

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</p> <p>Join on your computer, mobile app or room device.</p> <p>Click here to join the meeting</p> <p>Meeting ID: 273 299 692 323 Passcode: uLQBFw</p> <p>Download Teams Join on the web</p>	<p>Or call in (audio only)</p> <p>+1 860-840-2075, 917724280#</p> <p>United States, Hartford</p> <p>Phone Conference ID: 917 724 280#</p>
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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 29, 2026 Regular Meeting and January 30, 2026 Special 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

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

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

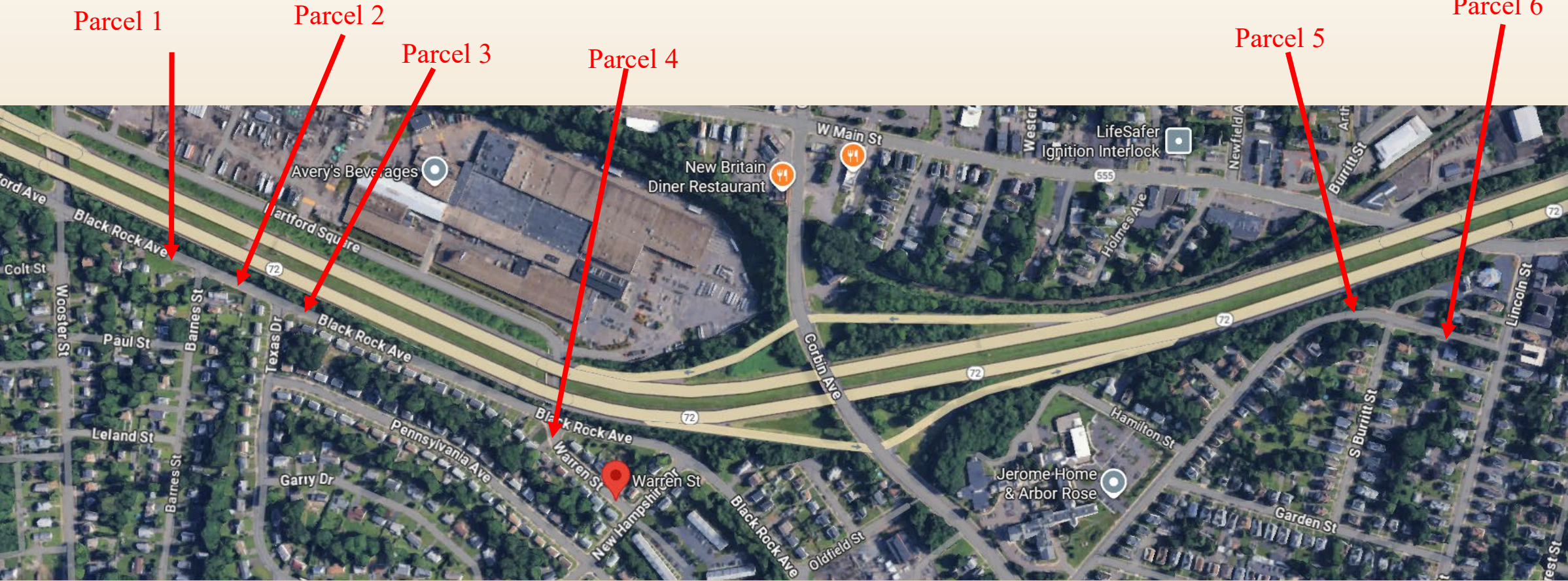
Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

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 Road Release



Courtesy : Google Map

Release of Land to Town of New Britain by CTDOT

<i>PRB #</i>	26-008
<i>Transaction/Contract Type:</i>	RE – TRR
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	088-047-004B
<i>Grantee:</i>	City of New Britain
<i>Property:</i>	Route 72 Relocation – 116,396 sq.ft. of Land
<i>Project Purpose:</i>	Release for Transportation Purposes
<i>Item Purpose:</i>	Quit Claim Deed
<i>Date:</i>	January 29, 2026

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

UNDER PRB # 26-008

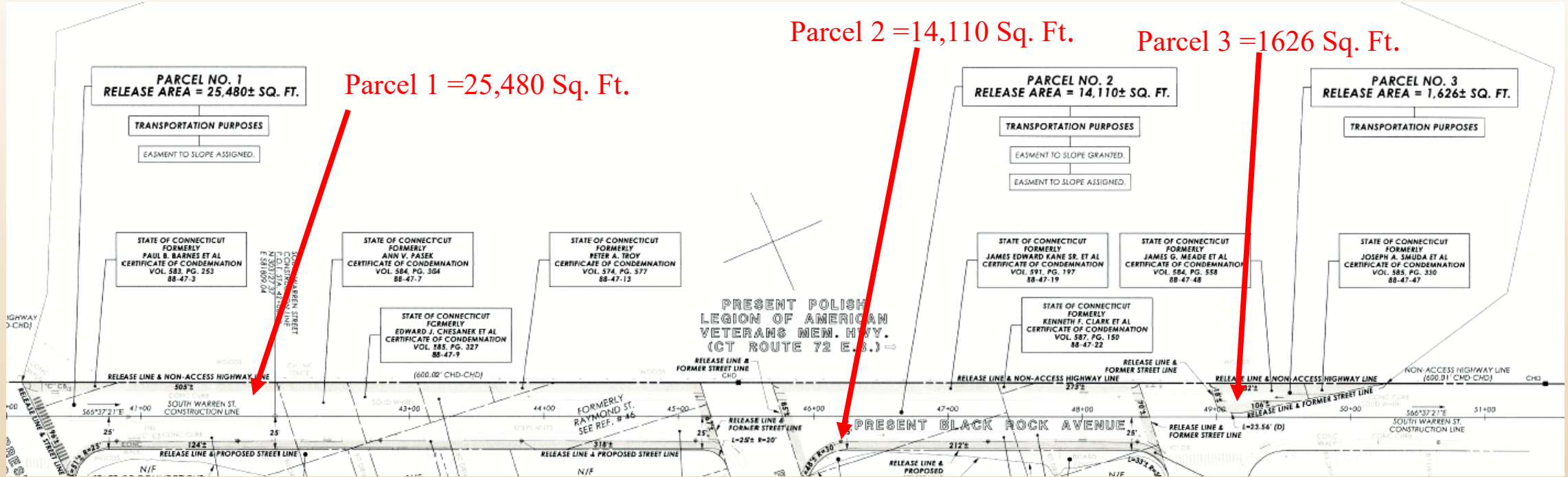
DOT seeks Board approval of this Quit Claim Deed conveying land to City of New Britain for Transportation Purposes for no monetary consideration.

PROJECT BACKGROUND

Attached are a deed and release maps for the proposed conveyance of six parcels of land consisting of a total of 116,396± 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.

These parcels of land and easements were acquired by the Department of Transportation in connection with the 0088-0047 project for the relocation of Route 72 in New Britain. Construction for project 0088-0047 was completed on August 6, 1970, and the subject parcels will be incorporated into the City's roadway inventory. This release, along with several others, will complete the process of conveying all pertinent real property rights for the 0088-0047 realigned town roads to the City.

MAP SHOWING LAND RELEASE TO CITY OF NEW BRITAIN

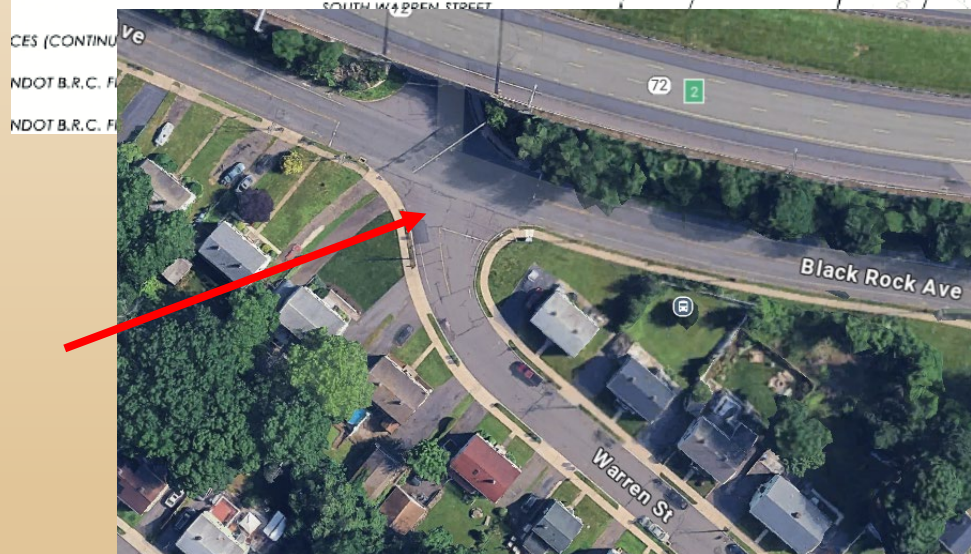
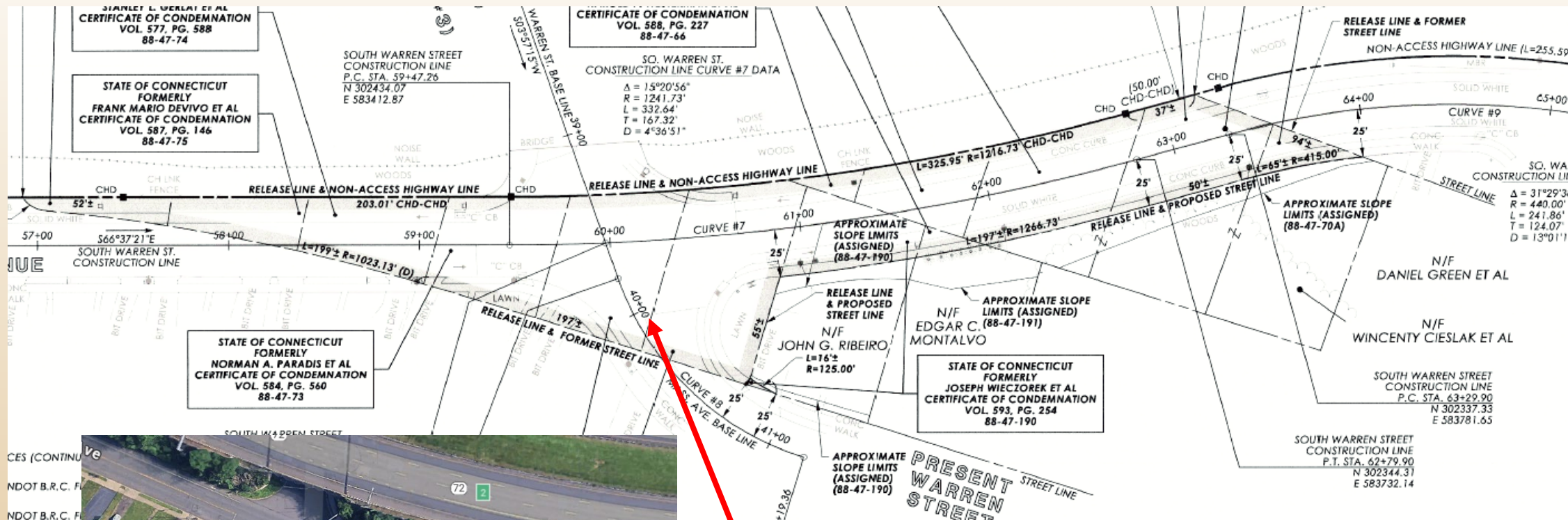


Land Release shown in : Google Map

State Properties Review Board

PRB #26-008

MAP SHOWING LAND RELEASE TO CITY OF NEW BRITAIN



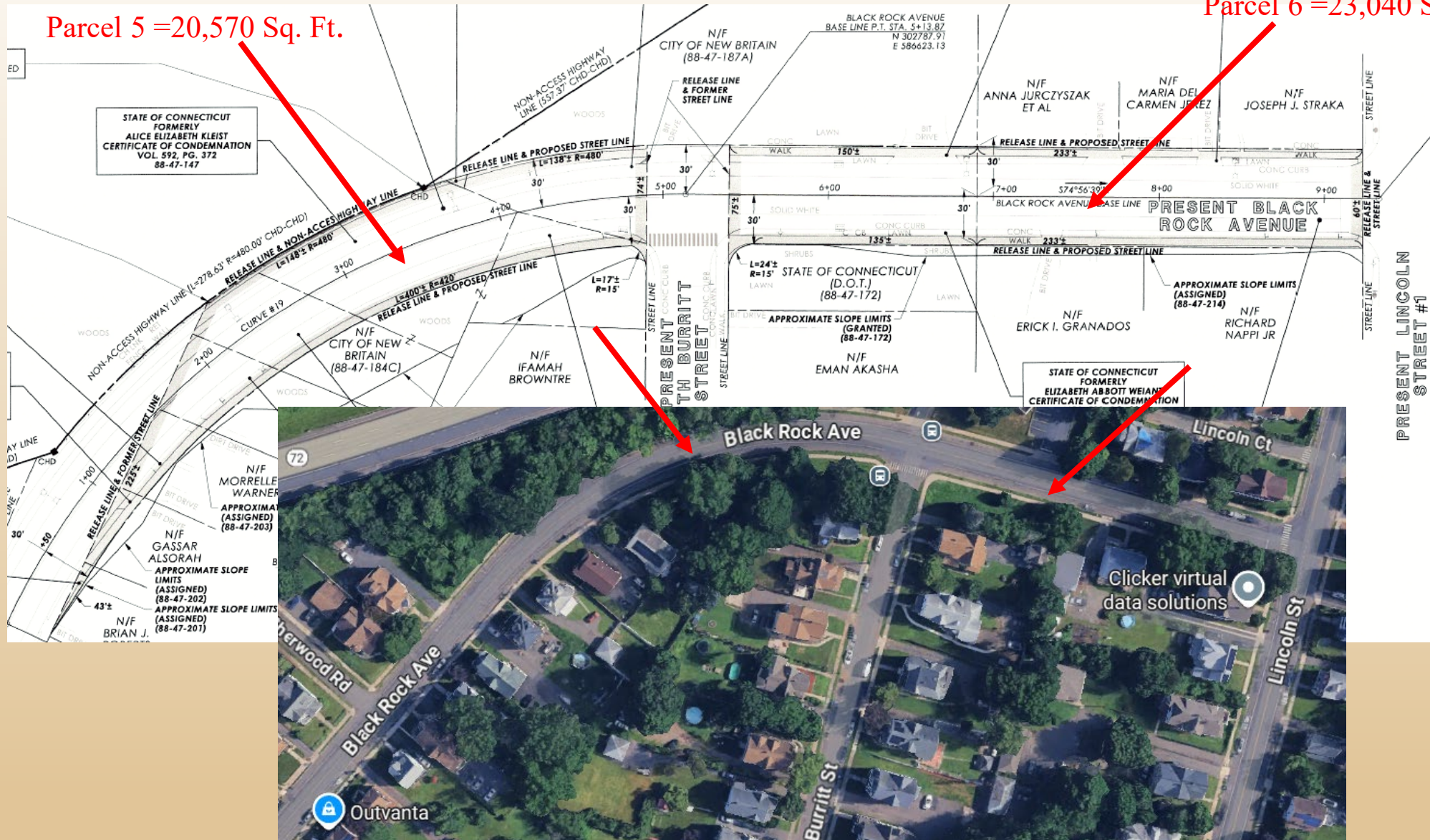
Parcel 4 = 31,570 Sq. Ft.

Land Release shown in : Google Map

MAP SHOWING LAND RELEASE TO CITY OF NEW BRITAIN

Parcel 5 = 20,570 Sq. Ft.

Parcel 6 = 23,040 Sq. Ft.



Land Release shown in : Google Map

State Properties Review Board

PRB #26-008

DOT INQUIRIES:

In reviewing the TRR, I see that on page 7 of the deed, first paragraph, the release below highlighted in yellow.

For the State's source of title to Parcel No. 6, reference is made to acquisitions by the State of Connecticut through Eminent Domain proceedings against Yvonne Pomerleau, as evidenced by a Certificate of Condemnation recorded on October 22, 1965 in Volume 593 at Page 234 of the New Britain Land Records, against Elizabeth Abbott Weiant, as evidenced by a Certificate of Condemnation recorded on October 22, 1965 in Volume 593 at Page 232 of said Land Records, against Edward L. Broff and Anna E. Broff, as evidenced by an Amended Certificate of Condemnation recorded on November 19, 1965 in Volume 595 at Page 277 of said Land Records.

**STATE OF CONNECTICUT
FORMERLY
EDWARD L. BROFF ET AL
CERTIFICATE OF CONDEMNATION
VOL. 593, PG. 233
88-47-173**

Yet the Release Map, sheet 3 of 3, stated a different volume and page (593/233). Which is correct?

DOT Response: The map was revised, and the deed is being revised to reflect the deed revision date, and all dates will be changed to 2026. This will be forwarded to OPM to re-execute and then make its way back to you.

Staff Response: OK

Recommendation

Staff recommends suspension of the proposed Release, pending receipt of the updated Quit Claim Deed.

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: 02/02/2026

Town Road Release



Courtesy : Google Map

Release of Land to Town of New Britain by CTDOT

<i>PRB #</i>	26-009
<i>Transaction/Contract Type:</i>	RE – TRR
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	088-053-256A
<i>Grantee:</i>	City of New Britain
<i>Property:</i>	Route 72 Relocation – 177,361 sq.ft. of Land
<i>Project Purpose:</i>	Release for Transportation Purposes
<i>Item Purpose:</i>	Quit Claim Deed
<i>Date:</i>	January 29, 2026

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

UNDER PRB # 26-009

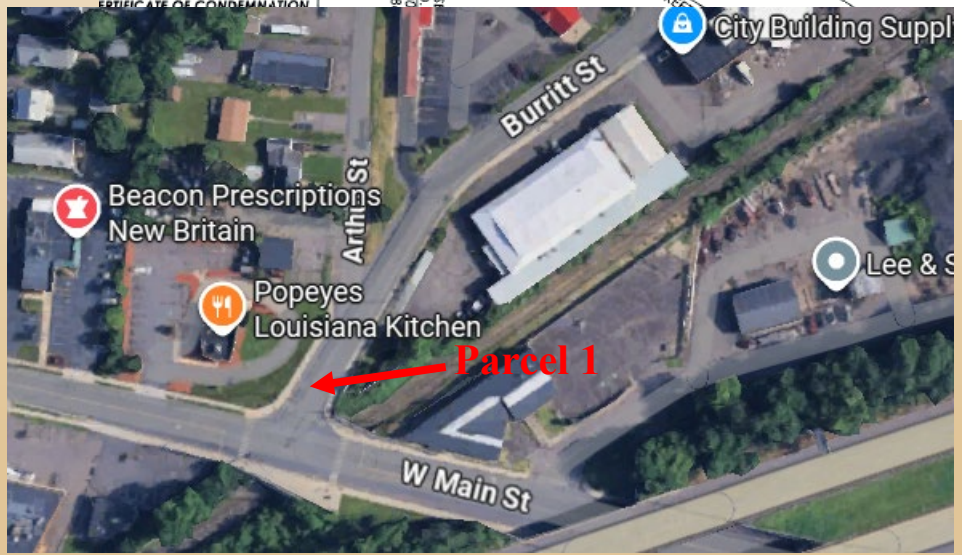
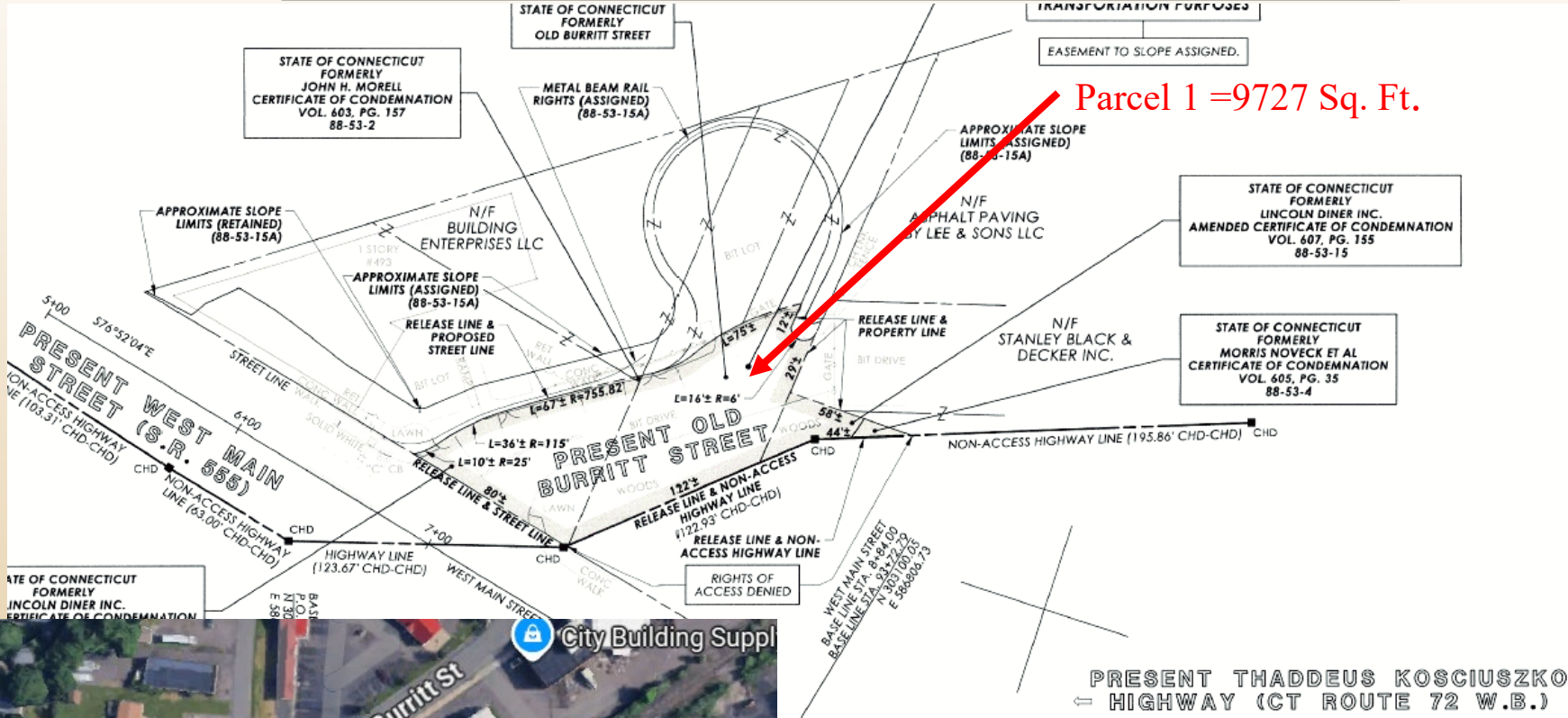
DOT seeks Board approval of this Quit Claim Deed conveying land to City of New Britain for Transportation Purposes for no monetary consideration.

PROJECT BACKGROUND

Attached are a deed and release maps for the proposed conveyance of sixteen parcels of land consisting of a total of 177,361± 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.

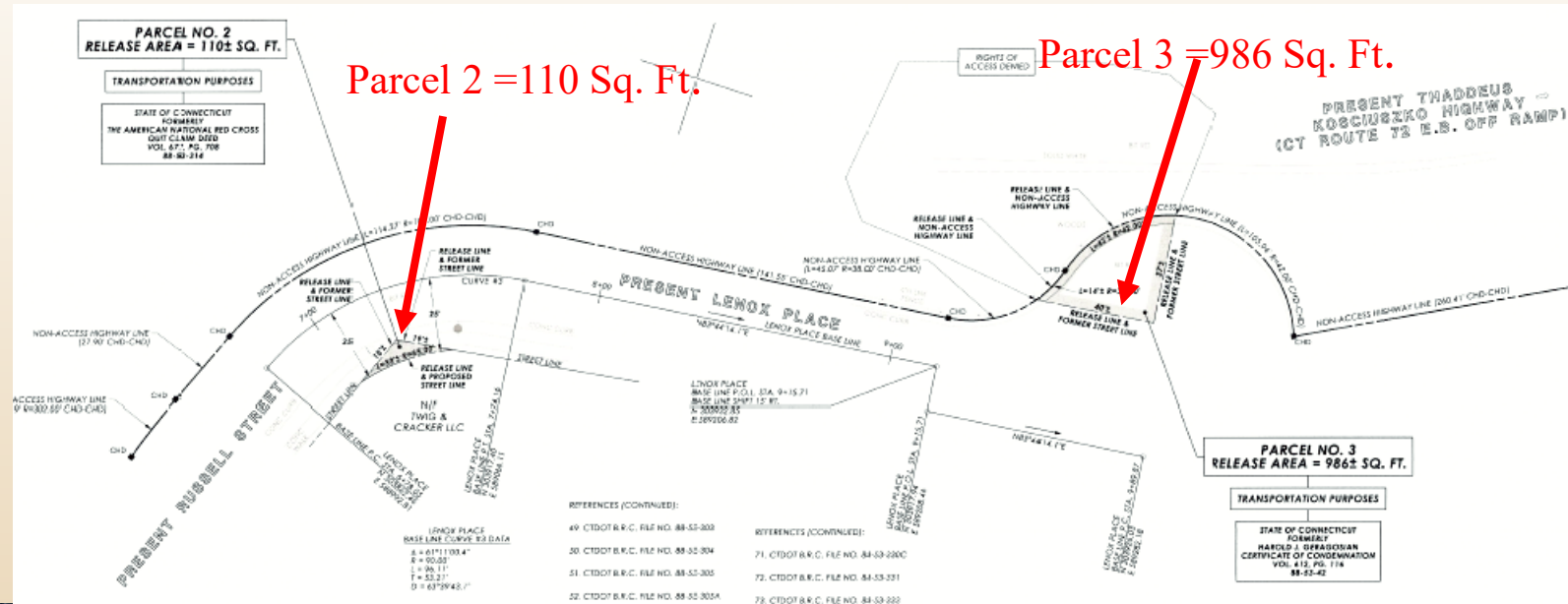
These parcels of land and easements were acquired by the Department of Transportation in connection with the 0088-0053 project for the relocation of Route 72 in New Britain. Construction for project 0088-0053 was completed on November 22, 1979, and the subject parcels will be incorporated into the City's roadway inventory. This release, along with several others, will complete the process of conveying all pertinent real property rights for the 0088-0053 realigned town roads to the City.

MAP SHOWING LAND RELEASE TO CITY OF NEW BRITAIN

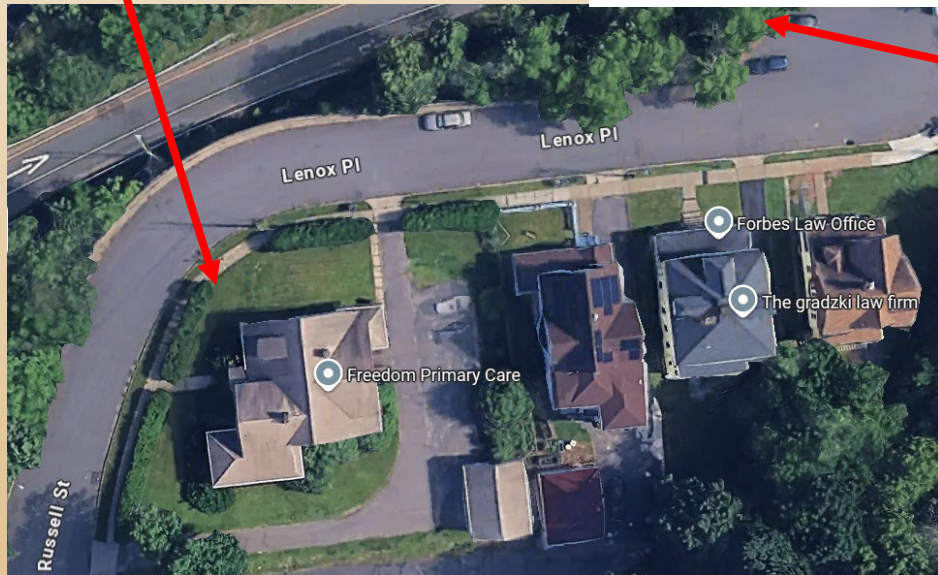


Land Release shown in : Google Map

MAP SHOWING LAND RELEASE TO CITY OF NEW BRITAIN



Parcel 2



Land Release shown in : Google Map

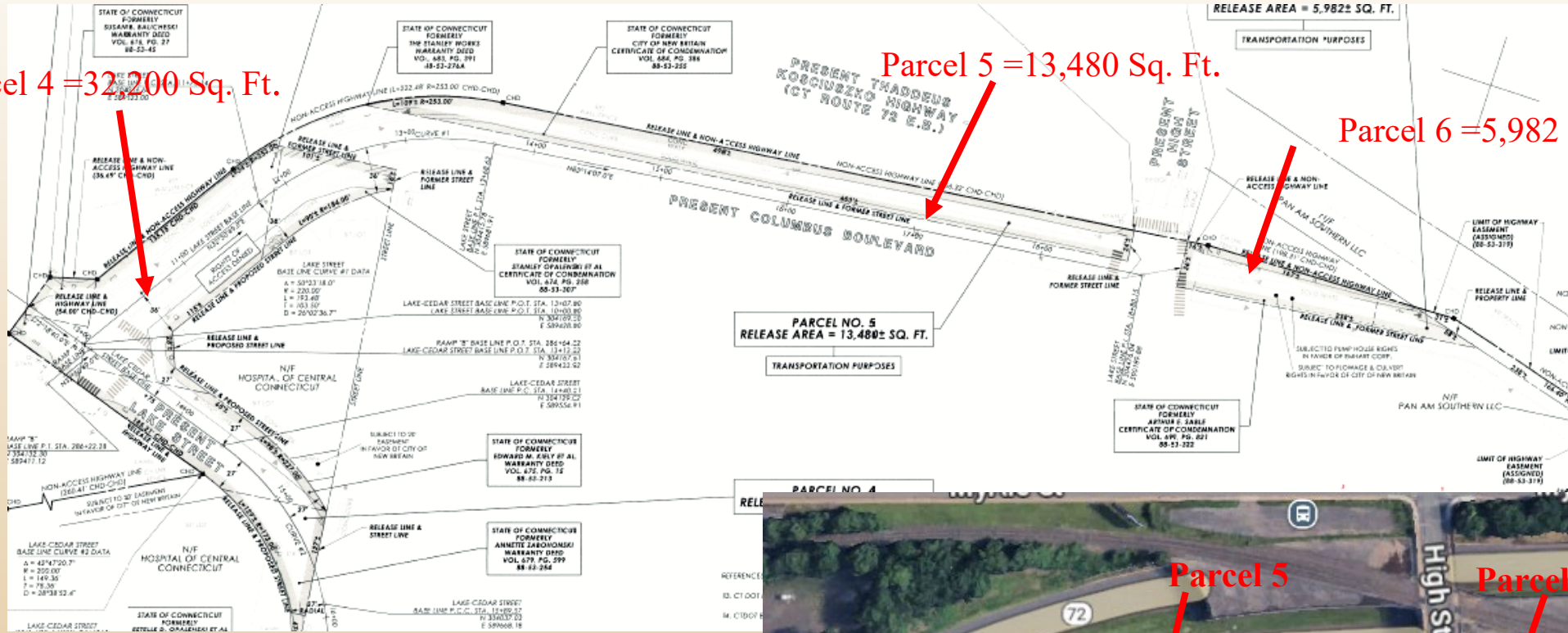
Parcel 3

MAP SHOWING LAND RELEASE TO CITY OF NEW BRITAIN

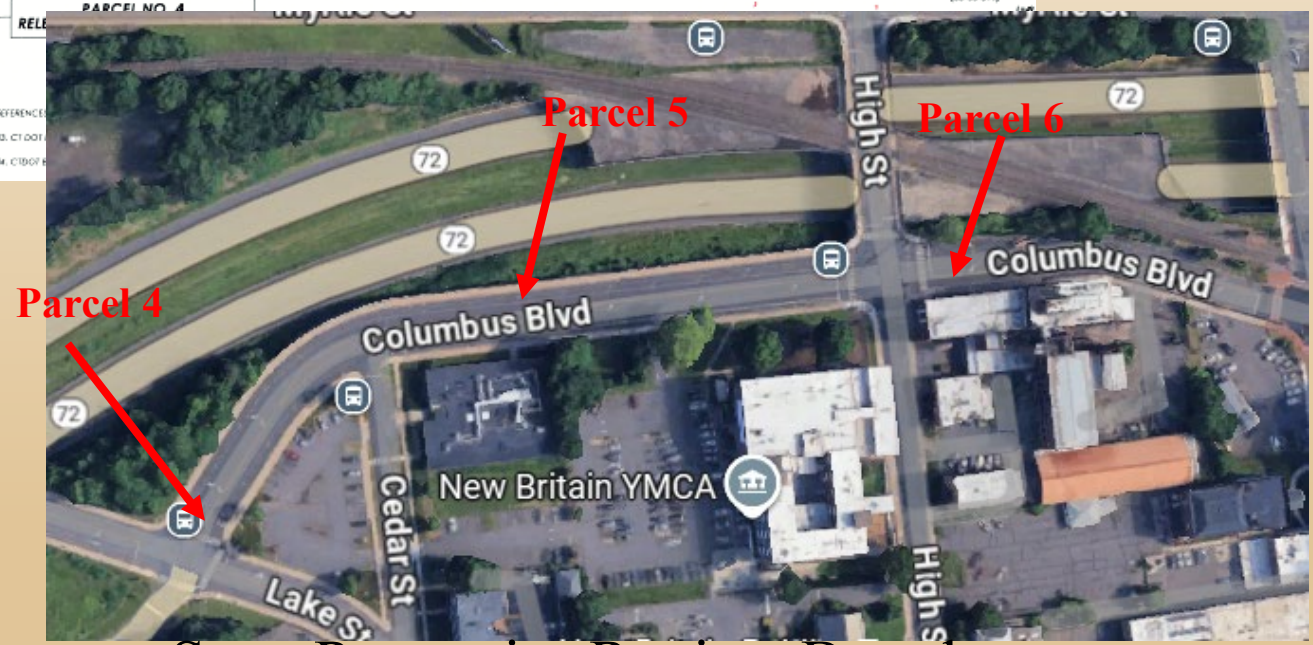
Parcel 4 = 32,200 Sq. Ft.

Parcel 5 = 13,480 Sq. Ft.

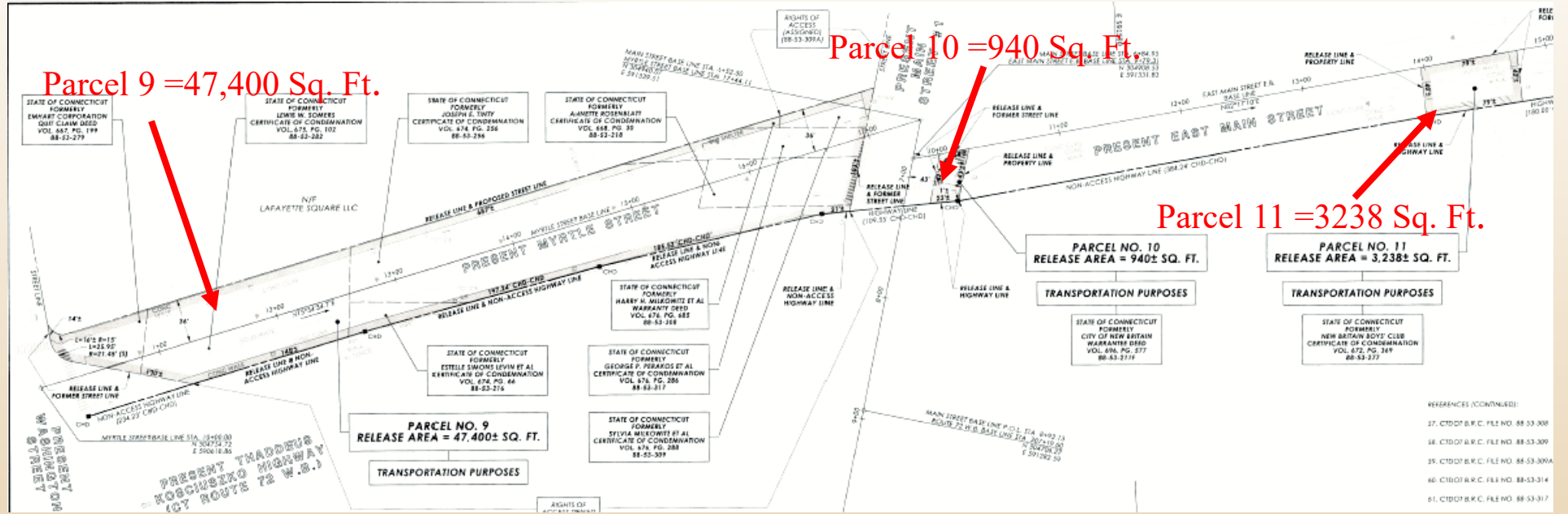
Parcel 6 = 5,982 Sq. Ft.



Land Release shown in : Google Map



MAP SHOWING LAND RELEASE TO CITY OF NEW BRITAIN



Parcel 9

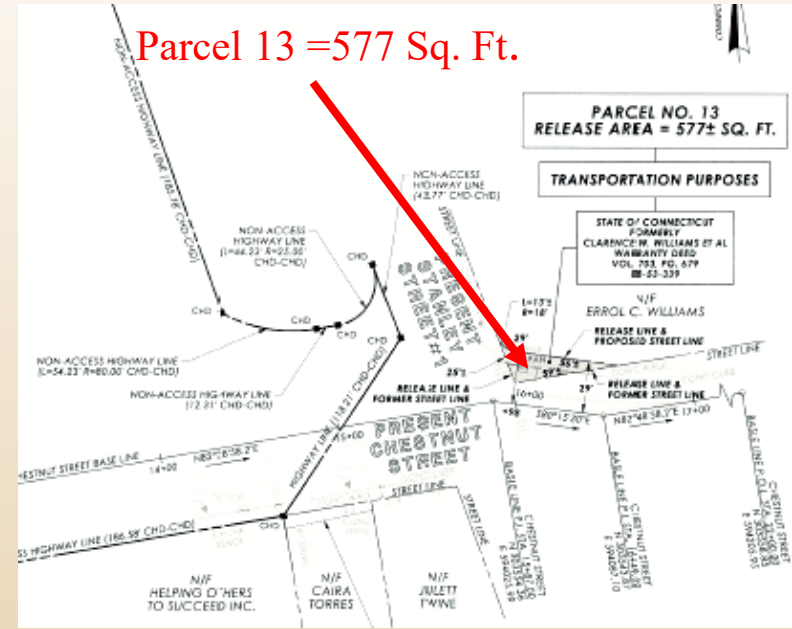
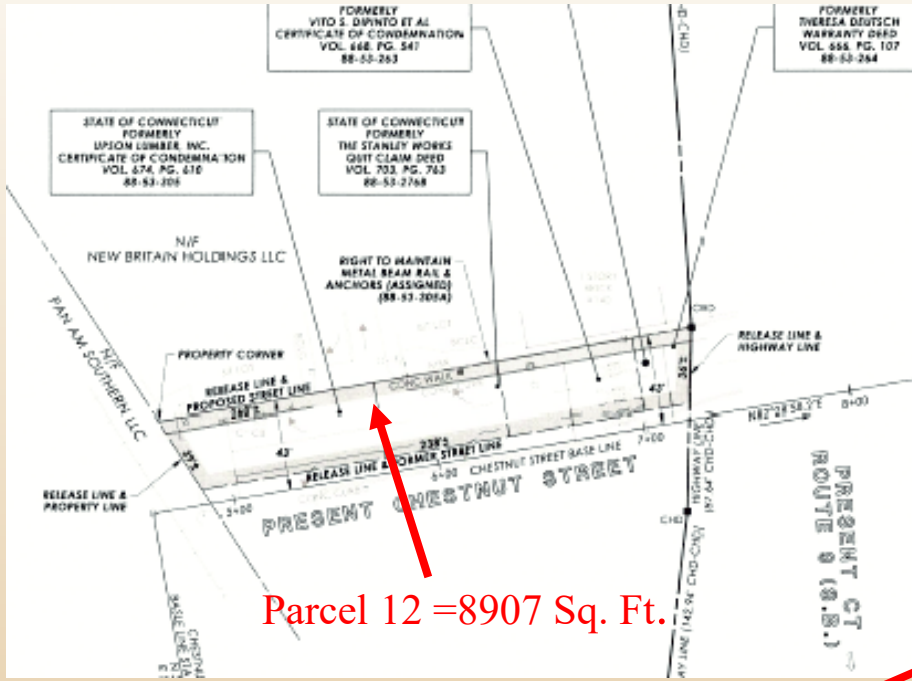
Parcel 10

Parcel 11

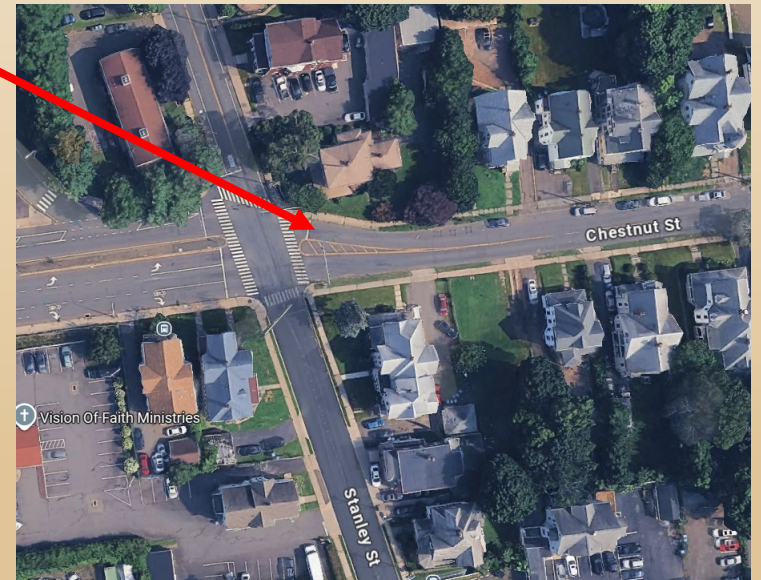


Land Release shown in : Google Map

MAP SHOWING LAND RELEASE TO CITY OF NEW BRITAIN



Land Release shown in : Google Map



State Properties Review Board

PRB #26-009

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: 02/02/2026

5. ARCHITECT ENGINEER – OLD BUSINESS

6. ARCHITECT ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

Chairman Josephy requested a motion to approve Board Fees and travel reimbursement for Members attending the January 29, 2026 Legislative Subcommittee Meeting with Legislative Leadership at the LOB including Mr. Berger, Mr. Morin and Mr. Coleman. Mr. Shiffrin made the motion, seconded by Mr. Berger. The motion passed unanimously.

Chairman Josephy requested a motion to approve Board Fees and travel reimbursement for Members attending the January 30, 2026 Site Inspection including himself, Mr. Berger, Mr. Shiffrin, Mr. Coleman, Mr. Morin and Mr. Lombardo. Mr. Berger made the motion, seconded by Mr. Shiffrin. The motion passed unanimously.

8. VOTES ON PRB FILE:

PRB FILE #26-001-A – Mr. Morin moved and Mr. Berger seconded a motion to approve PRB FILE #26-001-A. The motion passed unanimously.

PRB FILE #26-002-A – Mr. Lombardo moved and Mr. Shiffrin seconded a motion to approve PRB FILE #26-002-A. The motion passed unanimously.

PRB FILE #26-008 – Mr. Morin moved and Mr. Coleman seconded a motion to suspend PRB FILE #26-008, pending receipt of revised map and quit-claim deed. The motion passed unanimously.

PRB FILE #26-009 – Mr. Shiffrin moved and Mr. Morin seconded a motion to approve PRB FILE #26-009. The motion passed unanimously.

9. NEXT MEETING

Thursday, February 5, 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: February 2, 2026
