

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On August 28, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 28, 2014 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF AUGUST 21, 2014.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 21, 2014. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 14-194-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA  
**Statutory Disclosure Exemptions:** 1-200(6)(D) & 1-210(b)(7)

The Board commenced its discussion of the proposal at 9:35 a.m. and concluded at 9:45 a.m.

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

### OPEN SESSION

### REAL ESTATE- NEW BUSINESS

**PRB #** 14-218 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 120-58-49A

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**Grantee:** Rosemary E. Young  
**Property:** 281 Witch Meadow Road, Salem  
**Project Purpose:** Sale of Excess Property  
**Item Purpose:** Release of approximately 35,840 +/- SF of vacant land to the Grantee as a result of an abutter bid.

Staff reported that DOT acquired the subject release parcel for \$11,000 in 1969 as portion of 0.99 acres for the Route 11 Project. The release parcel is 35,840 SF (0.81 acre) with 192 feet of frontage on the south side of Witch Meadow Road, Salem. The parcel is too small to conform to the industrial zone requirement, and was offered to the three abutters, consistent with the requirements of CGS Section 13a-80. The abutter to the west is 2.00 acres at 281 Witch Meadow Road, whose owner Rosemary Young petitioned DOT for the parcel's release. 281 Witch Meadow Road is improved with a single family residence, and the release parcel would provide excess acreage to her residential lot. Though zoned industrial, the highest and best use is residential; the release parcel is not large enough to provide an additional building lot. The abutters to the south and east were notified of the release, and DOT solicited bids from these abutters, but none were received.

DOT Appraiser Michael J. Corazzelli determined that the 2.00 acre parcel at 281 Witch Meadow Road (Young) was the most logical abutter with which to assemble the release parcel. Only the site was valued (residential building lot); and a release value of \$4,000 was determined using the before and after valuation method, and the Sales Comparison Approach. The release value was estimated to be \$4,000. The three abutters were notified that the property was to be released with an asking price of \$15,000. The only bid received was \$6,000 from this Grantee, which was accepted by DOT.

Staff recommended Board approval of the item. The DOT divisions have concurred with the release of the parcel. CGS Section 13a-80 authorizes the sale of property that is surplus to transportation needs. The sale will return the property to the Grand List for local property taxation. The appraisal report supports the release price.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

**PRB FILE #14-194-A** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-194-A. The motion passed unanimously.

**PRB FILE #14-218** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-218. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary