

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 11, 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 March 11, 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 Conference ID 917724280#.

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 Conference ID 917724280#. 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 Thomas Jerram, immediately, at thomas.jerram@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:

Thomas Jerram

Guests Present – solely by means of electronic equipment:

Mr. Valengavich 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 March 7, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Members were reminded that they are required to file their annual Statement of Financial Interest with the Office of State Ethics no later than May 1, 2024.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB File #: 24-027
Transaction/Contract Type: RE – TRR
Origin/Client: DOT/DOT
DOT Project #: 138-248-002A
Grantee: Town of Stratford
Property: Stratford, Veterans Blvd @ Barnum Ave (3 parcels-9,007 sf)
Project Purpose: Reconstruction of Interchange 33 on Interstate 95-Release
Item Purpose: Quit Claim Deed

Project Background

The purpose of the project was to construct a southbound exit ramp and northbound on ramp within the vicinity of the current Exit 33 along Interstate 95. Improvements to Veterans Boulevard are also part of the project, including new sidewalk locations and new or extended lanes designated for specific traffic patterns. Within the vicinity of the subject property, the reconstruction of Interchange 33 on Interstate 95 will include (but is not limited to) a new sidewalk on the southerly side of Barnum Avenue Cut Off (U.S. Route 1) the removal of the median at the northern end of Veterans Boulevard at its Intersection with Barnum Avenue Cut Off, the extension of the defined left-turn only and straight/right turn lanes at the northern end of Veterans Boulevard, as well as the shifting of the easterly limits of Veterans Boulevard further east compared to its current location to accommodate the extension of the aforementioned lanes.

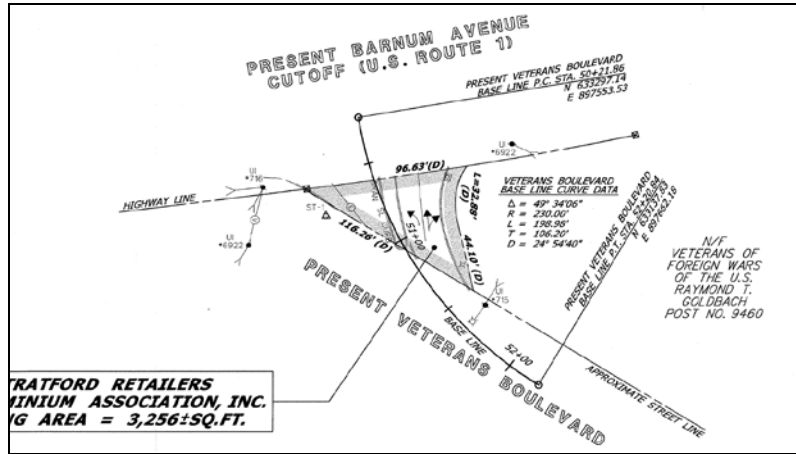
Under this Proposal (PRB #24-027) DOT seeks Board approval of this Quit Claim Deed conveying three parcels of land containing approximately 9,007 square feet of land and easements to the Town of Stratford.

DOT provided this narrative in support of the Release:

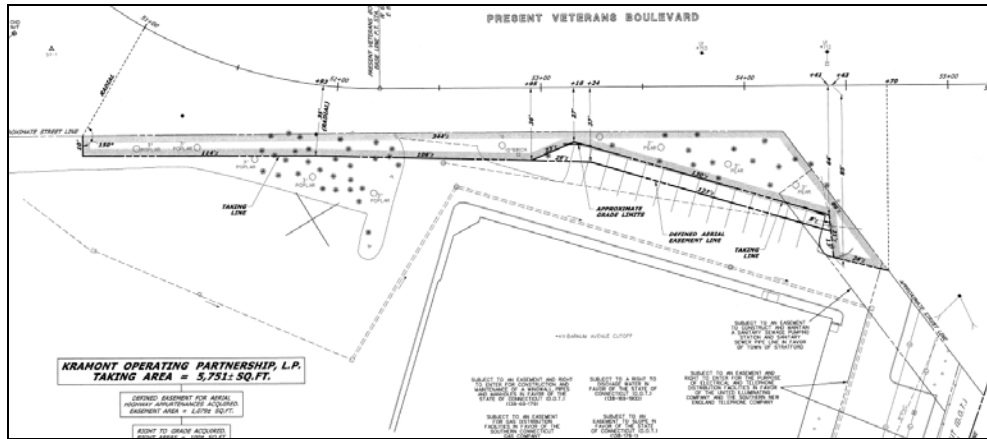
Attached are a deed and acquisition maps for the proposed release of three parcels of land consisting of 9,007± square feet, more or less, and appurtenant easements which will be released to the Town of Stratford (Town) for highway purposes pursuant to a Town Road Release.

These parcels of land and easements were acquired by the Department of Transportation in connection with project 138-248, the reconstruction of interchange 33 on I-95, in the Town of Stratford. This project has concluded and was certified complete in a final voucher memo dated August 30, 2023. It is now necessary to convey and assign the properties and rights acquired by the Department that are appurtenant to the Town's roadway.

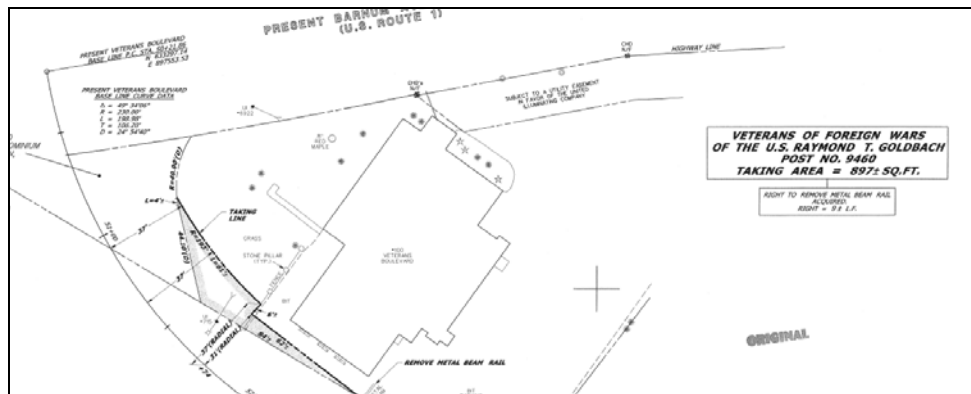
There is no monetary consideration for the conveyance.



Release Map – DOT Project #138-248-001



Release Map – DOT Project #138-248-002



Release Map – DOT Project #138-248-003

The Quit-Claim deed releases the following:

State File No.	Former Owner	Deed Type/Vol/Pg	Date of Deed	PRB #
138-248-001	Stratford Retailers	Condemnation - 4144/227	1/12/2018	N/A
138-248-002	Kramont Operating	Warranty - 4214-211 (\$120,000)	10/4/2018	#18-105
138-248-003	Veterans of Foreign Wars	Warranty - 4195-56 (\$27,000)	7/30/2018	#18-085



After - Reconstruction of Interchange 33 on Interstate 95 (Courtesy: Google Maps).

RECOMMENDATION: Staff recommends approval of the Release for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of property and easements by the commissioner of transportation;
2. Properties and rights acquired by the State for the construction of any Project are released for highway purposes to the Municipality upon completion of construction; and
3. The deed description is consistent with the map description.

PRB File #: 24-028
Transaction/Contract Type: RE – Easement
Origin/Client: DOT/DOT
DOT Project #: 148-65-6A
Grantee: Estate of Walter E. Toelle
Property: Wallingford, Northfield Rd (57) – 8,220 sf over #75
Project Purpose: Wharton Brook Connector – Easement
Item Purpose: Easement Deed

CONVEYANCE FEE: \$8,000 plus \$1,000 Administrative Fee

Under this Proposal (PRB #24-028), DOT is seeking SPRB approval to approve an Easement Deed to provide access over state-owned land at 75 Northfield Rd in Wallingford to the Requestor Abutter located at 57 Northfield Rd.

The property at 57 Northfield Road consists of a 1.42± acre lot with 113 feet of frontage on the western side of Northfield Rd, but no approved curb cut. Access is via a gravel/dirt path along the westerly portion of the state-owned land. The lot is generally level and approximately 20% of the site is in a flood zone. The property is located in the R-18 Residential District and is conforming regarding site regarding minimum site requirements (18,000 sf minimum lot).

Improvements to the site are assigned an 'X' value, as they are not impacted.

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)	61,855 x \$1.65/sf =	\$102,061
	Rounded	\$103,000

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 increased to \$1.75/sf, as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	61,855 x \$1.75/sf =	\$108,246
	Rounded	\$109,000

Value of Release/Access Easement

Item	Value
After Valuation	\$109,000
Before Valuation	\$103,000
Release Value	\$6,000

DOT provided the following narrative in support of this request:

Attached are a deed and an easement map for the proposed granting of an access easement across State land in Wallingford consisting of 8,220± square feet, more or less, to the Estate of Walter E. Toelle, an abutter.

This parcel of land was acquired by the Department of Transportation on March 5, 1965, as part of the development of the Wharton Brook Connector (Route 702). The portion of State land over which the easement will be granted is outside of the Route 702 Right of Way and on April 29, 1985, this access right was found to be in excess of the Department’s transportation needs. The Department has sought to dispose of this access right by conveying it to an abutter that requires ingress and egress across State land.

On September 6, 2023, staff appraiser James P. Mansfield established a release value of \$6,000.00 for the subject easement. On September 28, 2023, the Department offered to grant the subject easement to the abutter, the Estate of Walter E. Toelle, for \$12,000.00. On October 10, 2023, after negotiating, the Estate of Walter E. Toelle agreed to pay \$8,000.00 for the subject easement. As the counteroffer was greater than the appraised value, this office accepted the abutter’s bid. In this regard, the subject parcel will be sold for \$8,000.00 plus a \$1,000.00 administrative fee, for a total release price of \$9,000.00.

Recommendation – Staff recommend approval of the proposed Sale by Abutter Bid in the amount of \$8,000 (plus \$1,000 Admin Fee) for the following reasons:

- The proposed sale complies with §13a-80 and the legislative delegation received the required notification on September 12, 2023;
- The release value of \$8,000 is reasonable in that it represents 133% of the appraised value and it will resolve a access issue for the abutter that required ingress/egress over state-owned land; and

The description in the Easement Deed is consistent with the compilation map to be filed in the Town of Wallingford’s Land Records.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS:

8. VOTES ON PRB FILE:

PRB FILE #24-027 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #24-027. The motion passed unanimously.

PRB FILE #24-028 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #24-028. The motion passed unanimously.

9. NEXT MEETING – Thursday, March 14, 2024 – will be held solely by means of electronic equipment.

The meeting adjourned.

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