

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 26, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 26, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

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 JANUARY 19, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 19, 2012. The motion passed unanimously.

COMMUNICATIONS

Mr. Dillon provided to the Board a copy of an email communication from Dr. Steven Goldblatt of Higganum concerning a proposed transfer of state land in Haddam.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 12-008 -A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposal to purchase development rights at 10:21 a.m. and concluded at 10:35 a.m.

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

OPEN SESSION

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PRB # 12-009 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 102-275-009
Grantor: South Norwalk Railroad Station Condominium
Property: 30 Monroe Street, Norwalk, CT

Project Purpose: Reconstruction of Metro North Railroad Bridge over Monroe Street
Item Purpose: Acquisition of a slope easement comprising approximately 1,584 SF for highway purposes and additional compensation for the contributory value of site improvements.

Ms. Goodhouse reported that this project concerned the layout, alteration, extension, widening, change of grade, drainage, reconstruction and improvement of the Metro-North Railroad Bridge over Monroe Street, Norwalk. According to information received from DOT, this is an older project that required 5 small takings of vacant land parcels, and 4 easements. The cost estimate for all property acquisitions is \$400,000.

DOT proposes to compensate the Grantor \$13,300 for two easement areas to slope for the safety of the highway comprising a total of 1,584 SF located on the southerly side of Monroe Street, where the Metro-North commuter rail line passes over Monroe Street. The project requires the removal of six dogwood trees.

The subject site is municipal land use for the South Norwalk Train Station including 2.05 acres of commercially zoned land, with 119 feet of frontage on Monroe Street. The property also fronts on State Street (entrance to train station) and Franklin Street. The property is improved with a train station and parking garage. The voucher amount of \$13,300 will be transferred to the Norwalk Parking Authority.

Appraiser Michael J. Corazzelli (DOT, November 2011) examined three sales of commercial land located in Westport that occurred between March 2009 and January 2011. The sales were at the rate of \$49.23/SF, \$39.65/SF and \$57.39/SF. According to DOT's engineer Robert Baron, 690 SF of the slope will be 4:1; 894 SF will be a 2:1 slope.

Ms. Goodhouse recommended 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 voucher is based on an appraisal as of November 4, 2011, that indicated a unit value of \$40.00/sf. A staff review of raw data of Norwalk commercial land sales indicates \$40.00/sf to be a reasonable rate.

PRB # 12-010 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: (32)01-90-25A
Grantee: Town of Coventry
Property: Easterly side of Pucker Street, Coventry, CT

Project Purpose: Assignment of Land to the Town of Coventry
Item Purpose: Assignment of approximately 9,819 SF of vacant land and 0.07-acres of drainage right of way to the Town of Coventry for highway purposes in connection with the Route 6 Expressway Project.

Mr. Dillon recommended Board approval for the referenced release of land and drainage right of way, which is essentially the same proposal reviewed and approved by the Board on August 8, 2011. It was re-submitted by DOT for Board review because the Attorney General suggested several minor revisions to the Quitclaim Deed to

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the Town of Coventry.

In 1987 DOT acquired 7.3-acres from Ann Farr et al related to the proposed *Route 6 Relocation Project* which also included planned improvements to Babcock Hill Road and Pucker Road. As of this date, the project has yet to be approved for funding and implementation. In October 2010, the Town of Coventry contacted DOT on behalf of the owners to request assistance to develop access to the property since the local roadway improvements have yet to be constructed and the 1987 DOT acquisition imposed a non-access highway line along the Pucker Street boundary of the property.

Recognizing this hindrance to access and subsequent development of the site DOT has proposed to release to the Town of Coventry approximately 9,819 SF adjacent to Pucker Road for highway purposes only. DOT has also inserted a reversion clause into the release should the state ever pursue the Route 6 Relocation Project. The area to be released comprises portions of three (3) separate parcels. This is a release along a town street for highway purposes only and there is no monetary consideration.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-008- A - Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #12- 008-A pending the results of a site inspection. The motion passed unanimously.

PRB FILE #12-009- Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12- 009. The motion passed unanimously.

PRB FILE #12-010 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12- 010. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary