

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 2, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 2, 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 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 25, 2013. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of April 25, 2013. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

PRB # 13-029 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 043-000-189D
Grantee: The Elm City Gun Club, Incorporated
Property: Located along the eastern boundary of 533 North High Street, East Haven
Project Purpose: DOT Sale of Excess Property
Item Purpose: Release of approximately 23,961 ± SF of property located along the eastern boundary of the Connecticut Department of Transportation Maintenance Garage to the Grantee as the result of a sole-abutter bid.

Staff reported that the Board suspended action on this file on March 7, 2013 concerning possible requirement for a permit under CGS 25-68(d). It appears that DOT has concurred with the Board's evaluation and subsequently submitted a permit application to DEEP for approval, which was granted. Consequently, staff recommended Board approval to Quit Claim 23,961 SF of vacant residential land for \$9,500 to the Grantee. The sale complies with Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming surplus property. The legislative delegation received notice as required. In order, (a) the town did not exercise a first right of refusal to purchase the property; and (b) as stipulated by statute, the non-conforming parcel was offered to all abutters. The sale price of \$9,500 is the appraised value of the parcel. The release will end the state's liability for the property, which is being used by the Gun Club.

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, May 2, 2013

Page 2

REAL ESTATE- NEW BUSINESS

PRB # 13-072 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 164-233-006
Grantor: John M. Camara, et al.
Property: 124 & 128 Prospect Hill Road, Windsor, CT
Project Purpose: Reconstruction of Prospect Hill Road Project
Item Purpose: Acquisition of a 370 ± SF slope easement and a temporary construction easement of 728 ± SF all for highway purposes as well as additional compensation for the contributory value of site improvements.

In Windsor, this project is for the full-depth reconstruction and widening of Prospect Hill Road from Route 75 (Poquonock Avenue) to just west of West Street, for an approximate project length of 2,680 linear feet. Sight line distances will be improved; the drainage system will be upgraded. The DOT will construct a roundabout at the intersection with West Street; the intersection of Prospect Hill Road with Route 75 will be a T-type intersection with a traffic signal. Left turn lanes will be added. A 4 foot snow shelf will be added on both sides and a 5 foot sidewalk will be added on the north side of Prospect Hill Road. In May 2012 DOT estimated that the project costs would be \$4.4 million with rights of way requiring 17 takings together valued at \$22,500. All takings were estimated to be less than \$5,000. Funding for the project is 80% federal, 10% state and 10% municipal.

The affected properties at 124 & 128 Prospect Hill Road are two adjacent residential lots on the north side of Prospect Hill Road, improved with one single family residence and outbuildings on 0.66 acre and 0.62 acre, respectively. The zone is AA. DOT established a rate of \$5.00/SF for this taking, and offered \$7,300 in compensation.

Staff recommended Board approval. 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 EOC report prepared by DOT.

PRB # 13-075 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 33-68-13A
Grantee: Frederick J. Doyle, Jr., et al.
Property: Eastern side of Willowbrook Road at its intersection with Coles Rd., Cromwell
Project Purpose: DOT Sale of Excess Property
Item Purpose: Release of approximately 23,927+/- SF of vacant land to Grantee as the result of a public bid.

The release parcel of 23,927 SF (0.549 acre) is triangular shaped; it has 222 linear feet fronting on Willowbrook Road and abuts CT Route 9 to the rear. It was originally acquired for \$23,800 as an improved single family parcel of 0.54 acres in 1964 in connection with Route 9. The parcel is lightly treed. Public utilities include electricity only. Abutting lots require well and septic system. To the north is Coles Road which passes over Route 9. The centerline of Route 9 is 140 feet from the rear property line.

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, May 2, 2013

Page 3

The zone is R-25, requiring 25,000 SF for a conforming lot making the subject a non-conforming parcel. Also, the parcel is not a “lot of record” in the Town of Cromwell (it is not identified as a separate assessment parcel; the town maps show it as part of SOC land associated with Route 9). DOT has not applied for a zoning variance.

A DOT appraisal established a value of \$5,000 for the release parcel, and a subsequent public bid elicited a high bid of \$5,000. Staff recommended approval of the item, noting compliance with Section 13a-80 of the CGS.

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| PRB # | 13-083 | Transaction/Contract Type: | RE / Assignment |
| Origin/Client: | DOT / DOT | | |
| Project Number: | 32-137-1A | | |
| Grantee: | Town of Coventry | | |
| Property: | Various areas along Parker Bridge Road, Coventry | | |
| Project Purpose: | Assignment of Land to the Town of Coventry | | |
| Item Purpose: | Assignment of two easement areas totaling approximately 237 ± SF of area to the Town of Coventry for highway purposes as part of the Replacement of Bridge No.04624 on Parker Bridge Road over the Hop River Project. | | |

Staff recommended Board approval for the release of this real estate to the Town of Coventry 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 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). This release is the companion file PRB #13-082 which was previously reviewed by the Board. This is a release along a town street for highway purposes only and there is no monetary consideration. The project release area comprises two (2) easements totaling approximately 237 SF of area.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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| PRB# | 13-085 | Transaction/Contract Type: | AE / Commission Letter |
| Project Number: | BI-JD-299 | Origin/Client: | DCS/JUD |
| Contract: | BI-JD-299-ARC Commission Letter #2 | | |
| Consultant: | JCJ Architecture, Inc. | | |
| Property: | New Haven Courthouse GA #23 | | |
| Project Purpose: | Exterior Renovations to New Haven Courthouse GA #23 Project | | |
| Item Purpose: | Commission Letter #2 to compensate the Architect and various sub-consultants for additional services required to complete additional investigations and surveys related to the exterior building conditions. | | |

SPRB staff stated that Commission Letter #2 will modify JCJ Architecture, Inc.’s contract and provide for an additional \$12,450 in consulting fees to provide additional building assessment and survey services for Phase I of three phases. The additional scope of this commission letter is to (1) complete an updated existing building conditions and survey report to identify areas of further deterioration since the project

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, May 2, 2013

Page 4

was put on hold over 2-years ago; and (2) engage the previous sub-consultant teams as well as providing overall project management and coordination services to complete this work during the active construction phase.

SPRB Staff recommended approval of Commission Letter #2 whereas the overall basic service fee amounts to 7.26% of the construction budget which is well within the established guideline rate of 13% for this Group C Renovation Project. Although it should be noted that additional A/E fees should be expected in the future to compensate the consultant for additional design, bid and CA services due to the phasing of the project.

OTHER BUSINESS

Mr. Norman moved and Mr. Pepe seconded a motion to approve reimbursement of meeting and mileage fees for Chairman Greenberg and Mr. Josephy for a Stamford site inspection in connection with PRB File #13-068. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #13-029 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-029. The motion passed unanimously.

PRB FILE #13-072 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-072. The motion passed unanimously.

PRB FILE #13-075 - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #13-075. The motion passed unanimously.

PRB FILE #13-083 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-083. The motion passed unanimously.

PRB FILE #13-085 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-085. The motion passed unanimously.

The meeting adjourned.

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