

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On September 18, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its special meeting on September 18, 2015 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  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF SEPTEMBER 10, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 10, 2015. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

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

**PRB #** 15-211 **Transaction/Contract Type:** RE /New Lease  
**Origin/Client:** DAS/ JUD

**Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)**

The Board commenced its discussion of the above lease at 9:40 a.m. and concluded at 9:57 a.m.

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

**PRB #** 15-212 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 076-217-003A

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**Grantor:** Town of Manchester  
**Property:** 141 and 161 Camp Meeting Road, Manchester  
**Project Purpose:** Charter Oak Greenway Project  
**Item Purpose:** Acquisition of the following related to this voucher:

**141 Camp Meeting Road:** Acquisition of a 2,860±SF defined easement for transportation purposes and a 2,455±SF slope easement.

**161 Camp Meeting Road:** Acquisition of a 5,141±SF defined easement for transportation purposes, a 787±SF slope easement and severance related to damages based on the potential impacts to future use.

Staff reported that the purpose of the project is to extend the Charter Oak Greenway in Manchester and connect with the Hop River State Park Trail in Bolton. This will enhance continuity with the existing bicycle trail system throughout the State, while providing an alternative to motor vehicle transportation.

This portion of the project will begin at the eastern terminus of the Charter Oak Greenway on the south side of Camp Meeting Road (SR 534), at the Porter Street intersection, mile marker 1.90 in the Town of Manchester. The proposed alignment of the path will have three major road crossings, the first of which will be at Camp Meeting Road, west of Birch Mountain Road, where an overhead pedestrian bridge will be installed at this location. The second will be an at-grade crossing at the Interstate 384 eastbound (I-384), exit 5 off-ramp. The third crossing will be an overhead pedestrian bridge at Route 6/44, immediately west of the State of Connecticut DOT Maintenance Garage. The path will continue around the DOT Maintenance Garage property and end at the existing parking lot for the Hop River State Park Trail at Bolton Notch Pond, in the Town of Bolton. The acquisitions are needed to complete approximately 1,700 linear feet of trail, most of which runs through land of the Town of Manchester, with a portion being through land of the State of CT. Surface and subsurface drainage improvements will be included in the project. Pedestrian bridges or culverts will be installed to cross minor existing streams or water courses. Rights of way acquisition and environmental permits will be required. Construction is anticipated to begin in fall 2014, based on the availability of funding. The estimated cost for this project is approximately \$11.4 million and it is anticipated to be undertaken with 80% Federal and 20% State funds.

PRB #15-212: DOT will purchase at 75% and 95% of value, respectively, two transportation easements of 2,860 SF and 5,141 SF for a 22-foot wide corridor in which a 10-foot wide multi-use (running, biking, walking) path will be constructed. DOT is also acquiring slope easements for the support and safety of the path. Both sites conform to zoning, with a highest and best use of residential development. DOT appraised Lot 141, 0.87 acres for \$65,000; and Lot 161, 2.07 acres for \$75,000. There is a severance award for damages at 161 Camp Meeting Road because the transportation easement limits future residential use of the parcel. The damages to Lot 141 are \$6,000; and to Lot 161 \$10,500; therefore total compensation to the Town of Manchester is \$16,500.

Staff recommended 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 acquisition value of \$16,500 is supported by the appraisal reports prepared by DOT, as of 5/20/2015.

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**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

**Discussion Draft 2015 SPRB Annual Report.** Board members reviewed with SPRB staff a draft of the Board’s annual report to the Governor, prepared in accordance with Connecticut General Statutes §4b-2(a).

The Board took the following vote in Open Session:

**PRB FILE #15-211** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-211. The motion passed unanimously.

**PRB FILE #15-212** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-212. The motion passed unanimously.

The meeting adjourned.

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