

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 6, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 6, 2011 in the State Office Building.

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

Members Absent: Mark A. Norman

Staff Present: Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. The Board acknowledged receipt of a report provided pursuant to Section 13a-73(h) regarding land payment vouchers, not in excess of \$5,000, which were processed by DOT during the month of September 2011.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 11 - 204 **Transaction/Contract Type:** RE / Lease-Out Agreement
Origin/Client: DOT/DOT
Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the item at 9:45 a.m. and concluded at 9:50 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

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PRB # 11 - 205 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 089-120-002
Grantor: Christopher Bruton O'Connor, et al.
Property: 555 Valley Road, New Canaan, CT

Project Purpose: Replacement of Mariomi Bridge over Silvermine River Project

Item Purpose: Acquisition of a permanent easement for highway purposes comprised of approximately 183 SF, and two (2) easements to slope comprised of 1,455 and 326 SF each. One temporary work easement totaling approximately 1,016 SF, the right to install 204 LF of sedimentation control, the right to construct a driveway totaling 338 SF, the removal and re-setting of 48 LF of wood fence, the right to reset 16 LF of stone wall, contributory value of site improvements and additional compensation for permanent and temporary severance.

Mr. Greenberg previously inspected this neighborhood, and commented that because the existing bridge on Mariomi Road over Silvermine River is deficient, this project will replace the bridge as well as reconstructing the approaches to the bridge. Mariomi Road is a town road. The project is 80% federally funded and 20% municipally funded.

Ms. Goodhouse said that the proposal is to compensate the owner for the easements and severance (as described above) totaling \$83,000. Mr. Greenberg discussed property values and the property appraisal.

The subject property is 1.05 acres of residentially zoned land, improved with a single family residence, situated at the intersection of Valley Road and Mariomi Road, New Canaan. DOT Appraiser John P. Kerr prepared an appraisal report as of 9/2010 that concluded a unit value of \$19.68/SF (\$900,000 lot value). The residential comparable sales supported the value conclusion of \$2,300,000 for the subject property. The award for permanent severance is 1.7% of total property value.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #11-204 - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #11-204. The motion passed unanimously.

PRB FILE #11-205 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #11- 205. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary