

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On November 3, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 3, 2011 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:** 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

**ACCEPTANCE OF MINUTES OF October 27, 2011.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of October 27, 2011. The motion passed unanimously.

### COMMUNICATIONS

SPRB staff received a letter dated October 30, 2011 concerning the proposed transfer of state land in Haddam from Michael G. Harris of Deep River, copies of which were provided to the Board.

### REAL ESTATE- UNFINISHED 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

#### REAL ESTATE - UNFINISHED BUSINESS

**PRB #** 11 - 229 -A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA  
**Statutory Disclosure Exemptions:** 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject purchase at 9:39 a.m. and concluded at 9:45 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

#### REAL ESTATE- NEW BUSINESS

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**PRB #** 11 - 219 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 17-137-123A  
**Grantee:** Frederick and Cherie Malona  
**Property:** 374 Pine Street, Bristol

**Project Purpose:** DOT Sale of excess property  
**Item Purpose:** DOT sale of approximately 7,165 SF of land improved with a 1,734 SF multi-family residential structure.

Ms. Goodhouse said that the DOT seeks the Boards approval to Quit Claim 7,165 sq. ft. of residential land, improved with a two-family residence to the high bidder for \$47,461. The sale price is approximately the appraised value (\$46,000) determined by the DOT appraiser.

The property was acquired for the relocation of Route 72. The release parcel is 7,165 sq. ft., (0.164 acres) with 101 linear feet on the southerly side of Pine Street (no-access) and 71 feet on the westerly side of Evergreen Street. The two-family residence was constructed in 1920. Each apartment is approximately 867 sq. ft. with four rooms comprised of a living room, kitchen, two bedrooms and a full bath. The appraiser describes cracked plaster walls & ceiling, boarded windows, old carpet that needs replacement, and renovations required throughout. The exterior is asbestos shingles, and the roof needs to be replaced. The building exterior needs repainting. There is a garage in poor condition.

DOT appraiser Edward P. Sass, Jr. (3/11/11) relied on three sales of similar two-family residences that were bank foreclosed property/short sales. Ms. Goodhouse recommended Board approval of the proposed sale, which is to the high bidder for an amount that reasonably approximates appraised value. Two bids were received, in the amounts of \$40,051 and \$47,461. 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, DDS & DECD waived interest in the premises, the town chose not to exercise a first right of refusal. The property is surplus to DOT's needs, and private ownership will increase the town's Grand List.

**PRB #** 11 - 221 **Transaction/Contract Type:** RE / Admin. Settlement  
**Origin/Client:** DOT / DOT  
**Project Number:** 131-198-042  
**Grantor:** Peter Anderson, et al.  
**Property:** 1289 Mount Vernon Road, Southington, CT

**Project Purpose:** Reconstruction of Mount Vernon Road Project  
**Item Purpose:** Acquisition of approximately 2,050 SF for highway purposes, a right to install sedimentation control, the right to reconstruct a driveway and additional compensation for the contributory value of site improvements and a site survey.

Ms. Goodhouse reported that this project will reconstruct and widen a portion of Mount Vernon Road to a uniform width of 30' from an area 350 feet south of West Center Street to 350' north of Roaring Brook Drive. Sight lines at intersections will be improved. To improve drainage, ditches will be constructed along the west side of Mount Vernon Road and additional catch basins and adequate sized pipes will be installed. Whitman Road will be reconstructed.

The total project cost estimate is \$6,309,300. DOT developed a property value estimate of \$144,650 for 38 acquisitions. All but 2 are estimated to cost less than \$10,000 to acquire.

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The subject property at 1289 Mount Vernon Road is 1.10± acre improved with a 1,762 SF single family Ranch-style residential dwelling, with five rooms, two bedrooms, and one bath. The zone is R-20/25. The house was completely renovated in 2001. DOT Appraiser Kenneth Goldberg prepared a before and after analysis, as of July 2011, concluding \$40,000 in damages due to loss of land, site improvements, and loss of privacy screening and curb appeal.

The taking area is the property's landscaping and vegetative buffer and their loss results in a loss of curb appeal and screening (severance). The survey maps and photographs show that the privacy screening in an area 18 feet wide and 129 feet long will be taken.

In addition to the \$40,000 for these damages, DOT has agreed to reimburse the grantor \$800 to locate and set pins at the front property corners at the proposed taking line, for total compensation of \$40,800. Ms. Goodhouse recommended approval. 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 is supported by the appraisal report prepared by DOT as of July, 2011, and by the proposal for survey work in the amount of \$800 from Jones Engineering LLC.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #11-219** - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #11-219. The motion passed unanimously.

**PRB FILE #11-221** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11- 221. The motion passed unanimously.

**PRB FILE #11-229 – A** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11- 229 –A. The motion passed unanimously.

The meeting adjourned.

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