

OFFICE OF THE
TOWN COUNCIL

TOWN OF EAST HARTFORD

740 Main Street

East Hartford, Connecticut

(860) 291-7208

FAX (860) 291-7389

2022 JAN 18 AM 11:43

TOWN CLERK
EAST HARTFORD

DATE: January 18, 2022

TO: Town Council Members

FROM: Rich Kehoe, Chair

RE: Tuesday, January 25, 2022 7:00 p.m. Town Council Chambers
and Microsoft "Teams"

This meeting is accessible through "Microsoft Teams" 1-929-235-8441

Conference ID: 935 080 032 #

In accordance with Section 3.3 (a) of the Town Charter, a Special Meeting of the Town Council will be held as follows:

Tuesday, January 25, 2022

7:00 p.m.

Town Council Chambers/Microsoft "Teams"

The purpose of the meeting is to meet to hear public comment, discuss and possibly vote on the following:

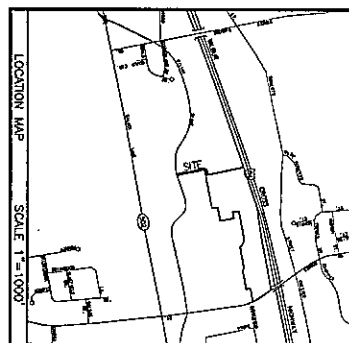
A. Applegate Lane –

1. The Acquisition of Parcels of Land that Comprise Right-of-Way currently known as Applegate Lane, and Abutting .031 +/- Acre Vacant Parcel and
2. Dedication of Applegate Lane as a Town Road/Public Highway

B. Brookside Lane –

1. The Acquisition of Parcelsof Land that Comprise State Property Currently Known as Brookside Lane; and
2. Dedication of Brookside Lane as a Town Road/Public Highway

cc: Mayor Walsh
Rich Gentile, Assistant Corporation Counsel

[illegible]

CURVE DATA TABLE				
CURVE	DELTAY	RADIUS	LEADOTH	CHORD
C1	714.4136°	72.20	95.64	549.0756W 89.58°

property. Mrs. Miller is aware that the Town Council will also refuse the offer of this property. However, she requested that this committee recommend that the Town Council add that it is unusable property and that it not be taxed (assessed) as such.

John Lawlor, Public Works Director, opined that the town not accept this donation of property due to the risks of ownership that it presents, namely tree damage to adjoining property owners.

Rich Gentile, Assistant Corporation Counsel, cannot speak to the value of the property but did state that a phase I environmental study would have to be either performed or waived and the necessary title work would have to be completed through Probate Court.

MOTION By Tom Rup
seconded by Awet Tsegai
to **table** this matter to discuss further options.
Motion carried 3/0.

Acquisition of Applegate Lane

MOTION By Tom Rup
seconded by Awet Tsegai
That The Real Estate Acquisition and Disposition Committee recommends to the Town Council that, subject to C.G.S. 8-24 review by the Planning and Zoning Commission, it (a) approve the acquisition of the Property shown on the survey attached hereto shown as Private Right of Way to be acquired by the Town of East Hartford Area = 1.40 +/- Acres (61,139 +/- S.F.) on a map entitled "Perimeter Survey Prepared for the Town of East Hartford Applegate Lane East Hartford Connecticut" dated 11/23/2021, comprising a portion of the property known as Applegate Lane, from the Estate of Abraham Gosman and/or his heirs, assigns or trustees, for (the sum of \$20,000 (the "Property") and (b) waive the requirements of Town Ordinances section 10-18(b) with respect to obtaining an appraisal of the Property and a Phase 1 Environmental Report on the Property, such waivers being in the best interests of the Town, given the fact that consideration is minimal and does not warrant the cost of an appraisal, and the Town has sufficient environmental background information on the Property given its recent acquisition of abutting property; and (c) schedule a special meeting to accept Applegate Lane as a public street/highway as required pursuant to Connecticut General Statutes section 13a-48, and accept Applegate Lane as a public street/highway.
Motion carried 3/0.

MOTION By Awet Tsegai
seconded by Tom Rup
The Real Estate Acquisition and Disposition Committee recommends to the Town Council that, subject to C.G.S. 8-24 review by the Planning and

Zoning Commission, it (a) approve the acquisition of the Property shown on the survey attached hereto as Private Right of Way to be acquired by the Town of East Hartford Area = 0.24 +/- Acres (13,353 +/- S.F.) and land to be acquired by the Town of East Hartford Area = .031 +/- Acres (10,289 +/- S.F.) as shown on a map entitled "Perimeter Survey Prepared for the Town of East Hartford Applegate Lane East Hartford Connecticut" dated 11/23/2021 comprising a portion of the property known as Applegate Lane and land abutting Applegate Lane, from Ansonia Acquisitions I, LLC for no cash, but other valuable considerations, (the "Property") and (b) waives the requirements of Town Ordinances section 10-18(b) with respect to obtaining an appraisal of the Property and a Phase 1 Environmental Report on the Property, such waivers being in the best interests of the Town, given the fact that there is no cash consideration and does not warrant the cost of an appraisal, and the Town has sufficient environmental background information on the Property given its recent acquisition of abutting property; and (c) schedule a special meeting to accept Applegate Lane as a public street/highway as required pursuant to Connecticut General Statutes section 13a-48, and accept Applegate Lane as a public street/highway.
Motion carried 3/0.

19/31 Margery Drive – Stub Road

MOTION By Tom Rup
seconded by Awet Tsegai
that this committee recommend **not** to convey the parcel of land between 19 and 31 Margery Drive – known as a stub road – to the adjacent property owners.
Motion carried 3/0.

OLD BUSINESS

Brookside Lane – Acceptance as a Town Road

Rich Gentile, Assistant Corporation Counsel, led a discussion on the reasons to accept Brookside Lane as a town road. The Town Council will schedule a special Meeting at the end of January to act on this issue.

Possible Sale or Discontinuance of Congress Street

MOTION By Awet Tsegai
seconded by Tom Rup
that this committee: (a) not seek bids with respect to the sale and transfer of an approximately one foot strip of land along Congress Street shown as "N/F TOWN OF EAST HARTFORD See Volume 574, page 247 (parcel 2)

Return to:
Town of East Hartford
740 Main Street
East Hartford, Connecticut 06108

QUIT-CLAIM DEED

STATUTORY FORM

The State of Connecticut, Department of Transportation, (Grantor), Joseph J. Giulietti, Commissioner, under authority granted by Section 13a-80 of the General Statutes of Connecticut, as revised, acting herein by Terrence J. Obey, Director of Rights of Way, Bureau of Engineering and Construction, Department of Transportation, duly authorized, with the advice and consent of the Office of Policy and Management of the State of Connecticut, and the State Properties Review Board, for good and valuable consideration, does hereby give, grant, bargain, sell, convey, and assign for highway purposes, to the Town of East Hartford, (Grantee), a Municipal corporation existing under the laws of the State of Connecticut, and having its territorial limits within the County of Hartford and State of Connecticut, with QUIT-CLAIM COVENANTS,

That certain parcel of land situated in the Town of East Hartford, County of Hartford and State of Connecticut, located on the northwesterly side of Present Roberts Street (S.R. 518), containing 1.9 acres, more or less, and more particularly shown on a map to be filed in the East Hartford Town Clerk's Office entitled: "TOWN OF EAST HARTFORD MAP SHOWING LAND RELEASED TO TOWN OF EAST HARTFORD BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION INTERSTATE 84 VICINITY ROBERTS STREET (S.R. 518) SCALE 1" = 40' MARCH 2021 SCOTT A. HILL, P.E. CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION", TOWN NO. 42, PROJECT NO. 42-216, SERIAL NO. 9C, SHEET 1 OF 1. Last revised 7/15/21, bounded and described as follows:

SOUTHEASTERLY	by Present Roberts Street (S.R. 518), a distance of 100 feet, by a line designated, "RELEASE LINE & HIGHWAY LINE", as shown on said map;
SOUTHWESTERLY	by land of the State of Connecticut (D.O.T.), a distance of 205 feet, more or less, by a line designated, "RELEASE LINE & STREET LINE," as shown on said map;
SOUTHERLY	by said land of the State of Connecticut (D.O.T.), a distance of 56 feet, more or less, by a line designated, "RELEASE LINE & STREET LINE," as shown on said map;
SOUTHEASTERLY	by said land of the State of Connecticut (D.O.T.), a total distance of 891 feet, more or less, by a line designated, "RELEASE LINE & STREET LINE", as shown on said map;
WESTERLY, NORTHERLY and EASTERLY	by said land of the State of Connecticut (D.O.T.), land now or formerly of the East Hartford Equipment Corp., and land now or formerly of the Town of East Hartford, each in part, 258 feet, more or less, along a curve having a radius of 60 feet, by a line designated, "RELEASE LINE & STREET LINE", as shown on said map;

Town of East Hartford
42-216-9C

NORTHEASTERLY by land of the Town of East Hartford, 65 feet, more or less, by a line designated, "RELEASE LINE & STREET LINE", as shown on said map;

Generally
NORTHERLY by said land of the Town of East Hartford, a total distance of 856 feet, more or less, by lines designated, "RELEASE LINE & STREET LINE" and "RELEASE LINE, PROPERTY LINE & STREET LINE", as shown on said map;

NORTHEASTERLY by land now or formerly of Brookside/Roberts Street Properties LLC, 255 feet, more or less, by a line designated, "RELEASE LINE & STREET LINE", as shown on said map;

NORTHERLY by said land now or formerly of Brookside/Roberts Street Properties LLC, 59 feet, more or less, by a line designated, "RELEASE LINE & STREET LINE", as shown on said map.

Together with all right, title, interest, claim, and demand the State of Connecticut has in and to those certain easements to slope under, over, and across portions of land of the Town of East Hartford, and land now or formerly of Brookside/Roberts Street Properties LLC, as more particularly shown on said map.

Together with all right, title, interest, claim, and demand the State of Connecticut has in and to those two certain D.R.O.W.'s including the right to drain to the point of dissipation under, over, and across portions of land of the Town of East Hartford, as more particularly shown on said map.

Together with the assignment of all Grantor's rights with respect to the denial of access across that 59 foot, more or less, portion of street line located on the northerly side of Brookside Lane, to and from the land now or formerly of Brookside/Roberts Street Properties LLC, over and across the line designated, "RELEASE LINE & STREET LINE", as more particularly shown on said map.

Grantor, for itself, its successors and assigns, does hereby further give and grant unto Grantee, its successors and assigns, the following full and perpetual easements under, over and across portions of land of Grantor, as more particularly shown on said map.

1. An easement to drain located between and opposite Stations 21+00 and 22+00, right of the Base Line of Present Brookside Lane.
2. An easement to slope.

For the State's source of title to the premises herein conveyed and assigned, reference is made to acquisitions from the Town of East Hartford as contained in a Quit Claim Deed dated February 27, 1984 and recorded in Volume 866 at Page 87 of the East Hartford Land records and through Eminent Domain proceedings against The East Hartford Equipment Corporation, as as evidenced by a Certificate of Condemnation recorded on December 19, 1983 in Volume 846 at Page 349 of said Land Records against E.M.F. Incorporated, as evidenced by a Certificate of Condemnation recorded on May 19, 1982 in Volume 785 at Page 80 of said Land Records against Emil L. Downey, James E. Hudson, and Alvin R. Goody, as evidenced by a Certificate of Condemnation recorded on April 5, 1983 in Volume 814 at Page 120 of said Land Records and against Texaco Inc., as evidenced by a Certificate of Condemnation recorded on August 31, 1983 and recorded in Volume 834 at Page 66 of said Land Records.

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, especially an easement in favor of the Hartford Electric Light Company.

Town of East Hartford
42-216-9C

The above-described premises are conveyed and assigned subject to any and all provisions of any ordinance, municipal regulation, or public or private law.

IN WITNESS WHEREOF, the State of Connecticut, Department of Transportation, acting herein by Terrence J. Obey, Director of Rights of Way, Bureau of Engineering and Construction, duly authorized, has caused its seal to be hereto affixed and this Instrument to be executed in its behalf this 11th day of August, A.D. 2021.

Signed, Sealed and Delivered
in the presence of

State of Connecticut
Department of Transportation
Joseph J. Giuliotti
Commissioner

Diane Gogulski
Witness DIANE GOGULSKI

By [Signature] (L.S.)

Marie Gaj
Witness MARIE GAJ

Terrence J. Obey
Director of Rights of Way
Bureau of Engineering and Construction
Department of Transportation
Duly Authorized

STATE OF CONNECTICUT)

) ss: Newington

COUNTY OF HARTFORD)

The foregoing Instrument was acknowledged before me this 11 day of August, A.D. 2021, by Terrence J. Obey, Director of Rights of Way, Bureau of Engineering and Construction, Department of Transportation of the State of Connecticut.

My Commission Expires

MARIE GAJ
Notary Public, State of Connecticut
My Commission Expires February 29, 2024

This conveyance is made with the advice and consent of the undersigned in conformity with Section 13a-80 of the General Statutes of Connecticut, as revised.

Paul Hinsch (Date)
Paul Hinsch
Policy Director of Asset Management
Office of Policy and Management
State of Connecticut
Duly Authorized

Edwin S. Greenberg (Date) 12/2/2021
Edwin S. Greenberg, Chairman
State Properties Review Board
State of Connecticut
Duly Authorized

APPROVED AS TO FORM

William Tong, Attorney General

By [Signature]
Jeffrey B. Zeman
Assistant Attorney General
Duly Authorized

Date (7/10/21)



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone:

(860) 594-2465



December 14, 2021

The Honorable Michael Walsh,
Mayor
Town of East Hartford
740 Main Street
East Hartford, Connecticut 06108

Dear Mayor Walsh:

Subject: State Land – Brookside Lane, East Hartford
File No. 42-216-9C

Please be advised that the Department of Transportation (Department) has received final approval and is now ready to close.

Enclosed is a copy of the executed deed, closing report and release map. Please sign two copies of the closing report and forward to this office. The amount due at closing, in the form of a bank check made payable to "Treasurer, State of Connecticut", is \$1,000.00.

Upon receipt of the above, the Department will send you by Certified Mail, a copy of the closing report, the original executed deed, fixed line mylar and the conveyance tax form for you to file in the East Hartford Town Hall.

In the interim, should you have any questions, please contact me by the address above or email at Christie.labella@ct.gov.

Sincerely,

Christie A. LaBella

Property Agent 2

Property Management Section

Division of Rights of Way

Enclosures

cc: Richard P. Gentile, Assistant Corporation Counsel
Town of East Hartford

RELEASE NEGOTIATION AND CLOSING REPORT

TYPE OF SALE Town Road Release

BUYERS NAME Town of East Hartford
(as to appear on deed)

ADDRESS 740 Main Street
East Hartford, CT 06108

TOWN East Hartford

ROAD Brookside Lane

FILE NO. 42-216-9C

FED. PROJ. NO. _____

CONTACT AT Attorney Richard P. Gentile
(860) 291-7217
Mayor Michael Walsh
(860) 291-7100

REGISTERED			
VALUE	<u>N/A</u>	RELEASE PRICE	<u>\$1,000</u>
TERMS OF SALE	<u>\$1,000 administrative fee</u>	DEPOSIT	<u>\$0</u>
TYPE OF LAND	<u>1.90± acres</u>	BALANCE DUE	<u>\$1,000</u>

RESERVATIONS IN RELEASE DEED *Easement in favor of Hartford Electric Light Company *Subject to
an easement in favor of Hartford Electric Company *35' DROW & easement to drain IFO SOC (DOT) or its assigns
(42-216-10) *Rights of access assigned *Easement to slope assigned *D.R.O.W. assigned *35' DROW IFO SOC (DOT)
or its assigns (42-216-9E) *Easement to drain IFO the East Hartford Equipment Corp. (42-216-9B)

STATE FILE NO.	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	APPROX. ORIGINAL PURCH. PRICE/SZ.	DATE OF DEED
See Attached				

FED. PARTICIPATING _____ ORIG. CODING _____

REMARKS _____

CODING _____

ROW/CONST. MAP NOS. _____

RELEASE DEED
DELIVERED IN
PERSON

SIGNED _____ DATE _____

RELEASE DEED
DELIVERED BY
MAIL

SIGNED _____ DATE _____

AGENCY REPRESENTATIVE _____ DATE _____

STATE FILE NO.	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	APPROX. ORIGINAL PURCH. PRICE/SZ.	DATE OF DEED
42-216-9	The East Hartford Equipment Corp.	Cert. of Cond./ Vol. 846 Pg. 349	\$1,255,000.00/ 7.01± acres w/buildings	12/19/1983
42-216-10	Town of East Hartford	Quit Claim Deed/ Vol. 866 Pg. 87	no monetary consideration 2.08± acres of land	2/27/1984
42-216-3	EMF Incorporated	Cert. of Cond./ Vol. 785 Pg. 80	\$299,846.00/ 1.05± acres with buildings	5/19/1982
42-216-4	Emil L. Downey et al	Cert. of Cond./ Vol. 814 Pg. 120	\$318,000.00/ 1.75± acres w/buildings	4/5/1983
42-216-1	Texaco, Inc.	Cert. of Cond./ Vol. 834 Pg. 66	\$321,500.00/ 3.25± acres w/buildings	8/31/1983