

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 23, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 23, 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

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 16, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of June 16, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

PRB #	16-117	Transaction/Contract Type:	RE / Sale
Origin/Client:	DOT / DOT		
Project Number:	051-151-004A		
Grantee:	Phillip G. Wells, Trustee		
Property:	Southerly side of State Route 4 adjacent to 529 Farmington Ave., Farmington		
Project Purpose:	Sale of Excess Property to Sole Abutter		
Item Purpose:	Release of 10,037 SF ± of vacant land located along the southerly side of State Route 4 (Farmington Ave) and adjacent to the westerly boundary of property owned by the grantee which is improved with a mixed-use development.		

The DOT release parcel of 10,037 SF was purchased in 1970 as part of a larger residentially zoned tract for the construction of the Route 4, I-84 interchange in Farmington. What was a residential neighborhood has been transformed to commercial uses, primarily medical office buildings because of the close proximity to the UCONN Health Center, whose entrance is a mile from the intersection.

The DOT release parcel is about 50 feet in width, and extends about 200 feet, and is located between Route 4 and exit road from I-84. The Grantee owns an adjacent parcel at #529 Farmington Avenue that, with adjacent lots, was rezoned January 2015 from R20/PR (residential/professional office) MOC (medical office) Zone. Also in January 2015, the adjacent parcels received a special permit for the construction of a two-story, 20,000 SF medical office building on application from Metro Realty Group.

The DOT staff appraiser completed a before and after appraisal, as of December 2015. He considered that the release parcel would be combined with property at #505, #521 and #529 Farmington Avenue.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 23, 2016

Page 2

DOT offered the parcel for \$41,250 (\$4.11/SF; \$179,000/acre), which was accepted by the Grantee's representative.

Staff recommended that the State Properties Review Board reject this item and return it to the Department of Transportation for further negotiation. The information provided to the by the DOT Board indicates that the value of the 10,037 ± SF release parcel may exceed the proposed sale price of \$41,250.

REAL ESTATE – NEW BUSINESS

PRB # 16-139 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 091-079-008A
Grantee: WZP&P (Canton) Associates, LLC
Property: Located adjacent to and around the perimeter of 460 Albany Avenue, Canton
Project Purpose: Sale of Excess Property to Sole Abutter
Item Purpose: Release of 54,888 SF ± of land, originally acquired for improvements to State Route 179 and U.S. Routes 44 and 202.

Staff reported that the Saybrook Fish House, 460 Albany Avenue, Canton, is a restaurant on 2.57 acres located in the triangle between 3 state highways. The Grantee petitioned DOT to release the land along three state highways which would increase the restaurant's site from 2.57 acres to 3.83 enabling the business to expand. In conveying the excess land, DOT has reduced the Grantees rights of access, limiting access to the two existing driveways; and has reserved slope easements, drainage easements, and drainage rights of way.

The release parcel adds value to the abutting property at 460 Albany Avenue. The addition of 54,888 SF will increase the parcels size by almost 50%, and allow the commercial building to expand. DOT prepared a "before and after" appraisal report, based on the site value only. DOT offered to release the parcel for \$155,000 (\$123,000/ac) and received a counter offer of \$86,300 based on the advice the Grantee's land use consultant. DOT acknowledged that the effect on future site development from the reserved easements, the non-access highway lines, and the DOT's present and future drainage requirements were not considered in the DOT appraisal report. The parties agreed to a sale price of \$120,650 (\$2.20/SF; \$95,750/acre).

Staff recommended approval of the sale of the subject release parcel for \$120,650. The commissioner of transportation has the authority to sell the parcel under CGS §13a-80. The sale will return the property to the municipal grand list to generate local tax revenue coming from the expansion of the size of the restaurant. The municipality was notified and declined to purchase as required by CGS §3-14b and §13a-80(a). The legislative delegation was notified as required by §13a-80(a). The release value of \$120,650 is reasonable based on the sales analyzed and the existing easements that impact the use of the property.

PRB # 16-146 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 150-131-002
Grantor: Terence J. Tiernan et al
Property: 109 Blackville Road, Washington
Project Purpose: Replacement of Bridge No. 06786 carrying Route 109 over Mallory Brook

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 23, 2016

Page 3

Item Purpose: Administrative settlement for the acquisition of 1,348±SF of land, 302±SF easement to excavate stream channel, 158±SF slope easement, 1,058±SF temporary construction easement and additional compensation for affected site improvements.

DOT is replacing a bridge that carries Route 109/Blackville Road over Mallory Brook, in the Town of Washington. Existing culverts will be replaced with a new precast concrete box culvert, concrete headwall, endwall and wingwalls. The proposed bridge will support two 11-foot lanes and two 2-foot shoulders. The construction estimate is \$1,350,000. The rights of way estimate as of 1/2015 was \$92,000. This Grantor owns a well-maintained, circa 1700 colonial style home on 1.2 acres on the south side of Route 109/Blackville Road. DOT will take easements as referenced above. All of the easements are located in the northwest corner of the property at Mallory Brook. The Department completed an Estimate of Compensation recommending compensation in the amount of \$8,000. The Grantor rejected this amount, arguing that the project would negatively affect their property value, that the offer was below market, that the property would no longer conform to zoning if they completed a planned addition, and that it would cost more than \$2,500 to replace the lost vegetation. DOT increased their offer to \$5.00/SF, and increased the compensation for lost vegetation by \$1,000 which resulted in an agreement for damages in the amount of \$12,000. 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 damages of \$12,000 based on \$5.00 is supported by the data in the DOT appraisal report, and is consistent with previous approvals for this project.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-117 – Mr. Valengavich moved and Mr. Pepe seconded a motion to return PRB File #16-117 to the Department of Transportation for further negotiation because the potential value of the release parcel may exceed the proposed sale price. The motion passed unanimously.

PRB FILE #16-139 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-139. The motion passed unanimously.

PRB FILE #16-146 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-146. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary