

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 29, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 29, 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
John P. Valengavich

Staff Present: Brian A. Dillon, Director

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 22, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 22, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-074 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 107-167-033
Grantor: Scott C. Jewell, et al.
Property: 266 Triangle Boulevard, 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".

SPRB staff reported that DOT proposes a voluntary total taking of 0.69 acres (30,000 SF). The property is improved with a 1975 Raised-Ranch style home, with a one-car garage, under, all in good condition. The gross living area is 1,034 sq. ft. including 6 rooms with 3 bedrooms and 1 bath above-grade. The basement has 770 SF finished with a half bath/laundry. The siding is vinyl. The kitchen and bath have been updated and the appraiser found the house well-maintained. 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. The property was purchased by the Grantor in 2004 for \$238,000.

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These properties are appraised under the hypothetical condition requiring the appraiser to ignore any stigma associated with proximity to the airport. Mr. DeLucco from the DOT 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 \$279,300 to \$286,050. Appraiser DeLucco assigned a value of **\$285,000**.

The subject property is the 38th 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. 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 11/26/12 supports the purchase price, which is consistent with compensation paid to other project owners with similar properties.

PRB # 13-080 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 82-288-3A
Grantee: City of Middletown
Property: Various areas located along Country Club Road, Middletown
Project Purpose: Assignment of Land to the City Of Middletown
Item Purpose: Assignment of approximately 5,091 ± SF of land, 1,858 ± SF of drainage right of way and 1,358 ± SF of easement area to the City of Middletown for highway purposes as part of the *Reconstruction of Country Club Road Project*.

SPRB Staff reported that DOT acquired and is now releasing the land which was originally acquired for the *Reconstruction of Country Club Road Project*. The project is complete and it now necessary for the State to assign the land to the Town per Section 11 of Agreement No. 07.13-03(00). This is a release along a town street for highway purposes only and there is no monetary consideration. The project release areas comprise seven property takings which totaled approximately 5,091 SF of land, 1,858 SF of drainage right of way and easement areas totaling approximately 1,358 SF.

SPRB Staff recommended approval for the release of this real estate for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation.
2. 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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PRB # 13-081 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 167-101-1B
Grantee: Town of Woodbridge
Property: Northerly side of Bradley Rd. at its intersection with Amity Road, Woodbridge
Project Purpose: Assignment of Land to the Town of Woodbridge
Item Purpose: Assignment of approximately 8,393 ± SF of land, 732 ± SF of drainage right of way and 6,103 ± SF of easement area to the Town of Woodbridge for highway purposes as part of the *Realignment of Bradley Road Project*.

SPRB Staff stated that DOT acquired and is now releasing the land which was originally acquired for the *Realignment of Bradley Road Project*. The project is complete and it now necessary for the State to assign the land to the Town per Section 11 of Agreement No. 12.13-04(99). This is a release along a town street for highway purposes only and there is no monetary consideration. The project release areas comprises one specific location which includes approximately 8,393 SF of land, 732 SF of drainage right of way and 6,103 SF of easement area. The original acquisition area comprised 30,828 SF of which 22,435 SF was conveyed to the sole abutter O.P., Inc. for \$100,000 under PRB File # 08-216. The project is complete and this is a release along a local road for highway purposes only.

SPRB Staff recommended approval for the release of this real estate for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation.
2. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

PRB # 13-082 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 32-137-1A
Grantee: Town of Columbia
Property: Various areas along Parker Bridge Road, Columbia
Project Purpose: Assignment of Land to the Town of Columbia
Item Purpose: Assignment of four easements areas totaling approximately 1,748 ± SF of area to the Town of Columbia for highway purposes as part of the *Replacement of Bridge No.04624 on Parker Bridge Road over the Hop River Project*.

SPRB Staff reported that DOT acquired and is now releasing the easements which were originally acquired for the *Replacement of Bridge No. 04624 on Parker Bridge Road over the Hop River Project*. The project is complete and it now necessary for the State to assign the land to the Town per Section 9 of Agreement No. 02.03-02(05). In this case the DOT will be releasing these easements to the Town of Columbia as opposed to the grantee; the Town of Coventry. It is DOT policy to release property to the municipality in which it is located regardless of the community which entered into the agreement. This is a release along a town street for highway purposes only and there is no monetary consideration. The

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project release area comprises four (4) easements totaling approximately 1,748 SF of area.

SPRB Staff recommended approval for the release of this real estate for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation.
2. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER

VOTES ON PRB FILES:

The Board took the following votes in Open Session:

PRB FILE #13-074- Mr. Pepe moved and Mr. Valengavich seconded a motion to suspend PRB File #13-074 pending the receipt of additional project information. The motion passed unanimously.

PRB FILE #13-080 - Mr. Millstein moved and Mr. Valengavich seconded a motion to approve PRB File #13-080. The motion passed unanimously.

PRB FILE #13-081 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-081. The motion passed unanimously.

PRB FILE #13-082 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-082. The motion passed unanimously.

The meeting adjourned.

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