



UConn HEALTH

June 25, 2025

TO: Members of the Board of Trustees 

FROM: Andrew C. Agwunobi, MD, MBA
Executive Vice President for Health Affairs and CEO of UConn Health

Jeffrey P. Geoghegan, CPA 
Executive Vice President for Finance and Chief Financial Officer

RE: Electric Distribution Easement at 400 Farmington Avenue, Farmington, CT

RECOMMENDATION:

That the Board of Trustees approves the Electric Distribution Easement with the Connecticut Light and Power Company, doing business as (dba) Eversource Energy, across the University of Connecticut Health Center's (UConn Health) property at 400 Farmington Avenue, Farmington, CT 06032. The Administration recommends the Board of Trustees adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees approves the Electric Distribution Easement with Eversource Energy at UConn Health and authorizes Jeffrey Geoghegan, UConn Health Executive Vice President for Finance and Chief Financial Officer, to execute the Electric Distribution Easement."

BACKGROUND:

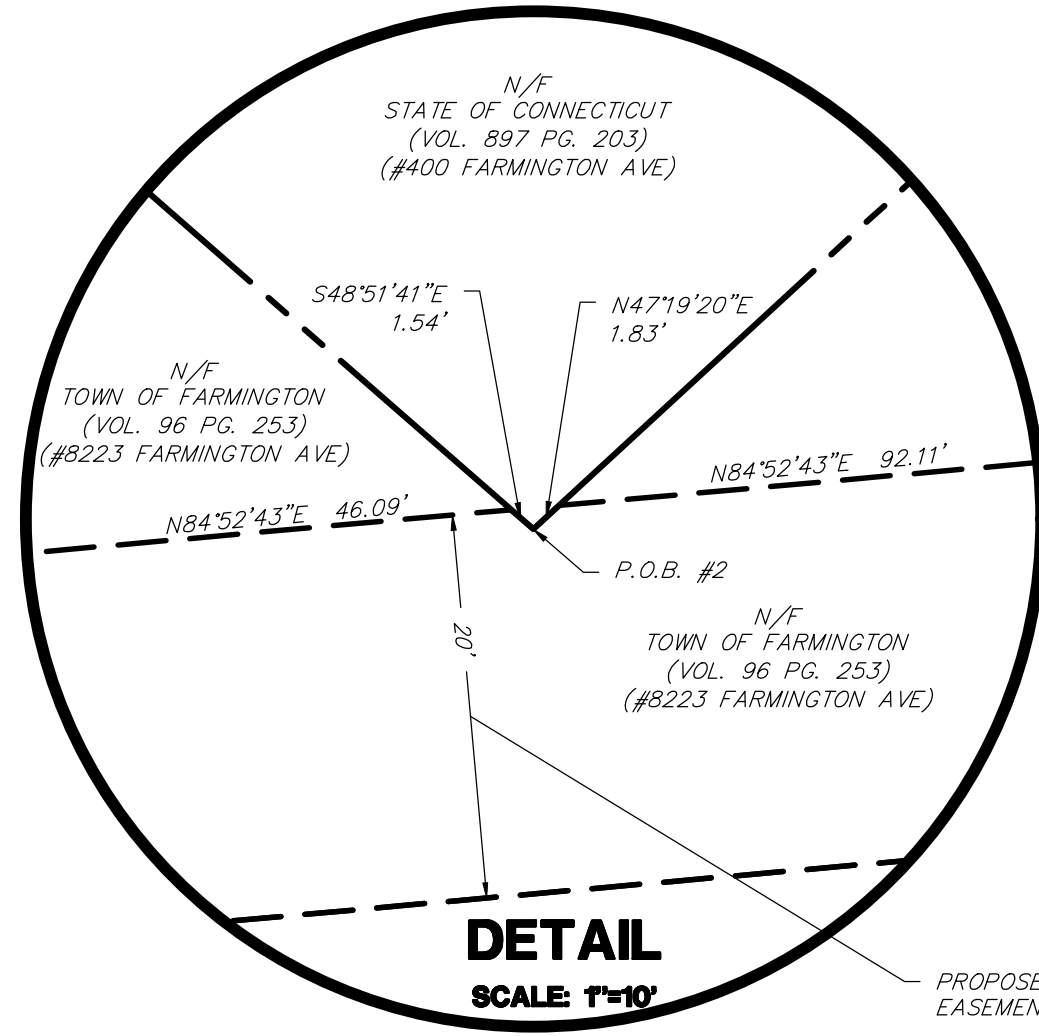
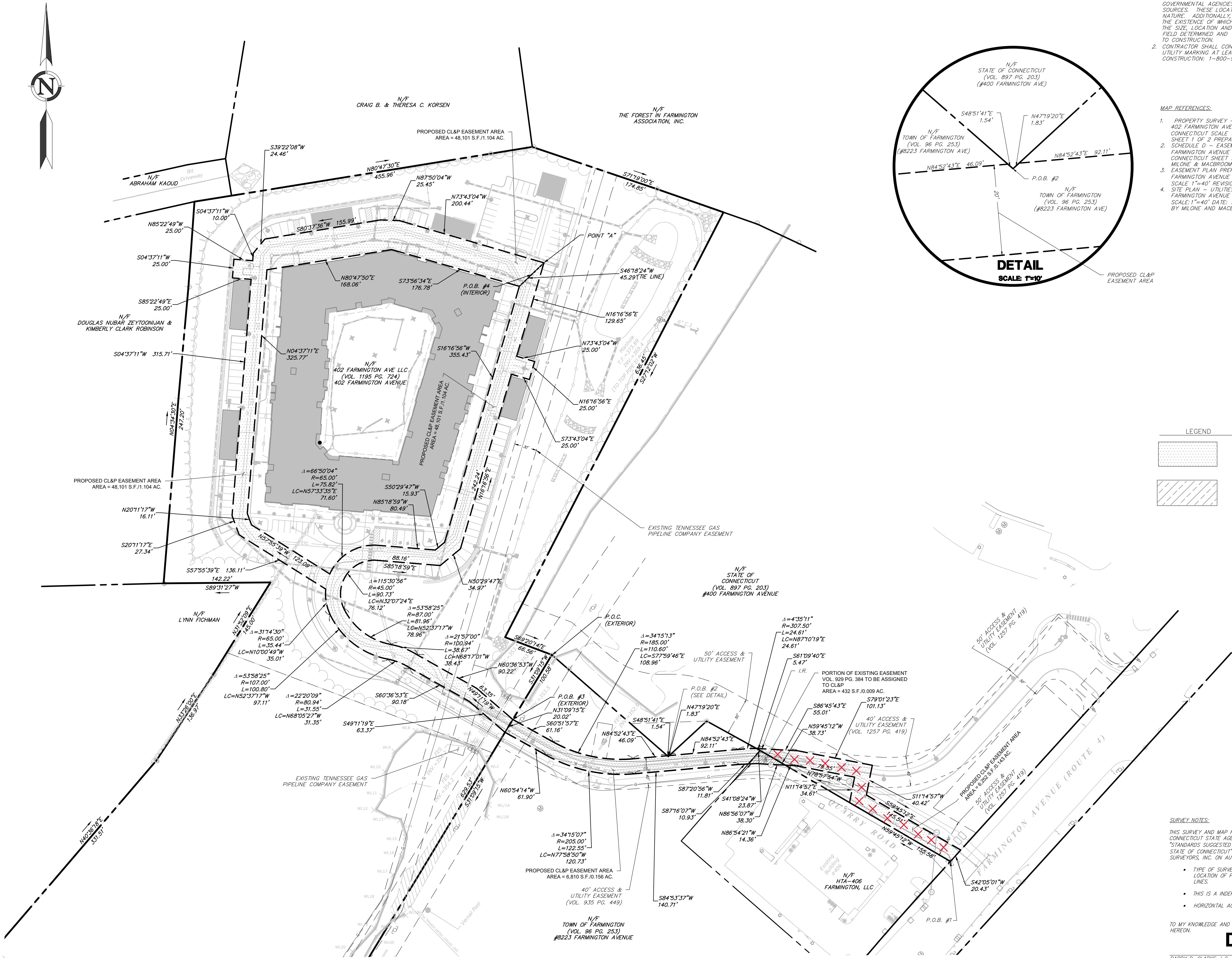
This easement is associated with the entrance drive to UConn Health's property known as the Cell and Genome Sciences Building, located at 400 Farmington Avenue in Farmington, CT.

402 Farmington Ave LLC, a Connecticut limited liability company having an address c/o The Metro Realty Group, Ltd., owns the property at 402 Farmington Avenue, Farmington, CT, and is developing a residential community on its property, which shares a driveway with the University's property at 400 Farmington Avenue, Farmington CT. 402 Farmington Ave LLC entered its own electrical distribution easement with Eversource Energy to supply utilities to its property. Because the proposed easement traverses over the University's property at 400 Farmington Avenue, Farmington, CT, 402 Farmington Ave LLC requested the University enter a similar electrical distribution easement with Eversource Energy.

The proposed easement area is more particularly shown on the attached map entitled "Easement Plan," prepared by Design Professionals on August 29, 2024.

The final easement language remains subject to final negotiation. The University will not seek consideration for this easement, but the easement is contingent upon the Metro Realty Group, Ltd agreeing to reimburse the University for the attorneys' fees expended on the easement review and the execution of an associated indemnification agreement, which will be recorded on the land records, for which 402 Farmington Ave LLC will indemnify the University against future expenses associated with this easement.

Attachments



NOTES:

- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

- MAP REFERENCES:**
- PROPERTY SURVEY - ALTA/NSPS LAND TITLE SURVEY PREPARED FOR 402 FARMINGTON AVE LLC 9249 FARMINGTON AVENUE FARMINGTON, CONNECTICUT SCALE 1"=60' DATE JUNE 7, 2024 REVISIONS 6/26/24 SHEET 1 OF 2 PREPARED BY SLR
 - SCHEDULE D - EASEMENT MAP PROPOSED RESIDENTIAL DEVELOPMENT 402 FARMINGTON AVENUE (ROUTE 4) & QUARRY ROAD FARMINGTON, CONNECTICUT SHEET 1 OF 1 EM DATE NOVEMBER 11, 2021 PREPARED BY MILONE & MACBROOM NOW PART OF SLR
 - EASEMENT PLAN PREPARED FOR FARMINGTON AVENUE BAPTIST CHURCH FARMINGTON AVENUE FARMINGTON, CT SHEET V-D-1 DATE: 07/26/07 SCALE 1"=40' REVISIONS 2/27/08 PREPARED BY FUSS & O'NEILL
 - SITE PLAN - UTILITIES PROPOSED RESIDENTIAL DEVELOPMENT 402 FARMINGTON AVENUE FARMINGTON, CT SHEET UT 06 OF 15 SCALE: 1"=40' DATE: NOVEMBER 2, 2020 REVISED 07/06/2021 PREPARED BY MILONE & MACBROOM NOW A PART OF SLR

- LEGEND**
- PROPOSED CL&P EASEMENT AREA
 - PROPOSED CL&P EASEMENT AREA TO BE ASSIGNED

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2018.

- TYPE OF SURVEY IS AN EASEMENT SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF PROPOSED AND EXISTING EASEMENTS RELATIVE TO PROPERTY LINES.
- THIS IS AN INDEPENDENT RESURVEY BASED ON MAP REFERENCE #1.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DRAFT

BARRY D. CLARKE, L.S. 16766 LIC. NO.

design professionals CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS GIS ANALYSTS / LANDSCAPE ARCHITECTS	
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PREPARED FOR: The Metro Realty Group, Ltd. 6 Executive Drive Suite 100 Farmington, CT 06032	
PROJECT NO. 4660	DATE 8/29/24
DESIGN BY BDC	DATE 8/29/24
REVISIONS	NO.
1	10/24/2024
2	12/02/2024
3	2/04/2025
EASEMENT MAP DEPICTING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY dba FARMINGTON AVE LLC, STATE OF CONNECTICUT & THE TOWN OF FARMINGTON 402 FARMINGTON AVENUE, 8223 FARMINGTON AVENUE & 400 FARMINGTON AVENUE SCALE: 1" = 60' DATE: AUGUST 29, 2024 FILE NO. W24180	
BY: MHA BDC MHA	
REVISIONS TO CL&P EASEMENTS TO CL&P RESE TO CL&P RESE	
NOTATION OF CL&P RESE TO CL&P RESE	
REVISE EASEMENT LAYOUT	
SCALE: 0 30' 60' 120'	
T = 60'	
SHEET V-1	