

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 10, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 10, 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF November 3, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 3, 2011. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 11 - 224 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 17-137-103A
Grantee: Brett D. Wilson
Property: 109 Leon Road, Bristol

Project Purpose: DOT sale of excess property
Item Purpose: DOT sale of approximately 8,191- SF of land improved with a 1,426 SF residential structure.

Ms. Goodhouse recommended Board approval to Quit Claim 1,426 SF house & 8,191 SF of land for \$112,001 to the Grantee. Ms. Goodhouse said that the six-room 1,436 SF ranch style house has 3 bedrooms, 1 bath. It was constructed in 1965. There is a two-car garage at the basement level; the remainder of the basement is unfinished. There is public water and sewer. The site is a legal non-conforming use in the R-10 zone (zone requires 10,000 SF).

The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the City of Bristol declined an invitation to purchase for \$112,001. The legislative delegation was notified of the sale. The prior owner was notified of the sale as required by 13a-80(c).

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The property was adequately exposed to the market through the public bid process. After advertising in the Hartford Courant and New Britain Herald, and holding two open house showings, a public bid was held on March 24, 2011. No minimum bid was required. The appraised value of \$180,000 was included with the bid notice. Five (5) bids were received: \$72,500, \$80,000, \$94,500, \$101,095, and the highest bid of \$112,001.

PRB # 11 - 225 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 17-86-7A
Grantee: John A. Senese
Property: Southerly side of RTE 72- Pine Street & east side of RTE 229, Bristol

Project Purpose: DOT sale of excess property
Item Purpose: DOT sale of approximately 11.7-acres of vacant land of which 11-acres are zoned R-10 residential and .70-acres are zoned BN Commercial.

Ms. Goodhouse said that the DOT proposal is to release 11.7 acres in Bristol to the Grantee for \$525,000. After a discussion of the proposal, the Chairman recommended suspension of this item pending a site inspection of the subject property.

Description of Subject Property

Area: 11.7 acres of vacant land.
Zone: 0.70 acres BN, Neighborhood Business on Pine Street frontage; 11.0 acres R-10, Residential – residential lots would require 10,000 SF.
Location: South side of Pine Street: 245 front feet; East side of CT Route 229/Middle Street: 70 front feet; also the terminus of Christopher Street: 50 feet, more or less.
Utilities: Electricity, water, sewer & gas available along Pine Street and Middle Street.
Access: 245 front feet of access benefits commercially zoned portion that fronts on Pine Street. Concerning the Middle Street frontage of 70 feet, the appraiser believes it would be difficult to get an access permit from the State Traffic Commission because of proximity to a traffic light at the intersection of Route 229/Middle Street & Lake Road. Residential development in the R-10 zone would like be accessed from Christopher Street. The survey map also indicates frontage on an abandoned street called Bishop Street, but the appraiser does not believe that access is feasible from the abandoned Bishop Street.
Wetlands: None, according to City of Bristol wetlands mapping.
Appraisal: \$752,000 as of 11/2010. DOT Appraiser Anthony DeLucco made an extraordinary assumption regarding subdividing the property into two parcels (one residential & one commercial) and extending the BN commercial zone designation from 0.7 acres to 1.5 acres. In appraisal standards, an “extraordinary assumption” relies as fact on something that is uncertain. In his report, Appraiser DeLucco made a judgment that it is very likely that the commercially zoned land area will be (1) increased from 0.7 acres to 1.5 acres; and (2) subdivided from the residential land, resulting in two parcels. He then appraised the property as two parcels of 10.80 acres of residential land and 1.5 acres of commercial land.

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PRB # 11-226 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 17-86-24A
Grantee: Thomas L. and Gail B. Kenyon
Property: Westerly side of Central Street and North of RTE 72, Bristol, CT

Project Purpose: DOT, Sale of Excess Property
Item Purpose: Release of 3,826+/- sq. ft. of vacant land to Grantee as a result of an abutter bid; all rights of ingress and egress are specifically denied to and from Central Street and RTE 72, from and to the land herein conveyed.

Ms. Goodhouse recommended Board approval for this sale of 3,826 sq. ft. of residentially zoned vacant land. The sale price of \$6,125 was the outcome of an abutter bid process, and it exceeds the DOT appraised value of \$5,000.

The subject property was part of a larger residential parcel acquired in 1990 for \$117,000. Because the parcel does not conform to the R-10 Residential zone requirements, CGS Section 13a-80 allowed DOT to offer it to the two abutters. No minimum bid was required. Based on the December 2010 appraisal by Thomas Fox, of DOT, the release parcel was valued at \$5,000.

The irregular shaped parcel is vacant, and is located at the southeasterly corner of Central Street and Route 72. However, all rights of access are denied to Central Street and the relocated Route 72. The parcel is subject to a slope easement in favor of the state.

The abutter bid process resulted in two bids in the amounts of \$4,002 and \$6,125.

As required by CGS §3-14b, DOT notified the Town of Bristol and the legislative delegation of the pending sale. The DOT internal review process resulted in no opposition to the release parcel.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #11-224 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-224. The motion passed unanimously.

PRB FILE #11-225 - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #11-225 subject, but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #11-226 - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #11-226. The motion passed unanimously.

The meeting adjourned.

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