

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 22, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 22, 2012 in the State Office Building.

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

Members Absent: Bruce Josephy, Secretary

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Millstein moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MARCH 15, 2012. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of March 15, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-073 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 148-201-001
Grantor: Susan Tepaske aka Susan Smith
Property: 535 Center Street, Wallingford, CT

Project Purpose: Replacement of Bridge No. 01379 Route 150 over Wharton Brook
Item Purpose: Acquisition of approximately 7,446 SF of land, in fee, together with all improvements situated thereon, a "total take".

Staff reported that the project encompasses the complete Replacement of Bridge No. 01379 – Route 150 over Wharton Brook, Wallingford. The total project cost estimate in November 2007 was \$2,000,000. The project will require 5 takings, estimated to cost \$400,000 according to the Office of Rights of Way memorandum of September 14, 2010.

This is a "total take" of a 0.17 acres improved with a 1,330 sq. ft. Colonial style residence, constructed in 1990, located on the southerly side of Center Street – Route 150 – in Wallingford. The lot has 54.06 feet of frontage, and a depth of about 130 feet and is located in and conforms to the requirements of the R-6 zone. The site has city water and sewer. The site is mostly level. The easterly portion slopes downward to Wharton Brook and is

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located in a floodplain along Wharton Brook. The house has 6 rooms, with 3 bedrooms and 1.5 baths, built on a slab (no basement) and has no garage. The current property assessment is \$219,000 (2010 valuation).

Chairman Greenberg commented that during his review of the submittal he had concerns related to the valuation, rationale for a "total take" and scope of project. As such, he conducted a site visit on March 21st and commented that upon further inspection of the lot size, intended slope area and proximity to Wharton Brook he concurred with the "total take" acquisition.

DOT Appraiser Edward Sass noted that 69 residential properties sold in Wallingford during 2011 within the \$175,000 - \$225,000 range. He considered the subject property to be in average condition, and compared it to 3 similar properties that sold in Wallingford between 7/7/2011 & 10/3/2011 in the price range of \$185,000 to \$210,000. He concluded \$189,000. Staff recommended approval of the acquisition for the following reasons:

1. 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.
2. The appraisal report dated 1/3/2012 by Edward P. Sass, Jr. supports the acquisition price of \$189,000.

PRB # 12-074 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 107-167-021
Grantor: Deborah E.H. Palladino
Property: 44 Hill Parkway, Middlebury, CT

Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Noise Study
Item Purpose: Acquisition of 0.46+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

Staff commented that in January 2009, DOT and the Federal Aviation Administration (FAA) approved the Final Waterbury-Oxford Airport FAR (FAA) Part 150 Noise Study and the associated Noise Compatibility Program (NCP). The NCP recommended 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.

The subject property is the 19th acquisition in this project to come before the Board. It is located in the project's Phase 3 (of 7) area, which has 10 properties located on Hill Parkway and Christian Road. DOT will acquire 0.46 acres (20,000 SF) improved with a 1,034 SF raised ranch style dwelling, with 6 rooms above grade (3 bedrooms, 1 bath), with a finished basement area of 600 ± SF that includes a half bath. There is an oversized garage one-car garage, under, and all improvements are in "good" condition. There is a public sanitary sewer system and private water well. The zone is R-40, and the current use is a non-conforming, legal use.

Mr. DeLuco employed the Sales Comparison Approach and relied on two sales in Middlebury and one in Southbury, occurring April and June 2011. Prior to adjustment, the sale prices ranged from \$265,000 to \$289,500. After adjusting for sales concessions paid, site, age, condition, gross living area and design features, the sales indicated a value range from \$237,800 to \$255,500. Consequently, Appraiser DeLuco assigned a value of **\$252,500**. Staff recommended Board approval for the following reasons:

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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.
3. The appraisal report prepared by Anthony John DeLucco as of 1/6/2012 supports the purchase price.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-081 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-NN-627 **Origin/Client:** DCS/DEEP
Contract: BI-NN-627-ENG Commission Letter #3
Consultant: AECOM Technical Services, Inc.
Property: Southbury Training School, Southbury

Project Purpose: Sewer and Pump Station Project
Item Purpose: Commission Letter #3 to compensate the consultant for services related to the design and construction administration of a reinforced slab structure to span the double culvert over Transylvania Brook.

Mr. Dillon reported that the project entails the design and construction administration of a reinforced slab structure to span the double culvert over Transylvania Brook. It has been determined that the existing culvert cannot support the anticipated loads of construction equipment required for the project. The submittal provided includes correspondence dated December 2011 by Applied Earth Technologies Inc and AECOM dated February 3, 2012 which each provides an analysis of the project. In general DCS is proposing to compensate AECOM \$14,000 for the required services to design and oversee the construction of the reinforced slab over the culvert. Mr. Dillon commented that the scope and fee are within the established DCS guidelines rates and supported by the submittal provided by the consultant.

OTHER BUSINESS

Mr Pepe moved and Mr. Norman seconded a motion to approve Mr. Greenberg’s compensation for his March 22nd site inspection concerning PRB File #12- 073. The motion passed unanimously.

The Board took the following PRB File Votes in Open Session:

PRB FILE #12-073 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12- 073. The motion passed unanimously.

PRB FILES #12-074 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12- 074. The motion passed unanimously.

PRB FILE #12-081- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12- 081. The motion passed unanimously.

The meeting adjourned.

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