

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 16, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on February 16, 2016 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 February 8, 2016.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of February 8, 2016. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>16-025</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	102-346-004		
<b>Grantor:</b>	Harbor View Ventures, LLC		
<b>Property:</b>	60 Connecticut Avenue, Norwalk		
<b>Project Purpose:</b>	Intersection Improvements on U.S. Route 1 at Stuart Avenue Project		
<b>Item Purpose:</b>	Acquisition for highway purposes of 240±SF of easement area and additional compensation for existing site improvements.		

Staff reported that the purpose of the project is to provide safety and traffic improvements through the construction of opposing left-turn lanes by widening U.S. Route 1 and provide exclusive left turn lanes in each direction at the intersection with Stuart Avenue. There will be new traffic signals, sidewalks, and crosswalks at all corners. Drainage will be improved. There will be new telephone type poles for aerial electric distribution lines, substantially similar to the pole lines that already exist.

The subject property is 0.4459 acre, commercially zoned property that is improved with a 3-story, 14,928 SF mixed use (retail/apartments) structure. There are 5 retail units on the first floor, with 7 residential apartments above.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 16, 2016

Page 2

Compensation will be paid for a defined easement for highway purposes that will encumber the property's 133 feet of frontage to a depth of 3 feet. Compensation will also be paid for the affected site improvements, being landscaping along the frontage. An appraisal report by Norman Benedict Associates, as of October 1, 2015, recommended \$12,500 in damages. The appraiser concluded, and the DOT occurred that no severance occurs. There will be a slight diminution in the parking area, which may require the Planning & Zoning Commission to grant a variance so that the current use continues as is; and the DOT believes that such variance would be granted if necessary.

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 damages are supported by the data in the appraisal report.

**PRB #** 16-034 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 009-091-001A  
**Grantee:** Town of Bethel  
**Property:** Various land and easement areas located along Walnut Hill Road, Bethel  
**Project Purpose:** Assignment of land to the Town of Bethel  
**Item Purpose:** Assignment of 1,219± SF of land, 3,477± SF of defined easement area, 26± LF of sight line easement area and 774± SF of drainage rights of way to the Town of Bethel for highway purposes which were originally acquired for the Replacement of Bridge on Walnut Hill Road Project, per Agreement No. 10.20-01(06).

Staff recommended Board approval for the release of the above referenced real estate to the Town of Ansonia for highway purposes. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing 1,219± SF of land, 3,477± SF of defined easement area, 26± LF of sight line easement area and 774± SF of drainage rights of way which were originally acquired for the Replacement of the Bridge on Walnut Hill Road over Limekiln Brook. The project is complete and it is now necessary for the State to assign the land to the Town per Section 12 of Agreement No. 10.20-11(08). This is a release along a town street for highway purposes only and there is not any monetary consideration.

**PRB #** 16-035 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 002-123-004A  
**Grantee:** Town of Ansonia  
**Property:** Various land and easement areas located along Prindle Avenue, Ansonia  
**Project Purpose:** Assignment of land to the Town of Ansonia  
**Item Purpose:** Assignment of 86± SF of land, 2,159± SF of defined easement area and 1,297± LF of sight line easement area to the Town of Ansonia for highway purposes which were originally acquired for the Reconstruction of Prindle Avenue Project, per Agreement No. 08.15-02(00).

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 16, 2016

Page 3

Staff recommended Board approval for the release of the above referenced real estate to the Town of Ansonia for highway purposes. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing land and a drainage right of way which was originally acquired for the Reconstruction of Prindle Avenue. The project is complete and it is now necessary for the State to assign the land to the Town per Section 11 of Agreement No. 08.15-02(00). This is a release along a town street for highway purposes only and there is not any monetary consideration. The project release areas comprise 5 original property areas comprising 2,159-SF of defined easement area, 1,297-LF of site line easement area and the acquisition of 86-SF of land.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

**Reimbursement of Meeting and Mileage Fees:** Mr. Josephy moved and Mr. Millstein seconded a motion to approve meeting and mileage fees for Chairman Greenberg and Mr. Pepe for a site inspection in Derby on February 13, 2016 in connection with PRB #16-026. The motion passed unanimously.

The Board took the following votes in Open Session:

**PRB FILE #16-025** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-025. The motion passed unanimously.

**PRB FILE #16-034** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #16-034. The motion passed unanimously.

**PRB FILE #16-035** – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #16-035. The motion passed unanimously.

The meeting adjourned.

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