

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On February 15, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 15, 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 FEBRUARY 4, 2011.** Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of February 4, 2011. The motion passed unanimously.

**ACCEPTANCE OF MINUTES OF FEBRUARY 7, 2011.** Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of February 7, 2011. The motion passed unanimously.

#### COMMUNICATIONS

**State Facility Plan 2011 – 2016.** Mr. Dillon reported that the Office of Policy & Management has completed the new State Facility Plan and it will be forwarded to the Board for review.

#### REAL ESTATE - UNFINISHED BUSINESS

#### REAL ESTATE - NEW BUSINESS

**PRB #** 11 - 019 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 128-105-6A  
**Grantee:** Vicevich, James  
  
**Property:** SW/S of Firetown Road, SIMSBURY CT  
  
**Project Purpose:** DOT, Sale of Excess Property, Simsbury

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 15, 2011

Page 2

**Item Purpose:** Release of 6,065+/- sq. ft. of vacant land to Grantee as a result of an abutter bid; with State reserving a full and perpetual easement to slope, and subject to an undefined water easement in favor of the Simsbury Water Co.

Ms. Goodhouse recommended approval of the proposed sale of a non-conforming parcel. The abutter bid process concluded on October 14, 2010. No minimum bid was required, but abutters were notified that the appraised value was \$10,000. Two bids were received: \$725 from Jacqueline DeGray (abutting property: 46 West Street), and \$10,050 from James Vicevich (abutting property: 13 Firetown Road). The state is reserving an easement to slope as shown on the survey map. The sale would end the state's requirement to maintain the property and return it to the Simsbury Grand List.

DOT Appraiser Anthony John DeLucco estimated market value at \$10,000, the highest and best use being assemblage with 13 Firetown Road, which is an adjacent 15,046 SF lot improved with a single family residence. The appraiser completed a "before and after" analysis, which determined that before assemblage 13 Firetown Road had a (site only) value of \$110,000; and after assembly the larger 21,111 SF lot would have a value of \$120,000. The \$10,000 difference between the two values is the release parcel value. The sale price is \$10,050.

**PRB #** 11 - 020 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 77-100-17A  
**Grantee:** Trask Road Development, LLC

**Property:** E/S of Connecticut Route 32 – River Road, WILLINGTON CT

**Project Purpose:** DOT, Sale of Excess Property, Willington

**Item Purpose:** Release of 31,085+/- sq. ft. of land to Grantee; with State reserving full and perpetual easements to drain, for existing utilities, and to slope.

Mr. Dillon reported that Trask Road Development, LLC, as the grantee, is the sole abutter and currently owns 31.148-acres of land. Discussions concerning the release parcel lead to the grantee's agreement to purchase the 31,085 sq. ft. (0.70-acre) tract. The DOT has concurred with the release provided that the State maintains an easement for the existing utilities and rights to slope and drain. DOT Appraiser Thomas L. Fox completed his valuation as of June 15, 2010, and concluded a value of \$9,618/acre for the subject property. The sale price for the parcel was calculated as \$9,618 X 0.70 acres = \$6,732, Say \$6,500 + \$1000 Administrative Fee = \$7,500.

**PRB #** 11 - 021 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 107-167-018  
**Grantor:** Shore, David E.

**Property:** 31 Triangle Boulevard, MIDDLEBURY CT

***Project Purpose:*** Oxford Airport Federal Aviation Regulation, Part 150 Noise Study, Middlebury

***Item Purpose:*** Acquisition of 0.46+/- acres of land, in fee, together with improvements situated thereon, a "total take".

Ms. Goodhouse reported that the Department of Transportation (DOT) will acquire the subject property in total, consisting of .46 acres (22,400 SF) improved with a 1,008 ranch style dwelling. The site is rectangular, and has 125 feet of frontage on the west side of Triangle Boulevard. There is a public sanitary sewer system and private water well. The zone is R-40, and the current use is in a non-conforming, legal use. DOT Appraiser John DeLuco relied on three 2010 sales of Ranch style residences, all located in Middlebury. The sale prices ranged from \$290,000 to \$330,000. After adjusting for location, site, condition, age, gross living areas and design features, the sales indicated a value range from \$251,900 to \$266,020. Consequently, Appraiser DeLuco assigned a value of \$255,000, which sale price was accepted by the Grantor.

#### **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 #11-019** – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #11-019. The motion passed unanimously.

**PRB FILE #11-020** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-019. The motion passed unanimously.

**PRB FILE #11-021** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-019. The motion passed unanimously.

The meeting adjourned.

BAD:MG/alc

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

**Date:** \_\_\_\_\_