

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On January 7, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 7, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
John P. Valengavich

**Members Absent:** Bennett Millstein, Vice Chairman  
Pasquale A. Pepe

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF DECEMBER 31, 2012.** Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of December 31, 2012. The motion passed unanimously except for Mr. Valengavich who abstained from voting.

### COMMUNICATIONS

**Department of Transportation Report of Property Acquisitions.** As required by CGS Section 13a-73(h), the Board received a report from DOT dated January 2, 2012 listing property acquisitions, not in excess of \$5,000, processed during the month of December 2012.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

### EXECUTIVE SESSION

**PRB #** 12-333 **Transaction/Contract Type:** Purchase & Sale Agreement  
**Origin/Client:** DAS/ DAS

**Statutory Disclosure Exemptions:** 4b-23(e), 1-200(6) & 1-210(b)(24)

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The Board commenced discussion of the proposed Agreement at 9:35 a.m. and concluded at 10:12 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

**OPEN SESSION**

**PRB #** 12-334      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 040-135-003  
**Grantor:** Alan A Mizejeski  
**Property:** 28 Norwich Road, East Haddam, CT  
**Project Purpose:** Replacement of Bridge No. 02502 on Route 82 over Succor Brook Project  
**Item Purpose:** Acquisition of 520± SF of land, a 200± SF slope easement and additional compensation for the contributory value of site improvements all for highway purposes.

Ms. Goodhouse reported that this project involves the replacement of Bridge No. 02502 which carries Route 82 in East Haddam over Succor Brook. A new bridge comprised of a 25 foot clear span precast concrete three-sided arch founded on abutments bearing on rock will carry a 12 foot wide lane with a 4 foot shoulder in each direction.

The subject property is 0.97 acres, improved with a single family residence. DOT will acquire 520 SF of land and a 200 SF slope easement along the east side of Route 82 near its intersection with Ray Hill Road. The project will not affect the subject site improvements. Based on the DOT estimate of compensation (EOC), compensation in the amount of \$5,100 was offered to the owner:

<i>Item</i>	<i>Calculation</i>	<i>Cost</i>
<i>Land</i>	<i>520 SF @ \$5.00/SF</i>	<i>\$2,600</i>
<i>Slope Easement</i>	<i>200 SF @ \$5.00/SF x 30%</i>	<i>\$ 300</i>
<i>Landscaping</i>	<i>1% of site value</i>	<i>\$2,200</i>
<i>Total</i>		<i>\$5,100</i>

The file contains a detailed memorandum from the DOT regarding the details of the negotiations with the Grantor who fears that the project will negatively impact his property value and requested \$13,000 in compensation. The DOT offered to increase the award for the disturbed landscaping from 1% of site value to 1.5% of site value, which is an increase of \$1,000. The Grantor agreed to compensation in the amount of \$6,100.

Staff recommended Board approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the EOC report and agent’s report prepared by DOT.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

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**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-333** - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #12-333 pending receipt of additional information regarding the proposed purchase and sale agreement. The motion passed unanimously.

**PRB FILE #12-334** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-334. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary