

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 24, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 24, 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

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 17, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of October 17, 2013. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

|                         |  |                                   |              |
|-------------------------|--|-----------------------------------|--------------|
| <b>PRB #</b>            | <b>13-219</b>  | <b>Transaction/Contract Type:</b> | RE / Voucher |
| <b>Origin/Client:</b>   | DOT / DOT  |                                   |              |
| <b>Project Number:</b>  | 105-208-002  |                                   |              |
| <b>Grantor:</b>         | The Knollwood Beach Association  |                                   |              |
| <b>Property:</b>        | Various areas along Maple Avenue seawall Route 154, Old Saybrook   |                                   |              |
| <b>Project Purpose:</b> | Seawall Revetment Rehabilitation on CT Route 154 (Maple Ave.) Project  |                                   |              |
| <b>Item Purpose:</b>    | Acquisition of a 5,018± SF slope easement and a 15,874± SF temporary construction easement all for highway purposes. |                                   |              |

Staff reported that this project concerns the repair and reconstruction of a masonry seawall along Route 154, as a result of storm damage. Following Hurricane Irene, on 9/23/2011 DOT Commissioner Redeker issued a Declaration of Emergency Condition and authorized repairs to the seawall. DEEP gave emergency authorization for the repairs. SPRB approved PRB #12-090 which voucher was for repairs to a 720 linear feet section of the seawall affecting property owned by The Knollwood Beach Association.

Storm Sandy occurred on October 29, 2012 creating another emergency condition. The tidal surge and wave action resulted in severe erosion affecting the roadway embankment along Route 154. There was significant cracking in the sloped wall and the storm created large voids behind the wall. Slope protection failures occurred. Immediate repairs were completed. The State estimated \$185,000 needed for rights of way acquisition in connection with the project, of which 80% is federally funded.

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The subject property is 5 ± acres of residentially zoned land located on the north and south sides of Route 154 (Maple Avenue) and the north side of Long Island Sound. There are 2,663 linear feet of road frontage; and a similar length along the mean high water of Long Island Sound. On the southerly side of the road, the depth of the property varies between 18 feet and 125 feet. The majority of the property is 15 feet below street level and is used as a beach for the Knollwood Beach Association. This voucher affects the Beach Association property located on Long Island Sound to the east and west of the area repaired as described in PRB #12-090.

This voucher will compensate the Grantor for a temporary work area (1 year) and for a slope easement. DOT Michael J. Corazelli based his valuation on three sales at Cosey Beach in East Haven. Sale 1 occurred after Storm Sandy. Sale 2 occurred between the storms. Sale 3 occurred days before Storm Irene. All three were sales of small (0.14 acre to 0.21 acre) vacant building lots that ranged from \$39.63/SF to \$57.39/SF. The appraiser adjusted the value downward because the subject area cannot accommodate residential use, but has a highest and best use as beach and recreational use for properties located on the opposite side of Route 154. He concluded a value of \$20.00/SF for the subject.

Mr. Corazelli also appraised the Association property in connection with the 2012 voucher, PRB #12-090, at which time he estimated \$16.00/SF. The current appraisal completed 6/21/13 concludes a value 20% above the 12/13/2011 appraisal report. The data at that time had unadjusted beach front sales, also at Cosey Beach in New Haven, which ranged from \$30.61/SF to \$39.63/SF. The percent increase is supported by the overall sales price trend in Old Saybrook. The Warren Group indicates that land values in Old Saybrook have been trending upward. Between August 2010 and August 2013 the median price for a single family home in Old Saybrook increased from \$263,750 to \$332,000, which is +25.88%.

The current proposal compensates the Grantor as follows:

|                         |  |                        |
|-------------------------|--|------------------------|
| Slope Easement:         | \$20.00/SF x 5,018 SF x 50% =                        | \$50,180               |
| Construction Easements: | \$20.00/SF x 15,874 SF x 10% of fee value x 1 year = | <u>\$31,748</u>        |
| Total:                  |  | \$81,928, say \$81,900 |

Staff recommended Board approval of this item. DEEP granted emergency authorization to work in the coastal area pursuant to CGS §22a-363d. DOT has the authority under CGS §13b-26(f) to undertake emergency repairs, in any manner, with such assistance as he may require to restore the highway system to a condition which will provide safe travel or to correct the emergency condition so declared by the commissioner. The damages of \$81,900 are supported by the appraisal report by Michael J. Corazelli, dated 12/30/2011.

|                         |  |                                   |                 |
|-------------------------|--|-----------------------------------|-----------------|
| <b>PRB #</b>            | <b>13-223</b>  | <b>Transaction/Contract Type:</b> | RE / Assignment |
| <b>Origin/Client:</b>   | DOT / DOT  |                                   |                 |
| <b>Project Number:</b>  | 76-189-15B   |                                   |                 |
| <b>Grantee:</b>         | Town of Manchester   |                                   |                 |
| <b>Property:</b>        | Located along the eastern boundary of Hartford Rd. at Prospect St., Manchester   |                                   |                 |
| <b>Project Purpose:</b> | Assignment of Land to the Town of Manchester   |                                   |                 |
| <b>Item Purpose:</b>    | Assignment of approximately 35,128 ± SF of land to the Town of Manchester which has been improved as a municipal park as part of the <i>Hartford Road Reconstruction, Bikeway Access &amp; Historic District Beautification Project.</i> |                                   |                 |

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Staff recommended Board approval for the release of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the descriptions in the DOT acquisition deeds.

This file was previously approved by the Board on March 7, 2013 under PRB File #13-031. Upon further review and inspection of the deed, Attorney General's Office has requested revisions to the deed.

In October 2002 DOT acquired in a "total take" the property comprising approximately 40,975 SF located at the intersection of Prospect Street and Hartford Road in Manchester. The acquisition was required as part of the proposed Hartford Road Reconstruction, Bikeway Access & Historic District Beautification Project. Under the project Agreement for Project No. 76-189, the remaining property after the completion of the roadway improvements was to be reconstructed as a municipal park. In 2012, the project was completed and DOT has determined that the park should now be conveyed to the Town. The area to be released comprises the previous acquisition of one parcel. This release includes a deed restriction that 35,128 SF be used as a municipal park.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following vote in Open Session:

**PRB FILE #13-219** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-219. The motion passed unanimously.

**PRB FILE #13-223** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-223. The motion passed unanimously.

The meeting adjourned.

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