

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On September 6, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 6, 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

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 29, 2016 & August 31, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of August 29, 2016 & August 31, 2016. The motion passed unanimously.

#### COMMUNICATIONS

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>16-209</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	135-321-008		
<b>Grantor:</b>	Guy R. Francois et al		
<b>Property:</b>	316 Oaklawn Avenue, Stamford		
<b>Project Purpose:</b>	Oaklawn Avenue Roadway Improvements		
<b>Item Purpose:</b>	Acquisition of 447±SF of land in connection with the reconstruction of Oaklawn Avenue, Stamford.		

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.

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The site at 316 Oaklawn Avenue is a residential property, zoned R-10, and contains 10,042 SF (0.23 acre), improved with a single family residence. The DOT will acquire 447 SF located along the property's frontage on the southeasterly side of Oaklawn Avenue.

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 \$250,000 (\$24.90/SF) based on an analysis of three 2014 lot sales in Stamford. In all, the damages total \$11,100.

Staff recommended Board approval of damages in the amount of \$11,100. 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.

<b>PRB #</b>	<b>16-210</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	135-321-001		
<b>Grantor:</b>	Alvaro Iparraguirre et al		
<b>Property:</b>	57 Halpin Avenue, Stamford		
<b>Project Purpose:</b>	Oaklawn Avenue Roadway Improvements		
<b>Item Purpose:</b>	Acquisition of 469±SF of land; and 280±SF construction easement for the purpose of constructing a cast-in-place retaining wall in connection with the reconstruction of Oaklawn Avenue, Stamford.		

The site at 57 Halpin Avenue is a residential property, zoned R-7.5, and contains 9,150 SF (0.21 acre), improved with a single family residence. The DOT will acquire 469 SF located along the property's frontage on the southerly side of Oaklawn Avenue at its intersection with Halpin Avenue. Additionally, DOT requires a 280 SF temporary construction easement for the purpose of constructing a cast-in-place retaining wall. Affected site improvements are trees, landscaping, shrubbery, and a wooden fence which will all be removed.

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 \$222,500 (\$24.32/SF) based on an analysis of three 2014 lot sales in Stamford. The recommendation for compensation is \$20,360 which includes \$7,500 in damages to the site improvements.

Staff recommended Board approval of damages in the amount of \$20,360. 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**

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**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-209** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-209. The motion passed unanimously.

**PRB FILE #16-210** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-210. The motion passed unanimously.

The meeting adjourned.

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

John P. Valengavich, Secretary