

## **STATE PROPERTIES REVIEW BOARD**

### **Minutes of Meeting Held On August 25, 2016 State Office Building, Hartford, Connecticut**

The State Properties Review Board held its regular meeting on August 25, 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 18, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of August 18, 2016. The motion passed unanimously.

#### **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 #** 16-189-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 item at 9:39 a.m. and concluded at 9:57 a.m.

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

#### **OPEN SESSION**

#### **REAL ESTATE – NEW BUSINESS**

**PRB #** 16-203 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT

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**Project Number:** 135-321-007  
**Grantor:** Michael K. Apostolides et al  
**Property:** 322 Oaklawn Avenue, Stamford  
**Project Purpose:** Oaklawn Avenue Roadway Improvements  
**Item Purpose:** Acquisition of 742±SF of land; and 96±SF slope easement for highway purposes in connection with the reconstruction of Oaklawn Avenue.

Oaklawn Avenue is to be improved from Halpin Avenue easterly to Camore Street. The purpose is to increase the efficiency of traffic operations by constructing intersection improvements and minor widening in the project corridor, as well as to extend the service life of the roadway and increase bicycle and pedestrian mobility in the project area.

The site at 322 Oaklawn Avenue is a residential property, zoned R-10, and contains 10,022 SF, improved with a single family residence. The DOT will acquire 742 SF located along the property's frontage on the southeasterly side of Oaklawn Avenue; and a slope easement of 96 SF adjacent to the taking area. The real estate appraisal was completed by independent fee appraiser Ronald McInerney, Jr. as of March 18, 2016. His data and analysis support a site value of \$24.94/SF based on an analysis of three 2014 lot sales in Stamford. The required takings were valued at \$19,700.

Staff recommended Board approval of damages in the amount of \$19,700. 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 data provided and is consistent with the compensation paid for other takings reviewed and approved for this project.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-189-A** – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-189-A. The motion passed unanimously.

**PRB FILE #16-203** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-205. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John P. Valengavich, Secretary