

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 25, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 25, 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

Members Absent: 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 18, 2013. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of November 18, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 13-235 **Transaction/Contract Type:** New Lease
Origin/Client: DAS/ WCC

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6) & 1-210(b)(24)

The Board commenced discussion of the proposed lease agreement at 9:35 a.m. and concluded at 9:50 a.m.

PRB # 13-236 **Transaction/Contract Type:** Amendment
Origin/Client: DAS/ DMHAS

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Statutory Disclosure Exemptions: 4b-23(e), 1-200(6) & 1-210(b)(24)

The Board commenced discussion of the proposed lease agreement at 9:51 a.m. and concluded at 10:09 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

PRB # 13-239 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-182-051
Grantor: Carl B. Robinson
Property: 1022 Farmington Avenue, Bristol CT
Project Purpose: Widening of U. S. Route 6, Bristol and Farmington
Item Purpose: A partial taking of a defined easement for highway purposes totaling 660±SF and additional compensation for the contributory value of affected site improvements

Staff reported that this DOT project is for the widening of a portion Route 6, Farmington Avenue, from Carol Lane in Bristol to Peggy Lane in Farmington. The project will provide a second eastbound through lane in order to reduce accidents and improve traffic flow. The proposed improvements would also consist of adjustments to the existing pavement cross-slope, drainage modifications and upgrades, and modification to the existing traffic signals. The (2011) estimate for rights of way acquisition is \$1,487,400 affecting 55 properties. There were 478 accidents with 191 injuries recorded on this section of Route 6 between 1/1/2005 and 12/31/2008.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000.

The subject property at 1022 Farmington Avenue, Bristol is 0.21 acre improved with a single family residence.

The project requires a taking of 99% interest for a defined easement for highway purposes in an area of 660 sq. ft. located along the property's frontage on the southerly side of Route 6. The project impacts the lawn and mature landscaping. Consistent with other similar acquisitions, DOT established a rate of \$6.25/SF for this taking and offered compensation as follows:

Defined Easement for Highway Purposes	660 SF @ \$6.25/SF x 99% =	\$4,083.75
Contributory Value of existing vegetation	Lump sum =	<u>\$1,500.00</u>
	(Rounded)	\$5,600.00

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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 acquisition value is supported by the estimate of compensation.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-235 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-235. The motion passed unanimously.

PRB FILE #13-236 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-236. The motion passed unanimously.

PRB FILE #13-239 – Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #13-239. The motion passed unanimously.

The meeting adjourned.

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