

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 9, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 9, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
John P. Valengavich

**Members Absent:** Pasquale A. Pepe

**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 DECEMBER 2, 2013 & DECEMBER 3, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 2, 2013 and December 3, 2013. The motion passed unanimously.

### COMMUNICATIONS

**Department of Transportation Report of Property Acquisitions.** As required by CGS Section 13a-73(h), the Board received a report from DOT dated December 3, 2013 listing property acquisitions, not in excess of \$5,000, processed during the month of October 2013.

### REAL ESTATE- UNFINISHED BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 13-243-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 discussion of the proposed purchase at 10:21 a.m. and concluded at 10:37 a.m.

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

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Session. The motion passed unanimously.

**REAL ESTATE- NEW BUSINESS**

**PRB #** 13-247 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 014-181-004  
**Grantor:** Schoolground Real Estate Investments, LLC  
**Property:** 47 School Ground Road, Branford  
**Project Purpose:** Replacement of Bridge No. 04848 School Ground Rd. over the Branford River  
**Item Purpose:** Administrative settlement for the acquisition of 314± SF of land, a 792± SF defined easement, temporary severance as well as additional compensation for the contributory value of site improvements all for highway purposes.

Staff reported that this DOT project will replace Bridge #04848, known as School Ground Road Bridge, over Branford River, Branford. The location is a well developed industrial area between Route 1 to the south and CT Route 139 to the north. The two lane bridge was built in 1941; the average daily traffic volume is 7,110 vehicles. The existing single-span bridge is 28 feet long and 29.5 feet wide and is structurally deficient and functionally obsolete (too narrow). There are overhead utility wires; water and sewer lines undercross the river upstream (east) of the bridge, and there is a 2 ½ inch gas main supported on cantilever brackets attached to the west fascia of the structure. The current span will be replaced with a 28 foot long span, with a 32 foot wide curb to curb roadway, and a 6 foot sidewalk on the east side. The construction area will extend 575 feet north of the bridge and 350 feet south. The funding is 80% federal and 20% municipal (Federal Local Bridge Program). The rights of way estimate is \$185,000 and construction estimate (1/2013) is \$2,581,500.

The subject property is 1.5 acres of commercial/industrial land located on the northeasterly side of School Ground Road. The parcel is improved with an owner/occupied industrial building. DOT requires an area of 314 SF; and 792 SF for a defined easement for highway purposes.

In response to the DOT offer to compensate \$3,500 the owners felt the damages should be \$15,000, arguing that DOT valued the property too low and did not consider the detrimental effect on the businesses that operated out of their property. Based on this argument, and on a review of recent vacant commercial/industrial land sales in Branford (\$5.80/SF) and Westbrook (\$8.58/SF) DOT believed it was likely that the owners would prevail in obtaining additional compensation were DOT to take the property via condemnation. The parties agreed to \$10,000 in compensation (approximately \$5.35/SF).

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 damages are supported by the information provided by the DOT regarding comparable sales of commercial property.

**PRB #** 13-248 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 017-182-033  
**Grantor:** Eleven Sixtyeight, LLC  
**Property:** 1168 Farmington Avenue, Bristol CT  
**Project Purpose:** Widening of U. S. Route 6, Bristol and Farmington

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**Item Purpose:** Acquisition of a defined easement totaling 444±SF, a slope easement totaling 41±SF as well as additional compensation for the contributory value of affected site improvements all for highway purposes.

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 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 1168 Farmington Avenue, Bristol is 0.21 acre improved with a commercial building known as the Morrone Center and currently occupied by Pet Supplies Plus and Carrier Learning Center. The project requires a taking of 99% interest for a defined easement for highway purposes in an area of 444 sq. ft. and a 10% slope easement totaling 41 sq. ft. which are located along the property's frontage on the southerly side of Route 6. The online data source Conn-Comp lists recent sales of commercial land in Bristol in the range of \$2.30 to \$57.66/SF; and in Farmington from \$2.29 to \$29.12/SF. DOT established a rate of \$12.50 and offered \$5,700 in compensation.

Staff recommended Board 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.

<b>PRB #</b>	<b>13-249</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	151-297-038		
<b>Grantor:</b>	James R. Strol		
<b>Property:</b>	39 Chase Avenue, Waterbury		
<b>Project Purpose:</b>	Reconstruction and Widening of Chase Avenue Project		
<b>Item Purpose:</b>	Acquisition of a 685± SF defined easement area for highway purposes as well as additional compensation for the contributory value of site improvements.		

The project generally involves the widening and reconstruction of Homer Street/Chase Avenue in Waterbury. The project activities will include but not be limited to full depth reconstruction, roadway widening, storm drainage improvements, sidewalks, signalization upgrades and curbing. The first phase of the project limits began on Homer Street at its intersection with Hanover Avenue and continued approximately 2,500 feet east to the intersection of Chase Avenue and Byron Street for a total project distance of approximately 0.45 miles.

The subject of PRB #13-249 at 39 Chase Avenue is 0.60 acres on the southwest side of the Avenue, in the "commercial arterial" zone, where the existing commercial use is Car World II – a used car dealership. A strip of land measuring 3± feet by 280± feet will be encumbered as a defined easement for highway purposes along the property frontage on the southwest side of Chase Avenue. There are wheel stops

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(curbs) made of timber in the easement area, and these will be removed. Based on an estimate of compensation by DOT appraiser Mark Mickiewicz, the parties agreed to \$9,000 in damages.

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 compensation is reasonable and is supported by the documentation provided.

**OPEN SESSION**

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

**Reimbursement of Meeting and Mileage Fees.** Mr. Josephy moved and Chairman Greenberg seconded a motion to reimburse Messrs. Millstein, Norman and Valengavich for meeting and mileage fees in connection with the New Britain site inspection on December 6, 2013 concerning Design/Build Agreement, PRB #13-256. The motion passed unanimously.

The Board took the following votes in Open Session:

**PRB FILE #13-243-A** – Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #13-243-A. The motion passed unanimously.

**PRB FILE #13-247** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-247. The motion passed unanimously.

**PRB FILE #13-248** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-248. The motion passed unanimously.

**PRB FILE #13-249** – Mr. Millstein moved and Mr. Valengavich seconded a motion to approve PRB File #13-249. The motion passed unanimously.

The meeting adjourned.

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