

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 5, 2019 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Regular Meeting on December 5, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

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

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Chairman Greenberg called the meeting to order.

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 December 3, 2019 Special Meeting. The motion passed unanimously. Secretary Valengavich abstained.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 10:22. The motion passed unanimously.

EXECUTIVE SESSION

<i>PRB File #:</i>	19-177-A
<i>Transaction/Contract Type</i>	
<i>Origin/Client:</i>	DoAG/DoAG

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

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:44. The motion passed unanimously.

4. REAL ESTATE – NEW BUSINESS

PRB # 19-233
Transaction/Contract Type: RE/ Voucher
Origin/Client: DOT/DOT
Project Number: L153-003-006
Grantor: Robert E. Rhyner, et al
Property: Watertown, Guernseytown Rd (515)
Project Purpose: Reconstruction of Guernseytown Road
Item Purpose: Voucher

DAMAGES: \$6,700.00

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.

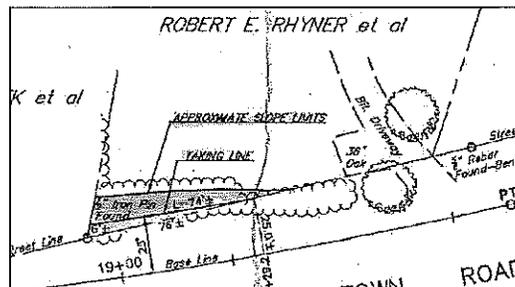
Subject Property Description, Before the Taking: The subject property consists of a 0.68 acre lot improved with a colonial-style dwelling containing 2,080 square feet of gross living area (6/3/2.5), built in 1989. The site is irregularly-shaped with the topography rising upward to the dwelling site. The highest and best use is the current use.



View of existing driveway to be relocated.

The Taking: DOT will acquire the following:

1. Partial taking of 193± sq.ft. of land; and
2. Easement to slope for the safety of the highway and remove, use or retain excavated material acquired over an area of 662± sq.ft. of land.



EOC Valuation: Consistent with DOT’s agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, DOT Staff valued the 0.68 acre residentially-zoned site at \$4.00/SF (\$118,483 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 10/24/19:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Acquisition Parcel	193± SF @ \$4.00/SF	\$772.00
Site Improvements (trees/veg/grass)	Lump sum	\$3,500.00
Slope Easement	662± SF @ \$4.00/SF x 90%	\$2,383.20
	<i>Total:</i>	\$6,655.20
	<i>Rounded</i>	\$6,700.00

The Watertown Assessor valued the property, as of October 2017, at \$78,000, or \$2.63/sf.

Staff had the following inquiry to be addressed by DOT:

- This valuation is inconsistent with the valuation in DOT project L153-003-005, located at 499 Guernseytown Road (#19-213). The DOT Appraiser valued that land at \$1.00/sf (2.696 ac lot), and Lump Sum site improvements of \$3,000 over the 19,728 sf of impacted area, whereas in this EOC, DOT Staff valued this property at \$4.00/sf (0.68 ac lot) and estimated Lump Sum site improvements of \$3,500 over the 855 sf of impacted area. Furthermore, DOT Staff diminished the land value by 90% for the area impacted by the Slope Easement, where in a majority of files submitted to the Board over the past two years, DOT Appraisers generally diminished the land value by 50% when impacted by a Slope Easement.

DOT Response: A majority of the files on this project have been valued as low value EOCs, including a property located at 641 Guernseytown Road, which is a 0.59 acre lot and valued at \$4.00/sf. As this property is similar in both size and shape to the subject property, in an effort to be consistent, \$4.00/sf was utilized as the unit value. Both of these properties are smaller lots than the others affected on this project resulting in a higher unit value.

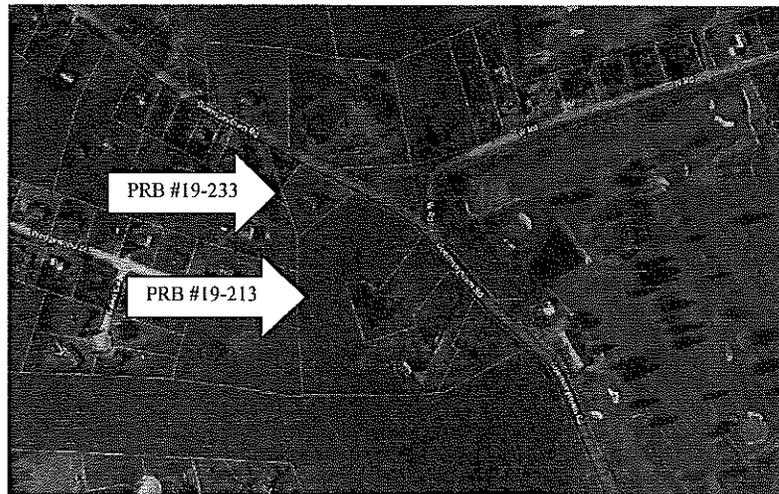
Regarding the slope easement, while I am aware 50% is typical, the slope impacts are considered to be greater in this particular situation. I have attached the cross sections for your review. Please see Sta. 19+00 and 19+50. Due to the cut slope, the property is losing 8 – 15 feet of usable area of its front yard. These impacts caused concerns which resulted in a discussion with the Appraisals Unit. It was agreed that the slope easement had a significant impact to the subject property and was recommended that it be valued between 90-95% of the fee for this reason.

Regarding the contributory value, the combination of the partial take and cut slope will result in the loss of all natural vegetation within the 855 sf area. This vegetation is the property’s screening and protection from the road. On File No. L153-003-005, the house is set much farther back off of the road than the subject property and even with the loss vegetation within the impacted area, it will continue to have screening from the road whereas, the subject property will have very little, if any at all, resulting in a higher impact to the overall property and therefore a higher contributory value.

For these reasons, it was determined that \$6,700.00 is an accurate representation of just compensation.

RECOMMENDATION: Board approval 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.



PRB #	19-235
Transaction/Contract Type:	RE/ Voucher
Origin/Client:	DOT/DOT
Project Number:	033-132-003
Grantor:	Edward Lewandowski et al
Property:	Cromwell, Coles Rd (57)
Project Purpose:	Replacement of Bridge No. 05939 North Road Ext. over Coles Brook
Item Purpose:	Voucher

DAMAGES: \$13,500.00

DOT PROJECT:

Bridge No. 05939 North Road Extension over Coles Brook The existing structure that was built in 1980 consists of a twin corrugated metal arch culvert with cast-in-place concrete headwalls and wingwalls. The culvert measures approximately 11 feet wide by 7 feet high with a barrel length of about 67 feet. At this time, the project is nearing completion of the preliminary design phase. The Type Study and recommended scope have been approved, and the project will soon progress into the final design phase. The report's approved alternative will be a single span, precast arch or three sided rigid frame. The bridge will be supported with deep foundations. The bridge will measure 28 feet wide from curb to curb. A sidewalk will be added to provide for two 11'-0" travel lanes plus 3'-0" shoulders. The estimated overall width can be up to 37 feet. Construction is anticipated to commence in the spring of 2020, assuming acceptance of the project, availability of funding, and receipt of any required environmental permits. Maintenance and Protection of Traffic during construction of Bridge No. 05939 shall be accomplished by maintaining closure of traffic during the duration of construction. Traffic detours will be used during construction.

Subject Property Description, Before the Taking: The subject property (per DOT Appraiser) consists of a 0.58 acre corner lot at the southwest intersection of Coles Road and North Road Extension. The site is improved with a contemporary-style dwelling containing 1,670 square feet of gross living area (6/3/2), built in 1989. The site is generally rectangular in shape and level

topography generally slightly below the North Road Extension frontage. Coles Brook bisects the property in a north-to-south direction in the westerly portion of the property. The highest and best use is the current use.



View of taking area.

Before Valuation: A Land Appraisal was prepared by DOT appraiser Michael Aletta as of August 20, 2019, as the improvements are not impacted and assigned an “X” value.

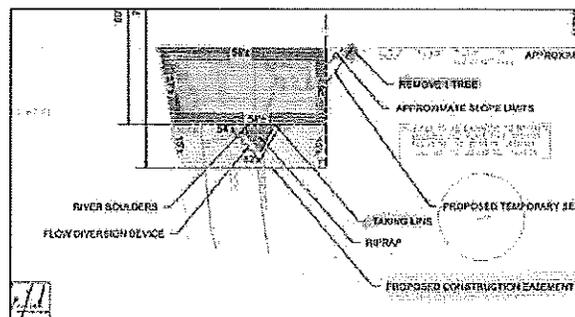
Based on the sales data comparison approach, the appraiser analyzed three sales of residential lots in Cromwell and concluded that the fair market value of the subject lot was \$135,000, or \$5.30/sf of land area.

Item	Calculation	Value
Fee Simple	25,459 sf x \$5.30/sf	\$134,933
	Rounded	\$135,000

The Cromwell Assessor valued the land (100%), as of October 2018, at \$98,200, or \$3.93/sf and the property in its entirety at \$316,600.

The Taking: DOT will acquire the following:

1. Partial taking of 1,490± sq.ft. of land;
2. Easement to slope for the support of the highway over an area of 20 sq.ft. of land;
3. Construction Easement Area containing 795± sq.ft. of land for the purpose of placing a temporary flow diversion device, channel grading, installation of river boulders and temporary sedimentation control system; and
4. Right to install temporary sedimentation control system over an area of 15± LF.



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

1. A loss of 1,490± sq.ft of land area and limited landscaping and fencing;
2. A loss of use of the land during the construction period.

Calculation of Permanent Damages

Item	Calculation	Value
Fee Simple Take	1,490 sf x \$5.30/sf	\$7,897
Contributory value of site improvements	Lump Sum	\$5,000
	Total	\$12,897
	Rounded	\$13,000

Calculation of Temporary Damages

Temporary Damages due to the Temporary Construction Easement are calculated as follows:

Item	Calculation	Damages
Temporary Construction Easement	795 SF @ \$5.30/SF x 10% x 1 year =	\$421
	Rounded	\$500

Total damages are then Permanent Damages plus Temporary Damages, \$13,000 + \$500 = \$13,500.

RECOMMENDATION: Board approval of damages in the amount of \$13,500 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 Michael Aletta who estimated the site value at \$5.30/SF. These estimates support the damage award.
3. The Lump Sum valuation of the contributory value of the site improvements is 1.7% of the value of the entire property, considered reasonable.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #19-177-A – Mr. Valengavich moved and Mr. Berger seconded the motion to approve PRB File #19-177-A. The motion passed unanimously with following note to the Department of Agriculture:

The Board strongly recommends that the Department of Agriculture (DoAg) expand the appraisers' Scope of Work requirements to include the following:

- **Require appraisers to take into consideration the physical constraints of the site and local regulations in determining before values for the farms**
- **Development approach (subdivision analysis) to value in addition to other valuations**
- **Consider more recent sales of “preserved land” in the market areas of where the farm is located**

PRB FILE #19-233 – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILE #19-233. The motion passed unanimously.

PRB FILE #19-235 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #19-235. The motion passed unanimously.

Minutes of December 5, 2019

9. NEXT MEETING – Monday, December 9, 2019

The meeting adjourned.

APPROVED:  Date: 12/9/19
John Valengavich, Secretary

