

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 7, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on July 7, 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. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF June 30, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of June 30, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

PRB # 15-243 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 138-215-01(A)
Grantee: Town of Stratford
Property: Various areas located along Huntington Road, Stratford
Project Purpose: Assignment of land to the Town of Stratford
Item Purpose: Assignment of various areas comprising 160 ± SF of land, 1,211 ± SF of easement area and 8,359 ± SF of drainage right of way to the Town of Stratford for highway purposes only which was originally acquired for the Reconstruction of Huntington Road Project.

DOT acquired and is now releasing property which was originally acquired for the Reconstruction of Huntington Road Project. The project is complete and it is necessary for the DOT to convey the property to the Town of Stratford for highway purposes, per Item No. 10 of Agreement No. 06.02-02(97). There is no monetary consideration. The Quit-Claim deed is intended to release rights that the State acquired, to be released to the Town of Stratford upon the completion of the project.

Staff notified DOT of certain errors in the Quitclaim Deed regarding the location of easements acquired, and on July 5, 2016 DOT requested that the file be returned to the DOT so that the deed can be corrected.

REAL ESTATE – NEW BUSINESS

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PRB # 16-147 **Transaction/Contract Type:** RE / Land Use Permit Extension
Origin/Client: DoAG/DOC
Permittee: Eric A. Johnson
Property: Cheshire Correctional Facility, Cheshire
Project Purpose: Agricultural Land Use Permit for State Land
Item Purpose: Permit extension until 10/31/2016 for the continued use of approximately 43.4-acres of land located along the westerly side of Highland Avenue adjacent to the Facility. The property will be used for raising and harvesting hay, corn and other vegetables under an Agricultural Land Use Permit pursuant to CGS 22-6e.

CGS §22-6e authorized the commissioner of agriculture to develop a program to encourage the use of vacant public land for gardening or agricultural purposes. Agriculture was required to identify vacant public lands and establish a procedure for issuing permits based on open competitive bidding. Permits were limited to 10 years, after which time the permittee is required to apply for a new or renewed permit. The permit holder must agree to maintain the land in a condition consistent with an approved land use plan. Any permit issued may be terminated by the commissioner, without cause.

Working with Agriculture, Cheshire Correctional Facility identified land available for farm use. In 2006 a competitive bid process was conducted and the above referenced permittee was selected and the Board approved a permit agreement. In 2013 the agreement was extended until October 31, 2015. PRB #16-147 will extend the permit for the current growing season, expiring October 31, 2016. Agriculture is working with DOC to issue a new Request for Proposals for the 2017 growing season.

On July 1, 2016, SPRB Staff received a request from the Department to suspend action on the above referenced permit because some revisions may be required regarding state contracting requirements.

PRB # 16-170 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 105-211-001
Grantor: Nancy Engberg
Property: 1522 Boston Post Road, Old Saybrook
Project Purpose: Replacement of Bridge No. 01890 over Center Brook, Old Saybrook
Item Purpose: Acquisition of 938±SF drainage right of way; 266±SF slope easement; and 1,734±SF construction easement for channel exaction access, grading and installing a temporary sedimentation control system and riprap during the bridge replacement project.

Bridge No. 01890, carrying Boston Post Road (U.S. Route 1) over Center Brook, Old Saybrook, was constructed in 1925 and has had no major rehabilitation. It is functionally obsolete and in need of repair. The single span bridge will be replaced with a reinforced concrete box culvert, with increased width and the installation of a sidewalk. The estimated construction cost is \$985,000 with a combination of state and federal funds.

The subject property is 1.26 acres of commercial land improved with a building that houses a restaurant and market, located on the south side of Route 1 and the west side of Chalker Beach Road. The improvements will not be affected by the takings. The project requires DOT to compensate the Grantor for a 938 SF drainage right of way located on both sides of Center Brook; a 266 SF slope easement along

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a portion of the site's frontage; and a 1,734 SF construction easement located on both sides of Center Brook.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. The EOC recommended compensation based on \$10.00/SF for a total of \$9,600.

Staff recommended Board 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 award for damages in the amount of \$9,600 is supported by the DOT Estimate of Compensation, dated 5/2016. Staff's research indicated that \$10.00/SF is within the current range of sale prices for vacant commercial land in Old Saybrook.

PRB #	16-171	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	144-191-001		
Grantor:	Town of Trumbull		
Property:	West side of Route 127, Trumbull		
Project Purpose:	Pequonnock River Trail from Route 127 to Quarry Road, Trumbull		
Item Purpose:	Acquisition of 13,766±SF construction easement for the purpose of constructing a bituminous concrete path connecting to the existing multi-use trail.		

This project involves the construction of a multi-use trail from White Plains Road to Quarry Road in the town of Trumbull for a total length of approximately 4,500 feet. It is proposed to install a crosswalk on Route 127 from Twin Brooks Park to allow trail users to cross the road onto a new eight-foot wide section of bituminous trail along the south side of the road. The trail leads to a crosswalk at Rocky Hill Road. A new five-foot wide concrete sidewalk along the eastern side of Rocky Hill Road will accommodate pedestrians while bicyclists travel with the traffic on the roadway. The ten-foot wide multi-use bituminous trail will resume from the southern cul-de-sac on Rocky Hill Road. The trail then leads toward the Merritt Parkway crossings. The first crossing occurs at the southbound Merritt Parkway off-ramp to Route 25 (Exit 49) where a new box culvert tunnel structure is proposed. The trail then leads to an existing, abandoned railroad bridge over the Merritt Parkway (Bridge No. 00751) and then back under the northbound Merritt Parkway on-ramp from Route 25 through a second new box culvert tunnel structure. The trail will require the total acquisition of one private property immediately south of this second box culvert tunnel to accommodate the trail alignment. Illumination will be provided within both tunnels for users' safety. As the trail continues south, it passes a Connecticut Light and Power Company right-of-way with transmission lines traversing east-west, and ends in the vicinity of the Quarry Road cul-de-sac.

Construction is anticipated to begin in spring 2016 based on the availability of funding. The estimated construction cost for this project is approximately \$3.5 million. This project is anticipated to be undertaken with 80% Federal funds and 20% State funds.

The subject property is Veteran's Memorial Park, which is 58,506 SF (1.35 acres) located on the east side of Route 127, White Plains Road. The project will impact some park landscaping including the loss of some shade trees. The project requires DOT to compensate the Town for a 13,766 SF construction easement located in an area measuring approximately 140 feet along the frontage with a depth of about

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100 feet. The purpose is to use the area during the construction of the bituminous trail that extends from Route 127 to Quarry Road.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. The EOC recommended compensation based on \$4.50/SF for a total of \$7,200, which includes \$1,000 in compensation for loss of vegetation and trees.

Staff recommended Board 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 award for damages in the amount of \$7,200 is supported by the DOT Estimate of Compensation, dated 1/2016.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-243 – Mr. Valengavich moved and Mr. Pepe seconded a motion to return PRB File #15-243 for corrections to the Quitclaim Deed, as requested by the Department of Transportation. The motion passed unanimously.

PRB FILE #16-147 – Mr. Pepe moved and Mr. Valengavich seconded a motion to suspend PRB File #16-147, at the request of the Department of Agriculture. The motion passed unanimously.

PRB FILE #16-170 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-170. The motion passed unanimously.

PRB FILE #16-171 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-171. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John P. Valengavich, Secretary