

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 9, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 9, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Pasquale A. Pepe

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Josephy seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF June 2, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of June 2, 2016. The motion passed unanimously, except for Mr. Pepe, who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

PRB #	15-186	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	059-Misc-31B	
Grantee:	Lewis Burgess	
Property:	Northerly side of State Route 146, Leetes Island Road, Guilford	
Project Purpose:	DOT Sale of Excess Property	
Item Purpose:	Release of approximately 3,646+/- SF of vacant land adjacent to the southerly boundary of 575 Leetes Island Road (State Route 146) as a result of a sole-abutter bid.	

In 1929 the state purchased 1.68 acres from William Leete for \$574 for the construction of State Route 146, Leetes Island Road. In 2014 Lewis Burgess, and Robert Vavasour, petitioned DOT asking to purchase "State Route 146 parcel in front of 575 Leetes Island Road." An email from Mr. Vavasour in the file says the area will be used by the Sixth Connecticut Continental Line Regiment of re-enactors, providing a larger piece of land for their re-enactment on Simeon Leete Day.

DOT defined a release parcel of 3,464 SF of land on the north side of Route 146, Leetes Island Road. The abutting Burgess property is **0.546 acres** at 575 Leetes Island Road. The release parcel measures 62 feet at its widest point on the west boundary, and then narrows to 14 feet at the east boundary. The length along the Present Leetes Island Road is 97 feet.

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Based on a staff appraisal report, DOT offered to release the parcel for \$5,500 (\$1.51/SF) plus \$1,000 administrative fee, for \$6,500. The offer was accepted.

The Board suspended this item 8/27/2015, and the Board notified DOT that it required additional information in support of the release value. No response was received from DOT until recently when DOT forwarded a response from its appraiser. Based on the DOT response and the available sales data, staff recommended approval of the release of 3,466 SF of vacant residential land for \$5,500 (\$1.51/SF) plus \$1,000 administrative fee.

REAL ESTATE – NEW BUSINESS

PRB # 16-132 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 084-109-004
Grantor: 501 Pepper Street, LLC
Property: 501 Pepper Street, Monroe
Project Purpose: Pepper Street Reconstruction, Monroe
Item Purpose: Acquisition of 6,012±SF of land and a 44±SF slope easement for highway purposes.

This project involves a full-depth reconstruction and widening of Pepper Street, from Route 25 to Grant Road. An exclusive left turn lane will be constructed onto Route 25, together with a traffic signal equipment upgrade at the Route 25/Pepper Street signalized intersection; drainage and sight lines will be improved. The project also includes a realignment of the Garder Road intersection; and the construction of an 11 foot wide multi-use trail along the west side of Pepper Street between Grant Road and Northbrook Drive.

The subject property is 2.40 acres of improved industrial land located on the southwesterly side of Pepper Street. DOT will acquire 6,012 SF, which is a narrow strip of land located along the property's frontage on Pepper Street. The property taking is measured 30 feet from the centerline of Pepper Street. DOT will also acquire a slope easement affecting 44 SF in the southeast corner of the property, also along the road frontage.

A before and after appraisal was done by Norman Benedict Associates, as of 3/1/2016, which concluded that the project would not affect the value of the building. Based on available Monroe sales data, including a sale at 500 Pepper Street (\$73,324/acre; 10/5/15), the appraiser concluded a site value based on \$72,000/acre; and indicated damages were \$10,000.

Staff recommended approval of the 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. The acquisition value is supported by the appraisal report provided, and is within the range of prior acquisitions for industrial land affected by this project.

PRB # 16-133 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 089-121-002
Grantor: Ira K. Blake

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Property: 64 Jelliff Mill Road, New Canaan
Project Purpose: Replacement of Jelliff Mill Road Bridge over Noroton River, New Canaan
Item Purpose: Acquisition of 337±SF defined easement for highway purposes; 338±SF slope easement; 21±LF easement to install timber railing and end anchorage; 1,670±SF drainage right of way; 392±SF and 495±SF temporary construction easements.

Due to deterioration of the superstructure and substructure components, the Jelliff Mill Road Bridge No. 05574 over Noroton River will be replaced. The subject at 64 Jelliff Mill Road 180 consists of 0.873 acres (38,028 SF) of residential land, improved with a 2,050 SF raised ranch style single family residence. The highest and best use is its present use.

The grantor will be compensated for the effects of DOT taking 337 SF for a defined easement for highway purposes located in the northeast corner of the property. A drainage right of way of 1,670 SF will be acquired; and a 21 foot linear easement to install timber railing and end anchorage. A slope easement of 338 SF will be acquired along a portion of the frontage. Two construction easements will be acquired: 392 SF to provide temporary construction access; and 495 SF to provide a work area and the construction of a temporary detour. The project is expected to last 24 months.

Independent fee appraiser Steven E. MacCormack concluded that the project would only affect the site, with no permanent damages to the residential use. He determined a site value of \$598,000 (\$685,000/acre) before the takings; and \$562,500 after, for damages of \$35,500 due to the permanent easements; and an additional \$3,000 compensation for the temporary rights, for a total of \$38,500.

Staff recommended approval of the 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. The opinion of the appraiser is well supported by the data presented.

PRB # 16-134 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 162-145-012
Grantor: Whiting Mills, LLC
Property: 210 & Lot 14F, Holabird Avenue, Winsted
Project Purpose: Reconstruction of Holabird Avenue over the Still River, Winchester
Item Purpose: Acquisition of 186±SF of land; 37±SF defined easement for highway purposes; 111±SF slope easement; and 2,299±SF temporary construction easement.

The purpose of the project is to upgrade (replace) Bridge No. 04060, and reconstruct portions of Holabird Avenue in Winsted where it travels over the Still River. The subject properties at 210 Holabird Avenue (south side of the street) and Lot 14F Holabird Avenue (north side of the street) are industrial zoned lots totaling 2.26561 acres (98,690 SF). The improvements consist of an old large mill building, now being used as artisan studios. The building will not be affected by the taking. There exists a 40 foot mutual right of way with Wall of American Foundation; and an existing easement for drain pipe in favor of the Town of Winchester.

The grantor will be compensated for the effects of DOT taking 186 SF in fee simple, which is a triangular piece located on the south side of the road in the northwest corner of 210 Holabird Avenue. Also in this

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area is a 347 SF defined easement for highway purposes; and a 111 SF slope easement. A temporary construction easement of 2,299 SF is located on Lot 14F Holabird Avenue, which is on the north side of the street. This will be acquired to provide temporary access to Northwestern Community College facility abutting the property to the west. The temporary construction easement will affect the use of 14 parking spaces on the north side parking lot. The temporary easement will be in place for at least 13 months while major components of the bridge are being replaced and the roadway is being reconstructed.

Independent fee appraiser Steven E. MacCormack concluded that the project would only affect the site with no impact on the building improvements. He determined a site value of \$200,000 before the takings; and \$198,500 after, for permanent damages of \$1,500; and an additional \$12,500 compensation for the temporary easement including parking loss, for a total of \$14,000.

Staff recommended approval of the 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. The opinion of the appraiser is well supported by the data presented.

PRB #	16-141	Transaction/Contract Type:	RE / Conveyance of Property
Origin/Client:	DEEP		
Grantee:	City of New Haven		
Property:	Fort Hale Park Pier, New Haven Harbor, New Haven		
Project Purpose:	Conveyance of State Land, Pursuant to §4, S.A. 15-1, June Special Session		
Item Purpose:	Conveyance of approximately 0.4 acres of land located southwardly of Woodward Avenue including the fishing pier. The premises shall be used for fishing, recreational and other related purposes.		

Board approval for the conveyance of real estate pursuant to Pursuant to Special Act 15-1 Section 4 is recommended. The conveyance is consistent with Section 4 of Special Act 15-1, which stipulates the transfer of the Fort Nathan Hale Park Pier at the administrative cost of \$1.00. The parcel to be conveyed comprises approximately 0.40-acres which is consistent with the special act. DEEP became owner of this land and the pier through its predecessor agency, the State Board of Fisheries and Game, in 1922

As required by statute, the deed specifies that property will revert to the State in the event that the property is not used for “park, fishing, recreational and related purposes only and it shall be open to the general public”. The deed description is consistent with a survey of the property dated December 14, 1960 and with the legal description within the statute.

This parcel of land is located along the southwesterly side of Fort Hale Park Road within the New Haven Harbor. The area to be conveyed primarily comprises 0.4-acres and bisects New Haven Harbor. The special act stipulates that the Town of New Haven shall use said parcel of land for recreational purposes. If the Town does not use said parcel for said purposes, the parcel shall revert to the State of Connecticut.

PRB #	16-148	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	135-321-012		
Grantor:	Anthony Dinardo		
Property:	317 Oaklawn Avenue, Stamford		
Project Purpose:	Oaklawn Avenue Roadway Improvements Project		
Item Purpose:	Acquisition for highway purposes of 225± SF of land and additional		

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compensation for the contributory value of site improvements.

This item is the same previously approved as PRB #16-074 on April 7, 2016. Since then, the ownership of the site has changed from Gilda DiNardo to Anthony DiNardo. Otherwise, there is no change in this request for damages in the amount of \$6,375 for property at 317 Oaklawn Avenue.

Staff recommended the approval of the 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. The acquisition value is supported by the DOT estimate of compensation.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-186 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-186. The motion passed unanimously.

PRB FILE #16-132 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-132. The motion passed unanimously.

PRB FILE #16-133 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-133. The motion passed unanimously.

PRB FILE #16-134 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-134. The motion passed unanimously.

PRB FILE #16-141 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-141. The motion passed unanimously.

PRB FILE #16-148 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-148. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary