

STATE PROPERTIES REVIEW BOARD

**Minutes of Meeting Held On October 28, 2019
450 Columbus Boulevard, Hartford, Connecticut**

The State Properties Review Board held a Meeting on October 28, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

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

Members Absent:

Edwin S. Greenberg, Chairman

Staff Present:

Thomas Jerram

Guests Present

Vice Chairman Josephy called the meeting to order.

Mr. Valengavich moved and Mr. Berger 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 October 24, 2019 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	19-213
Transaction/Contract Type:	RE/ Voucher
Origin/Client:	DOT/DOT
Project Number:	L153-003-005
Grantor:	John C. Mirando, Jr. et al
Property:	Watertown, Guernseytown Rd (499)
Project Purpose:	Reconstruction of Guernseytown Road
Item Purpose:	Voucher

DAMAGES: \$19,700.00

DOT PROJECT:

The proposed acquisition is for the “Reconstruction of Guernseytown Road. This project will aim to remedy insufficient sight distances through a series of curves along Guernseytown Road, reconfigure the alignment of the intersection of Guernseytown Road and West Street to provide better sightlines, and provide wider pavement for bicycle traffic, among other improvements. Within proximity to the subject property, the elevation of Guernseytown Road will be lowered compared to its current elevation, resulting in the change in grade for the subject’s driveway within the aforementioned Right to Grande and Construction Driveway area.

Subject Property Description, Before the Taking: The subject property (per DOT Appraiser) consists of a 2.696 acre (117,442 sf) improved with a contemporary-style dwelling containing 2,971 square feet of gross living area (8/4/1.5), built in 1966. The site is irregularly-shaped with the topography rising upward to the dwelling site. The highest and best use is the current use.



View of existing driveway to be relocated.

Before Valuation: A Value of Finding appraisal was prepared by DOT appraiser Anthony J. Delucco as of July 30, 2019.

Based on the sales data comparison approach, the appraiser concluded that the fair market value of the subject land before the taking is \$1.00/sq.ft.

Item	Calculation	Value
Fee Simple	117,442 sf x \$1.00/sf	\$117,442
	Rounded	\$117,500

The value of \$1.00/SF is based on the Appraiser’s utilization of three sales in Watertown that sold in the range of \$0.89 to \$1.43 per sq.ft. and after adjusting for differences indicated a range of value of \$0.71 to \$1.22 per sq.ft.

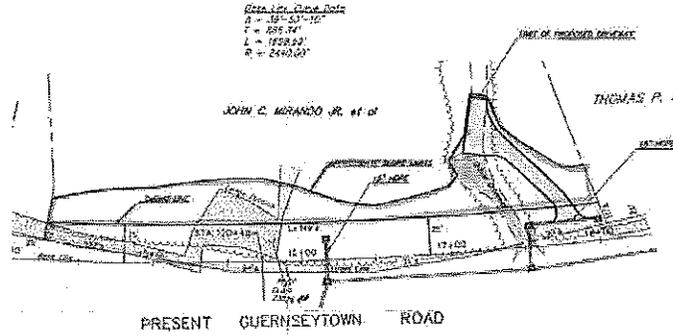
The Watertown Assessor valued the property, as of October 2017, at \$81,300 (1.39 acre), or \$1.34/sf but that assessment does not reflect the 1997 acquisition of a 1.105 acre site adjacent to the subject property (location of existing driveway).

DeLucco then valued affected site improvements as follows:

Item	Calculation	Value
Impacted mature trees & shrubs – cont. value	Lump Sum	\$3,000
Two drainage pipes – cont. value	Lump Sum	\$2,000
	Rounded	\$5,000

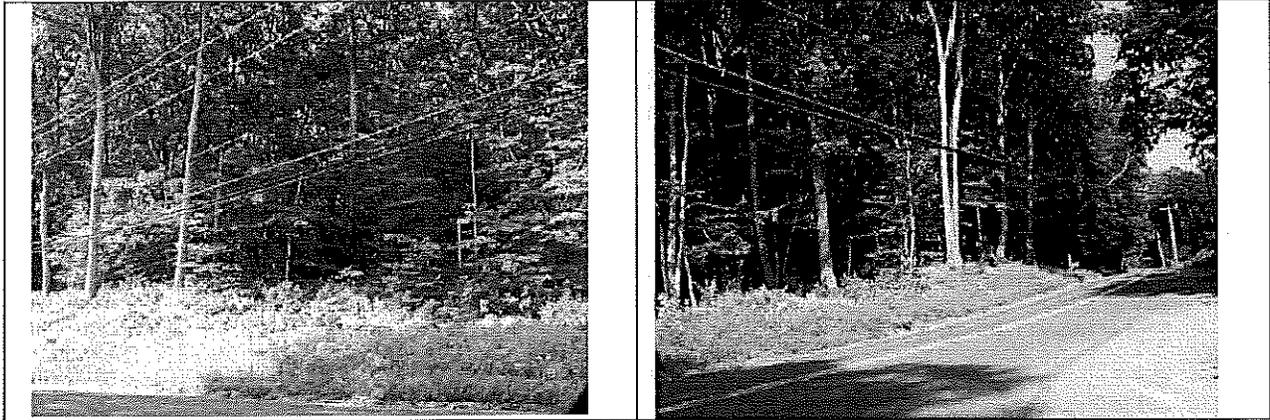
The Taking: DOT will acquire the following:

1. Partial taking of 9,596± sq. ft. of land;
2. Easement to slope for the safety of the highway and remove, use or retain excavated material acquired over an area of 10,132± sq. ft. of land;
3. Right to grade and construct driveway acquired over an area of 1,314± sq. ft. of land.



The following is a summary of the effects of the taking:

1. A loss of 9,596± sq. ft of land area;
2. A loss of drainage pipes; and
3. Loss of mature trees and shrubs with the taking area and slope area.



Calculation of Direct Damages

Item	Calculation	Value
Fee Simple	9,596 sf x \$1.00/sf	\$9,596
Easement to Slope	10,132 sf x \$1.00/sf x 50%	\$5,066
Cont. Value affect site improvements	Lump Sum	\$5,000
	Total	\$19,662
	Rounded	\$19,700

RECOMMENDATION: Board approval of damages in the amount of \$19,700 is recommended for the following reasons:

1. 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.

2. The acquisition amount is based on the appraisal report by DOT appraiser Anthony J. Delucco who estimated the site value at \$1.00/SF. These estimates support the damage award.



PRB #	19-214
Transaction/Contract Type:	RE/ Voucher
Origin/Client:	DOT/DOT
Project Number:	055-141-004
Grantor:	Michael A. Caporiccio et al
Property:	Granby, Salmon Brook St (580)
Project Purpose:	Roundabout on Route 10 at East St and Notch Rd
Item Purpose:	Voucher

DAMAGES: \$25,000.00

DOT PROJECT:

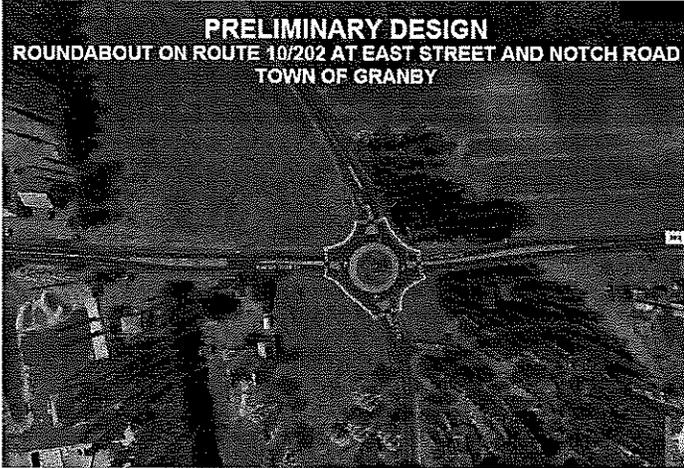
The purpose of this project is to address safety at the intersection of Route 10/202 at East Street and Notch Road. The project consists of removing the existing flashing beacon and constructing a modern roundabout.

The present schedule indicates that construction is anticipated to begin in spring 2020. The estimated construction cost for the state designed project is approximately \$4.1 million. Funding is anticipated to be undertaken with eighty percent federal funds and twenty percent state funds.

Subject Property Description, Before the Taking: The subject property (per DOT Appraiser) consists of a 3.21 acre (139,828 sf) at the intersection of Salmon Brook Street and Notch Road. The site is improved with a colonial-style dwelling containing 1,964 square feet of gross living area (7/3/2), built in 1915. The site is irregularly-shaped with the topography generally level at road grade. The highest and best use is the current use.

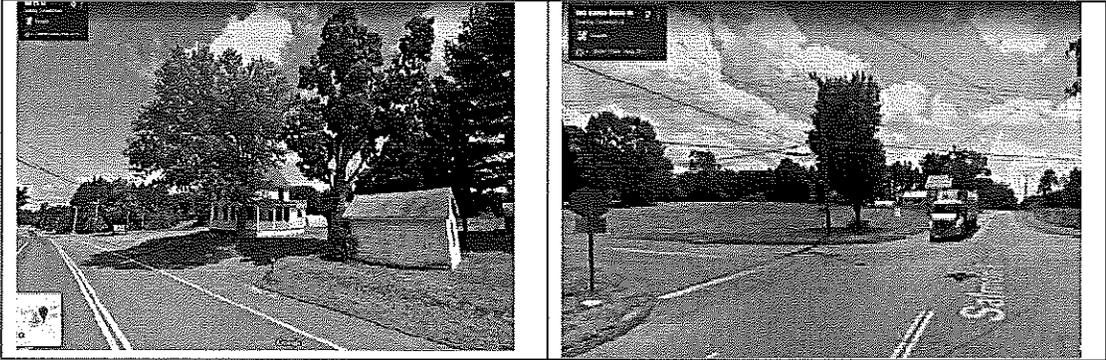
Before Valuation: An appraisal was prepared by DOT appraiser Anthony J. Delucco as of June 26, 2019.

DeLucco valued the subject land, analyzing three lots sales in Granby and East Granby, concluding a market value of the subject land before the taking is \$1.00/sq.ft.



The following is a summary of the effects of the taking:

- 1. A loss of 11,070± sq.ft of land area;
- 2. A loss of two 36-inch oak trees and a 15-inch maple tree; and
- 3. Loss of a farm stand.



After Valuation: Appraiser Delucco utilized the same three sales of colonial style dwellings and concluded that the fair market value of the property was \$250,000.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	363 Galena Brook St Granby, CT 06033	213 South St Sudbury, CT	276 Galena Brook St Granby, CT	24 Hartford Ave Granby, CT
Distance to Subject	7.77 miles E		2.75 miles E	3.20 miles E
Sale Price	\$	117,200	270,000	194,900
Size Price/Gross Liv. Area	\$/sq ft	132.84	145.82	144.39
Plan Book Ref.		Town Records/Envelope	Fairfax Inspection	Exterior Inspection
Particulars (Specialty)		Inspection/Maintenance Agmt	Public Records/Book	Public Records/Book
Value Adjustments	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Value of Improvements	Cont. IMPROVEMENT	+11.8 Adjustment	No Rec. Imp	Cont. IMPROVEMENT
Condition	No Contam.	No Contam.	No Contam.	No Contam.
Date of Sale/Time	11/09/18	11/09/18	11/09/18	11/09/18
Location	Average	Respect	Average	Respect
Leasehold/Freehold	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Size	2.847 Acres	2.381 Acres	212.000 sq. ft.	210.000 sq. ft.
Year	Suburban/Ag	Suburban/Ag	Suburban/Ag	Suburban/Ag
Energy (SEER)	Cooling/Ag	Cooling/Ag	Cooling/Ag	Cooling/Ag
Quality of Construction	Average	Average	Average	Average
Actual Age	1914/1918, 18 yrs.	1800/1918, 18 yrs.	1890/1918, 29 yrs.	1910/1918, 19 yrs.
Condition	Good	Good	Average	Average
Below Grade	Total Below Grade	Total Below Grade	Total Below Grade	Total Below Grade
Special Utility Area	3,981 sq. ft.	2,928 sq. ft.	11,400 sq. ft.	3,350 sq. ft.
Driveway & Paved	Paved/Gravel	Paved/Gravel	Paved/Gravel	Paved/Gravel
Home Below Grade	-4,000	-4,000	-4,000	-4,000
Functional Utility	Average	Average	Average	Average
Heating/Cooling	1/1A-C/1A-C	1/1A-C/1A-C	1/1A-C/1A-C	1/1A-C/1A-C
Energy Efficient Home	None	1/1B	1/1B	1/1A-C/1A-C
Garage/Port	None	None	None	1/1A-C/1A-C
Porch/Patio/Deck	Front Porch	Open Porch	Enc. Porch	Enc. Porch
Exterior	Apple, 4-Orn. Blinds	Apple, 1/1A-C of Barn	Apple	Apple
Taking Area/Cont. Value	Yes/11,877/Yes	None/None	11,200/None	11,000/None
Net Adjustment (Total)		-51,600	29,400	-44,400
Adjusted Sale Price	165,600	165,600	240,400	150,500
1/1 Cont. Value	117,200	117,200	270,000	194,900

Appraiser estimate of severance damages.

The above adjustments that were different from the before valuation were based on the following:
 View-This adjustment accounted for the movement & sloping of the roadway slightly closer to the dwelling, loss of mature trees, roundabout now being in clear view of the dwelling and will take up area that is located at the intersection of Notch Road and Salmon Brook Street to include new sidewalks and the change of the elevation of the roadway.

Calculation of Direct Damages

Item	Calculation	Value
Fee Simple	11,070 sf x \$1.00/sf	\$11,070
Cont. Value of Shed to be Removed	Lump Sum	\$1,500
Cont. Value affect site improvements	Lump Sum	\$2,500
Severance to the Remainder	Lump Sum	\$10,000
	Total	\$25,070
	Rounded	\$25,000

RECOMMENDATION: Board approval of damages in the amount of \$25,000 is recommended for the following reasons:

1. 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.
2. The acquisition amount is based on the appraisal report by DOT appraiser Anthony J. Delucco.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #19-213 – Mr. Berger moved and Mr. Halpert seconded a motion to approve PRB FILE #19-213. The motion passed unanimously.

Minutes of October 28, 2019

PRB FILE #19-214 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #19-214. The motion passed unanimously.

9. NEXT MEETING – Thursday, October 31, 2019

The meeting adjourned.

APPROVED:  **Date:** 10/31/19
John Valengavich, Secretary