

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 14, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 14, 2017 in Suite 0235, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

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

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF December 7, 2017. Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of December 7, 2017. The motion passed unanimously except for Mr. Josephy who abstained from voting due to his absence from the meeting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	17-336	Transaction/Contract Type:	RE / Public Act Conveyance
Origin/Client:	DOT/DOT		
Project Number:	092-093-113A		
Grantee:	City of New Haven		
Property:	North Side of Derby Avenue Westbound/Route 34		
Item Purpose:	Conveyance of 0.53± acres of vacant land to be used for economic development purposes only, made pursuant to Section 4, Special Act 14-23.		

Staff recommended Board Approval of this conveyance, as the quitclaim deed for this conveyance is consistent with the requirements of Section 4 of Special Act 14-23. The Special Act mandates the release of the property to the City of New Haven for economic development purposes. As required by statute, the deed releases all rights that property but states that the property will revert back to the State in the event (a) the property is not used for “economic development purposes, does not retain ownership or leases any such portion of the property without the conveyance of consideration to the State.” The area to be conveyed encompasses 0.53-acres and the deed description is consistent with the legal description of the property and the requirements of the original transfer.

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PRB #	17-337	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT/DOT		
Project Number:	102-285-007		
Grantor:	370 Group, LLC		
Property:	370 Westport Avenue, Norwalk		
Project Purpose:	Intersection Improvements US Route 1 at Strawberry Hill Avenue Project		
Item Purpose:	Acquisition for highway purposes of 179± SF of land, 62± SF slope easement for safety and additional compensation for the contributory value of site improvements.		

The purpose of the project is to improve the traffic operations and address safety concerns on U.S. Route 1 and Strawberry Hill Avenue. The project will begin on U.S. Route 1 at County Street and extend easterly on U.S. Route 1 to approximately 370 feet east of Strawberry Hill Avenue, for a distance of 1700 feet or 0.32 miles. U.S. Route 1 will be widened and opposing left-turn lanes will be added on U.S. Route 1 at the intersection with Strawberry Hill Avenue to address higher than normal crash occurrences at this intersection. To address the traffic operations and safety concerns along U.S. Route 1 west of the intersection, the project proposes to add a Two-Way Left-Turn Lane (TWLTL) on U.S. Route 1 for a length of 515 feet. This TWLTL will improve the ingress/egress for the numerous commercial driveways and improve traffic flow along this section of U.S. Route 1. The project will also re-align Strawberry Hill Avenue to provide a more continuous alignment through the intersection. It is proposed to revise the northbound lane assignments for Strawberry Hill Avenue (south of U.S. Route 1) to provide a shared through/left-turn lane and an exclusive right-turn lane to U.S. Route 1 northbound. Additional improvements include upgrading drainage, installing concrete curbing, sidewalks and ramps and constructing retaining walls at several locations. Utility pole relocations will be required to accommodate the roadway widening. Construction is anticipated to begin in spring 2018, based on the availability of funding. The estimated construction cost for this project is approximately \$3.7 million. It is anticipated that this project will be undertaken with ninety percent (90%) Federal Funds and ten percent (10%) State funds.

The subject property at 370 Westport Avenue is 0.316± acres (13,752 SF) improved with a 4,498 SF bank branch building. The site on the south side of Westport Avenue (US Route 1) is at the corner of Strawberry Hill Avenue, and has frontage and access from both streets. The present use is the highest and best use, and the property is legally conforming to zoning requirements.

The 179 SF of total land takings are 2 foot wide strips of land as follows: Parcel #1: 117 SF, located along the southerly side of Route 1; and Parcel #2: 62 SF located along the westerly side of Strawberry Hill Avenue. In addition, DOT requires a total of 62 SF in slope easements, located in three areas along the street frontage. The project will affect these site improvements: landscaping, sprinkler heads, and base & wiring for a light post.

DOT prepared an appraisal report, valuing the land only, as of July 11, 2017 and recommended \$12,000 in compensation based on \$65.00/SF for the land and easements to be acquired. The lost site improvements were valued at \$10,000 for a total of \$24,000 in damages.

Staff recommended 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 damage award of \$24,000 is supported by the DOT appraisal report.

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ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #17-336 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-336. The motion passed unanimously.

PRB FILE #17-337 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-337. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John P. Valengavich, Secretary