

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 15, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 15, 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 8, 2016 and August 10, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of August 8, 2016. The motion passed unanimously. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of August 10, 2016. The motion passed unanimously, except for Mr. Pepe who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 16-180-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 purchase at 9:39 a.m. and concluded at 9:55 a.m.

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

REAL ESTATE – NEW BUSINESS

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PRB # 16-194 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 301-175-001
Grantor: Rolling Frito-Lay Sales, LLC
Property: 188 – 206 Pepe’s Farm Road, Milford
Project Purpose: Culvert Replacement on the New Haven Mainline, MP 65.60
Item Purpose: Acquisition of 7,000±SF easement for access to the railroad right of way and 12,440±SF construction easement for the purpose of parking and equipment storage during the culvert replacement.

The purpose of the project is to replace a culvert located in Milford on the New Haven Mainline, operated by the MetroNorth Commuter Railroad. The railroad right of way is located approximately 380 feet northwesterly of Pepe’s Farm Road. The new culvert will be hydraulically adequate and will improve safety for operations on the New Haven Mainline.

The subject property consists of 4.74 acres of improved industrial land located at 188-206 Pepe’s Farm Road, Milford. The project will not affect the improvements. The project requires DOT to compensate the Grantor for a permanent 7,000 SF easement that grants access to the railroad right of way. DOT will have the right to remove trees and grade a path suitable for construction vehicles. Once the path has been created, its use will be limited to travel purposes only and will not impede the use of the area by others. DOT will also acquire a temporary 12,440 SF construction easement for the purpose of parking and equipment storage during the culvert replacement.

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 the EOC, which estimated value at \$2.12/SF DOT determined damages to be \$9,000.

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 \$9,000 is supported by the DOT Estimate of Compensation prepared as of March 29, 2016.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-180-A – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-180-A. The motion passed unanimously.

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PRB FILE #16-194 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-194. The motion passed unanimously.

The meeting adjourned.

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