

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 5, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 5, 2011 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

REAL ESTATE - UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 11 - 063 -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 concerning the subject contract at 9:45 a.m. and concluded at 9:50 a.m.

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

OPEN SESSION

REAL ESTATE - NEW BUSINESS

PRB # 11 - 087 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 38-000-050A
Grantee: Charles R. Paquette
Property: Northerly side of RTE 44, Phoenixville-Pomfret Road
Project Purpose: DOT sale of excess property
Item Purpose: DOT sale of approximately 2.20-acres of vacant land.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 5, 2011

Page 2

Ms. Goodhouse reported that the property is located near the Pomfret town line in Eastford, on the northerly side of Route 44 and is comprised of four parcels combined to create 2.20 acres. It is bounded on every side by state forest land. Two of the parcels were transferred to DOT from the State Park & Forest Commission. The third parcel is the former Phoenixville to Pomfret Road. The fourth parcel is one acre deeded to the State in 1928.

The 2.20-acre property is presently a roadside rest area. It is relatively level and has 542.98 feet of frontage on the northeasterly side of U. S. Route 44. There are no wetlands. Eastford has not adopted zoning regulations. For residential use, a minimum lot size is 1.5 acres with a minimum of 100 feet of street frontage is required. DOT Appraiser Kenneth Goldberg estimated market value at \$22,000 because he judged the highest and best use to be "open space and/or recreational purposes with ancillary sales of food and beverages" and valued it accordingly. The appraiser also was influenced by the cost to bring electricity to the site.

The property was adequately exposed to the market through the public bid process, with bids opened on January 20, 2011. A minimum bid of \$23,000 was required. Three bids were received, with the highest being \$88,950 from Charles R. Paquette. Staff recommended approval of the item.

PRB # 11 - 088 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 56-42-268A
Grantee: Barbara Clay
Property: Southerly side of I-95 on the easterly side of the former Sound Beach Ave.
Project Purpose: DOT sale of excess property
Item Purpose: DOT sale of approximately 23,574 SF of vacant land.

Ms. Goodhouse reported that the subject property of 23,750 SF is comprised of remnants of four acquisitions completed in 1954-1957 at a cost of \$23,200. Because the release parcel does not conform to the Residential zoning requirements, CGS Section 13a-80 allows DOT to offer it to the four abutters. Based on the July 2010 appraisal by Edward P. Sass, Jr., the minimum required bid was \$75,000 plus an administrative fee of \$1,000.

The abutter bid process resulted in one bid in the amount of \$76,010 from Barbara Clay, the owner of property at 14 Sound Beach Avenue. No bids were received from the other abutters. As required by CGS §3-14b, DOT notified the Town of Greenwich and the legislative delegation of the pending sale. Staff recommended approval of the sale to Barbara Clay in the amount of \$76,010.

PRB # 11 - 091 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-019
Grantor: Catholic Cemeteries Assoc. of the Arch Diocese of Hartford
Property: 1139 Stanley Street, New Britain, CT
Project Purpose: New Britain/Hartford Busway
Item Purpose: Acquisition of a 439 SF easement for transportation purposes and two temporary work easements areas comprising 1,673 SF and 832 SF for transportation purposes and associated site improvements.

The New Britain-Hartford Busway is a 9.4 mile corridor planned along the rail corridor linking downtown New Britain with Hartford's Union Station. DOT has 120 acquisitions (partial and total takings) planned.

Mr. Dillon reported that the subject site is generally located at the intersection of Stanley Street and Allen Street in New Britain. The site is zoned both S-3 and B-3 for Commercial (Special Purpose) consists of two contiguous parcels comprising 49.3-acres that is improved as St Mary's Cemetery. The highest and best use is the current special purpose use. DOT will acquire a 439 SF easement for transportation purposes and two temporary work easements areas comprising 1,673 SF and 832 SF for the purpose of constructing a retaining

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 5, 2011

Page 3

wall. The acquisition of the permanent easement area will eliminate the area designated for five proposed cemetery plots. The temporary work easements are assumed to be returned to their original condition after 3 years.

DOT Appraiser Anthony DeLucco prepared an appraisal report (2/2011) and concluded a site value of \$9,666,725 (\$4.50/SF) based on comparable land sales ranging from \$3.74 to \$6.59 per square foot. He then assigned a value of \$4.50/SF and supported the estimate of damages by calculating the cost of the easement and damages related to the delayed sales of the affected plots. Total damages of \$20,000 will be paid the Grantor.

Mr. Dillon recommended 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 appraisal prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 11-059 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-RC-339 **Origin/Client:** DPW / CSUS
Contract: BI-RC-339-ENG, Commission Letter #2
Consultant: Lawrence Mechanical, P.C.
Property: Central Connecticut State University, New Britain
Project Purpose: HVAC Improvements, Various Buildings
Item Purpose: A/E Commission Letter #2 (Provide additional engineering services for the operation of new and existing chilled water distribution systems served by the Energy Center Chiller Plant.)

Mr. Dillon reported that this item had been considered at the Board's April 4, 2011 meeting, and although DPW resubmitted the proposal on April 21st some questions related to SPRB staff comments are still pending. He recommended suspension, and is scheduled to meet with DPW staff to obtain additional information on the engineering services requested in Commission Letter #2.

ARCHITECT-ENGINEER - NEW BUSINESS

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-059 - Mr. Norman moved and Mr. Pepe seconded a motion to suspend PRB File #11-059 pending receipt of additional information on project scope. The motion passed unanimously.

PRB FILE #11-063-A - Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #11-063-A. The motion passed unanimously.

PRB FILE #11-087 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-087. The motion passed unanimously.

PRB FILE #11-088 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-088. The motion passed unanimously.

PRB FILE #11-091 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-091. The motion passed unanimously.

The meeting adjourned.

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