

## **STATE PROPERTIES REVIEW BOARD**

### **Minutes of Meeting Held On January 20, 2011 State Office Building, Hartford, Connecticut**

The State Properties Review Board held its regularly scheduled meeting on January 20, 2011 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe

**Staff Present:** Brian A. Dillon, Director  
Mary E. Goodhouse, Real Estate Examiner  
Anna L. Candelario, Executive Secretary

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 JANUARY 13, 2011.** Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of January 13, 2011. The motion passed unanimously.

#### **COMMUNICATIONS**

**Reimbursement of Expenses.** Mr. Josephy moved and Mr. Norman seconded a motion to approve reimbursement of meeting and mileage fees to Messrs. Greenberg, Millstein, Josephy, Norman and Pepe for their attendance at a special meeting on January 19, 2011 at the Department of Transportation Commuter Parking Lot, located at I-95, Exit 93, in North Stonington, Connecticut, and inspection of farm property (PRB File #10-338-A). The motion passed unanimously.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session. The motion passed unanimously.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Executive Session. The motion passed unanimously.

#### **REAL ESTATE - UNFINISHED BUSINESS**

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**EXECUTIVE SESSION**

***PRB #***                    **10 - 338 - A**    ***Transaction/Contract Type:*** AG / Purchase of Develop. Rights  
***Origin/Client:***            DOA / DOA

**Statutory Disclosure Exemptions:** 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject purchase of agricultural development rights at 9:50 a.m. and concluded at 9:58 a.m.

**REAL ESTATE - NEW BUSINESS**

***PRB #***                    **10 - 342**        ***Transaction/Contract Type:*** RE / Lease  
***Origin/Client:***            DPW / DSS

**Statutory Disclosure Exemptions:** 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease agreement at 9:59 a.m. and concluded at 10:01 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session. The motion passed unanimously.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

**OPEN SESSION**

***PRB #***                    **10 - 345**        ***Transaction/Contract Type:*** RE / Admin. Settlement  
***Origin/Client:***            DOT / DOT  
***Project Number:***        151-297-006  
***Grantor:***                 Belisle, Ernest L.

***Property:***                447 Chase Avenue, WATERBURY CT

***Item Purpose:***            Reconstruction and Widening of Chase Avenue, Waterbury

***Item Purpose:***            Acquisition of 8,375+/- sq. ft. of land, in fee, and improvements situated thereon, a "total take".

Ms. Goodhouse said that this acquisition is part of DOT Project 151-297, which is a project that generally involves the widening and reconstruction of Homer Street and Chase Avenue in Waterbury. The project activities will include but not be limited to full depth reconstruction, roadway widening,

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storm drainage improvements, sidewalks, signalization upgrades and curbing. The project limits begin on Homer Street at its intersection with Hanover Avenue and continues approximately 2,500 feet east to the intersection of Chase Avenue and Byron Street for a total project distance of approximately 0.45 miles. The purpose of the project is to address existing safety and capacity deficiencies on Homer Street/Chase Avenue. The recommended improvements will improve safety and increase capacity by providing two through lanes in each direction and an additional turning lane at each intersection.

The subject property at 447 Chase Avenue is 8,375 square feet of land with 73.80 feet of frontage on the southerly side of Chase Avenue. It is improved with a 1,080 square feet, 6 room, Cape Cod style dwelling built in 1945. DOT requests the approval of a purchase price of \$118,000 which is \$3,500 over the appraised value determined by staff appraisers Anthony J. DeLucco and Kenneth N. Goldberg, and \$4,000 below the appraised value determined by the owner's appraiser, Eugene Holmquist. Appraiser Holmquist based his value on three 2010 sales to the State for this project.

Ms. Goodhouse recommended Board approval because 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; and the acquisition value is well supported by the appraisal reports provided, and is within the range of prior acquisitions for similar properties.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER - NEW BUSINESS**

**OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER**

The Board took the following votes in Open Session:

**PRB FILE #10-338-A** – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #10-338-A. The motion passed unanimously.

**PRB FILE #10-342** – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #10-342. The motion passed unanimously.

**PRB FILE #10-345** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #10-345. The motion passed unanimously.

The meeting adjourned.

BAD:MG/alc