

# 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.

<p>Microsoft Teams Meeting Join on your computer, mobile app or room device. <a href="#">Click here to join the meeting</a> Meeting ID: 273 299 692 323 Passcode: uLQBFw <a href="#">Download Teams</a>   <a href="#">Join on the web</a></p>	<p>Or call in (audio only) <a href="tel:+18608402075">+1 860-840-2075, 917724280#</a> United States, Hartford Phone Conference ID: 917 724 280#</p>
---	---

### 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:

Minutes of Meeting Held: February 2, 2026

## **OPEN SESSION**

### **1. ACCEPTANCE OF MINUTES**

Mr. Shiffrin moved and Mr. Berger seconded a motion to approve the Minutes of the January 26, 2026 Regular Meeting. The motion passed unanimously.

### **2. COMMUNICATIONS**

### **3. REAL ESTATE - OLD BUSINESS**

Mr. Shiffrin moved and Mr. Berger seconded a motion to go out of Open Session and into Executive Session at 9:45. The motion passed unanimously.

## **EXECUTIVE SESSION**

*For Discussion Purposes Only*

**PRB #:** 26-001-A  
**Transaction/Contract Type:** AG / PDR  
**Origin/Client:** DoAG / DoAG

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

## **EXECUTIVE SESSION - continued**

*For Discussion Purposes Only*

**PRB #:** 26-002-A  
**Transaction/Contract Type:** AG / PDR  
**Origin/Client:** DoAG / DoAG

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

Upon completion of the Board's discussion of these Proposals, Mr. Shiffrin moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 10:00. The motion passed unanimously.

### **OPEN SESSION**

#### **4. REAL ESTATE - NEW BUSINESS**

# Town of Fairfield



Land Sale via an Abutter Bid

<b><i>PRB #</i></b>	26-003
<b><i>Transaction/Contract Type:</i></b>	RE – Sale
<b><i>Origin/Client:</i></b>	DOT/DOT
<b><i>Project Number:</i></b>	050-140-008A
<b><i>Grantee:</i></b>	Smell K, LLC
<b><i>Property:</i></b>	28 Eliot Street, Fairfield
<b><i>Project Purpose:</i></b>	Sale by Abutter Bid
<b><i>Item Purpose:</i></b>	Quit Claim Deed
<b><i>Date:</i></b>	January 28, 2025

**CONVEYANCE FEE: \$55,000 (plus Administrative Fee = \$1,000)**

Under this Proposal (PRB #26-003) DOT seeks Board approval of a Sale by Logical Abutter Deed conveying approximately 1,004± square feet of vacant land located on the southeasterly side of present Eliot Street in the Town of Fairfield to an abutter, Smell K, LLC. For an amount of \$56,000 including \$1,000 administrative fee

## **Brief Narrative of the Logical Abutter Property**

- The logical abutting site contains 0.4514± acres (19,665± square feet per deed).
- It is located within the DCD (Design Commercial District) zoning district.
- The site is roughly rectangular in shape with a notch located at the northwest corner.
- There is 103.27± linear feet of road frontage on the northern side of Post Road and 62.45± linear feet road frontage on the southern side of Eliot Street.
- The topography of the site is generally level and at street grade toward its rear property line with Post Road and Eliot Street.
- Site improvements are typical of an unimproved commercial lot and include a roughly paved driveway, mature lawn, some trees and shrubs. There are some tall trees in both the front and rear yards.
- There are no indications of wetland soils, however the parcel is located in a 100-year flood zone – Zone AE.

<b>Zoning:</b>	<b>Commercial (DCD)</b>	<b>Subject Site Size:</b>	0.4514± Acre (19,665± Sq. Ft.)
<b>Present Use:</b>	Vacant Commercial Lot	<b>Subject Land Value:</b>	<b>\$1,003,000</b> (rounded)
<b>Utilities:</b>	Public water & sewer	<b>Unit Value:</b>	<b>\$51.00</b> per Square Foot
<b>Neighborhood:</b>	Commercial	<b>Highest and Best Use:</b>	Commercial Development

## **Highest and Best Use of the Logical Abutter “Before”**

After careful consideration, it is the opinion of the appraiser that the Highest and Best Use of the subject property in the “Before” condition is for its commercial development.

## **Brief Narrative of the Release Parcel:**

### **RELEASE FROM THE STATE**

The Release Land is outlined via the Department of Transportation's Right of Way Survey 050-140-008A titled "Replacement of Bridge on Route 135" and dated June 2025.

Release Area = 1,004± sq. ft. Per the Release Map (0.02305± acre)

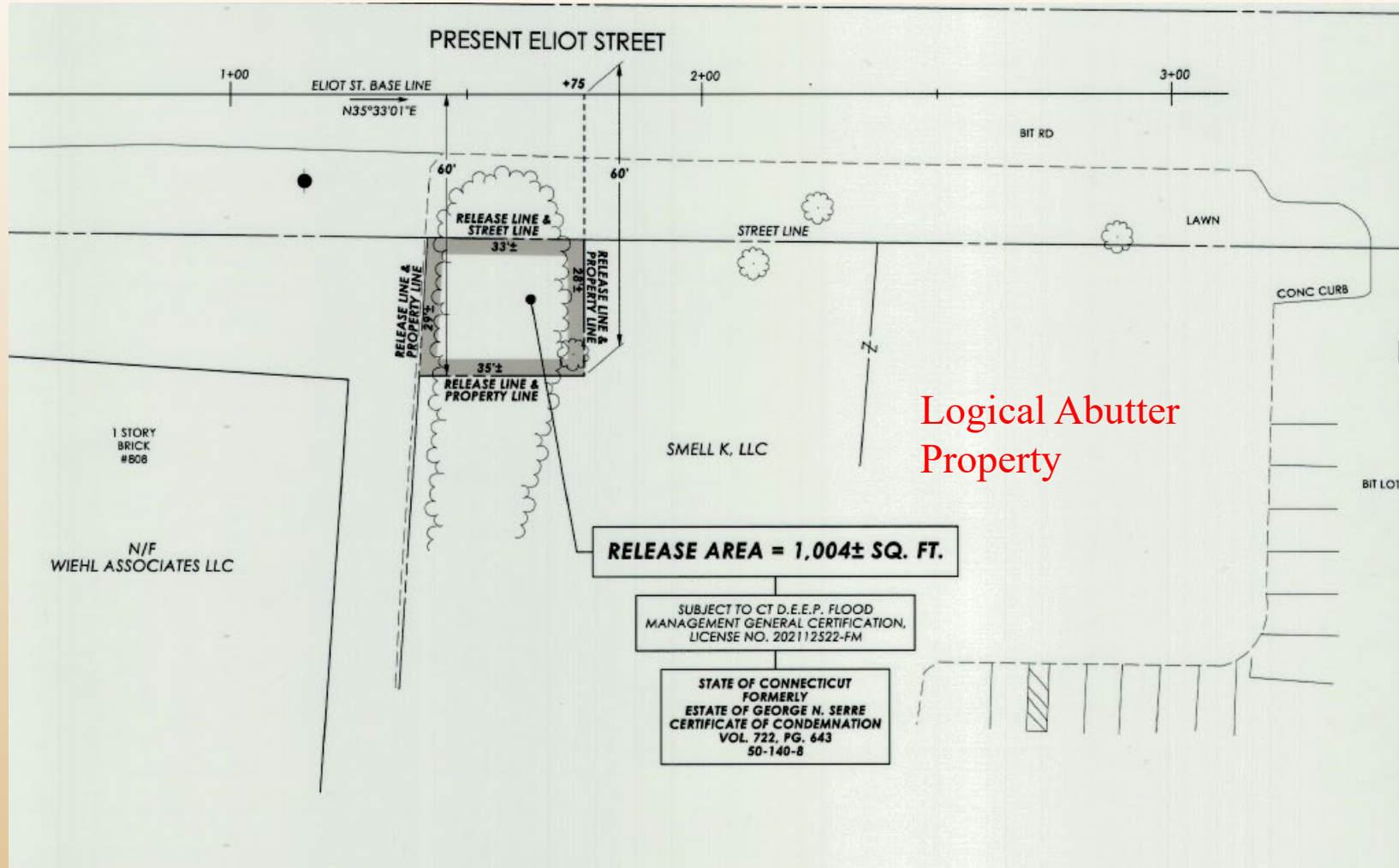
The Release Land consists of a roughly rectangular shaped parcel containing 0.02305± acre (1,004± sq. ft.) that runs along the southern side of Eliot Street in the Town of Fairfield. The release area has dimensions of 28± to 29± feet of depth, and 33± feet in length along Eliot Street, according to the survey map.

**Highest and Best Use of the Release** : After careful consideration, it is the opinion of the appraiser that the "Highest and Best Use" of the Release parcel is "As-Vacant" and for assemblage with the Logical Abutter.

### **Highest and Best Use of the Subject Property "After"**

After careful consideration, it is the opinion of the appraiser that the Highest and Best Use of the subject property in the "After" condition is for commercial development

# MAP SHOWING LAND RELEASE TO SMELL K, LLC



LOT SIZE BEFORE RELEASE = 9,665 SQ. FT. (0.4514± ACRE) + RELEASE PARCEL 1,004± SQ. FT. (OR 0.02305± ACRE) = 10,669 SF +/- (0.4744 ACRE) TOTAL

State Properties Review Board

PRB #26-003

## Subject Photos



Eliot Street Facing South Towards N.  
Benson St. & Release Parcel

View of Rear Yard of Logical Abutter (42 Eliot Street)  
Facing East From Rear Yard of Adjacent Property at 808  
Post Road Towards Release Property



# Subject Photos

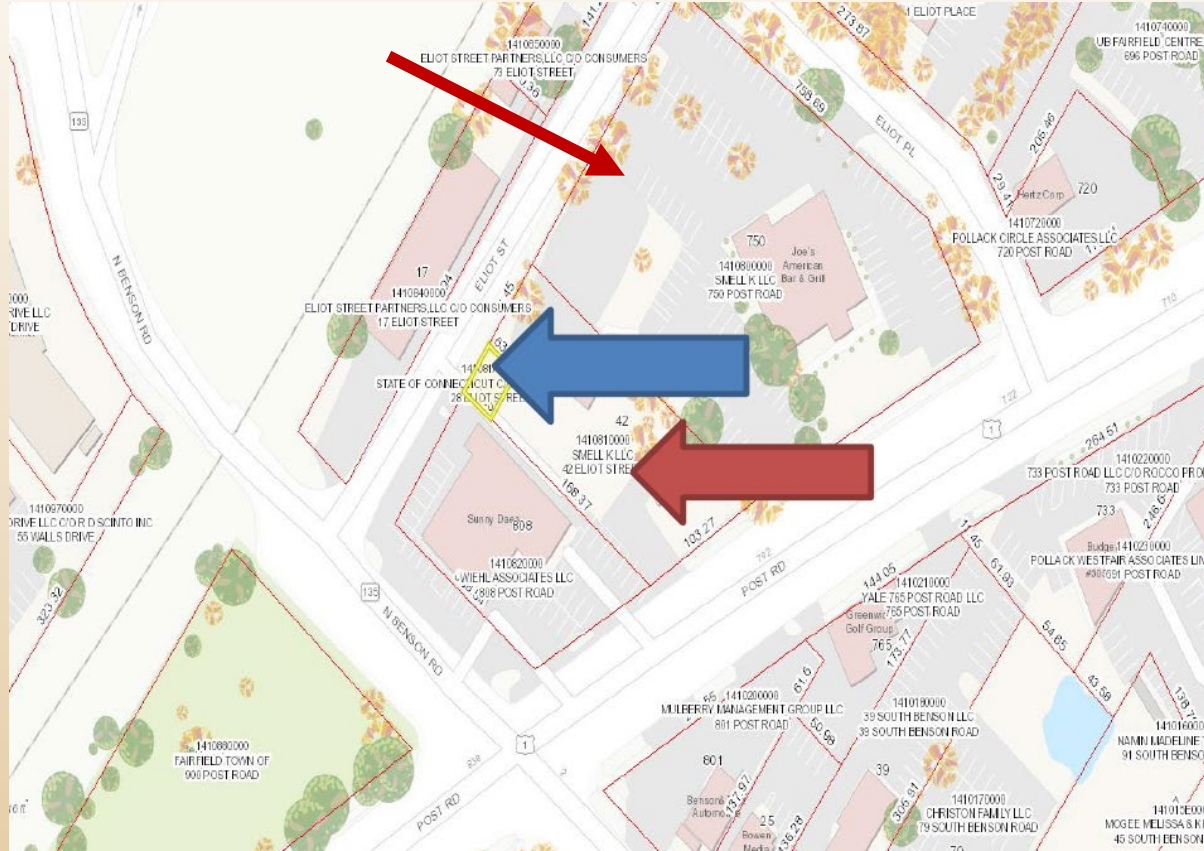


View of Proposed Release Land Facing Southwest

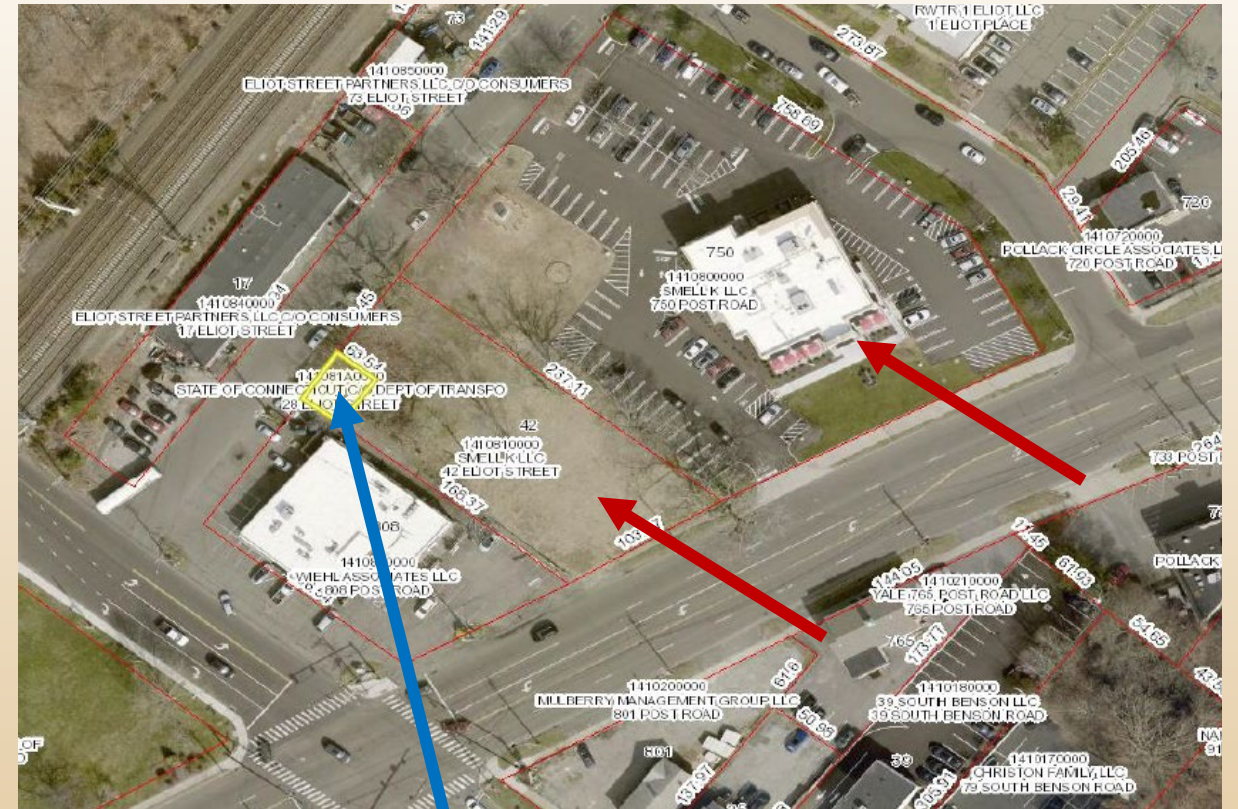


View of DOT Release Parcel on the Right After the White Van/  
End of Driveway

# MAP SHOWING LAND RELEASE TO SMELL K, LLC



GIS Map



Aerial Map

Red arrow indicates Logical Abutter

Blue arrow indicates release parcel

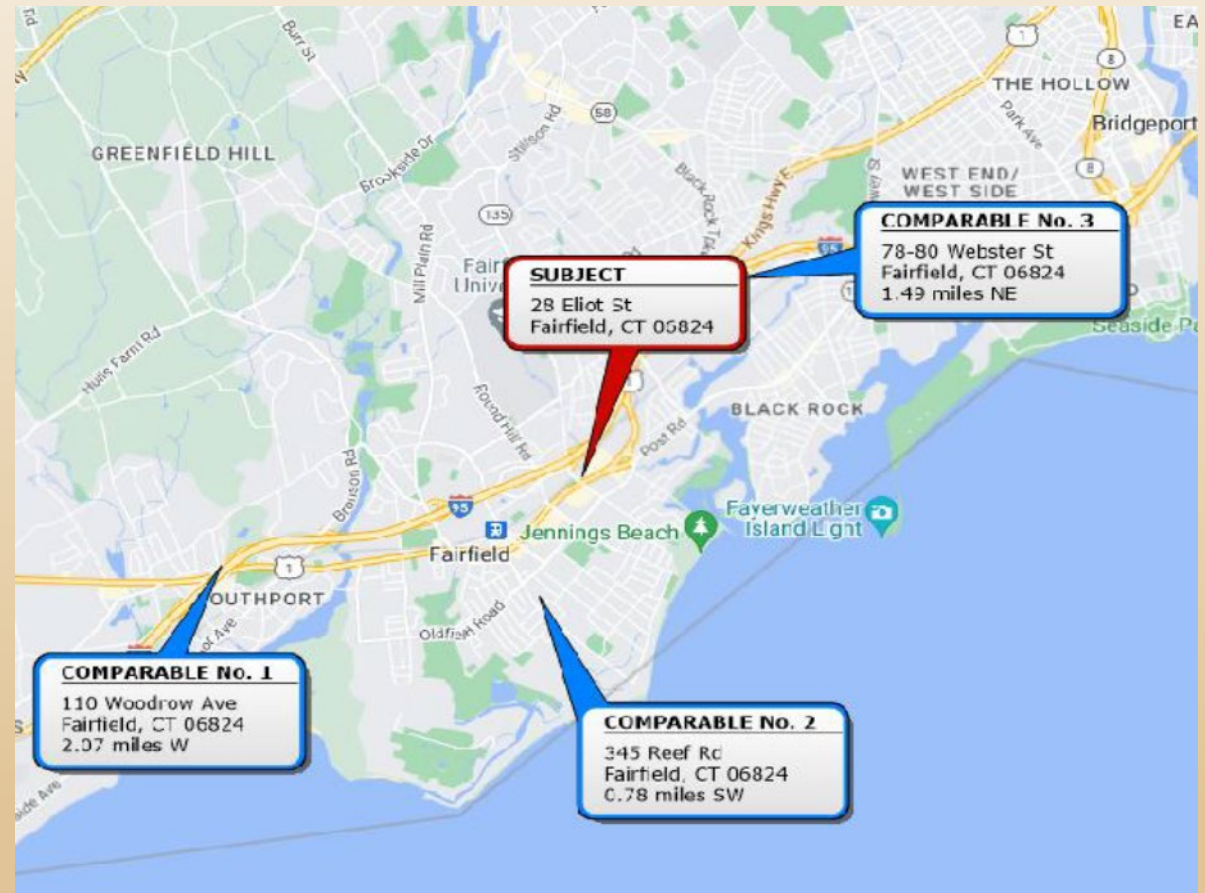
## Valuation

With the release of this parcel Austin N. Musulin appraised the property as of July 31, 2025.

The Cost Approach and Income Approach was considered but not developed for this appraisal assignment, because the assignment involves the valuation of land-only. The Sales Comparison Approach was considered the most indicative method to value the release land.

### Subject and Comparable Sales Location Map

The appraiser considered 3 land sales are located within 0.78 – 2.07 miles of the subject. All 3 of the land sales utilized are vacant commercial land sales that sold as vacant land at the time of the transaction. The 3 chosen comparables sold within the past **15 - 38 months** prior to the effective date of value.



## Land Valuation (Before Condition)

After adjusting for dissimilarities, the adjusted unit values ranged between **\$49.19 to \$54.18** per SF. with an average of **\$51.43 per square foot**

After careful consideration, it is the opinion of the appraiser that the Logical Abutter land value in the “Before” condition is **\$51.00 per square foot**.

The land value is concluded as follows:

**19,665± Sq. Ft. x \$51.00 per Sq. Ft. = \$1,002,915 or, \$1,003,000 (Rounded)**

**Market Value of the Logical Abutter Only = \$1,003,000**

## Valuation (Release parcel)

After careful consideration, it is the appraiser’s opinion that the assemblage of the Release Land with the Logical Abutter does not accentuate the site’s overall utility to a degree that would warrant a change to the determined per square foot rate.

The Release Land is therefore, **valued on a Direct Valuation basis** at the Logical Abutter’s determined rate and is as follows: **\$51.00 per sq. ft. x 1,004 sq. ft. = \$51,204, Rounded to \$51,200**

## DOT NARRATIVE

The subject parcel of land was acquired in connection with project 0050-0140 - Bridge Replacement on Route 135. The subject property has been determined to be in excess of the Department's transportation needs. The property is subject to CT D.E.E.P. Flood Management General Certification, License No. 202112522-FM.

On June 13, 2024, staff appraiser Austin Musulin established a value of \$44,500.00. The parcel was offered to the two abutting property owners via an abutter bid which was originally scheduled for October 1, 2024, but was rescheduled to October 23, 2024 due to an error in the original bid package. One bid, in the amount of \$55,000.00, was submitted by Smell K, LLC (the grantee). This bid was accepted by the Department as it was well in excess of the appraised value.

Subsequent to the abutter bid, the Department determined a Flood Management General Certificate (FMGC) was required, which necessitated an update to the release map. Due to a change in survey practices the release area increased from 0.02 acres (871± s.f.) to 1,004± s.f. In this regard a new appraisal was requested. On July 31, 2025, the appraised value was updated to \$51,200.00.

Although the change in the release area resulted in an increase to the appraised value, the Department still considers the original bid of \$55,000.00 acceptable, as it remains in excess of the updated appraised value.

Therefore, your approval is respectfully requested for the conveyance of the subject property to Smell K, LLC for \$56,000.000 (\$55,000.00 bid + \$1,000 administrative fee).

## Recommendation

Staff recommend approval of this Proposal - Sale by Abutter Bid - in the amount of \$56,000 (inclusive of a \$1,000 Admin Fee).

- The proposed sale complies with Section, 13a-80 of the CGS, notification made to the state representative and the state senator representing the municipality about the disposal of the property on September 5, 2024.
- The release value is excessive of the appraised value and will return the property to the Municipality tax rolls and relieve the Department of any liability or future maintenance costs associated with an encroaching structure on State land.
- The proposed sale complies with Sections §3-14b, of the CGS, that the Municipality failed to give notice to the State for its desire to purchase the land within 45 days, so the right to purchase the land is waived.
- The description in the Quit Claim Deed is consistent with the survey map to be filed in the local Land Records.
- The property transfer 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

## Voted by Board Members

Approval

Disapprove

Suspend

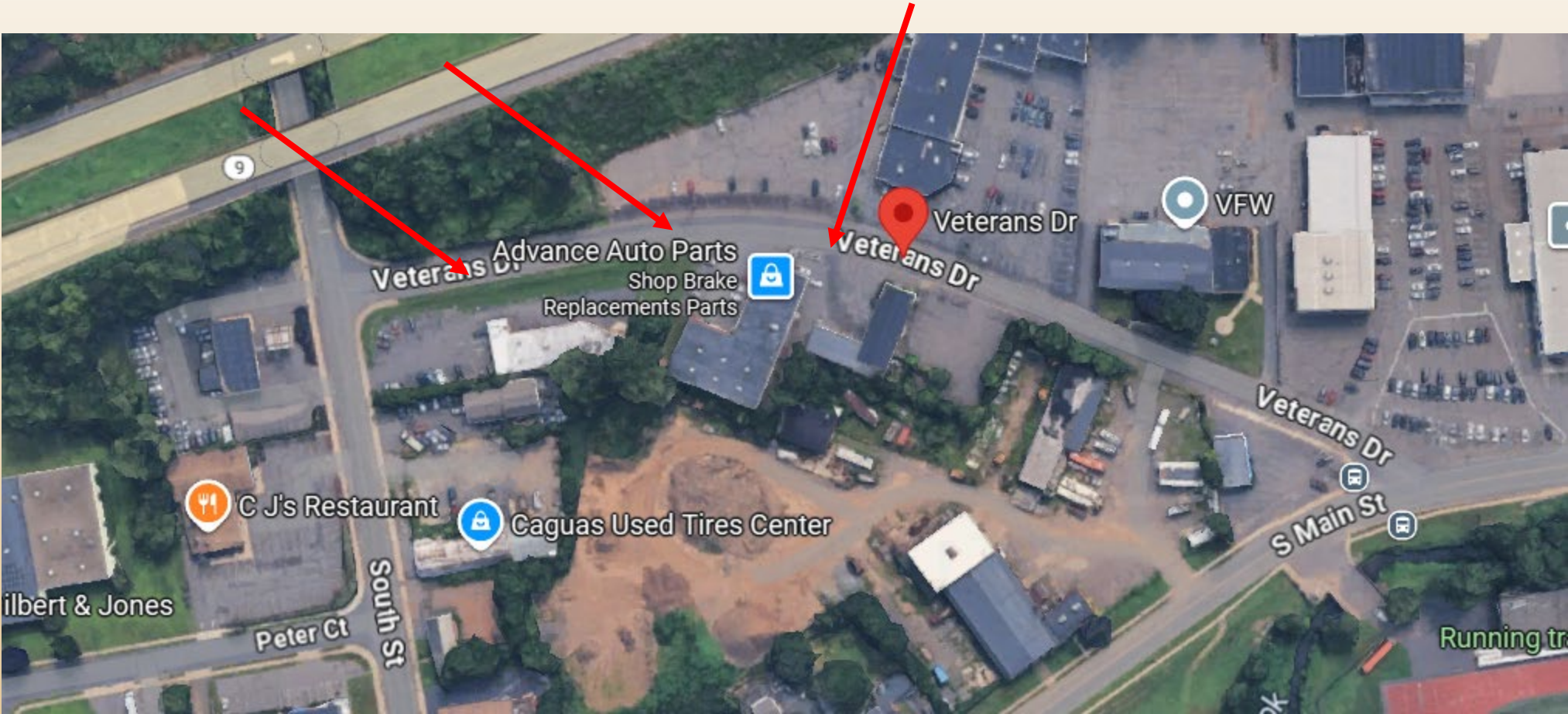
Meeting Date: 01/29/2026

State Properties Review Board

PRB #26-003

---

# Town Road Release



Courtesy : Google Map

Release of Land to Town of New Britain by CTDOT

<b><i>PRB #</i></b>	26-007
<b><i>Transaction/Contract Type:</i></b>	RE – TRR
<b><i>Origin/Client:</i></b>	DOT/DOT
<b><i>Project Number:</i></b>	007-111-019A
<b><i>Grantee:</i></b>	City of New Britain
<b><i>Property:</i></b>	Town Road Release – Veteran’s Drive
<b><i>Project Purpose:</i></b>	Release for Transportation Purposes
<b><i>Item Purpose:</i></b>	Quit Claim Deed
<b><i>Date:</i></b>	January 10, 2026

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

## **UNDER PRB # 26-007**

DOT seeks Board approval of this Quit Claim Deed conveying land to City of New Britain for Transportation Purposes for no monetary consideration.

### **PROJECT BACKGROUND**

Attached are a deed and a release map for the proposed conveyance of a parcel of land consisting of 24,660± square feet, more or less, and appurtenant easements which will be conveyed to the City of New Britain (City) for transportation purposes pursuant to a Town Toad Release.

This parcel of land and easements were acquired by the Department of Transportation in connection with the relocation of Route 72 and the Route 9 Interchange in New Britain. Construction for project 0007-0111 was completed on November 16, 1969, and the subject parcel will be included into the City's roadway inventory. This release is paired with several others to complete the process of conveying all pertinent real property rights acquired for the 0007-0111 realigned town roads to the City.



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

- The Acorn Bearing Company, Incorporated - Quit-Claim Deed dated May 25, 1966 and recorded in Volume 598/399;
  - John B. Donlan and Harold Johndrow, Jr., as evidenced by a Certificate of Condemnation recorded on August 22, 1966 in Volume 607/479; and
  - Louis P. Brunette - Certificate of Condemnation recorded on June 8, 1966 in Volume 605/55.
- 
- Together with those easements to slope assigned, as acquired from the William E. Krause Company, as contained in an Easement Instrument dated April 18, 1966 in Volume 602 at Page 416 of the New Britain Land Records, and through Eminent Domain proceedings against John B. Donlan and Harold Johndrow, Jr., as evidenced by a Certificate of Condemnation recorded on August 22, 1966 and recorded in Volume 607 at Page 479 of said Land Records.
- 
- All rights of Ingress and Egress are specifically denied, directly to and from Present CT Route 9 (S.B.), from and to the land herein conveyed, as more particularly shown on said map.
- 
- The above-described premises and easements are conveyed and assigned subject to such rights and easements as may appear of record and to any state of facts which an inspection of the premises may show.
- 
- The above-described premises and easements are conveyed and assigned subject to any and all provisions of any ordinance, municipal regulation, or public or private law.

# 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: 01/29/2026

State Properties Review Board

PRB #26-007

---

**5. ARCHITECT ENGINEER – OLD BUSINESS**

**6. ARCHITECT ENGINEER – NEW BUSINESS**

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #26-003** – Mr. Morin moved and Mr. Coleman seconded a motion to approve PRB FILE #26-003, The motion passed unanimously.

**PRB FILE #26-007** – Mr. Coleman moved and Mr. Morin seconded a motion to approve PRB FILE #26-007. The motion passed unanimously.

**9. NEXT MEETING**

Special Meeting, Friday, January 30, 2026 – Site Inspection.

The meeting adjourned

**APPROVED:** \_\_\_\_\_

Mark A. Shiffrin, Secretary

**Minutes of Meeting Held: February 2, 2026**

---