

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 28, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 28, 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  
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 May 20, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 20, 2013. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE- NEW BUSINESS

**PRB #** 13-110 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 107-167-047  
**Grantor:** Robert J. Eddy, et al.  
**Property:** 155 Triangle Boulevard, Middlebury, CT  
**Project Purpose:** Oxford Airport Federal Aviation Regulation, Part 150 Noise Study  
**Item Purpose:** Acquisition of 0.48+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

**PRB #** 13-111 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 107-167-042  
**Grantor:** Lisa M. Wilczewski, et al.  
**Property:** 145 Triangle Boulevard, Middlebury, CT  
**Project Purpose:** Oxford Airport Federal Aviation Regulation, Part 150 Noise Study  
**Item Purpose:** Acquisition of 0.46+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

**PRB #** 13-112 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT

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**Project Number:** 107-167-038  
**Grantor:** Michelle M. Giovanni  
**Property:** 1332 Christian Road, Middlebury, CT  
**Project Purpose:** Oxford Airport Federal Aviation Regulation, Part 150 Noise Study  
**Item Purpose:** Acquisition of 0.48+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

Staff reported that 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 properties are the 41<sup>st</sup>, 42<sup>nd</sup> & 43<sup>rd</sup> acquisitions in this project to come before the Board. PRB #13-112 is located in the project's Phase 4 (of 7) area; PRB #13-110 and PRB #13-111 are located in Phase 5, each phase of which has 10 properties. Staff recommended Board approval of these three items. 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. 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. The appraisal reports were prepared by DOT Appraiser Anthony John DeLucco supporting the purchase prices as follows:

PRB #13-110:	155 Triangle Boulevard, Middlebury	\$327,500
PRB #13-111:	145 Triangle Boulevard, Middlebury	\$250,000
PRB #13-112:	1332 Christian Road, Middlebury	\$316,500

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 11-237 **Transaction/Contract Type:** AE / Task Letter  
**Project Number:** BI-RW-295 **Origin/Client:** DCS / DOC  
**Contract:** OC-DPW-EPA-0017 Task Letter #1  
**Consultant:** Milone and MacBroom, Inc.  
**Property:** Eastern Connecticut State University ("ECSU"), Willimantic  
**Project Purpose:** ECSU Campus Master Plan, STC and Flood Management Certification  
**Item Purpose:** Task Letter #1 to compensate the consultant for preparation of an STC application and flood management permit related to the projects identified in the ECSU Master Plan.

On November 23, 2011 SPRB suspended approval of the Task Letter and requested that DCS provide additional information related to the scope for traffic engineering services. In general the task letter would have authorized Milone and MacBroom, Inc. ("MMI") to develop the required State Traffic Commission ("STC") and Flood Management Certification ("FMP") submittals for the projected master plan components to be completed over the next 5 to 6 years at ECSU. It was anticipated that these permit

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applications would include at a minimum the proposed Fine Arts Center, Facilities Warehouse and New Residence Hall #1. The consultant was to be tasked reviewing all of the existing studies, master plan assumptions, generated traffic data, site civil plans and existing plans of the campus wide storm water system. Based on the review of these documents and the completion of a final engineering analysis MMI would develop both the STC and FMP applications for submittal.

Since the suspension of this file in November 2011, SPRB staff has had numerous conversations with the Department of Construction Services concerning this file. In early June 2012 DCS confirmed that the traffic engineering scope; which was the main reason for the Board's suspension of the file, was no longer required. Furthermore, DCS stated that the balance of the work was below \$100,000 and would be issued as an informal task letter and therefore would not require SPRB approval. Based on this information, SPRB staff informed DCS that upon receipt of the informal task letter the Board could provide an administrative return of the suspended file. DCS transmitted to SPRB staff a copy of the executed informal task letter on April 18, 2013.

SPRB Staff recommended that the Board return PRB File #11-237 to the Department of Construction Services as the scope of work for this submittal has been revised and accomplished through an Informal Task Letter issued in March 2012.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #11-237** - Mr. Norman moved and Mr. Millstein seconded a motion to return PRB File #11-237 to the Department of Construction Services. Consistent with the email dated June 27, 2012 from DCS and a copy of the Informal Task Letter transmitted to the Board on April 18, 2013 the full scope of the submittal is no longer required by the Agency. The motion passed unanimously.

**PRB FILE #13-110**- Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-110. The motion passed unanimously.

**PRB FILE #13-111**- Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #13-111. The motion passed unanimously.

**PRB FILE #13-112** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-112. The motion passed unanimously.

The meeting adjourned.

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