

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On April 11, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 11, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
John P. Valengavich

**Members Absent:** Mark A. Norman  
Pasquale A. Pepe

**Staff Present:** Brian Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Valengavich seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF APRIL 4, 2013 and APRIL 5, 2013.** Mr. Valengavich moved and Mr. Millstein seconded a motion to approve the minutes of April 4, 2013 and April 5, 2013. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 13-043-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 PRB File #13-043-A at 10:30 a.m. and concluded at 10:50 a.m.

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

### OPEN SESSION

**PRB #** 13-060 **Transaction/Contract Type:** RE / Voucher

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**Origin/Client:** DOT / DOT  
**Project Number:** 107-167-046  
**Grantor:** Eric H. & Andrea L. Ericson  
**Property:** 120 Hill Parkway, Middlebury, CT  
**Project Purpose:** Oxford Airport Federal Aviation Regulation, Part 150 Noise Study  
**Item Purpose:** Acquisition of 0.76+/- 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 35<sup>th</sup> acquisition in this project to come before the Board. It is located in the project's Phase 5 (of 7) area, which has 10 properties. SPRB 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 11/23/12 supports the purchase price of \$273,500, which is consistent with compensation paid to other project owners with similar properties.

This is a voluntary total taking of 0.76 acres (33,000 SF). The property is improved with a 1974 Raised Ranch style home, with a one-car garage, under, all in good condition. These properties are appraised under the hypothetical condition requiring the appraiser to ignore any stigma associated with proximity to the airport. Mr. DeLucco employed the Sales Comparison Approach and relied on two sales in Middlebury and one in Southbury, occurring between 4/9/2012 and 8/20/2012. Prior to adjustment, the sale prices ranged from \$265,000 to \$301,350. After adjusting for site, age, condition, gross living area, air conditioning and other features, the sales indicated a value range from \$268,200 to \$274,850. Appraiser DeLucco assigned a value of \$273,500.

**PRB #** 13-062      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 107-167-041  
**Grantor:** Kimberly M. & Steven R. Dwyer  
**Property:** 1444 Christian Road, Middlebury, CT  
**Project Purpose:** Oxford Airport Federal Aviation Regulation, Part 150 Noise Study  
**Item Purpose:** Acquisition of 0.69+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

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This DOT item is another voluntary taking for the Noise Compatibility Program referenced above. DOT proposes a voluntary total taking of 0.69 acres (30,000 SF). The property is improved with a 1966 Raised-Ranch style home, with a one-car garage, under, all in good condition.

These properties are appraised under the hypothetical condition requiring the appraiser to ignore any stigma associated with proximity to the airport. DOT appraiser Anthony John DeLucco employed the Sales Comparison Approach and relied on two sales in Southbury and one in Middlebury, occurring between 6/1/2012 and 8/20/2012. Prior to adjustment, the sale prices ranged from \$288,000 to \$301,350. After adjusting for site, age, condition, gross living area, air conditioning and other features, the sales indicated a value range from \$270,000 to \$285,850. Appraiser DeLucco assigned a value of \$282,500.

Staff recommended approval of the item.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #13-043-A** - Mr. Valengavich moved and Mr. Millstein seconded a motion to suspend PRB File #13-043-A, pending but not limited to the satisfactory results of a site inspection. The motion passed unanimously.

**PRB FILE #13-060** - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #13-060. The motion passed unanimously.

**PRB FILE #13-062** – Mr. Millstein moved and Mr. Valengavich seconded a motion to approve PRB File #13-062. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary