

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 15, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 15, 2014 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 DECEMBER 8, 2014.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of December 8, 2014. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>14-303</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	017-183-008		
<b>Grantor:</b>	James W. Strecker		
<b>Property:</b>	540 Maple Avenue, Bristol		
<b>Project Purpose:</b>	Maple Avenue & Route 69 Intersection Improvements Project		
<b>Item Purpose:</b>	Acquisition for highway purposes of 835±SF of land, a 2,040±SF slope easement and additional compensation for the contributory value of site improvements.		

Staff reported that this DOT project is to address safety and capacity where Maple Avenue and Peacedale Street intersect with Route 69 (Burlington Avenue), Bristol. Left turn lanes will be provided at each leg of the intersection. Intersection sight lines will be improved by raising Maple Avenue and Peacedale Street approximately 2.5 feet and 1.3 feet respectively. The traffic signal will be updated; and ownership of the traffic signal will be transferred from the City of Bristol to the CT DOT. The project involves 11 takings with total rights of way cost estimated to be \$210,000.

The subject property at 540 Maple Avenue, Bristol is approximately 0.41-acres and is currently improved with a single family residential dwelling. The project requires a partial taking for highway purposes of an

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area comprising approximately 835-SF and a slope easement comprising approximately 2,040-SF which are both located along the property's frontage on the northerly side of Maple Avenue. In addition, the voucher includes additional compensation for the contributory value of site improvements. DOT offered compensation in the amount of \$7,700 based on an estimated site value of \$5.00.

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 is supported by the appraisal and valuation developed for the taking.

<b>PRB #</b>	<b>14-304</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	053-187-003		
<b>Grantor:</b>	197 Griswold LLC		
<b>Property:</b>	197 Griswold Street, Glastonbury		
<b>Project Purpose:</b>	Griswold Street Intersection Improvements Project		
<b>Item Purpose:</b>	Acquisition for highway purposes of a 970±SF defined easement, a 119±SF traffic signal easement, additional compensation for the contributory value of site improvements and severance as a result of the taking.		

Staff reported that in order to improve safety and reduce traffic delays on Griswold Street, Glastonbury, this DOT project consists of realigning the intersection at Griswold Street with Harris and House Streets. The House Street approach will be aligned such that it intersects with Griswold Street at a point opposite Harris Street. The project will include the reconstruction of a 650 foot section of Griswold Street, a 220 foot section of House Street, and a 100 foot section of Harris Street. The road way improvements will include new sidewalks, curbing and drainage both along House Street and Griswold Street. A new signal will coordinate with the existing signal to the west at the Route 2 ramp intersection. The rights of way budget estimate is \$278,500, and the construction estimate is \$1.577 million. The project is funded by the FHWA and the Town of Glastonbury.

The subject property is 0.41 acres (17,860 SF) located at the northwest corner of Griswold Street and Harris Street as presently aligned. The zone is A-Residential; the site is an approximately 70' by 204' rectangular shaped lot, improved with a six-unit, brick exterior, apartment building of 6,002 SF.

DOT will take a defined easement for highway purposes of 970 SF; and two defined traffic signal easements totaling 119 SF. In the appraiser's opinion, the easements will negatively affect the property as follows:

1. Griswold and Harris Streets will shift closer to the apartment house.
2. The sidewalk will shift closer to the apartment house by as much as 4 feet.
3. The project will install, on the subject property, a mast arm for the signal (18 feet high), and a pedestrian crossing signal (12 feet high signal). The easements will have a negative impact on the subject's curb appeal.
4. Five mature maple trees that provide shading and screening will be removed.
5. The useable areas of the front and side yards will be smaller because of the construction of the sidewalks and signalization structures.

DOT has itemized the damages as follows:

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<i>Item</i>	<i>Calculation</i>	<i>Cost</i>
Defined Easement for Highway Purposes	970 SF @ \$10.00/SF x 90% =	\$ 8,730
Traffic signal easement (mast arm & pedestrian signal)	119 SF @ \$10.00/SF x 99%	\$ 1,170
Contributory value of site improvements	Mature trees	\$ 5,000
Severance	Damage to remainder as a result of the taking	\$27,100
<b>Total</b>		<b>\$42,000</b>

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 DOT appraisal report prepared by Anthony J. Delucco, dated 7/21/2014.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-303**– Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-303. The motion passed unanimously.

**PRB FILE #14-304**– Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #14-304. The motion passed unanimously.

The meeting adjourned.

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