

## **STATE PROPERTIES REVIEW BOARD**

### **Minutes of Meeting Held On September 1, 2016 State Office Building, Hartford, Connecticut**

The State Properties Review Board held its regular meeting on September 1, 2016 in the State Office Building.

**Members Present:** Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Pasquale A. Pepe

**Members Absent:** Edwin S. Greenberg, Chairman

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

Vice Chairman Josephy 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 25, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of August 25, 2016. The motion passed unanimously.

#### **COMMUNICATIONS**

#### **REAL ESTATE- UNFINISHED BUSINESS**

#### **REAL ESTATE – NEW 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 #** 16-204-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**

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<b>PRB #</b>	<b>16-208</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	135-321-003		
<b>Grantor:</b>	Damien Drake et al		
<b>Property:</b>	167 Old North Stamford Road, Stamford		
<b>Project Purpose:</b>	Oaklawn Avenue Roadway Improvements		
<b>Item Purpose:</b>	Acquisition of 854±SF of land; and 525±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 proposed improvements will also include the installation of 5-foot wide concrete sidewalks.

The site at 167 Old North Stamford Road is a residential property, zoned R-20, and contains 17,900 SF (0.41 acre), improved with a single family residence. The DOT will acquire 854 SF located along the property's frontage on the southeasterly side of Oaklawn Avenue where it intersects with Old North Stamford Road; and a slope easement of 525 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 \$265,000 (\$14.80/SF) based on an analysis of three 2014 lot sales in Stamford. In addition, the appraiser identified \$10,000 worth of site improvements that will be impacted by the taking. These include landscaping (trees, vegetation, stone wall) that provide screening. In all, the damages total \$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.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-204-A** – Mr. Pepe moved and Mr. Valengavich seconded a motion to suspend PRB File #16-204-A, pending but not limited to a site inspection. The motion passed unanimously.

**PRB FILE #16-208** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-208. The motion passed unanimously.

The meeting adjourned.

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