

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 22, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 22, 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

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 15, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of February 15, 2011. The motion passed unanimously.

COMMUNICATIONS

State Facility Plan 2011-2013. Mr. Dillon reported that the Board has received a draft of the State Facility Plan from the Office of Policy and Management, noting that SPRB is required to submit comments on the draft plan on or before March 1, 2011.

REAL ESTATE - UNFINISHED BUSINESS

REAL ESTATE - NEW BUSINESS

PRB # 11 - 033 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 11-151-009
Grantor: Rowland, Olga M.

Property: 688 Bloomfield Avenue, BLOOMFIELD CT

Project Purpose: Agreement for Just Compensation, Route 189 Intersection Improvements at Jerome Avenue, Turkey Hill Road and Gabb Road, Bloomfield

Item Purpose: Acquisition of 350+/- sq. ft. of land, in fee, and site improvements.

Mr. Dillon reported that the project area generally encompasses Route 189 (Bloomfield Ave.) at the intersections of Jerome Ave., Turkey Hill and Gabb Road in the Town of Bloomfield. This is a proposal is to compensate the owner for the acquisition of 350 SF of land and rights to grade and construct a driveway

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 22, 2011

Page 2

and install sedimentation control as shown on the attached survey map. Some vegetation and trees will be removed as part of the project. During the acquisition process, the property owner demonstrated reservations due to the potential loss of privacy from the large amount of vegetation that was being removed as part of the project. The property owner requested additional compensation to defer the costs for the installation of a privacy fence once all the vegetation is removed. DOT agreed with this request and settled on an additional \$3,150 of compensation, which is less than the estimated cost to construct a privacy fence. The total compensation is as follows:

Acquisition	Valuation	Damages
Acquisition of 350 SF (partial taking)	284 SF x 5.50/SF	\$1,837
Contributory value of affected vegetation		\$3,000
Settlement Agreement—Additional Compensation		\$3,150
Total	SAY	\$8,000

PRB # 11 - 034 **Transaction/Contract Type:** RE / Admin. Settlement

Origin/Client: DOT / DOT

Project Number: 107-167-007

Grantor: Xu, Xiangrong, et al

Property: 48 Triangle Boulevard, MIDDLEBURY CT

Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Noise Study, Middlebury

Item Purpose: Acquisition of 36,600+/- sq. ft. of land and improvements situated thereon, a "total take".

Ms. Goodhouse said that in January 2009, DOT received approval from the Federal Aviation Administration to conduct a federal program for the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours. PRB #11-034, 48 Triangle Boulevard, Middlebury, is the eleventh acquisition, and is located in the project's Phase 1 acquisition area. Ms. Goodhouse recommended Board approval because (1) DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports; (2) DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act; and (3) the appraisal report prepared by Anthony John DeLucco as of June 6, 2010 supports the administrative settlement. The proposed sale price of \$285,000, which exceeds the appraised value by 1.24%, is within the range of the sales prices of properties considered in Mr. DeLucco's report.

PRB # 11 - 035 **Transaction/Contract Type:** RE / Lease-Out

Origin/Client: DOA / DOA

Lessee: Abell, Kim & Shaw, Mike

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 22, 2011

Page 3

Property: N/S Norwich-Colchester Road (a/k/a Norwich Ave.), W/S Geer Road, and E/S and W/S of Roger Foote Road, LEBANON & COLCHESTER CT

Project Purpose: Agricultural Lease Agreement, Lebanon and Colchester

Item Purpose: To lease a total of 163 acres of land (Area 1: 16 acres; Area 2: 92 acres; and Area 3: 55 acres) located on the Lebanon Agricultural Reserve a/k/a Savin Farm, with improvements, for use as a dairy facility and cottage residence.

Ms. Goodhouse said that Agriculture purchased the 573.494 acre Savin property in 1993, and the Commissioner of Agriculture formed a Task Force to recommend future uses for the property. The Task Force report made short, intermediate and long term recommendations which included cropland lease areas, livestock lease areas, aquaculture lease areas, and identified areas that would appropriately be managed jointly with DEP for wildlife and forestry purposes. Public Act 95-96 gave the Commissioner the authority to lease property if it was approved by OPM as part of "demonstration project". OPM participated in the Task Force report, and in 1995 approved the lease of the property. Agriculture continues to lease the property as a demonstration project under the guidelines of the Task Force report, and the current proposal is a continuation of that policy.

Mr. Dillon recommended that the Board suspend this item until staff had completed its review.

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 #11-033 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-033. The motion passed unanimously.

PRB FILE #11-034 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-034. The motion passed unanimously.

PRB FILE #11-035 – Mr. Norman moved and Mr. Josephy seconded a motion to suspend action on PRB File #11-035 in order to continue the Board's review of the proposed lease terms. The motion passed unanimously.

The meeting adjourned.

BAD:MG

APPROVED: _____
Bruce Josephy, Secretary

Date: _____