

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 16, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 16, 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF May 9, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 9, 2013. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	13-096	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	76-189-15A		
Grantee:	Town of Manchester		
Property:	Various areas along Hartford Road, Manchester		
Project Purpose:	Assignment of land to the Town of Manchester		
Item Purpose:	Assignment of various areas totaling approximately 50,154 ± SF of land, 8,533 ± SF of drainage right of way and 24,201 ± SF of easement area to the Town of Manchester for highway purposes as part of the Reconstruction of Hartford Road Project.		

Staff recommended Board approval for the release of this real estate. 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 following land which was originally acquired for the Reconstruction of Hartford Road Project. The project is complete and it now necessary for the State to assign the land to the Town per Section 10 of Agreement No. 02.03-03(99). This is a release along a town street for highway purposes only and there is no monetary consideration. The project release areas

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comprise seventeen (17) property takings which totaled approximately 85,532 SF of land (50,154 SF of land are being returned), 8,533 SF of drainage right of way and 24,201 SF of easement area.

PRB # 13-098 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 102-340-002
Grantor: Walter Gardella, et al.
Property: 1 Belmont Place, Norwalk
Project Purpose: Reconstruction of Rowayton Avenue beneath Bridge No. 4152R
Item Purpose: Administrative Settlement for the acquisition of two (2) easements totaling 330± SF of land, a 1,503± SF temporary construction easement inclusive of temporary severance and additional severance due to the loss of screening.

The Board’s staff recommended approval is recommended the approval of this 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.

At 1 Belmont Place, Norwalk, DOT will rebuild an existing stone wall and construct a five foot wide concrete sidewalk in front of the wall along the Rowayton Avenue frontage, ending at the start of the Belmont Place frontage. The rebuilt wall will be higher than the existing wall due to the lowering of the road. DOT is acquiring two easements for transportation purposes at the northwest and southwest property corners; and a temporary construction easement, all as shown on the right of way survey provided.

The subject property is on the north side of Belmont Place and the east side of Rowayton Avenue. The subject site is 0.198 acres that is improved with a 3,012 SF single family residence constructed in 2001. Currently, the property is screened/buffered from Rowayton Avenue. This screening will be removed, resulting in views of the traffic and the rail line and loss of privacy. Regarding the temporary severance award, the DOT appraiser states “Given the nature of the proposed construction of rebuilding a retaining wall that includes installation of sheeting and the proximity to the improvements (residence) the subject property will suffer damages on a temporary basis.”

The parties agreed on \$60,500 in compensation as follows:

Item	Calculation	Total
Easements for highway purposes (2)	330 SF x \$32.00/Sf x 99%	\$10,454
Severance due to loss of screening	Lump sum (10% of site value)	\$25,000
Temporary severance, construction easement	1,503 SF - Lump sum, temporary severance (10% of site value)	\$25,000
Total:	\$60,434, say	\$60,500

PRB # 13-099 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 164-233-004

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Grantor: John C. Fulse, et al.
Property: 174 Prospect Hill Road, Windsor, CT
Project Purpose: Reconstruction of Prospect Hill Road Project
Item Purpose: Acquisition of 801 ± SF of land, 509 ± SF slope easement and a defined sight line easement of 1,073 ± SF all for highway purposes.

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. Funding for the project is 80% federal, 10% state and 10% municipal.

The affected property at 174 Prospect Hill Road is a single family residence on 0.63 acres. The zone is AA. The DOT Estimate of Compensation (EOC) worksheet indicated that the takings will not significantly affect the dwelling, access driveway, or remaining site improvements. DOT established a rate of \$5.00/SF for this taking, and offered a total of \$7,000 in compensation

Staff recommended approval of the item.

PRB # 13-101 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 125-002-007A
Grantee: Drew Friedman
Property: Northerly side of State Route 4 adjacent to 319 East Street, Sharon
Project Purpose: DOT Sale of Excess Property
Item Purpose: Release of approximately 13,423 ± SF of vacant land to the Grantee as the result of a sole abutter bid

The release parcel of 13,423 SF was requested by the sole abutter, Drew Friedman, whose single family residence is at the corner of Cornwall Bridge Road and East Street, Sharon. Because the parcel does not meet the spatial requirements of the residential zone, DOT may offer it for sale to the sole abutter through procedures complying with CGS Sections 3-14b and 13a-80.

The new highway line will be uniformly 50 feet distant from the center line of Route 4. The release parcel includes portions of Gunney Brook where it crosses the release parcel in two places. The length along the highway line (frontage) is a total of 416 feet.

In support of the release value of \$4,000 plus \$1,000 administrative fee, DOT submitted an appraisal report prepared by Edward P. Sass, Jr. as of 6/20/2012. Mr. Sass prepared a “before and after” analysis of the abutter’s property. Before, the grantee’s property 1.4 acres (60,984 SF) acres improved with a Cape style home built in 1739, gross living area of 1,814 SF with 8 rooms, 2 bedrooms & 2.5 baths. After, the site will increase to 1.71 acres, with same improvements. Mr. Sass valued only the site. Relying on three sales he concluded the site value before assemblage to be \$42,000; and the value of the release parcel to be \$4,000.

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SPRB staff recommended to the Board that this item be suspended so that data can be analyzed regarding lot values in this market. The data collected to date indicates that the value of the release parcel may have been under estimated.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-097	Transaction/Contract Type: AE / Commission Letter
Project Number:	BI-CTC-440	Origin/Client: DCS/MCC
Contract:	BI-CTC-440-ENG	Commission Letter #1
Consultant:	Alfred Benesch and Company, Inc.	
Property:	Manchester Community College, Manchester	
Project Purpose:	Renovations to Lot B & 225 New Parking Spots Project	
Item Purpose:	Commission Letter #1 to compensate the consultant for expanded construction administration services.	

This project consists of the design and complete rehabilitation of the existing B-Lot at Manchester Community College and the construction of 225 new parking spots at an additional location on campus. The existing B-Lot has 685 parking spaces and DCS has determined that the project will require new access / egress drive relocations and the reconfiguration of interior access aisles. The new parking lot will also include updated sight lighting all required drainage improvements and additional landscaping.

Staff reported that Commission Letter #1 shall compensate ABC for expanded construction administration services from the start of construction until the completion of project close-out. In a revised proposal from ABC to DCS, the consultant has agreed to provide full time CA services during 5-months of the 7-month construction schedule as well as part-time CA services during the remaining two months. Based on the proposal prepared by ABC dated April 13, 2013 the overall fee of \$92,000 is considered a special service fee and is based on an estimated construction budget of \$2,880,000 with a 7-month schedule.

Staff recommended approval of this commission letter.

OTHER BUSINESS

Reimbursement of Meeting and Mileage Fees. Mr. Josephy moved and Mr. Norman seconded a motion to approve meeting and mileage fees to Chairman Greenberg for travel to Westport on May 14, 2013 in connection with PRB File #13-086. The motion passed unanimously

The Board took the following votes in Open Session:

PRB FILE #13-096- Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-096. The motion passed unanimously.

PRB FILE #13-097 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-097. The motion passed unanimously.

PRB FILE #13-098 - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #13-

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098. The motion passed unanimously.

PRB FILE #13-099 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-099. The motion passed unanimously.

PRB FILE #13-101- Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #13-101 pending the receipt of additional information regarding the proposed sale. The motion passed unanimously.

The meeting adjourned.

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