

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 20, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 20, 2011 in the State Office Building.

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

Members Absent: Mark A. Norman
Pasquale A. Pepe

Staff Present: 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 October 13, 2011. Mr. Valengavich moved and Mr. Josephy seconded a motion to approve the minutes of October 13, 2011. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 11 - 212 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 098-103-004
Grantor: David S. Rose, et al.
Property: 27 Branford Road, North Branford, CT

Project Purpose: Improvements on Connecticut Route 139 between Marbar St. & Valley Rd.

Item Purpose: Acquisition of approximately 476 SF for highway purposes, a 298 SF slope easement and additional compensation for the contributory value of site improvements.

Ms. Goodhouse reported that the DOT project concerns improvements to widen Route 139 in the vicinity of its intersections with School Ground Road and Valley Road. Additional improvements include re-grading the embankment slope on the inside of the existing horizontal curve, as well as minor flattening of the existing curve, in the vicinity of Valley Road, to improve sightlines for Route 139 southbound traffic. A left turn lane will also be installed on School Ground Road. Valley Road will be reconstructed into a T-type intersection; with grade to be modified to eliminate the steep approach to Route 139. The estimated construction cost is \$2.5 million; with \$210,000 budgeted for rights of way activities affecting six properties.

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The subject property at 27 Branford Road, North Branford is 45 acres of land zoned for mixed use-residential and farm use. No building improvements are affected by the project. Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. The Grantor will be compensated \$5,250 for the land, easement and affected site improvements and lost vegetation.

Ms. Goodhouse 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; and the acquisition value is well supported by the EOC report prepared by DOT and the ROW cost estimate and summary report submitted by DOT to FHWA.

PRB # 11 - 214 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 177-1707-001
Grantee: Deborah Routhier
Property: 52 South Main Street, Marlborough, CT

Project Purpose: DOT sale of excess property
Item Purpose: DOT sale of approximately 8,592- SF of land improved with an 801 SF residential structure.

The Board reviewed this DOT proposal to Quit Claim 8,592± SF of residential property, improved with an 801± single family residence to the high bidder for \$63,300.

The property is 0.20 acres, with 112 feet of frontage on south Main Street, and a lot depth of between 80 and 85 feet. The lot was originally legal, non-conforming in the R-80 residential zone, but now lacks potable water and cannot be used for residential purposes. Additionally, the house is in a deteriorating condition. There is a septic system, and electricity and telephone are available utilities.

The original DOT acquisition occurred in 1994 (PRB #94-338; purchase price: \$102,000) when it was discovered that the well for this property was contaminated with salt from the Department's and the Town of Marlborough's nearby salt storage facility. The groundwater remains contaminated. A public water supply line is over a mile from the property, and the DOT believes that there is no likelihood of extending the public water line into this area in the near future.

Ms. Goodhouse recommended approval of the proposed sale. The sale is to the high bidder responding to public bid advertised March 2011. Four responses were received in the amounts of \$100, \$12,000, \$27,600 & \$63,300. Bid announcement disclosed lack of potable water. The sale complies with the provisions of Sections 4b-21, 3-14b and 13a-80 of the CGS that govern the disposition of conforming surplus property. In order, The DPW, OPM, DEP, DMR & DECD waived interest in the land, the town chose not to exercise a first right of refusal, and the sale will be to the high bidder. The Quit Claim Deed conveys the land "as is", "with all faults and defects". The deed recites, "There is no potable water at the above described premises..." The deed also states that the State makes no warranties or representations regarding the condition of the premises, "including, but not limited to, any past, present or future environmental conditions or the availability or functionality of any heating, air conditioning, plumbing, electrical, sewage, drainage, water or other building, utility or like systems."

PRB # 11 - 215 **Transaction/Contract Type:** RE / Easement Agreement
Origin/Client: DOT / DOT
Project Number: AERO-5600-1591
Grantee: Town of East Granby

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Property: Generally located at intersection of Russell Rd & Perimeter Rd, East Granby

Project Purpose: Easement Agreement

Item Purpose: Granting of a permanent utility easement to the Town of East Granby for the purposes of installing an underground sanitary sewer line.

The Board reviewed this request from DOT for the approval to grant a permanent utility easement to the Town of East Granby for the purposes of providing underground utility infrastructure through property owned by the State of Connecticut located in the vicinity of Bradley Airport. The project encompasses the development of an approximate 2,987 SF permanent easement for installation of an 8” sanitary sewer line. In general the easement will be 20 feet in width and extend from the current town right-of-way on Russell Road easterly across Perimeter Road and terminate at its connection with an existing sanitary manhole located on airport property. This manhole is connected to the Airport’s existing sanitary sewer system under the control of the Metropolitan District Commission (“MDC”).

Staff recommended approval of the item, noting that the Town of East Granby will be responsible for complying with all DOT and MDC construction requirements identified in the agreement. The Town will also be required to install a metering pit at an approximate location identified on the plans within the Town’s existing right-of-way on Russell Road. The purpose of the metering pit will be to monitor flow volumes directed into the existing airport sanitary sewer system. The agreement also limits the maximum flow rate as identified through the proposed metering pit at 250,000 gallons per day and requires that the Town reimburse the State for the metered flow billed by MDC on a quarterly basis. The granting of the easement complies with Section 13b-42(b) of the CGS which gives the Commissioner of Transportation the authority to “sell, lease or grant interest on any airport or airport site...” with the approval of OPM, SPRB and the Attorney General.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

Mileage and Meeting Fee: Mr. Millstein moved and Mr. Josephy seconded a motion to approve meeting and mileage fee to Mr. Valengavich for an October 19, 2011 site inspection in Hartford. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #11-212 - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #11-212. The motion passed unanimously.

PRB FILES #11-214 - Mr. Millstein moved and Mr. Valengavich seconded a motion to approve PRB File #11-214. The motion passed unanimously.

PRB FILE #11-215 - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #11-215. The motion passed unanimously.

The meeting adjourned.

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