

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 21, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 21, 2013 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. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF OCTOBER 15, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of October 15, 2013. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-217 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 085-138-002
Grantor: May Realty, LLC
Property: 711 & 712 Route 163, Montville
Project Purpose: Reconstruction of Bridges 02728 & 02729 Route 163 over Fox Brook Project
Item Purpose: **Parcel #1:** Acquisition of an 11,700± SF defined easement, 11± SF slope easement and a 548± SF temporary construction easement as well as additional compensation for the contributory value of site improvements all for highway purposes.
Parcel #2: Acquisition of a 2,958± SF defined easement, 261± SF slope easement and a 611± SF temporary construction easement as well as additional compensation for the contributory value of site improvements all for highway purposes.

This DOT project will replace Bridges #02728 and #02729, carrying Route 163, Oakdale Road, over Fox Brook, Montville.

The affected properties are located on the northerly and southerly sides of Route 163.

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Parcel 1 is 5.33 acres on the southerly side of Oakdale Road at Meeting House Lane. The property is improved with a rural post office, a single family home, a three-family home, a detached garage and a small barn. Parcel 2 is 3.19 acres on the northerly side of Oakdale Road. It is improved with a building that houses a small pizza restaurant/general store on the first floor and an apartment on the second floor. There are also a small barn and a shed on this property.

The takings will not affect the building improvements. DOT requires the easements described in the table below for the State to access, construct and maintain two bridges which carry Route 163 over Fox Brook and Oakdale Brook. Based on land sales, the DOT Appraiser Michael J. Corazelli (6/2013) established site values of \$0.65/SF and \$0.75/SF. The following table indicates the takings and the compensation to be awarded.

<i>Item, Parcel 1</i>	<i>Calculation</i>	<i>Damages</i>
Defined easement of highway purposes	11,700 SF @ \$0.65/SF x 99%	\$7,529
Slope easement	11 SF @ \$0.65/SF x 50%	4
Temporary construction easement	548 SF @ \$0.65/SF	360
Contributory value of vegetation	Lump sum is 1% of \$150,000 site value	1,500
Total, Parcel 1		\$9,393
<i>Item, Parcel 2</i>	<i>Calculation</i>	<i>Damages</i>
Defined easement for highway purposes	2,958 SF @ \$0.75/SF x 99%	\$2,196
Slope easement	261 SF @ \$0.75/SF x 50%	98
Temporary construction easement	611 SF @ \$0.75/SF	460
Contributory value of vegetation	Lump sum is 1.4% of \$104,000 site value	1,500
Total, Parcel 2		\$4,254
Total	\$13,647, say	\$13,650

Staff recommended Board 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 damage award is supported by the information provided in the DOT appraisal report.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following vote in Open Session:

PRB FILE #13-217 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-217. The motion passed unanimously.

The meeting adjourned.

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