

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On February 17, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 17, 2011 in the State Office Building.

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

**Staff Present:** Brian A. Dillon, Director  
Mary E. Goodhouse, Real Estate Examiner  
Anna L. Candelario, Executive Secretary

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 10, 2011.** Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of February 10, 2011. The motion passed unanimously.

#### **REAL ESTATE - UNFINISHED BUSINESS**

#### **REAL ESTATE - NEW BUSINESS**

**PRB #** 11 - 022 **Transaction/Contract Type:** RE / Voucher

**Origin/Client:** DOT / DOT

**Project Number:** 11-151-011

**Grantor:** Lee, Heroline

**Property:** 23 Jerome Avenue, BLOOMFIELD CT

**Project Purpose:** Route 189 Intersection Improvements at Jerome Avenue, Bloomfield

**Item Purpose:** Acquisition of 284 sq. ft. of land, in fee, and site improvements.

Mr. Dillon said that the proposed improvements will include full depth reconstruction at the intersection to build a conventional 4-way signalized intersection with an exclusive left-turn lane. Route 189 will also be improved with a new roadway connection to Jerome Avenue along an existing rail right-of way with a signalized traffic control at the intersection. The existing Jerome Ave. approach to Route 189 will be closed and reconstructed into a cul-de-sac. The project will also include various improvements such as tree clearing, sidewalks, drainage improvements, utility relocation and roadway reconstruction within the project limits.

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This proposal is to compensate the owners for the acquisition of 284 SF of land and rights to construct a driveway and install sedimentation control. Some vegetation and trees will be removed as part of the project. Based on an estimate of compensation prepared by Mark J. Mickiewicz, as of January 5, 2011, a unit value of \$5.50/SF became the basis for the value of the acquisition area. This is supported by the previous acquisitions for this project which have ranged in value from \$2.75 to \$6.00 per SF. Damages are to be awarded as follows:

<b>Acquisition</b>	<b>Valuation</b>	<b>Damages</b>
Acquisition of 284 SF (partial taking)	284 SF x 5.50/SF	\$1,562
Contributory value of affected vegetation		3,000
Settlement Agreement—Additional Compensation		\$2,000
<b>Total (rounded)</b>		<b>\$6,550</b>

**PRB #** 11 - 023 **Transaction/Contract Type:** RE / Voucher

**Origin/Client:** DOT / DOT

**Project Number:** 171-305-77

**Grantor:** Scitico, LLC

**Representative:** James C. Carter, Managing Member

**Property:** 586 New Park Avenue, WEST HARTFORD CT

**Project Purpose:** New Britain/Hartford Busway, West Hartford

**Item Purpose:** Acquisition of 1,164 sq. ft. easement for transportation purposes, and site improvements.

The New Britain-Hartford Busway is a 9.4 mile corridor planned along the rail corridor linking downtown New Britain with Hartford's Union Station. DOT has 120 acquisitions (partial and total takings) planned. Ms. Goodhouse said the property is zoned industrial and consists of a .735 acre parcel that is improved with a multi-tenanted commercial building. DOT will acquire a 1,164 SF easement for transportation purposes that is approximately 9 feet wide and 130 feet long, located parallel with the subject's rear property line. The subject area for this transaction is located along the site's southeasterly boundary adjacent to land of Amtrak. The appraiser determined that the takings have no impact on the building improvements. Vegetative screening will be removed.

DOT Appraiser Raymond Boucher prepared an estimate of compensation (10/2010) in which he concluded a value of \$9.00/sq.ft, and \$100 for the value of the lost vegetative screening, for a total of \$9,600 in compensation.

**PRB #** 11 - 024 **Transaction/Contract Type:** RE / Voucher

**Origin/Client:** DOT / DOT

**Project Number:** 171-305-043

**Grantor:** Fennwyck Estates Condominium

**Representative:** Timothy Luddy, President

**Property:** E/S Fenn Road and W/S Willard Avenue, NEWINGTON CT

**Project Purpose:** New Britain/Hartford Busway, Newington

**Item Purpose:** Acquisition of 8,342 sq. ft. easement for transportation purposes, 593 sq. ft. slope easement, 1,780 sq. ft. drainage right-of-way, and two work area easements of 3,438 sq. ft. and 8,901 sq. ft.

Ms. Goodhouse said the subject site is a 39 units (detached) condominium development, age restricted to owners age 55 and over, on a site of approximately 25 acres. It is located on the east side of Fenn Road and the west side of Willard Avenue, Newington. The zone is residential (R-12, formerly RP, planned residential development zone). Access to the site is via Fenn Road. The site is serviced by gas, water & sewer. The Amtrak property intersects the site.

DOT will acquire easements, drainage right of way, and temporary work areas as indicated in the table below and shown on the attached surveys. The areas affected are located along the site's boundaries adjacent to land of Amtrak. DOT Appraiser Anthony John DeLucco prepared an appraisal (10/1/2010) which concluded a value of \$2.2 million for the subject site approved for 39 units (\$56,410/unit). This equates to a site valuation for 25 acres of \$2.00/sq.ft., and results in total compensation of \$16,500.

#### **ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

#### **ARCHITECT-ENGINEER - NEW BUSINESS**

#### **OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER**

The Board took the following votes in Open Session:

**PRB FILE #11-022** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-022. The motion passed unanimously.

**PRB FILE #11-023** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-023. The motion passed unanimously.

**PRB FILE #11-024** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-024. The motion passed unanimously.

The meeting adjourned.

BAD:MG/alc

**APPROVED:** \_\_\_\_\_

Bruce Josephy, Secretary

**Date:** \_\_\_\_\_