

**STATE PROPERTIES REVIEW BOARD**

**Minutes of Meeting Held On February 18, 2020  
450 Columbus Boulevard, Hartford, Connecticut**

The State Properties Review Board held a Meeting at 9:30AM on February 18, 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:**

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. Halpert seconded a motion to approve the minutes of the February 13, 2020 Meeting. The motion passed unanimously. Mr. Josephy abstained from the vote.

**2. COMMUNICATIONS**

**3. REAL ESTATE- UNFINISHED BUSINESS**

**4. REAL ESTATE – NEW BUSINESS**

<i>PRB #</i>	20-015
<i>Transaction/Contract Type:</i>	RE/ Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	014-186-005
<i>Grantee:</i>	Limewood Avenue Associates, LLC
<i>Property:</i>	Branford, Limewood Ave (21)
<i>Project Purpose:</i>	CT Route 146 Seawall Rehabilitation
<i>Item Purpose:</i>	Voucher

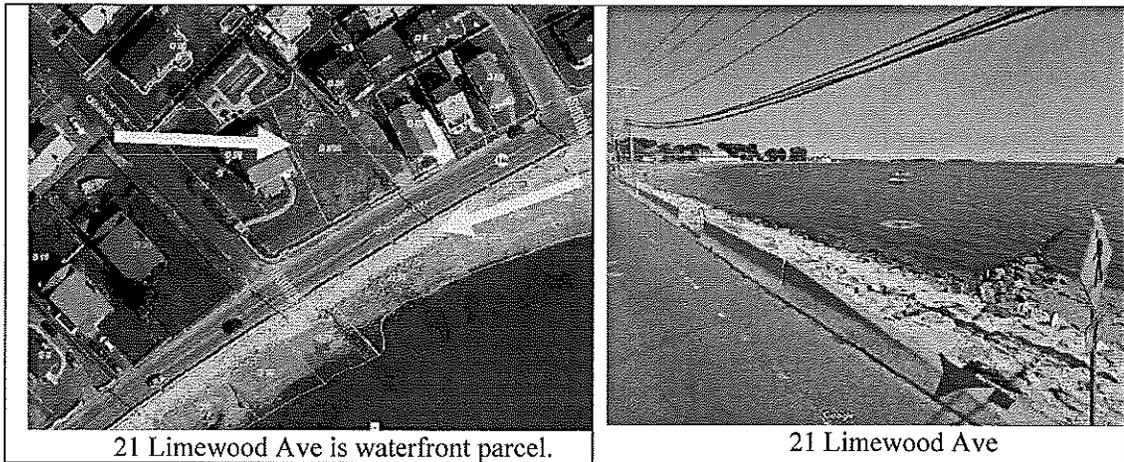
**DAMAGES: \$41,000.00**

**DOT PROJECT:**

The purpose of the project is to construct a seawall to protect Scenic Route 146 from being eroded by wave action. The existing stone revetment and concrete barrier will be removed in its entirety. It is proposed to construct a 3-foot utility buffer adjacent to the roadway, followed by a 5-foot concrete sidewalk, concrete retaining wall, and a stone revetment to dissipate wave energy.

Construction is anticipated to begin in fall 2020 based on the availability of funding. The estimated construction cost for this project is approximately \$5.8 million. This project is anticipated to be undertaken entirely with State funds. (<https://portal.ct.gov/DOT/Construction-News-from-the-Connecticut-Department-of-Transportation/2018/Public-Information-Meeting-Regarding-the-Proposed-Seawall-Rehabilitation-on-Limewood-Avenue-Scenic-R>)

**Subject Property Description, Before the Taking:** The subject property, 21 Limewood Ave (per appraisal) consists of an unimproved 1,313 square foot lot with approximately 102 feet of direct water frontage on Long Island Sound. 22A Limewood Ave is an unimproved 6,261 square foot lot with approximately 67 feet of frontage on Limewood Ave.



**Before Valuation:** An appraisal was prepared by DOT appraiser John P. Kerr as of October 11, 2019.

From the appraisal report: “For valuation purposes, the “Larger Parcel” is considered to be 22A Limewood Avenue and 21 Limewood Avenue. 22A Limewood Avenue is owned by Nicole Letsinger. 21 Limewood Avenue is owned by Limewood Avenue Associates, LLC, Mario Massimino, Sole Member. The two property owners are married and meet the “Larger Parcel” test for unity of highest and best use, unity of title and contiguity.

From Uniform Appraisal Standards for Federal Land Acquisitions, 2016 Edition

2.3.3.1.2. **Larger Parcel.** In every appraisal report prepared under these Standards, the appraiser must describe the factual basis and analysis underlying the conclusion of the larger parcel analysis. The three tests developed under the larger parcel analysis—unity of highest and best use, unity of title, and contiguity—should be addressed here.<sup>130</sup> Each of the three tests (with emphasis on the unity of highest and best use) must be reported in sufficient detail for the client and intended users to fully understand the factual and analytical basis for the conclusion.

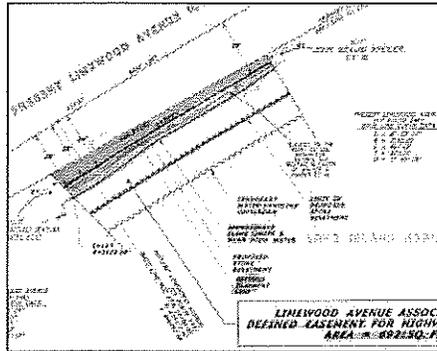
**Land Valuation:** Based on the sales data comparison approach, the appraiser analyzed four sales of residentially-zoned land with water frontage in Branford and concluded that the fair market value of the subject land was \$48.85/square foot, or

Item	Calculation	Value
Fee Simple (22A & 21 Limewood)	7,574 sf x \$48.85/sf	\$369,990
	<b>Rounded</b>	<b>\$370,000</b>

Improvements on the site are not impacted and assigned an "X" value.

**The Taking:** DOT will acquire the following:

1. A Defined Easement for Highway Purposes over an area of 692± sq.ft. of land; and
2. Easement to slope for the safety of the highway and remove, use or retain excavated material over an area of 621± sq.ft. of land.



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

1. A loss of use of land during construction of the waterfront parcel during the 2-year construction period.

**After Valuation:**

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed the same three sales residentially-zoned land in the Before and concluded that the fair market value of the subject land was \$48.85/square foot, or

Item	Calculation	Value
Fee Simple	6,261 sf x \$48.85/sf	\$305,850
Defined Easement Area	692sf x \$48.85/sf x 1%	\$338
Slope Easement Area	621 sf x \$48.85/sf x 75%	\$22,752
	Total	\$328,940
	<b>Rounded</b>	<b>\$329,000</b>

**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$370,000
After Valuation	\$329,000
Permanent Damages	\$41,000

**RECOMMENDATION:** Board approval of damages in the amount of \$41,000 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 damages are supported by the DOT appraisal.
3. The damages are consistent with this project presented under PRB #19-275, #20-001 and #20-008.

<b>PRB #</b>	<b>20-016</b>
<b>Transaction/Contract Type:</b>	RE/ Voucher
<b>Origin/Client:</b>	DOT/DOT
<b>Project Number:</b>	014-186-014
<b>Grantee:</b>	Nicole Letsinger
<b>Property:</b>	Branford, Limewood Ave (22A)
<b>Project Purpose:</b>	CT Route 146 Seawall Rehabilitation
<b>Item Purpose:</b>	Voucher

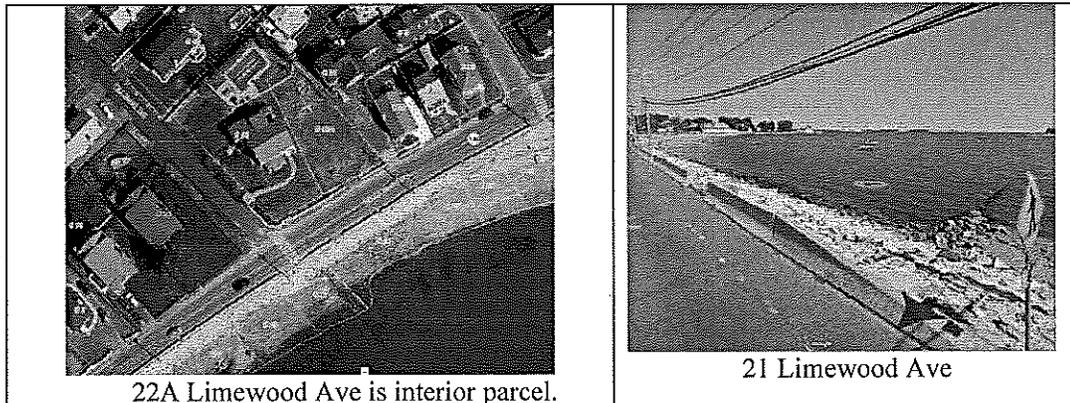
**DAMAGES: \$300.00**

**DOT PROJECT:**

The purpose of the project is to construct a seawall to protect Scenic Route 146 from being eroded by wave action. The existing stone revetment and concrete barrier will be removed in its entirety. It is proposed to construct a 3-foot utility buffer adjacent to the roadway, followed by a 5-foot concrete sidewalk, concrete retaining wall, and a stone revetment to dissipate wave energy.

Construction is anticipated to begin in fall 2020 based on the availability of funding. The estimated construction cost for this project is approximately \$5.8 million. This project is anticipated to be undertaken entirely with State funds. (<https://portal.ct.gov/DOT/Construction-News-from-the-Connecticut-Department-of-Transportation/2018/Public-Information-Meeting-Regarding-the-Proposed-Seawall-Rehabilitation-on-Limewood-Avenue-Scenic-R>)

**Subject Property Description, Before the Taking:** The subject property, Sound, 22A Limewood Ave is an unimproved 6,261 square foot lot with approximately 67 feet of frontage on Limewood Ave. 21 Limewood Ave (per appraisal) consists of an unimproved 1,313 square foot lot with approximately 102 feet of direct water frontage on Long Island.



**Before Valuation:** An appraisal was prepared by DOT appraiser John P. Kerr as of October 11, 2019.

From the appraisal report: “For valuation purposes, the “Larger Parcel” is considered to be 22A Limewood Avenue and 21 Limewood Avenue. 22A Limewood Avenue is owned by Nicole Letsinger. 21 Limewood Avenue is owned by Limewood Avenue Associates, LLC, Mario Massimino, Sole Member. The two property owners are married and meet the “Larger Parcel” test for unity of highest and best use, unity of title and contiguity.

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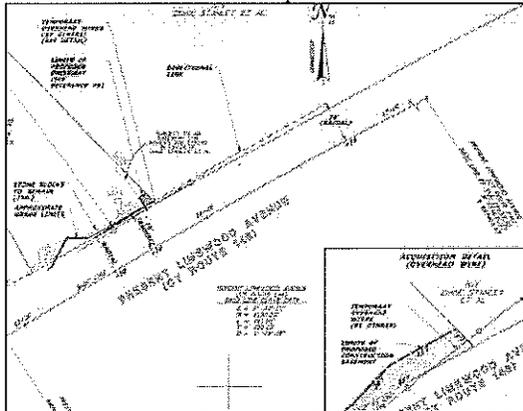
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Item	Calculation	Value
Fee Simple (22A & 21 Limewood)	7,574 sf x \$48.85/sf	\$369,990
	<b>Rounded</b>	<b>\$370,000</b>

Improvements on the site are not impacted and assigned an “X” value.

**The Taking:** DOT will acquire the following:

1. A Construction Easement for the purpose of access and temporary installation of overhead wires and utility pole during the CT Route 146 Seawall Rehabilitation Project over an area of 27± sq.ft. of land;
2. A Right to Construct Driveway acquired over an area of 21± sq.ft. of land; and
3. A Right to Grade acquired over an area of 87± sq.ft. of land.



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

1. A loss of use of land during construction during the 2-year construction period.

**After Valuation:**

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed the same three sales residentially-zoned land in the Before and concluded that the fair market value of the subject land was \$48.85/square foot, or

Item	Calculation	Value
Fee Simple (22A & 21 Limewood)	7,574 sf x \$48.85/sf	\$369,990
	<b>Rounded</b>	<b>\$370,000</b>

**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$370,000
After Valuation	\$370,000
Permanent Damages	\$0

**Calculation of Temporary Damages**

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

Item	Calculation	Damages
Temporary Construction Easement	27 SF @ \$48.85/SF x 10% x 2 years =	\$264
	<b>Rounded</b>	<b>\$300</b>

Total damages are then Permanent Damages plus Temporary Damages, \$0 + \$300 = \$300.

**RECOMMENDATION:** Board approval of damages in the amount of \$300 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 appraisal.
3. The damages are consistent with this project presented under PRB #19-275, #20-001 and #20-008.

**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER - NEW BUSINESS**

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #20-015** – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #20-015. The motion passed unanimously.

**PRB FILE #20-016** – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-016. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, February 20, 2020.

The meeting adjourned.

APPROVED: John Valengavich Date: 2/27/20  
 John Valengavich, Secretary