

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 23, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on November 23, 2015 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 NOVEMBER 16, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 16, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	15-260	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	301-176-004		
Grantor:	Richard P. Friese		
Property:	4 Goldstein Place, Norwalk		
Project Purpose:	Walk Railroad Bridge Replacement Project		
Item Purpose:	Acquisition for highway purposes of 9,750±SF of land improved with a one-story commercial auto-body facility, a total take.		

DOT is in the design phase for the Replacement of the Walk Bridge with project completion in 2020. When completed, the Walk Bridge Project is expected to cost between \$600 million, with the federal government sharing in the project cost. DOT has established a website with project information: www.walkbridgect.com.

PRB #15-260 is a total take of 9,750 SF (0.22 acres): a commercial property in the project area south of the commuter rail line and east of the Norwalk River. The neighborhood is mixed uses, and the zone is

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NB (Neighborhood Business) and the present use is a conforming legal use. Goldstein Place is made up of single family, two families, Pena's Construction Yard, and the Sono Wharf Marina & Boat Club. The zoning allows commercial and residential uses. All utilities are available to the site.

#4 Goldstein Place is a rectangular lot: 75 feet (street) by 130 feet. There is an appurtenant right to shared driveways from Goldstein Place on the southerly side of the lot. The auto body shop is a 2,741 GSF single story masonry block garage with three overhead doors, with 560 SF of finished office space and 2,000 SF of attic storage. The building is maintained in good condition.

Two appraisal reports were prepared, both finding that the subject property's current use was the highest and best use. Based on the reports, DOT offered and the Grantor accepted \$740,000 in damages for this total take.

Staff recommend that the Board suspend action on the item, and request additional information regarding DOT's process and procedures for complying with the environmental remediation requirements of the Transfer Act.

PRB #	15-261	Transaction/Contract Type:	RE / Conveyance of Property
Origin/Client:	DOT/DOT		
Grantee:	Town of New Milford		
Property:	Located along the Intersection of Route 7/202 & Sullivan Road, New Milford		
Project Purpose:	Conveyance of State Land (pursuant to SA 15-1, Section 8)		
Item Purpose:	Conveyance of approximately 0.296-acres of land located along the westerly side of State Route 7/202 at its intersection with Sullivan Road. The property shall be used for open space purposes.		

Staff recommended Board approval of this conveyance of land to the Town of New Milford pursuant to Special Act 15-1, Section 8, June Special Session.

This conveyance includes approximately 12,913 SF (0.296 acres) of vacant land located on the westerly side of Routes 7 and 202 in New Milford. The parcel is generally triangular in shape, and is located at the intersection of Route 7/202, Sullivan Road and Sullivan Court.

This Special Act Conveyance authorizes the State to convey the land for open space purposes. The legislation also includes a clause, which is recited in the Quitclaim Deed, requiring that the property shall revert back to the State if:

- (1) The parcel is not used for open space purposes,
- (2) The Town does not retain ownership of the property, or
- (3) The Town leases all or any portion of the property.

The Quitclaim deed reserves to the State a full and perpetual easement for utilities. The Special Act provides that DOT can receive the administrative costs of making the conveyance. The deed recites that DOT will receive \$1,000 for making this conveyance.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

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ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-260 – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #15-260, pending receipt of additional project information. The motion passed unanimously.

PRB FILE #15-261 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-261. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary