

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On March 31, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 31, 2016 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
John P. Valengavich

**Members Absent:** Bennet Millstein, Vice Chairman  
Pasquale A. Pepe

**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 March 24, 2016.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 24, 2016. The motion passed unanimously.

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

### EXECUTIVE SESSION

#### REAL ESTATE- UNFINISHED BUSINESS

**PRB #** 16-024-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 proposed purchase at 10:00 a.m. and concluded at 10:15 a.m.

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

### OPEN SESSION

#### REAL ESTATE – NEW BUSINESS

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**PRB #** 16-069 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 084-109-017  
**Grantor:** Russell T. Reith, et al.  
**Property:** 432 Pepper Street, Monroe  
**Project Purpose:** Pepper Street Reconstruction Project  
**Item Purpose:** Acquisition of a defined easement for highway purposes comprising 1,969± SF, a 73± SF slope easement and additional compensation for the contributory value of site improvements.

Staff reported that this project involves a full-depth reconstruction and widening of Pepper Street, from Route 25 to Grant Road. An exclusive left turn lane will be constructed onto Route 25, together with a traffic signal equipment upgrade at the Route 25/Pepper Street signalized intersection; drainage and sight lines will be improved. The project also includes a realignment of the Garder Road intersection; and the construction of an 11 foot wide multi-use trail along the west side of Pepper Street between Grant Road and Northbrook Drive.

The site at 432 Pepper Street is a residential property in an industrial zone, improved with a single family residence. The DOT will acquire a 1,969 SF defined easement for highway purposes, located along 180 feet of the site's frontage on the easterly side of Pepper Street. In addition, DOT will acquire a 73 SF slope easement located in the southwest corner of the site.

In this instance, the appraiser valued the site at \$3.80/SF, and estimated damages at \$8,150 which included \$1,000 compensation for tree loss due to the project. Staff recommended 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 acquisition value is supported by the DOT estimate of compensation.

**PRB #** 16-070 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 035-194-002  
**Grantor:** Colonial Land Limited Partnership  
**Property:** 111 Old Kings Highway North, Darien  
**Project Purpose:** Rehabilitation of Bridge No. 00047 over Interstate 95 Project  
**Item Purpose:** Acquisition for highway purposes of 360± SF slope easement as well as additional compensation for the installation of a metal beam guard rail and the contributory value of site improvements.

Bridge No. 00047 was built in 1952 and rehabilitated in 1994. It is a two-span continuous steel beam bridge. The bridge carries two lanes of bi-directional traffic on Old Kings Highway North No. 1 over six lanes of I-95 traffic, three I-95 northbound and three I-95 southbound lanes. The plan is for a full superstructure replacement with two simply supported Prefabricated Bridge Unit (PBU) spans comprised of weathering steel beams. The vertical clearance on I-95 will be improved to 16 ft. – 3 in. to meet current design criteria. As a result of this work portions of Old Kings Highway North No. 1 will be rebuilt. The existing variable message sign mounted to the bridge will be relocated to a standalone cantilevered structure off of the right shoulder on I-95 southbound. Construction is anticipated to commence in spring 2017. The estimated construction cost for Bridge No. 00047 is \$4,018,000 and funding will be a combination of State and federal funds.

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The subject property taking is on the southerly side of Old Kings Highway North. It is 1.7 acres of commercially zoned land improved with a Japanese restaurant. The project requires a slope easement affecting 360 SF of the subject parcel, and an easement to install and maintain a metal beam rail and end anchorage of 28 LF; both easement are located along the property's frontage, and will not affect the restaurant's operation, access or parking.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, the appraiser valued the site at \$60.00/SF, and estimated damages at \$6,000 which included \$500 compensation for vegetation loss due to the project. The grantor requested \$15,000 in damages, and after some discussion the parties agreed to \$7,500.

Staff recommended 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 acquisition value is supported by the DOT estimate of compensation and the negotiated increase is a reasonable accommodation.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session.

**PRB FILE #16-024-A** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #16-038-A. The motion passed unanimously.

**PRB FILE #16-069** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-069. The motion passed unanimously.

**PRB FILE #16-070** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #16-070. The motion passed unanimously.

The meeting adjourned.

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

Bruce Josephy, Secretary