

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 30, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 30, 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 23, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 23, 2012. The motion passed unanimously.

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 # 12-012 **Transaction/Contract Type:** RE / Amendment
Origin/Client: DAS / DAS
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the Amendment at 9:49 a.m. and concluded at 9:56 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

PRB # 12-013 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 131-198-016
Grantor: William R. Rabis, III

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Property: East side of 1112 Mount Vernon Road, Southington, CT

Project Purpose: Reconstruction of Mount Vernon Road Project

Item Purpose: Acquisition of approximately 1,300 SF for highway purposes, a 1,400 SF slope easement, a 1,180 SF drainage ROW and the contributory value of site improvements.

PRB # 12-014 **Transaction/Contract Type:** RE / Voucher

Origin/Client: DOT / DOT

Project Number: 131-198-016

Grantor: William R. Rabis, III

Property: 1112 Mount Vernon Road, Southington, CT

Project Purpose: Reconstruction of Mount Vernon Road Project

Item Purpose: Acquisition of approximately 310 SF for highway purposes, a 2,340 SF slope easement, a 1,855 SF drainage ROW and the contributory value of site improvements.

Ms. Goodhouse reported that this DOT project is designed to improve safety by widening a portion of Mount Vernon Road to a uniform width of 30' from an area 350 feet south of West Center Street to 350' north of Roaring Brook Drive. Sight lines at intersections will be improved. Also, to improve drainage, ditches will be constructed along the west side of Mount Vernon Road and additional catch basins and adequate sized pipes will be installed. Whitman Road will be reconstructed. The total project cost estimate is \$6,309,300. DOT developed a property value estimate of \$144,650 for 38 acquisitions. All but 2 are estimated to cost less than \$10,000 to acquire.

Regarding PRB #12-013, staff reported that the property is on the East side of and opposite 1112 Mount Vernon Road and is 27.89 acres of vacant residential land in the R-20/25 zone. The takings will have no impact on the property's development potential. DOT established a rate of \$2.30/SF for this taking.

Regarding PRB #12-014, staff reported that the property is 1112 Mount Vernon Road, located on the West side of and opposite PRB #12-013. The subject is 8.46 acres of residential land improved with a single family residence in the R-80 zone. The takings will have no impact on the property's improvements, except as noted below. DOT established a rate of \$1.30/SF for this taking.

The table shows the land, easements & drainage areas for which the Grantor will be compensated.

File #	Item	Valuation	Cost	Total (r)
12-013	Land	1,300 SF x \$2.30/SF	\$2,990.00	
	Slope Easement	1,400 SF x \$2.30/SF x 20%	644.00	
	Drainage r.o.w.	1,180 SF x \$2.30/SF x 99%	2,686.86	
	Natural Vegetation	Lump sum	600.00	\$7,000
12-014	Land	310 SF x \$1.30/SF	403.00	
	Slope Easement	2,340 SF x \$1.30/SF x 20%	608.40	
	Drainage r.o.w.	1,855 SF x \$1.30/SF x 99%	2,387.39	
	Landscaping, etc.	Lump sum	4,800.00	\$8,200

Ms. Goodhouse recommended approval of the two items. The acquisitions comply with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway

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purposes, and the amount of damages awarded is supported by available market data and the EOC reports prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-012 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-012. The motion passed unanimously.

PRB FILE #12-013- Mr. Millstein moved and Mr. Pepe seconded a motion to approve PRB File #12- 013. The motion passed unanimously.

PRB FILE #12-014 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #12- 014. The motion passed unanimously.

The meeting adjourned.

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