

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On March 16, 2020 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Meeting at 9:30AM on March 16, 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 12, 2020 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

Director Desai informed the Board of two communications relative to PRB #19-193-A and Wednesday's scheduled Site Visit.

Director Desai also informed the Board of a response to Paul Elconin of Weantinoge Heritage Land Trust regarding the recently-approved Maple Bank Farm and the O'Cain Farm.

#### **3. REAL ESTATE- UNFINISHED BUSINESS**

#### **4. REAL ESTATE – NEW BUSINESS**

<b>PRB #</b>	<b>20-032</b>
<b>Transaction/Contract Type:</b>	RE/ Voucher
<b>Origin/Client:</b>	DOT/DOT
<b>Project Number:</b>	014-186-001
<b>Grantor:</b>	Robert Kocher, et al
<b>Property:</b>	Branford, Limewood Ave (5 & 6)
<b>Project Purpose:</b>	CT Route 146 Seawall Rehabilitation
<b>Item Purpose:</b>	Voucher

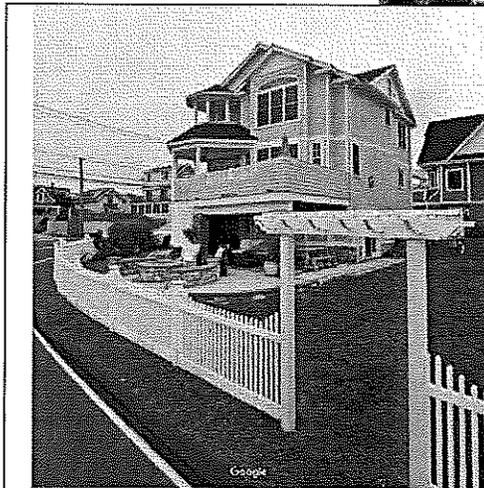
**DAMAGES: \$21,500.00**

**DOT PROJECT:**

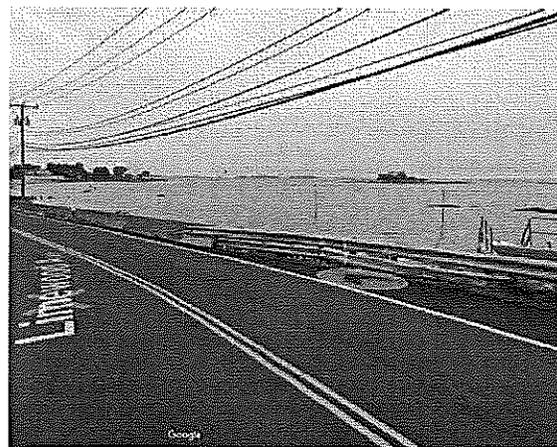
The purpose of the project is to construct a seawall to protect Scenic Route 146 from being eroded by wave action. The existing stone revetment and concrete barrier will be removed in its entirety. It is proposed to construct a 3-foot utility buffer adjacent to the roadway, followed by a 5-foot concrete 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 (per appraisal) consists of two lots. 6 Limewood Ave is a 5,660 sf corner lot with views of Long Island Sound, improved with a 2,514 sf two story dwelling constructed in 2013. 5 Limewood Ave is a 1,323 square foot waterfront lot with approximately 128' of direct frontage on Long Island Sound.



6 Limewood Ave



5 Limewood Ave

**Before Valuation:** An appraisal was prepared by DOT appraiser John P. Kerr as of August 23, 2019.

**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 \$51.55/square foot, or



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

1. A loss of use of land during construction for the parcels 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 \$51.55/square foot, or

Item	Calculation	Value
Fee Simple	6,779 sf x \$51.55/sf	\$349,457
Defined Easement Area #1	108 sf x \$51.55/sf x 1%	\$56
Defined Easement Area #2	44 sf x \$51.55/sf x 1%	\$23
Slope Easement Area	52 sf x \$51.55/sf x 75%	\$2,010
	Total	\$351,546
	<b>Rounded</b>	<b>\$351,500</b>

**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$360,000
After Valuation	\$351,500
Permanent Damages	\$8,500

**Calculation of Temporary Damages**

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

Item	Calculation	Damages
Construction Easement #1	147± SF @ \$51.55/SF x 10% x 2 years	\$1,516
Construction Easement #2	1,105± SF @ \$51.55/SF x 10% x 2 years	\$11,393
	<b>Total:</b>	\$12,909
	<b>Rounded</b>	<b>\$13,000</b>

Total damages are then Temporary Damages plus Permanent Damages, or \$13,000 + \$8,500 = \$21,500.

**RECOMMENDATION:** Board approval of damages in the amount of \$21,500 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 damages are supported by the DOT appraisal.

**PRB #** 20-033  
**Transaction/Contract Type:** RE/ Voucher  
**Origin/Client:** DOT/DOT  
**Project Number:** 131-206-002  
**Grantor:** 293 Spring Street Associates, LLC  
**Property:** Southington, Spring St (293)  
**Project Purpose:** Bridge No. 04562 Spring Street over Quinnipiac River  
**Item Purpose:** Voucher

**DAMAGES: \$5,550.00**

**DOT PROJECT:**

The proposed acquisition is for the reconstruction of "Bridge No. 04562 Spring Street over Quinnipiac River."

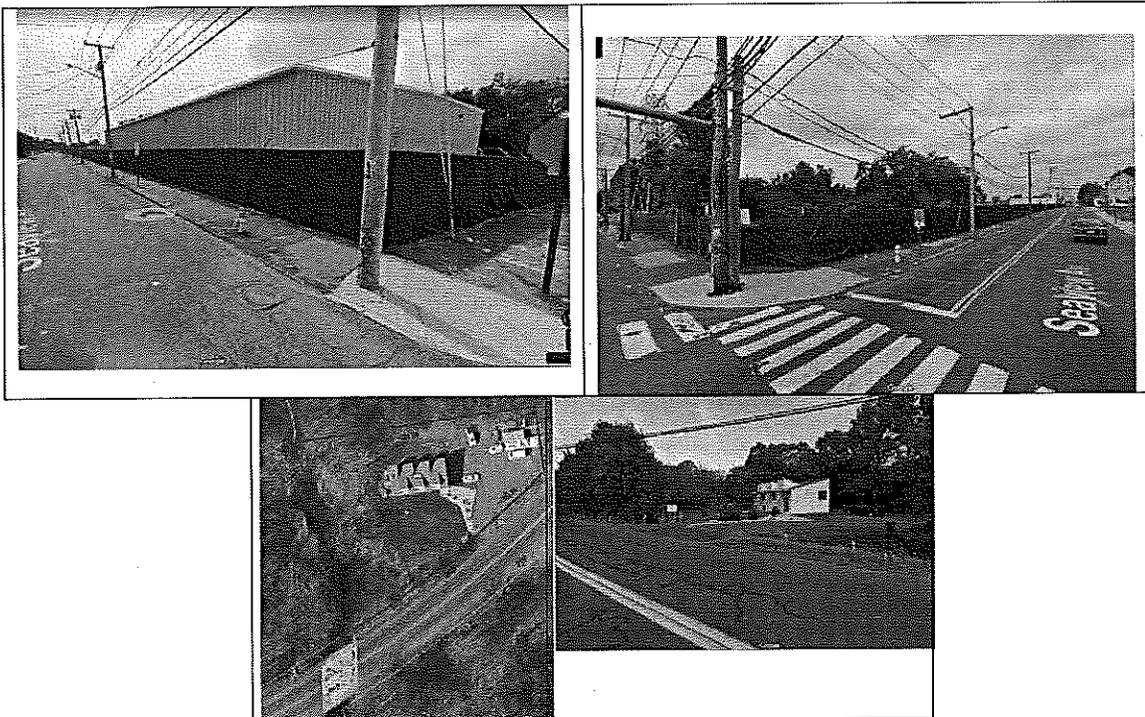
Bridge No. 04562 carries Spring Street over the Quinnipiac River in Southington. This bridge consists of a one-span, steel multigirder superstructure with a reinforced concrete deck. The superstructure is supported by concrete abutments. The bridge has an overall length of 42 feet and a curb-to-curb measurement of 40 feet. It was constructed in 1960.

([https://biznet.ct.gov/SCP\\_Documents/Bids/41408/Bridge\\_04562\\_Draft\\_Preliminary\\_Engineering\\_Report\\_2016-08-24.pdf](https://biznet.ct.gov/SCP_Documents/Bids/41408/Bridge_04562_Draft_Preliminary_Engineering_Report_2016-08-24.pdf))



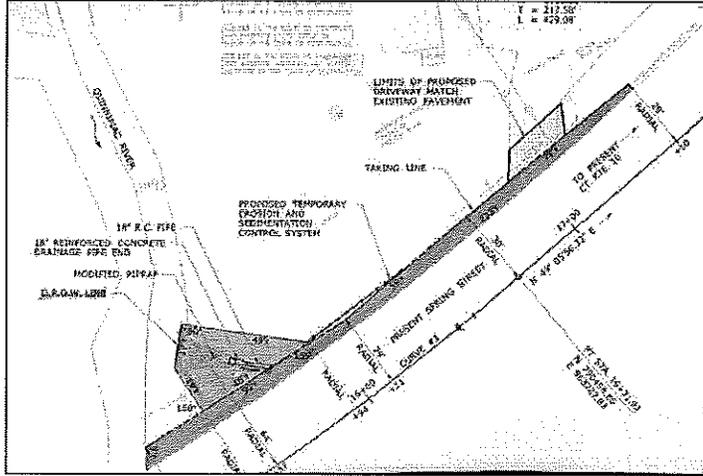
View of Bridge No. 04562.

**Subject Property Description, Before the Taking:** The subject property consists of a 0.62 acre lot improved with a circa 1967 office building containing 2,736 square feet of gross building area. The site is irregularly-shaped with generally level topography sloping downward to the river bank. The highest and best use is the current use.



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

1. Partial taking of 1,313± sq.ft. of land; and
2. A drainage right of way acquired over an area of 860± sq.ft. of land;
3. A right to construct driveway acquired over an area of 253± sq.ft. of land; and
4. A right to install sedimentation control system acquired over an area of 49± LF.



**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 0.62 acre industrially-zoned site at \$2.75/SF (\$74,270 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 1/24/2020:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Acquisition Parcel	1,313± SF @ \$2.75/SF	\$3,610.75
Site Improvements (trees/veg/grass)	Lump sum	\$750.00
Drainage ROW	860± SF @ \$2.75/SF x 50%	\$1,182.50
		<b>Total:</b>
		<b>Rounded \$5,550.00</b>

The Southington Assessor valued the subject land (100%), as of October 2018, at \$77,400, or \$2.87/sf.

**RECOMMENDATION:** Board approval of damages in the amount of \$5,550 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 supported by the DOT appraisal.

**PRB #** 20-034  
**Transaction/Contract Type:** RE/ Voucher  
**Origin/Client:** DOT/DOT  
**Project Number:** 014-186-010  
**Grantor:** Janet S. Crean  
**Property:** Branford, Limewood Ave (33 & 36)  
**Project Purpose:** CT Route 146 Seawall Rehabilitation  
**Item Purpose:** Voucher

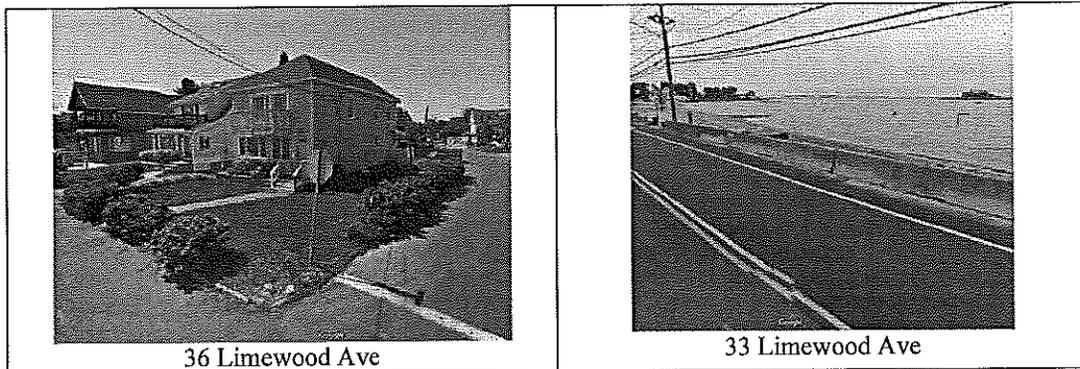
**DAMAGES: \$30,550.00**

**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 (per appraisal) consists of two lots. 36 Limewood Ave is a 3,485 sf corner lot with views of Long Island Sound, improved with a 1,716 sf two story dwelling constructed in 1915. 33 Limewood Ave is a 645 square foot waterfront lot with approximately 38' of direct frontage on Long Island Sound.



**Before Valuation:** An appraisal was prepared by DOT appraiser John P. Kerr as of September 5, 2019.

**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 \$76.27/square foot, or

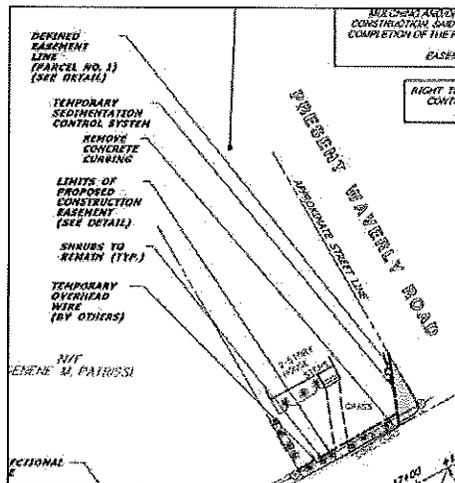
Item	Calculation	Value
Fee Simple	4,130 sf x \$76.27/sf	\$314,995
Affected Site Improvements	Lump Sum	\$500
	Total	\$315,495
	<b>Rounded</b>	<b>\$315,500</b>

The contributory value of affected site improvements (affected shrubbery) is estimated at \$500. Improvements on the site are not impacted and assigned an "X" value.

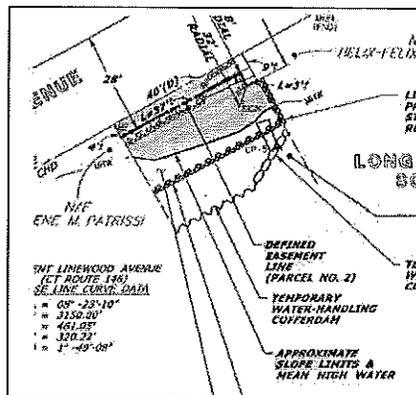
**The Taking:** DOT will acquire the following:

36 Limewood Ave

1. A Defined Easement for Highway Purposes over an area of 78± sq.ft. of land;
2. A right to install sedimentation control system over an area of 11± LF of land; and
3. A construction easement for the purpose of access and temporary installation of overhead wire and utility pole over an area of 101± sq.ft. of land.



1. A Defined Easement for Highway Purposes over an area of 180± sq.ft. of land;
2. Easement to slope for the safety of the highway and remove, use or retain excavated material over an area of 465± sq.ft. of land; and



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

1. A loss of use of land during construction for the parcels 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 \$76.27/square foot, or

Item	Calculation	Value
Fee Simple	3,407 sf x \$76.27/sf	\$259,852
Defined Easement Area #1	78 sf x \$76.27/sf x 1%	\$59
Defined Easement Area #2	180 sf x \$76.27/sf x 1%	\$137
Slope Easement Area	465 sf x \$76.27/sf x 75%	\$26,599
	Total	\$286,647
	<b>Rounded</b>	<b>\$286,500</b>

**Calculation of Permanent Damages**

Item	Value
Before Valuation	\$315,500
After Valuation	\$286,500
Permanent Damages	\$29,000

**Calculation of Temporary Damages**

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

Item	Calculation	Damages
Construction Easement #1	101± SF @ \$76.27/SF x 10% x 2 years	\$1,541
	<i>Rounded</i>	<b>\$1,550</b>

Total damages are then Temporary Damages plus Permanent Damages, or \$29,000 + \$1,550 = \$30,550.

**RECOMMENDATION:** Board approval of damages in the amount of \$30,550 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.

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

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

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #20-032** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-032. The motion passed unanimously.

**PRB FILE #20-033** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-033. The motion passed unanimously.

**PRB FILE #20-034** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE

#20-034. The motion passed unanimously.

9. **NEXT MEETING** – Special Meeting, Wednesday, March 18, 2020.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary