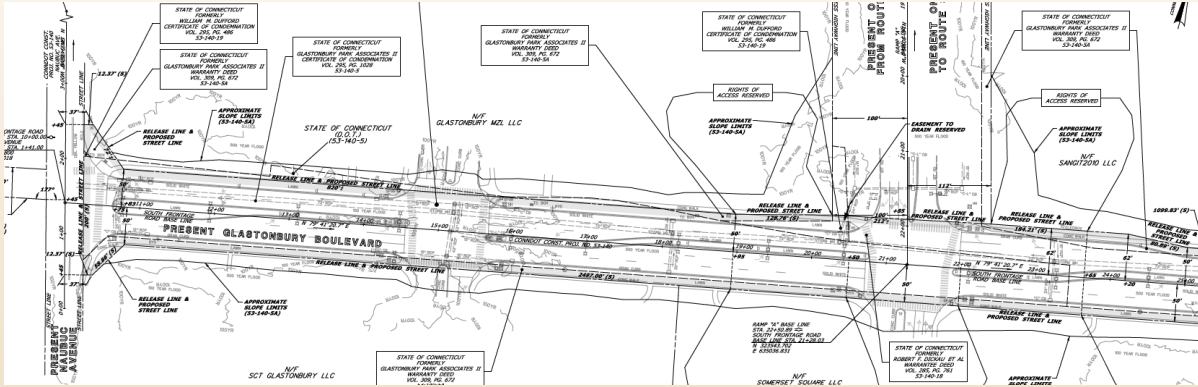
PROJECT BACKGROUND

Attached are a deed and map for the proposed Town Road Release of land and assignment of easements located at the northerly and southerly sides of Glastonbury Boulevard, in the Town of Glastonbury.

The land and easements were acquired by the Department of Transportation (Department) on behalf of the Town for the layout, alteration, extension, widening change of grade and improvement of the highway commonly known as Routes 2 and 3 Interchange.

MAP SHOWING LAND RELEASE TO TOWN OF GLASTONBURY

RELEASE AREA = 6.8 +/- ACRES



Land Release shown in Google Map

State Properties Review Board

PRB #26-005

For the State's source of title to the premises herein conveyed, reference is made to acquisitions by the State of Connecticut from:

- Glastonbury Park Associates II - Warranty Deed dated October 31, 1985 and recorded in Volume 309/672;
 - McDonalds Corporation - Warrantee Deed dated November 21, 1984 and recorded in Volume 293/979;
 - Walter M. Downes - Certificate of Condemnation recorded on April 19, 1973 in Volume 193/1143;
 - Lillian P. Stefanowicz, Gloria A. Guastamachio, Elvira C. Lakomy - Certificate of Condemnation recorded on November 4, 1983 in Volume 279/503;
 - Glastonbury Park Associates II - Certificate of Condemnation recorded on January 18, 1985 in Volume 295/1028;
 - Robert F. Dickau - Certificate of Condemnation recorded on January 18, 1985 in Volume 295/1030; and
 - William M. Dufford - Certificate of Condemnation recorded on January 8, 1985 in Volume 295/486.
-
- Together with the assignment of those easements to slope, acquired from Glastonbury Park Associates II, as contained in a Warranty Deed dated October 31, 1985 and recorded in Volume 309 at Page 672 of the Glastonbury Land Records, and from McDonalds Corporation as contained in a Warrantee Deed dated November 21, 1984 and recorded in Volume 293 at Page 979 of said Land Records.
 - Together with the assignment of a drainage right of way, within an area of 20,473 square feet, more or less, acquired from Harold W. Bailey, as contained in an Easement Instrument dated October 24, 1984 and recorded in Volume 292 at Page 782 of the Glastonbury Land Records.
 - Reserving unto the State of Connecticut, its successors and assigns forever, an easement to drain, under, over and across portions of land herein conveyed, as more particularly shown on sheet 1 of 2 of said map set.
 - Reserving unto the State of Connecticut, its successors and assigns forever, those certain rights of access under, over and across portions of land now or formerly of Glastonbury MZL LLC, land now or formerly of Sangit2010 LLC, and land now or formerly of Somerset Square LLC, from and to the land herein conveyed, as more particularly shown on sheet 1 of 2 of said map set.
 - Together with the assignment of all right, title and interest in those certain rights of access, to and from land now or formerly of Mc Donalds Real Estate Company and land now or formerly of the State of Connecticut (D.O.T.), from and to the land herein conveyed, as more particularly shown on sheet 2 of 2 of said map set.

Connecticut Department of Energy and Environmental Protection License*

Flood Management Certification Approval

The Flood Management General Certification for the Transfer of State Real Property is approved subject to the requirements listed below:

1. The property transfer shall comply with the requirements as described in Category 13, "Transfer of State Real Property", of the Connecticut Department of Energy and Environmental Protection License Number 202112522-FM (attached).
2. The property transfer shall comply with all other applicable terms and conditions set forth in the License.

National Flood Hazard Layer FIRMette



Recommendation

Staff recommends approval of the Release 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; and
3. The deed description is consistent with the map description.

Voted by Board Members

Approval

Disapprove

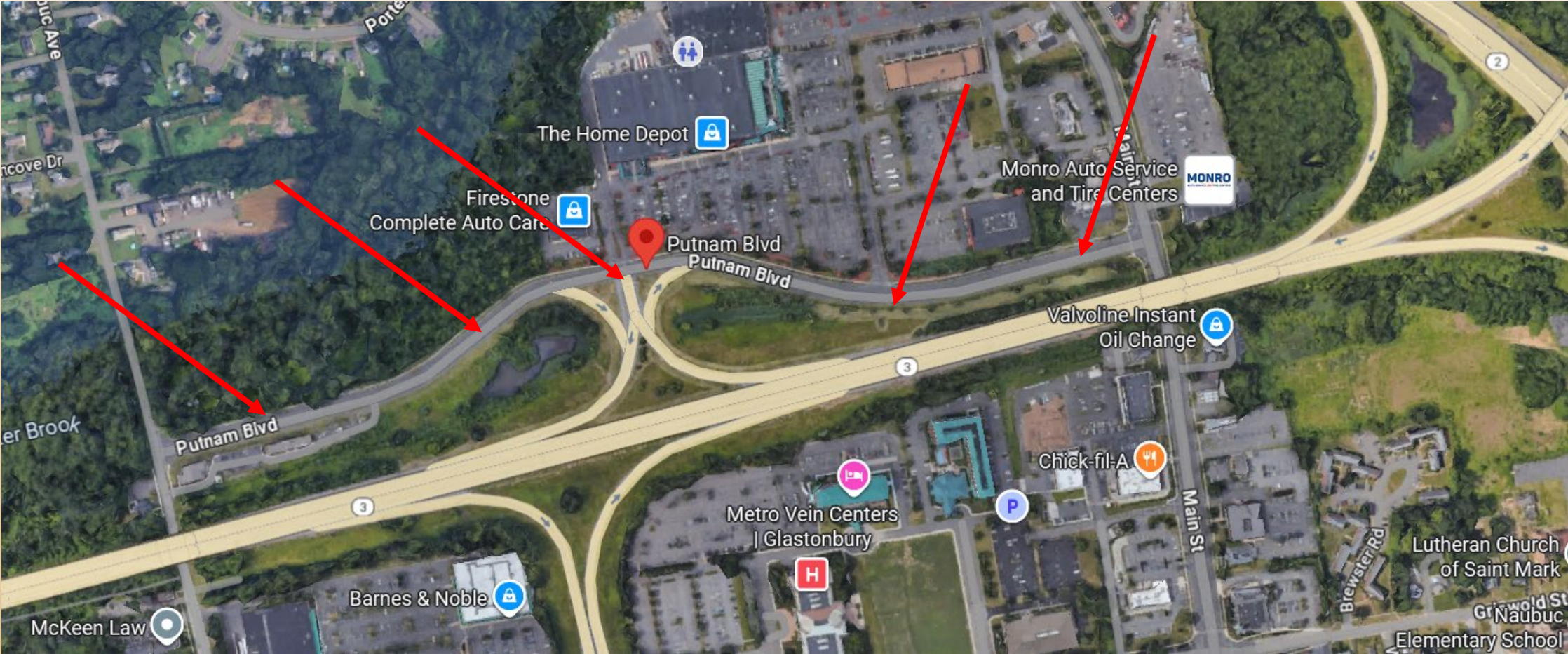
Suspend

Meeting Date: 01/26/2026

State Properties Review Board

PRB #26-005

Town Road Release



Courtesy : Google Map

Release of Land to Town of Glastonbury by CTDOT

<i>PRB #</i>	26-006
<i>Transaction/Contract Type:</i>	RE – TRR
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	053-140-017B
<i>Grantee:</i>	Town of Glastonbury
<i>Property:</i>	Town Road Release - Putnam Boulevard
<i>Project Purpose:</i>	Release for Transportation Purposes
<i>Item Purpose:</i>	Quit Claim Deed
<i>Date:</i>	January 09, 2026

CONVEYANCE FEE: There is no monetary consideration for this Conveyance.

UNDER PRB # 26-006

DOT seeks Board approval of this Quit Claim Deed conveying land to Town of Glastonbury for Transportation Purposes for no monetary consideration.

PROJECT BACKGROUND

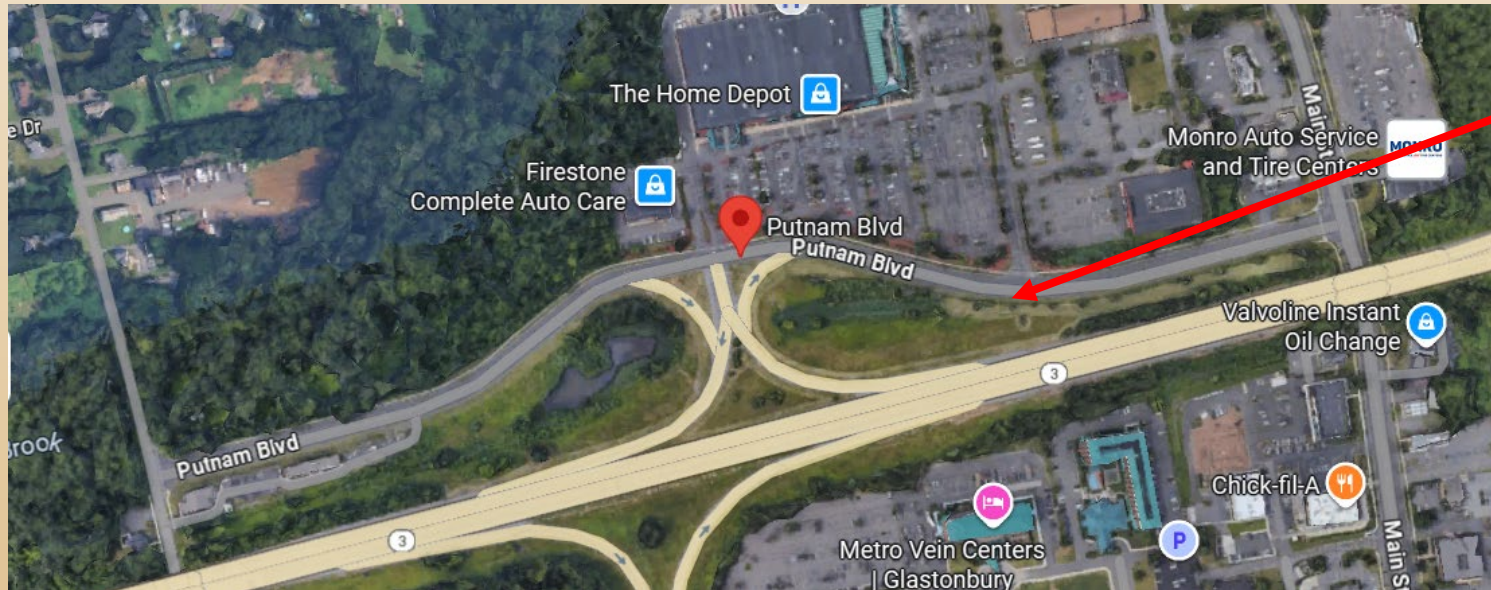
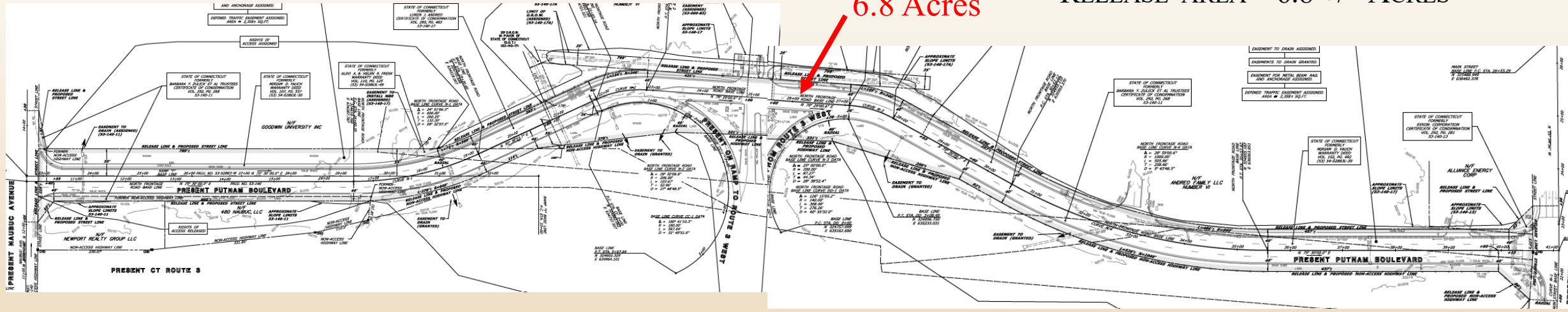
Attached are a deed and map for the proposed Town Road Release of land and assignment of easements located at the northerly and southerly sides of Putnam Boulevard, in the Town of Glastonbury.

The land and easements were acquired by the Department of Transportation (Department) on behalf of the Town for the layout, alteration, extension, widening change of grade and improvement of the highway commonly known as Routes 2 and 3 Interchange.

MAP SHOWING LAND RELEASE TO TOWN OF GLASTONBURY

RELEASE AREA = 6.8 +/- ACRES

6.8 Acres



Land Release shown in : Google Map

For the State's source of title to the premises herein conveyed, reference is made to acquisitions by the State of Connecticut from:

- Mariam D. Yauch - Warranty Deed dated December 18, 1957 and recorded in Volume 102/492;
 - Helen R. Fresk and Aldo A. Fresk - Warranty Deed dated October 21, 1959 and recorded in Volume 110/ 125;
 - Miriam D. Yauch - Warranty Deed dated June 20, 1959 and recorded in Volume 107/ 537;
 - Barbara Y. Zulick et al - Certificate of Condemnation recorded on October 15, 1984 in Volume 292/268;
 - Exxon Corporation - Certificate of Condemnation recorded on October 15, 1984 in Volume 292/ 281; and
 - Loren J. Andreo - Certificate of Condemnation recorded on January 8, 1985 in Volume 295/483.
-
- A drainage right of way acquired from Loren J. Andreo - Certificate of Condemnation recorded on January 8, 1985 in Volume 295/483;
 - Easements to slope acquired from Barbara Y. Zulick et al - Certificate of Condemnation filed on October 15, 1984 and recorded in Volume 292/ 268; from Exxon Corporation - Certificate of Condemnation filed on October 15, 1984 and recorded in Volume 292/281; from Loren J. Andreo - Certificate of Condemnation filed on January 8, 1985 and recorded in Volume 295/483 of said Land Records.
 - An easement to drain acquired from Barbara Y. Zulick et al - Certificate of Condemnation filed on October 15, 1984 and recorded in Volume 292/268;
 - An easement to install metal beam rail and end anchorage, acquired from Loren J. Andreo - Certificate of Condemnation filed on January 8, 1985 and recorded in Volume 295/483; and
 - A defined traffic easement acquired from Andreo Family Limited Partnership VI - Easement Instrument recorded in Volume 2810/28.
-
- The State of Connecticut does hereby give and grant unto the said Town of Glastonbury, its successors and assigns forever, those full and perpetual easements to drain as more particularly shown on Sheets 1 and 2 of said map set.

- Together with the assignment of those certain rights of access, to and from land now or formerly of Goodwin University Inc., from and to the land herein conveyed, as more particularly shown on Sheet 1 of 2 of said map set.
- Reserving unto the State of Connecticut, its successors and assigns forever, those certain rights of access under, over and across portions of land now or formerly of Andreo Family LLC Number VI, from and to the land herein conveyed, as more particularly shown on Sheets 1 and 2 of said map set.
- All rights of Ingress and Egress are specifically denied, directly to and from Present CT Route 3, from and to the land herein conveyed, as more particularly shown on Sheets 1 and 2 of said map set.
- The State of Connecticut, for itself, its successors and assigns, forever, waives and relinquishes all rights of enforcement for the former Non-Access Highway Line of Present CT Route 3, as more particularly shown on Sheets 1 of 2 of said map set.

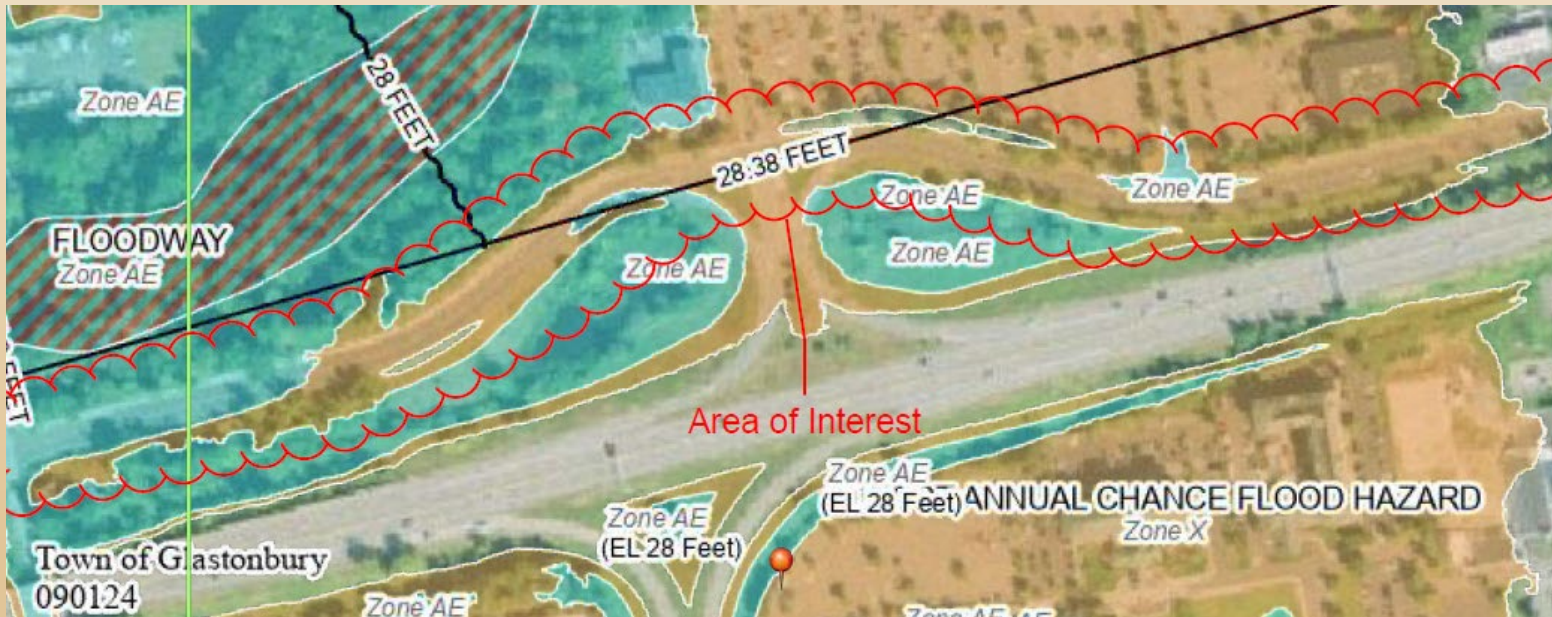
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3. The deed description is consistent with the map description.

Voted by Board Members

Approval

Disapprove

Suspend

Meeting Date: 01/26/2026

State Properties Review Board

PRB #26-006

5. ARCHITECT ENGINEER – OLD BUSINESS

6. ARCHITECT ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #26-005 – Mr. Morin moved and Mr. Berger seconded a motion to approve PRB FILE #26-005. The motion passed unanimously.

PRB FILE #26-006 – Mr. Morin moved and Mr. Coleman seconded a motion to approve PRB FILE #26-006. The motion passed unanimously.

9. NEXT MEETING

Thursday, January 29, 2026 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned

APPROVED: _____

Mark A. Shiffrin, Secretary

Minutes of Meeting Held: January 26, 2026
