

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 18, 2020 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on June 18, 2020 remotely via telephone conference at (866)-692-4541, passcode 85607781.

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 inquired if there were any public participants. None responded.

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 June 15, 2020 and June 16, 2020 Meetings. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai reminded Board Members of Tuesday's 6-23-2020 Site Visit to Ellington.

Staff informed Board Members that photos and video of Tuesday's site visit to Voluntown have been uploaded to the Sharepoint Platform for their review.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	20-096
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
Project Number:	096-204-008
Grantor:	Town of Newtown
Property:	Newtown, Berkshire Rd (12)
Project Purpose:	Intersection Improvements Routes 34/490 @ I-84 Interchange
Item Purpose:	Voucher

DAMAGES: \$8,320.00

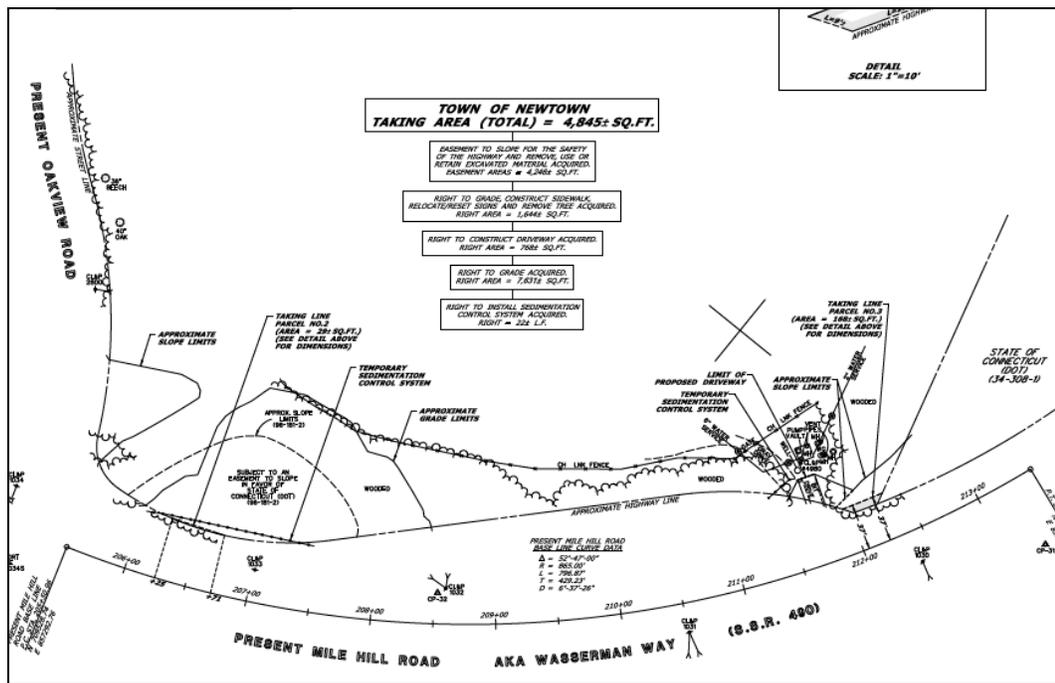
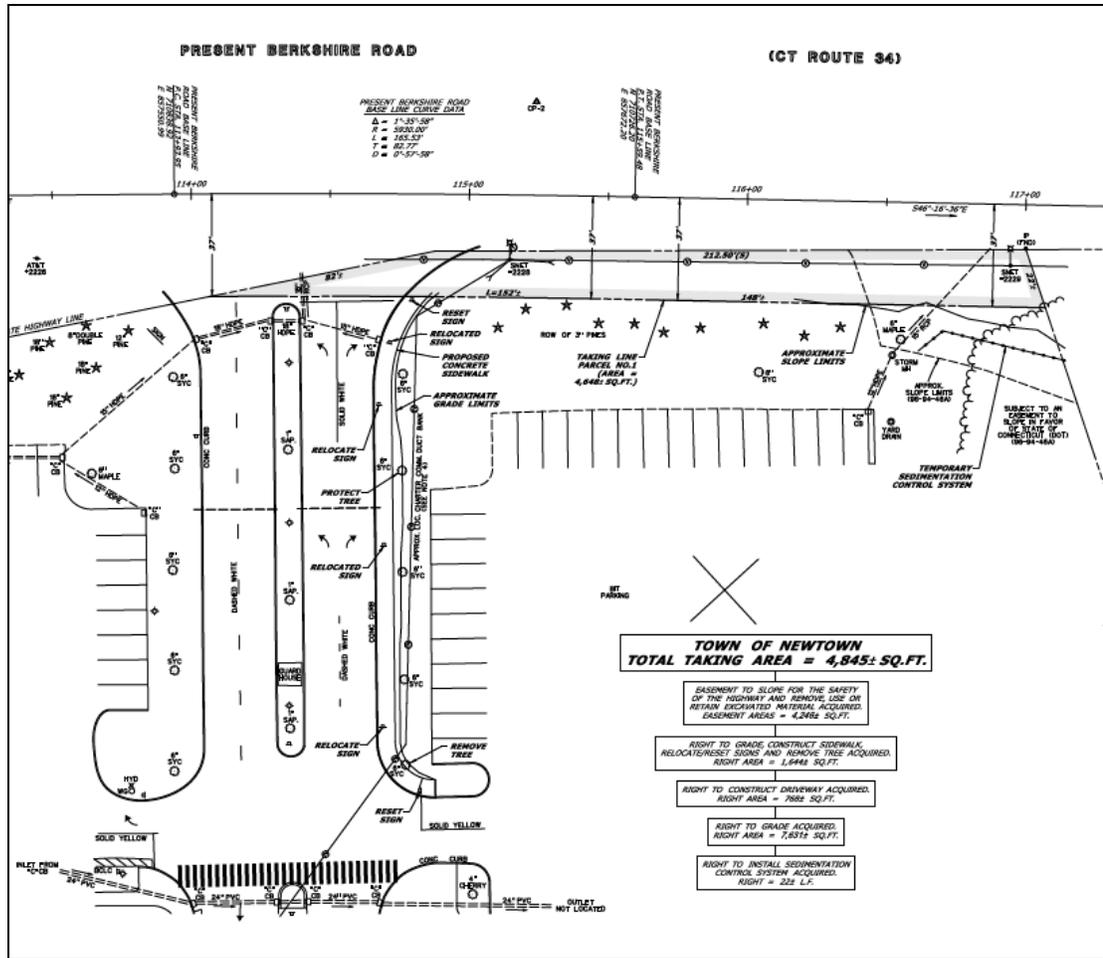
DOT PROJECT: The DOT is implementing major intersection improvements on Route 34 at SR 490 and Toddy Hill Road, and SR 490 at the I-84 Interchange 11 Ramps.

The purpose of the prospective project is to address capacity and operational problems at a key junction area between the major commuter routes of I-84, Route 34, and Route 25 via State Route 490. The proposed improvements will address extensive congestion by providing auxiliary turning lanes and improved geometry at all project intersections, and by providing a new direct connection between westbound Route 34 and the I-84 ramps. Sightlines will be improved in the vicinity of Toddy Hill Road. Pedestrian and bicycle accommodations will also be included.

SITE DESCRIPTION, Before the Taking: The subject property consists of a 37.66 acre site (1,640,470 sq.ft.) bordered by Berkshire Road, Wasserman Way and Oakview Road utilized as the campus of Newtown High School. The property is zoned R-2 Residential and conforms to zoning.

The Taking: DOT will acquire the following:

1. A partial take of land in fee simple - 4,845±sq.ft.;
2. An easement to slope for the safety of the highway and remove, use or retain excavated materials acquired over an area of 4,246±sq.ft.;
3. A right to grade, construct sidewalk, relocate/reset signs and remove tree acquired over an area of 1,644±sq.ft.;
4. A right to construct driveway acquired over an area of 768± sq.ft.;
5. A right to grade acquired over an area of 7,631± sq.ft.; and
6. A right to install sedimentation control system acquired over an area of 22± 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 1,640,470 sq.ft. residentially-zoned site at \$1.36/SF (\$59,241/acre). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 2/24/2020:

Estimate of Damages	Calculation	Value
Fee Simple	4,845 sf x \$1.36/sf	\$6,589.20
Slope Easement	4,246 sf x \$1.36/sf x 30%	\$1,732.37
	Total	\$8,321.57
	<i>Rounded</i>	\$8,320

RECOMMENDATION: Board approval of damages in the amount of \$8,320 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 Estimate of Compensation.

PRB # 20-097
Transaction/Contract Type: RE – Voucher
Origin/Client: DOT/DOT
Project Number: 096-204-011
Grantor: Town of Newtown
Property: Newtown, Wasserman Way (117)
Project Purpose: Intersection Improvements Routes 34/490 @ I-84 Interchange
Item Purpose: Voucher

DAMAGES: \$9,700.00

DOT PROJECT: The DOT is implementing major intersection improvements on Route 34 at SR 490 and Toddy Hill Road, and SR 490 at the I-84 Interchange 11 Ramps.

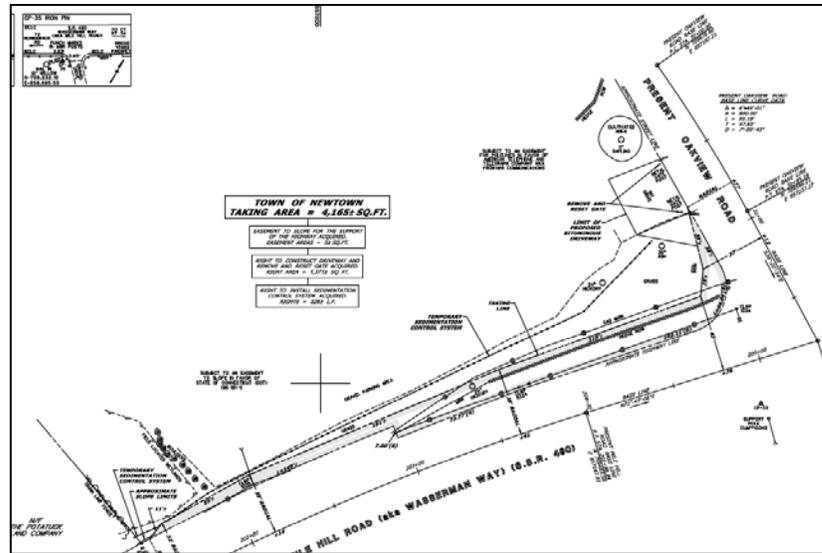
The purpose of the prospective project is to address capacity and operational problems at a key junction area between the major commuter routes of I-84, Route 34, and Route 25 via State Route 490. The proposed improvements will address extensive congestion by providing auxiliary turning lanes and improved geometry at all project intersections, and by providing a new direct connection between westbound Route 34 and the I-84 ramps. Sightlines will be improved in the vicinity of Toddy Hill Road. Pedestrian and bicycle accommodations will also be included.

SITE DESCRIPTION, Before the Taking: The subject property consists of a 3.88 acre site (169,013 sq.ft.) parcel at the northeast intersection of Wasserman Way and Oakview Road. The site is utilized as a municipal park (ball field). The property is zoned R-2 Residential and conforms to zoning.

The Taking: DOT will acquire the following:

1. A partial take of land in fee simple - 4,165±sq.ft.;
2. An easement to slope for the support of the highway acquired over an area of 5±sq.ft.;
3. A right to construct driveway and remove and reset gate acquired over an area of 1.371± sq.ft.; and
4. A right to install sedimentation control system acquired over an area of 326± LF.

The result of the taking is the loss of landscaping, Boxwoods, mature trees and irrigation.



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 169,013 sq.ft. residentially-zoned site at \$1.36/SF (\$59,241/acre). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 3/02/2020:

Estimate of Damages	Calculation	Value
Fee Simple	4,165 sf x \$1.36/sf	\$5,664.40
Slope Easement	5 sf x \$1.36/sf x 30%	\$2.04
Site Improvement: Boxwoods, mature trees & irrigation	Lump Sum	\$4,000
	Total	\$9,666.44
	Rounded	\$9,700

RECOMMENDATION: Board approval of damages in the amount of \$9,700 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 Estimate of Compensation.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILES #20-096 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-096. The motion passed unanimously.

PRB FILES #20-097 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-097. The motion passed unanimously.

9. NEXT MEETING – Monday, June 22, 2020.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary