

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 29, 2024

– solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting at 9:30AM on January 29, 2024. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used passcode 389034483#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use passcode 389034483#. If you have any questions or need assistance to attend these Meetings, or for some reason the Call-In Numbers do not work, please contact SPRB Director Dimple Desai, immediately, at dimple.desai@ct.gov to make appropriate arrangements.

Members Present – solely by means of electronic equipment:

Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
John P. Valengavich, Secretary
Edwin S. Greenberg
Jack Halpert
William Cianci

Members Absent:

Staff Present – solely by means of electronic equipment:

Dimple Desai
Thomas Jerram

Guests Present – solely by means of electronic equipment:

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

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the January 25, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB File #: 23-229
Transaction/Contract Type: RE – Sale
Origin/Client: DOT/DOT
DOT Project #: 101-90-1C
Grantee: 24Norwest, LLC
Property: North Stonington, Norwich Westerly Rd (24) – abutter
Project Purpose: Sale by Sole Abutter
Item Purpose: Quit Claim Deed

CONVEYANCE FEE: \$87,000 (+Administrative Fee = \$1,000)

Under this Proposal (PRB #23-229), DOT is seeking SPRB approval of a Quit Claim Deed for this Sale by Sole Abutter Bid for a 24,009 square foot parcel of land, along with a 40-foot break in the non-access highway line, to the sole abutter at 24 Norwich Westerly Rd, North Stonington. The subject parcel will be conveyed for \$87,000 plus an administrative fee of \$1,000.

The property was acquired by the Department of Transportation in 1969 for the construction of Interstate 95.

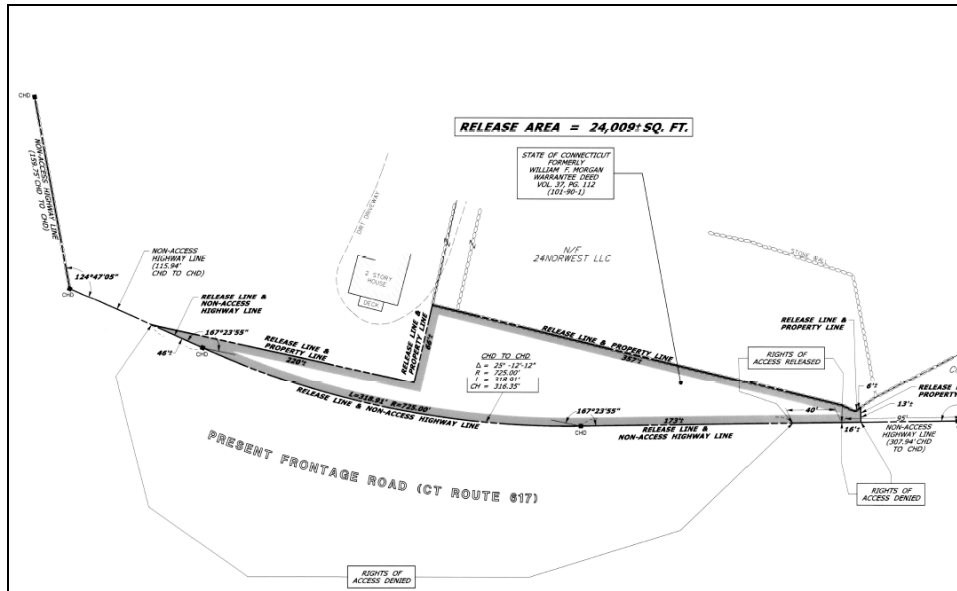


The release parcel is a narrow, elongated & irregular-shaped parcel containing 24,009+/- square feet with 607 feet of frontage on the northern side of the Frontage Road (CT RT 617). The topography of the release parcel is sloping and is above the Frontage Road street grade. The property is not within a flood zone and not impacted by inland wetlands. The northern property line of the release parcel is bounded by a rock wall. The majority of the land is wooded and overgrown with vegetation & scrub. Sections of the release parcel overlooking Frontage Road is a rock ledge.

The state-owned land is adjacent to the EDD (Economic Development District) zoning district. Dimensional requirements for the EDD zone include a minimum lot area of 200,000 square feet, minimum road frontage of 200 feet, minimum front yard setback of 35 feet, minimum side yard setback of 20 feet, minimum rear yard setback of 20 feet, maximum impervious coverage of 70%, and maximum building height of 50 feet.

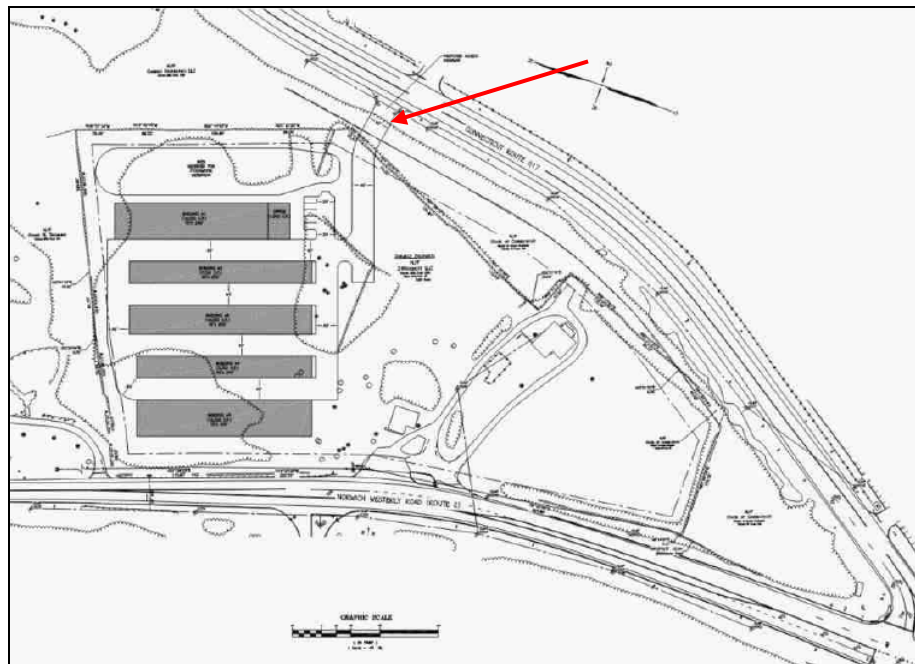
The logical abutter - 24 Norwich Westerly Rd - is a corner lot containing 7.2707+/- with 784+/- linear feet of frontage on the eastern side of Norwich-Westerly Road. There is 835+/- linear feet on the northern side of Frontage Road including 160+/- linear feet of frontage along the corner connecting Norwich-Westerly Road with Frontage Road. It is noted that the subject's frontage along Frontage Road is a "non-access right of way highway line".

The site is improved with a single family ranch-style dwelling originally built in 1989, with 1,372 square feet of living area and in average overall condition. There is an 808 square feet building on site which is in poor condition.



At the North Stonington Planning & Zoning Commission meeting held on 8/11/2022, a regulation text amendment was approved (TX/AM #22-051) to create an Economic Development Frontage Overlay zone (EDFO) including the use of self-storage units along Frontage Road for both the logical abutter at 24 Norwich-Westerly Road and neighboring properties at 25 Frontage Road, 30 Frontage Road, 45 Frontage Road and 75 Frontage Road. In speaking with officials at the Zoning department, the appraiser understands that self-storage usage is a permitted use in the EDFO zone provided access is from Frontage Road only. If a property has no access from Frontage Road, then self-storage is not a permitted use.

The highest and best use of the Release Parcel is for its assemblage to an abutting property.



It should be noted that the Sole Abutter was purchased on December 2, 2022 for \$285,000 recorded in Volume 244 Page 1001.

After the assemblage, the sole abutting property will now consist of approximately 7.82± acres or 340,722± sf. with frontage increased by 607 feet of which all but 40 feet are non-access frontage.

Before Valuation – With the release of this parcel via a Sale by Sole Abutter Bid, DOT Appraiser James P. Mansfield appraised the property, as of August 16, 2023, in both the Before and After assemblage. Based on the sales comparison approach, the Appraiser utilized three sales of land in North Stonington that sold in 2022-2023 with a similar highest and best use.

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$1.50/sf, as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	316,713 sf x \$1.50/sf =	\$475,070
	Rounded	\$475,500

After Valuation – Based on the sales comparison approach, the Appraiser utilized the same three sales of land as in the Before Valuation.

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$1.65/sf, as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	340,722 sf x \$1.65/sf =	\$562,191
	Rounded	\$562,500

Value of Release

Item	Value
After Valuation	\$562,500
Before Valuation	\$475,500
Release Value	\$87,000

DOT provided the following narrative in support of this request:

On September 19, 2023, Mr. Bruce Kelley, member of 24Norwest LLC, requested the parcel of land and subject break in the non-access highway line (BNAHL). 24Norwest LLC presently owns the abutting parcel and plans to improve the parcel with a self storage facility. The North Stonington Planning and Zoning Commission required establishing a second driveway access to the abutting parcel and obtaining the BNAHL with the abutting parcel along Frontage Road before approving of the zoning application for 24Norwest LLC.

The Department requested approval from the Governor and Attorney General for the break in non-access highway line. The Department received approval for the BNAHL from the Governor and AAG on July 11, 2023.

The property was appraised on August 16, 2023 by staff appraiser Mr. James Mansfield, who determined the value to be \$87,000.00, which was accepted and registered by the Department on September 11, 2023.

On September 15, 2023, Mr. Kelley was presented with an offer of \$99,000.00 for the BNAHL and release parcel. After some negotiations, Mr. Kelley and the Department agreed upon the amount of \$87,000.00 plus an additional \$1,000.00 administrative fee for a total of \$88,000.00 for the BNAHL and release parcel.

Recommendation – Staff recommend approval of the proposed Sale by Sole Abutter Bid in the amount of \$87,000 (plus \$1,000 Admin Fee) for the following reasons:

- The proposed sale complies with Sections §3-14b(b), and §13a-80 of the CGS in that the Town of North Stonington declined the purchase and the legislative delegation received the required notification on December 20, 2022;
- Both the Governor and AG approved of the release of the non-access highway line pursuant to CGS 13b-27;
- The release value of \$87,000 is reasonable in that it represents 100% of the appraised value and it will return the property to the Town of North Stonington tax rolls and relieve the State of all future expenses; and
- The description in the Quit Claim Deed is consistent with the compilation map to be filed in the Town of North Stonington Land Records.

Sec. 13b-27. Limited access highway. The commissioner, with the advice and consent of the Governor and the Attorney General, may designate a proposed state highway, or portion thereof, as a limited access highway so as to allow access thereto only at highway intersections or at designated points, when in their opinion such limitation of access would be in the interest of public convenience, safety and necessity. With respect to such highway or portion thereof, the commissioner shall have and exercise all the powers and authority vested in him by statute concerning state highways.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS:

8. VOTES ON PRB FILE:

PRB FILE #23-229 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-229. The motion passed unanimously.

9. NEXT MEETING – Thursday, February 1, 2024 – will be held solely by means of electronic equipment.

The meeting adjourned.

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