

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On August 11, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 11, 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 August 4, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of August 4, 2016. The motion passed unanimously.

#### COMMUNICATIONS

**Department of Transportation Report of Property Acquisitions.** As required by CGS Section 13a-73(h), the Board received a report from DOT dated August 3, 2016 listing property acquisitions, not in excess of \$5,000, processed during the month of July 2016.

#### REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Pepe seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

#### EXECUTIVE SESSION

**PRB #** 16-176 **Transaction/Contract Type:** RE / Purchase and Sale Agreement  
**Origin/Client:** DAS/DAS  
**Property:** 453 Ellsworth Avenue, New Haven  
**Buyer:** Congregation Chabad Lubavitch of New Haven, Inc.  
**Project Purpose:** Sale of Surplus Property  
**Item Purpose:** Approval of Purchase and Sale Agreement for the disposition of 0.315 acres, together with all buildings and improvements situated thereon.

**Statutory Disclosure Exemption: 1-210(b)(24)**

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The Board commenced its discussion of the proposed purchase at 9:32 a.m. and concluded at 9:36 a.m.

Mr. Valengavich moved and Mr. Pepe seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

**OPEN SESSION**

**REAL ESTATE – NEW BUSINESS**

Mr. Valengavich moved and Mr. Pepe seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

**EXECUTIVE SESSION**

**PRB #** 16-189-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA

**Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)**

The Board commenced its discussion of the proposed purchase at 9:37 a.m. and concluded at 9:55 a.m.

Mr. Valengavich moved and Mr. Pepe seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

**OPEN SESSION**

**PRB #** 16-193 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 084-108-008  
**Grantor:** Helen C. McGowan  
**Property:** 676, Monroe Turnpike, Monroe  
**Project Purpose:** Roundabout at Intersection of Route 110 & Route 111 Project  
**Item Purpose:** Acquisition of 435±SF and 936±SF of land in fee simple; 1,558±SF and 1,332±SF slope easements as well as additional compensation for the contributory value of site improvements.

The purpose of the project, initiated in 2011, is to alleviate congestion and improve safety by constructing a roundabout where Route 111 (Monroe Turnpike) intersects with Route 110 (Shelton Road), in Monroe. Currently the intersection experience long queues and delays along Route 110 during peak hours. There were 27 recorded crashes between 2008 and 2010, including one fatality. Roundabouts improve safety by reducing speeds, eliminating left turns, reducing the number of decisions drivers need to make, and reducing the total number of vehicle conflict points. In addition to new sidewalks, the aesthetic features include landscaping, the bell tower, decorative light posts at the crosswalks, truck apron and splitter islands, retaining walls with decorative safety fence and a reset stone wall on the edge of the Firemen's Field. The cost is \$4.1 million using federal (80%) and state (20%) funds, and the construction is planned to being in the spring of 2017.

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The subject property consists of 1.45 acres of residentially zoned land improved with a single family residence, which will not be affected by the project. The subject has frontage on Route 111, Monroe Turnpike, and also on Hurd Avenue.

The project requires DOT to compensate the Grantor for two small parcels of land, each a triangular shaped parcel. Parcel 1 is 435 SF located on the east side of Route 111. Parcel 2 is 936 SF located on the west side of Hurd Avenue. The project will convert Hurd Avenue into a cul-de-sac abutting the subject property – currently Hurd Avenue is a through street to Route 110. Slope easements of 1,558 SF and 1,332 ST will also be acquired. The project will cause the removal of mature trees and vegetation along Route 111.

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. Based on an estimate of \$2.75/SF, damages were calculated to total \$7,900. This includes \$2,500 in compensation for vegetation, including mature trees to be removed from the subject property.

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 \$7,900 is supported by the DOT Estimate of Compensation prepared as of June 9, 2016, and is consistent with project damages (PRB #16-172: \$2.75/SF) reviewed and approved by the Board.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-176** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-176. The motion passed unanimously.

**PRB FILE #16-189-A** – Mr. Valengavich moved and Mr. Pepe seconded a motion to suspend PRB File #16-180-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

**PRB FILE #16-193** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-193. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John P. Valengavich, Secretary