

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 9, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 9, 2015 in the State Office Building.

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

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 APRIL 2, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 2, 2015. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated April 6, 2015 listing property acquisitions, not in excess of \$5,000, processed during the month of March 2015.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 15-058-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 above referenced purchase at 9:50 a.m. and concluded at 9:55 a.m.

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

OPEN SESSION

PRB # 15-066 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 051-260-008
Grantor: The Farmington Village Green & Library Association
Property: 8222 Farmington Avenue, Farmington
Project Purpose: Route 4 Safety and Operational Improvements Project
Item Purpose: Acquisition for highway purposes of 2,336±SF of land and additional compensation for the contributory value of site improvements.

The purpose of this DOT project is for improvements on Route 4 within the Farmington Village Center, along Route 4 from Garden Street to Mountain Spring Road, for a length of 2,270 feet. Between the years 2000 and 2005 there were 445 accidents with 124 injuries in the project area. The project will add left turn lanes eastbound and westbound on Route 4 where it intersects with Route 10; a left turn lane from High Street onto Route 4. The project also includes the construction of a “backage road” to improve traffic circulation. In 2008, the total project cost was estimated to be \$10.676 million of which \$3.5 million was budgeted for rights of way.

The subject property is a public park of about 1.71 acres with walking path, trees, lawns and a small gazebo. Frontage on Farmington Avenue is 228.9 feet; and on Main Street (Route 10) 114.5 feet. The site has access to all public utilities and is zoned B-1.

The Grantor will be compensated for 2,336 SF in fee simple along the frontage; and for the loss of two mature trees. Appraiser Steven MacCormack completed an appraisal (9/2014), which the DOT reviewer adjusted. The MacCormack appraisal indicated the site is 0.68 acres. DOT’s field survey work indicated the subject site is 1.71 acres. Consequently, the DOT reviewer made a size adjustment to the comparable sales, and concluded \$550,000/acre, and estimated damages at \$34,000.

Staff recommended Board 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 damages are well supported by the comparable sales relied upon are recent sales located in Farmington commercial zones, and indicate per acre values in the range of \$445,000 to \$900,000/acre.

PRB # 15-067 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 016-098-001
Grantor: Jerome G. Agius, et al.
Property: 370 Northrup Street, Bridgewater
Project Purpose: Route 133 Safety Improvements Project
Item Purpose: Acquisition for highway purposes 36,845±SF of land, a slope easement totaling 7,143 ±SF, a temporary construction easement totaling 10,640 ±SF and severance for damages related to a reduction in site access.

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This project will result in safety improvements along Route 133, Main Street South, in Bridgewater. The project area extends from the Brookfield town line northerly to Wewaka Brook Road, and in 2012 DOT estimated that partial takings and easements would be acquired from 5 properties at a cost of \$150,000.

The subject at 370 Northrup Street consists of 16.03 acres of residentially zoned land, with 542.28 feet of frontage on the easterly side of Northrup Street and 671.24 feet on the westerly side of Route 133. It is the site of a single family residence. The highest and best use is for one single family residence.

The Grantor will be compensated for the loss of 36,845 SF of land located along the westerly side of Route 133; a slope easement of 7,143 SF also along the frontage; and a temporary construction easement impacting 10,640 SF for the construction of a retaining wall and installation of storm water drainage structures.

Appraiser Walter Kloss based his estimate of damages on a site value of \$13,000/acre. After the taking, the site will be 15.34 acres of which 15.18 acres are unencumbered; and 0.16 acre will be subject to a slope easement. The slope easement and the new retaining wall will eliminate any potential for access into the subject off Main Street South, where currently there is a gravel path into the property. Adjusting for this loss of acreage and the use of the gravel path to Route 133, the site value is reduced to \$12,000/acre. He calculated damages to be \$25,900.

Staff recommended Board 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 damages are well supported by the appraisal report prepared by independent fee appraiser Walter Kloss dated 10/21/2014.

PRB #	15-068	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	089-119-004(A)		
Grantee:	Town of New Canaan		
Property:	Various areas along Hickok Road, New Canaan		
Project Purpose:	Assignment of land to the Town of New Canaan		
Item Purpose:	Assignment of various parcels of land totaling 2,201 ± SF and various easement areas totaling 1,102 ± SF to the Town of New Canaan for highway purposes only as part of the Replacement of Bridge No. 04998 on Hickok Road over the Silvermine River Project.		

Staff recommended Board approval for the release of this real estate to the Town of New Canaan for highway purposes. 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.

DOT acquired and is now releasing land and easements which were originally acquired for the Replacement of Bridge No. 04998 on Hickok Road over the Silvermine River Project. The project is complete and it is now necessary for the State to assign the land to the Town per Section 7 of Agreement No. 01.011-03(08). This is a release along a town street for highway purposes only and there is no monetary consideration. The project release areas comprise four original property takings which totaled approximately 2,201-SF of land and 1,102-SF of easement area.

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ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-058-A – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #15-058-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #15-066 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-066. The motion passed unanimously.

PRB FILE #15-067 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-067. The motion passed unanimously.

PRB FILE #15-068 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-068. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary