

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 14, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 14, 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: 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 7, 2015. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of December 7, 2015. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	15-270	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	301-176-003		
Grantor:	3 Goldstein Place, LLC		
Property:	3 Goldstein Place, Norwalk		
Project Purpose:	Walk Railroad Bridge Replacement Project		
Item Purpose:	Acquisition for highway purposes of 6,750±SF of land improved with a single family residential dwelling, 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 approximately \$600 million, with the federal government sharing in the project cost. DOT has established a website with project information: www.walkbridgect.com.

PRB #15-270 is a total take of 6,750 SF (0.16 acres): a residential property in the project area south of the commuter rail line and east of the Norwalk River. The neighborhood has mixed uses, and the zone is NB (Neighborhood Business). The present use is a conforming legal use. Goldstein Place is made up of single

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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.

#3 Goldstein Place is a rectangular lot: 55 feet (street) by 150 feet. The single family residence (circa 1909) is 2.5 stories, and has living area of 1,736 SF in 7 rooms, 4 bedrooms, and 2 baths. The home is rented. The overall condition is average. The home has a new HVAC system (central air). The kitchen and baths have been updated. The subject has an oil separator system in the rear yard that was installed to allow the parking of oil delivery trucks. The appraisal report indicates that, through a town Coastal Area Management permit issued in 2010, the owner paved 5 parking spaces in the rear of the property that are used by Sono Energy to park oil delivery trucks. A retaining wall was constructed in 2011 along the rear boundaries.

The appraisal report was prepared by DOT as of 6/18/2015, determining that the property's current use was the highest and best use. The analysis of 4 sales of older single family residences of similar size and appeal indicated a market value of \$415,000.

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 market value of \$415,000 is well supported by the DOT appraiser's report.

PRB #	15-271	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	102-346-002		
Grantor:	Jean R. Perillo		
Properties:	66 & 68 Connecticut Avenue, Norwalk		
Project Purpose:	Intersection Improvements at U.S. Route 1 and Stuart Avenue Project		
Item Purpose	Acquisition for highway purposes of 670 ± SF of land, 630 ± SF of defined easement area for aerial appurtenances, severance for the loss of parking and additional compensation site improvements.		

The purpose of the project is to provide safety and traffic improvements through the construction of opposing left-turn lanes by widening U.S. Route 1 at its intersection with Stuart Avenue. There will be new sidewalks and crosswalks at the corners. Also at this location, DOT will be installing a traffic signal. There will be new telephone type poles for aerial electric distribution lines, substantially similar to the pole lines that already exist. The aerial easements will permit the State to allow the installation of overhead electric lines along the south side of Connecticut Avenue and the east side of Stuart Avenue. The taking will formalize the State's ownership of the aerial easements.

The Grantor owns two adjacent commercial properties at 66 & 68 Connecticut Avenue (Route 1). All of the frontage will be impacted by the project. The takings will move the streets closer to the properties' improvements, and reduce the parking spaces on each site. Access to the site will be limited by the installation of curb cuts. Compensation will be paid for the affected site improvements, being asphalt paving.

An appraisal report was completed by the Michaud Company, Inc., Richard Michaud, MAI, as of April 24, 2015. Sales and Income Approaches were developed. Damages in the amount of \$57,500 were recommended.

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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 damages in the amount of \$57,500 are well supported by the data in the appraisal report.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-270 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-270. The motion passed unanimously.

PRB FILE #15-271 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-271. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary