

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 25, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 25, 2013 in the State Office Building.

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

Members Absent: John P. Valengavich

Staff Present: Brian 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 MARCH 14, 2013. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of March 14, 2013. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-048 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 14-167-1A
Grantee: Town of Branford
Property: Located along U.S. Route I, Branford
Project Purpose: Assignment of Land to the Town of Branford
Item Purpose: Assignment of approximately 21,793 ± SF of land and 2,920 ± SF of easement area to the Town of Branford for highway purposes as part of the U.S. Route I Intersection Improvements at Cedar Street & Todds Hill Road Project.

Mr. Dillon recommended Board approval for the release of this real estate. 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.

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DOT acquired and is now releasing the following land which was originally acquired for the U.S. Route I Intersection Improvements at Cedar Street & Todds Hill Road Project. The project is complete and it now necessary for the State to assign the land to the Town. DOT has informed SPRB that there was not a formal agreement for these acquisitions but that DOT is assigning the real estate interest to the Town to end the State's liability for the property. The project release areas originally comprised 4 specific locations which include approximately 21,793 SF of land and easement areas totaling approximately 2,920 SF. The project is complete and this is a release along a local road for highway purposes only.

PRB # 13-049 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 107-167-036
Grantor: Stanley Levinsky
Property: 1318 Christian Road, Middlebury, CT
Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Noise Study
Item Purpose: Acquisition of 0.51+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

In January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which 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 33rd acquisition in this project to come before the Board. It is located in the project's Phase 4 (of 7) area, which has 10 properties. DOT proposes a voluntary total taking of 0.51 acres (22,400 SF). The property is improved with a 1965 ranch style home, with attached one-car garage in average condition. The gross living area is 1,008 sq. ft. above grade including 5 rooms with 3 bedrooms and 1 bath; with an unfinished basement. There is a public sewer system and private water well. The zone is R-40, and the current use is a non-conforming, legal use. These properties are appraised under the hypothetical condition requiring the appraiser to ignore any stigma associated with proximity to the airport.

Staff recommended Board approval for the following reasons:

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 11/29/12 supports the purchase price of \$218,500, which is consistent with compensation paid to other project owners with similar properties.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

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PRB # 13-052-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

PRB # 13-056-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the two proposed purchases of development rights at 9:55 a.m. and concluded at 10:25a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

Reimbursement for meeting and mileage fees. Mr. Josephy moved and Mr. Norman seconded a motion to reimbursement Chairman Greenberg and Vice Chairman Millstein for meeting and mileage fees in connection with attendance at public hearing on HB 6354 held on March 22, 2013 in Hartford at the Legislative Office Building. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #13-048 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-048. The motion passed unanimously.

PRB FILE #13-049 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-049. The motion passed unanimously.

PRB FILES #13-052-A & #13-056-A. Mr. Norman moved and Mr. Josephy seconded a motion to suspend PRB Files #13-052- A & #13-056-A, pending the results of a site inspection. The motion passed unanimously.

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