

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 12, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 12, 2013 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Bruce Josephy, Secretary

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Norman moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF DECEMBER 5, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 5, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-251 **Transaction/Contract Type:** RE / Conveyance of Property
Origin/Client: DOT/DOT
Project Number: 159-171-01A
Grantee: Town of Wethersfield
Property: Southwesterly side of Spring Street
Project Purpose: Conveyance of Property, Wethersfield
Item Purpose: Conveyance of land pursuant to Special Act No. 13-23 Section 1 comprising approximately 26-SF of vacant land.

PRB # 13-252 **Transaction/Contract Type:** RE / Conveyance of Property
Origin/Client: DOT/DOT
Project Number: 159-171-04A
Grantee: Town of Wethersfield
Property: Northwesterly side of Maple Street at its intersection with Route 3
Project Purpose: Conveyance of Property, Wethersfield
Item Purpose: Conveyance of land pursuant to Special Act No. 13-23 Section 1 comprising approximately 15,847-SF of vacant land.

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Staff reported that PRB #13-251 and PRB #252 are conveyances that include two parcels comprising approximately 26 SF (Parcel #1) and 15,847 SF (Parcel #2) respectively. Each parcel is comprised of vacant land and whereas Parcel #1 is located along the southwesterly side of the existing Spring Street and Parcel #2 is located along Maple Street and its intersection with Route 3 in the Town of Wethersfield. Parcel #1 was acquired in 1999 for \$500 and Parcel #2 was acquired in 1996 for \$31,800.

In 2011, the property was inserted into SA 11-16 Section 2 as a legislative conveyance to the Town of Wethersfield. The conditions of the conveyance were that the properties be used for municipal purposes. In addition the deed contains a reversion clause should the *“Town of Wethersfield not use the property for municipal purposes, does not maintain ownership or leases all or any portion of said parcel. The parcel shall revert back to the State of Connecticut.”* These conveyances were approved by the Board under PRB Files #11-207 and #11-208.

The legislative language required that the property to be conveyed for an administrative fee which DOT determined to be \$1,000 for each of the parcels as part of this transaction.

Pursuant to Special Act 13-23 Section 1 the conveyance has been revised to remove the restriction that the properties are conveyed for “municipal purposes” and as such transfers the properties without restrictions to the Town of Wethersfield.

Staff recommended Board approval for the transfer of two parcels of land to the Town of Wethersfield as mandated by Special Act 13-23; Section 1. The deeds are prepared consistent with the requirements of the Special Act. The legal descriptions in the deeds are consistent with the survey maps. The deeds no longer contain any reversionary language as part of the transfer.

PRB #	13-253	Transaction/Contract Type:	RE / Sale
Origin/Client:	DOT / DOT		
Project Number:	17-86-026A		
Grantee:	Joseph Myszkowski and Acton Tsonga		
Property:	Southerly side of CT RTE 372 at its intersection with Forestville Rd., Plainville		
Project Purpose:	DOT sale of excess property		
Item Purpose:	DOT sale of approximately 0.68-acres of vacant residential land via a public bid.		

Staff reported that this DOT surplus 0.68 acre property was created from portions of two parcels acquired in 1990 for the relocation of Route 72. It is vacant residential land, in the R-11 zone. The lot is mostly level but irregular in shape. The parcel has no developed access. Access is denied from the Route 372 and Route 72 frontage (this frontage totals 325 feet). The property has 80.2 feet of frontage on the former Bohemia Street; however Bohemia Street has not been developed to extend to this property – Bohemia Street ends at Wilson Street and is unimproved going northerly toward the intersection with Forestville Avenue.

The R-11 zone requires 90 feet of frontage; consequently the subject property is non-conforming. As such, its highest and best use is assemblage with an abutting parcel, of which there are five. Based on discussions with the Bristol City Planner, DOT Appraiser John P. Kerr determined a highest and best use of assemblage with an abutter for rear/excess acreage. The acreage could be used for a

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garage or other outbuilding up to 700 SF in size. DOT is retaining a small slope easement at the intersection of Routes 72 and 372; this easement does not affect the market value of the property.

Mr. Kerr considered that the most likely assemblage would occur with property at 7 Bohemia Street, a 0.26 acre lot improved with a single family residence. Based on 3 residential lot sales in Plainville and Bristol, he valued the site (land only) at \$50,000. After assemblage the site would be 0.94 acre, and increase in value to \$60,000. He recommended a release value of \$10,000.

The property was exposed to the market through the public bid process, the bid being opened on July 3, 2013. DOT advertised an asking price of \$75,000. One bid was received in the amount of \$24,000 from these Grantees. Each Grantee is an abutter on the south boundary of the parcel, and had petitioned DOT for the release of the property.

Staff recommended Board approval of the sale of the property for \$24,000. The parcel is non-conforming, which limits the likely potential buyers. The sale price of \$24,000 is below the \$75,000 asking price, but above the \$10,000 appraised value. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. The City of Bristol declined to purchase. The legislative delegation was notified of the sale. The prior owners of the subject property were notified of the sale as required by CGS §13a-80(c).

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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

EXECUTIVE SESSION

PRB# 13-256 **Transaction/Contract Type:** AE / New Contract
Project Number: CF-RC-380 **Origin/Client:** DCS/CCSU
Contract: CF-RC-380-R3
Property: Central Connecticut State University, New Britain
Project Purpose: New Residence Hall Project – D-B Agreement

Statutory Disclosure Exemption: 1-210(b)(24)

The Board commenced its discussion of the proposed contract at 9:53 a.m. and concluded at 10:21 a.m.

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

OPEN SESSION

OTHER BUSINESS

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The Board took the following votes in Open Session:

PRB FILE #13-251 – Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #13-251. The motion passed unanimously.

PRB FILE #13-252 – Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #13-252. The motion passed unanimously.

PRB FILE #13-253 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #13-253. The motion passed unanimously.

PRB FILE #13-256 – Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #13-256. The motion passed unanimously.

The meeting adjourned.

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