

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 9, 2020
450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Meeting at 9:30AM on March 9, 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 moved and Mr. Halpert seconded a motion to approve the minutes of the March 5, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Mr. Berger and Board Staff summarized their legislative efforts at the Legislative Office Building on Friday, March 6, 2020.

Staff presented the Board with a monthly voucher statement pursuant to CGS 13a-73(h) identifying DOT real estate acquisitions for less than \$5,000, as well as informed them that the acquisition of 21 Spring Lane, Farmington, approved by the Board under PRB #19-253, was completed in February 2020.

3. REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Berger seconded a motion to go out of Open Session and into Executive Session at 9:51. The motion passed unanimously.

EXECUTIVE SESSION

For discussion purposes only

PRB #
Origin/Client:

19-193-A
DoAG/DoAG

Transaction/Contract Type: AG/PDR

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 10:23. The motion passed unanimously.

OPEN SESSION

4. REAL ESTATE – NEW BUSINESS

PRB #	20-026
Transaction/Contract Type:	RE/ Voucher
Origin/Client:	DOT/DOT
Project Number:	005-114-001
Grantor:	Metropolitan District Commission
Property:	Barkhamsted, Reservoir Rd at Saville Dam Rd
Project Purpose:	Intersection and Safety Improvements at Route 318 & 219
Item Purpose:	Voucher

DAMAGES: \$8,200.00

DOT PROJECT:

Operation and safety will be improved at this intersection by realigning Route 219 to a conventional “T” type intersection. As a result of this new configuration, Route 318 will become a through movement while Route 219 will be stop controlled in the northbound direction. Minor widening of Route 318 at the intersection will provide a 10-foot bypass capability in the southbound direction. Area sightlines will also be improved by cutting back vegetation on the west side of Route 318 and by removing the rock slope on the eastern side of Route 219.

The present schedule indicates that construction is anticipated to begin in spring 2021. The estimated construction cost for the state designed project is approximately \$4 million. Funding is anticipated to be undertaken with eighty percent (80%) Federal funds and twenty percent (20%) State funds. <https://portal.ct.gov/DOT/Construction-News-from-the-Connecticut-Department-of-Transportation/2018/Public-Information-Meeting-Regarding-Intersection-Safety-Improvements-at-Route-318-and-Route-219-in>

Subject Property Description, Before the Taking: The subject property consists of two tax parcels of land consisting of approximately 6,013 acres, which includes the southerly portion of the Barkhamsted Reservoir and the northerly portion of Lake McDonough, each separated by the Saville Dam.



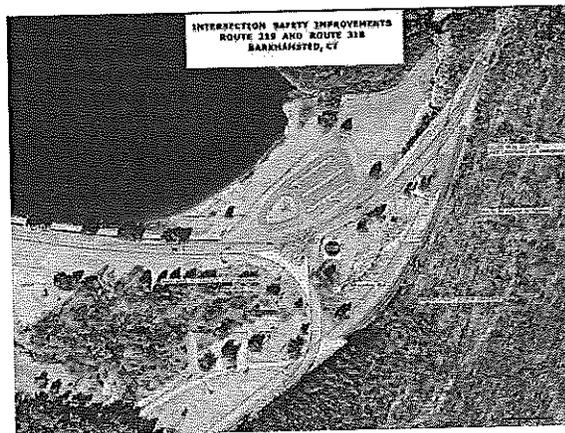
Before Valuation: A restricted use appraisal was prepared by DOT appraiser Mathew Malia as of August 15, 2019.

Land Valuation: Based on the sales data comparison approach, analyzed sales of vacant land over 100 acres located in Barkhamsted, northeastern Litchfield County, or northwestern Hartford County and concluded that the fair market value of the subject land was \$0.30/square foot.

Affected improvements within the easement areas were valued at \$1,500.

The Taking: DOT will acquire the following:

1. A defined easement for highway purposes over an area of 10,649± sq.ft. of land;
2. A defined sightline easement over an area of 9,958± sq.ft. of land;
3. A drainage right of way over a total area of 2,532± sq.ft. of land; and
4. An easement to slope for the support and safety of the highway over a total area of 14,843± sq.ft. of land.

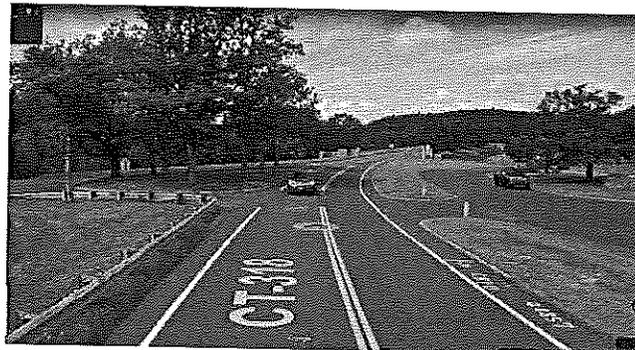


Calculation of Permanent Damages

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Defined Easement for Highway Purposes	10,469 SF @ \$0.30/SF x 95% =	\$2,984
Defined Sightline Easement	9,958 SF @ \$0.30/SF x 75% =	\$2,241
Drainage Right of Way	2,532 SF @ \$0.30/SF x 75% =	\$570
Easement to Slope	14,843 SF @ \$0.30/SF x 20% =	\$891
Contributory Value of Site Improvements	Lump Sum =	\$1,500
	Total	\$8,186
	Rounded	\$8,200

RECOMMENDATION: Board approval of damages in the amount of \$8,200 is recommended for the following reasons:

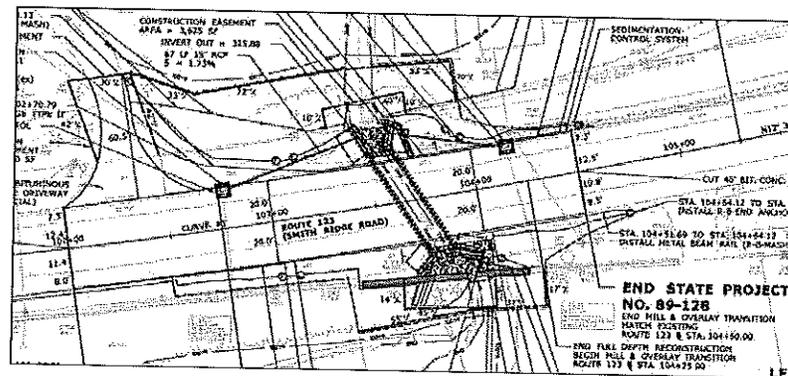
1. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
2. The acquisition amount is based on the appraisal report by Matthew Malia who estimated the site value at \$13,000/acre or \$0.30/SF. These estimates support the damage award.



PRB # 20-027
Transaction/Contract Type: RE/ Voucher
Origin/Client: DOT/DOT
Project Number: 089-128-002
Grantor: New Canaan Field Club, Inc.
Property: New Canaan, Smith Ridge Rd (150-164)
Project Purpose: Replacement of bridge No. 06695 Route 123 over Rose Brook
Item Purpose: Voucher

DAMAGES: \$20,400.00

DOT PROJECT:



Subject Property Description, Before the Taking: The subject property consists of two tax parcels of land consisting of approximately 12.23 with a total of 881.9 feet of frontage on Smith Ridge Road (Route 123). The site is improved with a mixed use residential and commercial property with multiple buildings including a single-family dwelling, office, tennis club house and site improvements including two in-ground pools, tennis courts and paddle courts.

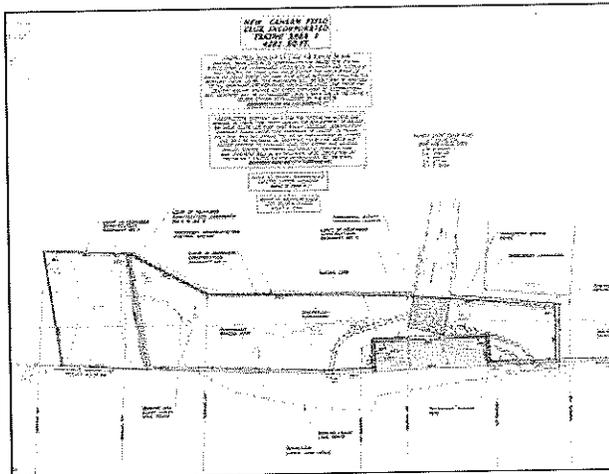
Before Valuation: A 29-Point Before and After appraisal was prepared by independent appraiser Norman Benedict, MAI, as of November 15, 2019.

Benedict concluded the highest and best use of the property is subdivision into two- to four-acre sites "for ultimate near future with estate size quality and design single-family residences."

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed three sales of vacant land in the town of New Canaan that sold between 2017 and 2018 and concluded that the fair market value of the subject land was \$395,000/acre, or \$9.07/square foot, or

Item	Calculation	Value
Fee Simple (150-164 Smith Ridge Rd)	12.23 acres x \$395,000/acre	\$4,826,900
	Rounded	\$4,826,000

Affected improvements within the easement areas were valued at \$10,000.



The Taking: DOT will acquire the following:

1. A construction easement #1 for the purpose of tree removal, installation of temporary outlet protection system, bypass pipes and cofferdams, storage of equipment and materials and removal of chain link fence over an area of 3,685± sq.ft. of land;
2. A construction easement #2 for the purpose of access and removal of chain link fence over an area of 1,277± sq.ft. of land;
3. A right to install sedimentation control system over an area of 169± LF of land; and
4. A right to relocate chain link fence acquired over an area of 21± LF of land.

Calculation of Permanent Damages

Item	Calculation	Damages
Partial Take of 429 sq.ft.	429 SF @ \$9.07/SF =	\$3,891
Contributory Value of Site Improvements	Lump Sum =	\$10,000
	Total	\$13,882
	Rounded	\$14,000

Calculation of Temporary Damages

Item	Calculation	Damages
Construction Easement Area #1	3,685 SF @ \$9.07/SF x 15% x 1 yr =	\$5,013

Construction Easement Area #2	1,277 SF @ \$9.07/SF x 12% x 1 yr =	\$1,390
	Total	\$6,403
	Rounded	\$6,400

It should be noted that given the Appraiser's highest and best use is for 'near future' residential development, the estimated cost of demolition should have been deducted from the estimated land value of \$395,000/acre. Staff estimated a \$250,000 demolition cost and the impact on damages is less than \$400.

RECOMMENDATION: Board approval of damages in the amount of \$20,400 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 Norman Benedict, MAI who estimated the site value at \$395,000/acre or \$9.07/SF. These estimates support the damage award.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #20-026 – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-026. The motion passed unanimously.

PRB FILE #20-027 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #20-027. The motion passed unanimously.

9. NEXT MEETING – Thursday, March 12, 2020.

The meeting adjourned.

APPROVED: _____

John Valengavich
John Valengavich, Secretary

Date: _____

3/12/20