

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On June 9, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 9, 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  
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 June 2 and June 3, 2011.** Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of June 2 and June 3, 2011. The motion passed unanimously.

### COMMUNICATIONS

Staff reported that the Board has been provided with a copy of a memorandum from Richard C. Allen, Rights-of-Way Administrator, dated June 1, 2011, which provides a list of land payment vouchers, not in excess of \$5,000.00, processed during the month of May 2011.

**2011 Legislative Session.** The Board briefly discussed the passage of SB 1003, which effective July 1, 2011 creates the Connecticut Airport Authority (CAA), a quasi-public agency that will develop, improve, and operate Bradley International Airport, the state's five other general aviation airports (Danielson, Groton/New London, Hartford Brainard, Waterbury-Oxford, and Windham airports), and any other airports it subsequently owns, operates, and manages.

### **REAL ESTATE- OLD BUSINESS**

### **REAL ESTATE- NEW BUSINESS**

**PRB #** 11 - 119      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 129-112-002  
**Grantor:** Krzysztof Kozlowski  
**Property:** 3 Ninth District Road, Somers, CT

**Project Purpose:** Intersection Improvements at Ninth District Rd, RTE 190 and Sokol Rd.

**Item Purpose:** Acquisition of 250 SF for transportation purposes, 370 SF for a slope easement and compensation for associated site improvements.

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Ms. Goodhouse said that this DOT project is generally located at the four-way intersection where Route 190 (Main Street) intersects with Sokol Road and Ninth District Road, Somers. The project will reconstruct the intersection by adding exclusive left turn lanes on the east/west bound approaches of Route 190, widening of Ninth District and Sokol Road in the north/south bound directions, replacement of the existing traffic signal, drainage improvements, and full depth construction of widened areas along Main Street. Other proposed improvements on Sokol and Ninth District Roads include the replacement of concrete sidewalks and existing cross culverts, as well as replacement of existing twin pipes, currently conveying the Gulf Stream under Ninth District Road, with a box culvert.

The purpose is to improve safety and traffic operations at the intersection to relieve excessive queuing during peak traffic hours. There has been a pattern of rear-end type accidents associated with lack of by-pass capability. The total budget for the project is \$3,320,000 (80% federally funded) which includes \$65,000 for Right of Way activities related to 5 properties affected by easements and acquisitions.

PRB #11-119 is a proposal to compensate the grantor for the acquisition of 250 square feet of land and a 370 square foot slope easement at the site's northwest corner, being the east side of Ninth District Road and the South Side of CT Route 190. DOT will have the right to remove, use or retain excavated material acquired in the easement area. The project will affect a walk and portions of the lawn, and damage the overall value of the lot due to loss of setback from the intersection.

Based on an estimate of compensation prepared by Mark J. Mickiewicz, as of March 25, 2011, a unit value of \$3.00/SF for the site value (this equates to \$130,680 for a one-acre building lot in Somers), as well as a total property value of \$300,000 became the basis for the \$9,150 in damages recommended by the appraiser. The subject property is 1.06 acres improved with a multi-family residence. For compensation, the owner asked for a total of \$10,000 because his setback would be diminished by the widening of Route 190.

DOT agreed it was reasonable to increase their valuation by \$850 (9%) which adjusts the loss in total property value (severance) from diminished set back from the 2.5% estimated by the appraiser. The settlement adjusts the severance from 2.5% to 2.78%.

Ms. Goodhouse recommended approval of the item.

### 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 remarked that on June 1, 2011 the DPW resubmitted a second revised package for PRB #11-059 which included highlighted and marked-up revisions for the SPRB staff to evaluate. Based on his review of the revisions, Mr. Dillon recommended approval of Commission Letter #2 because DPW has provided information on the breakdown of the work that was eliminated in comparison to the overall scope; a revised budget showing adequate funding to cover the anticipated contract expenses, and an updated scope proposal clarifying the additional work and revised the contract language to eliminate possible references to redundant scope items.

