

STATE PROPERTIES REVIEW BOARD

**Minutes of Meeting Held On January 27, 2020
450 Columbus Boulevard, Hartford, Connecticut**

The State Properties Review Board held a Regular Meeting on January 27, 2020 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 and Mr. Berger seconded a motion to approve the minutes of the January 23, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	20-005
Transaction/Contract Type:	RE/ Voucher
Origin/Client:	DOT/DOT
Project Number:	151-321-006
Grantor:	Harish Kumar V. Patel et al
Property:	Waterbury, South Main St (2050)
Project Purpose:	Waterbury Naugatuck River Greenway Multi Use Trail (NRG)
Item Purpose:	Voucher

DAMAGES: \$31,900.00

Naugatuck River Greenway (NRG) <https://naugatuckriver.net/index.php/greenway/about-the-greenway/>

The Naugatuck River Greenway (NRG) is an officially designated Connecticut State Greenway consisting of the open and green spaces along the Naugatuck River. **The NRG Trail**, a non-motorized multiuse trail is being developed that will follow the river for 44 miles through 11 communities from Torrington to Derby, connecting those green spaces. It will provide a non-motorized transportation option, support tourism and economic development, and improve the health and quality of life of residents.

Open sections of the NRG Trail are already providing a high quality and attractive corridor accessible to users of all abilities, once again harnessing the vitality of the river for the benefit of the region's residents. Work to connect existing sections is underway with parks, waterfront promenades, overlooks, and river access all figuring into plans.

DOT PROJECT:

Phase 1 – Waterbury:

This project will develop an approximately 2.2-mile long portion of Waterbury's 7.5-mile section of the 44-mile regional Naugatuck River Greenway and will consist of a shared-use (bicycle and pedestrian) path along the east side of the Naugatuck River beginning at the new Platt Park and running north to Eagle Street with bicycle-use paths along Platts Mill Road from the new park to the Naugatuck River Recreation Access boat launch.

The new Platt Park will be part of the project and will be located at the northeast corner of the intersection of Platts Mill Road and South Main Street. The park will be a passive recreational park with a parking lot, shared-use paths, kayak launch plus educational and other amenities.

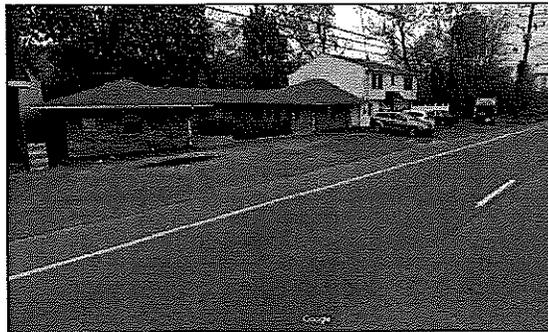
Work associated with this project includes the reconstruction of existing shoulders for the roadside shared-use path (sidepath); a new off-road shared-use path running through Platt Park; a "road-diet" on South Main Street with the removal of one or two travel lanes, curbing and curb ramps; new asphalt pavement; pavement markings and signs; guiderail; pedestrian safety railing; bike racks; benches; landscaping; drainage systems; and, a prefabricated bridge.

The alignment of the shared-use path will also shift off-road approximately 3,200 feet north of the Platts Mill Road/South Main Street intersection where it will be located behind several existing businesses before rejoining the west side of South Main Street just south of South Leonard Street. This 1250-foot +/- long off-road segment of Greenway trail will be supported by prefabricated modular walls.

Along Platts Mill Road there will be an on-road Bike Route (i.e. shared roadway) for the southern half of Platts Mill Road and a designated Bike Lane for the northern half of Platts Mill Road as pavement width and ROW allow.

When on-road, the Greenway trail will be separated from southbound travel lanes along South Main Street via tubular markers, pavement markings or a raised landscaped buffer island. The raised landscaped buffer island will generally be 8' wide except at transition areas such as cross streets, shifts in the path alignment or in tight rights of way. Where space does not allow for a landscaped buffer, such as at the north end of the project near Eagle Street, tubular markers and pavement markings will be used for separation distances between 3 to 5 feet to clearly delineate the sidepath for motorists, pedestrians & bicyclists.

Subject Property Description, Before the Taking: The subject property (per appraisal) consists of a 0.225 acre (9,822 square feet) with 100 feet of frontage on the west side of South Main Street. The site slopes downward from road grade to the rear of the site permitting walk-out lower level access. The site is improved with asphalt-paved parking and 10-unit motel with owner's apartment containing 5,588 square feet of gross building area.



Before Valuation: An appraisal was prepared by independent DOT appraiser Walter Kloss as of August 28, 2019. Note: The appraisal reflects an original plan where the Defined Easement Area was 4,020 sq.ft. that was modified after the completion of the appraisal to 4,005 sq.ft. The impact is negligible and absorbed in final rounding of calculations.

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed three sales of commercially zoned land and concluded that the fair market value of the subject land was \$8.00/square foot, or

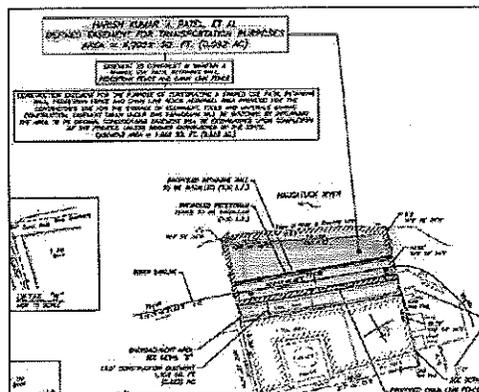
Item	Calculation	Value
Fee Simple	9,822 sf x \$8.00/sf	\$78,576+"X"
	Rounded	\$79,000+"X"

Improvements Valuation: After reviewing local fencing costs, the Appraiser estimated the 100' vinyl fencing along the rear of the property includes a \$4,300 contributory value to the property.

Total Value: \$4,300 + \$79,000+"X" = \$83,300+"X"

The Taking: DOT will acquire the following:

1. A Defined Easement for Transportation Purposes over an area of 4,005± sq. ft. of land;
2. Construction Easement Area containing 1,002± sq. ft. of land for the purpose of constructing a shared use path, retaining wall, pedestrian fence and chain link fence. Area provided for the contractor's use for the storage of equipment, tools and materials during construction



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

1. A loss of use of 4,005± sq.ft of land area and loss of any future access to Naugatuck River; and
2. Loss of privacy upon completion of multi-use trail.

After Valuation: An appraisal was prepared by independent DOT appraiser Walter Kloss as of August 28, 2019.

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed the same three sales of commercially zoned land in the Before and concluded that the fair market value of the subject land was \$8.00/square foot, or

Item	Calculation	Value
Fee Simple	5,802 sf x \$8.00/sf	\$46,416
Defined Easement Area	4,005 sf x \$8.00/sf x 20%	\$6,408
	Total	\$52,824+"X"
	Rounded	\$53,000+"X"

Improvements Valuation: \$0

Total Value: \$53,000+"X" = \$83,300+"X"

Calculation of Permanent Damages

Item	Value
Before Valuation	\$83,300
After Valuation	\$53,000
Permanent Damages	\$30,300

Calculation of Temporary Damages

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

Item	Calculation	Damages
Temporary Construction Easement	1,002 SF @ \$8.00/SF x 10% x 2 years =	\$1,603
	Total	\$1,600

Total damages are then Permanent Damages plus Temporary Damages, \$30,300 + \$1,600 = \$31,900

RECOMMENDATION: Board approval of damages in the amount of \$31,900 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 damages are supported by the DOT independent appraisal.
3. The damages are consistent with PRB #19-239.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

Minutes of January 23, 2020 Meeting

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #20-005 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #20-005. The motion passed unanimously.

9. NEXT MEETING – Thursday, January 30, 2020.

The meeting adjourned.

APPROVED:  **Date:** 1/30/20
John Valengavich, Secretary

