

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 17, 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 August 17, 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 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 August 13, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	20-150
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
Project Number:	135-332-002
Grantor:	Carol Teienzio, Trustee
Property:	Stamford, Cedar Heights Rd (223)
Project Purpose:	Replacement of bridge No. 04067 Cedar Heights Rd over Rippowam River
Item Purpose:	Voucher

DAMAGES: \$15,000

DOT PROJECT:

Bridge No. 04067 is eligible for listing on the National Register of Historic Places; and consists of concrete encased steel interior beams with a stone façade and a reinforced concrete deck superstructure supported by stone masonry abutments and wingwalls. There is a bronze memorial marker attached to the bridge identifying it as the "Old Wire Mill Bridge" with a date of 1930. The existing structure length and width measure 32 feet and 34 feet, respectively. The bridge roadway curb-to-curb width is 29.75 feet and the approach roadway measures 28 feet, providing for two lanes (one in each direction) of vehicular traffic.

Bridge No. 04067 is considered to be structurally deficient and functionally obsolete. Up to 40% of the concrete encasement area is hollow. Fascia beams exhibit crack separation with heavy efflorescent and rust seepage on the underside. The exposed steel beams exhibit heavy rust with section loss. The structure has been deemed eligible for replacement.

The proposed construction involves replacement of the existing bridge with galvanized steel beams and reinforced concrete deck superstructure system supported on reinforced concrete abutments and wingwalls. The new structure will be built on the existing vertical and horizontal alignment, will be 28 feet curb-to-curb, and utilize 12 foot travel lanes and 2 foot shoulders. Full height parapets will be utilized along the length of the structure and will transition into metal guiderail on both approaches. Precast arch fascia panels and stone veneer are proposed to match the aesthetics of the existing bridge.



View of the subject property's southern boundary, which is the center of Rippowam River. Subject is on left hand side of the picture. Photo is taken from Cedar Heights Road bridge facing northeasterly.

Subject Property Description, Before the Taking: The property consists of a 0.7118 acre (31,004 sq. ft.) residentially zoned parcel of land improved with a c.1978 colonial-style dwelling containing 2,960 square feet with 5 rooms, 2 bedrooms and 3.5 baths. The subject property is bordered by, and a portion of the site is within, the Rippowam River (522.26').

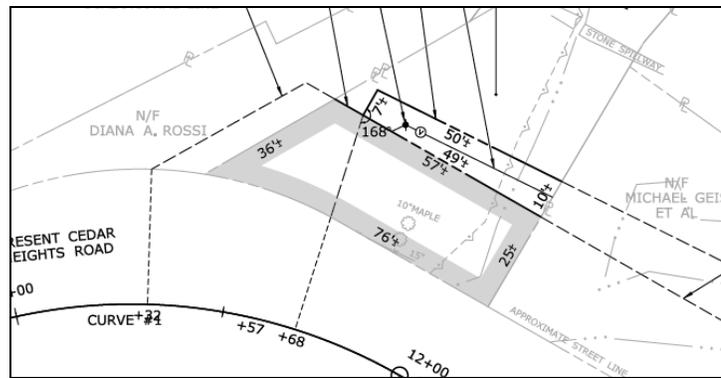
Before Valuation: A Value Finding appraisal report that valued the land only was done by DOT Appraiser James Mansfield as of May 15, 2020. Improvements are not impacted by the taking are assigned an "X" value.

Land Valuation: Based on the sales comparison approach, the appraiser analyzed four sales of residentially-zoned lot sales in Stamford (2019-2020) and concluded that the fair market value of the subject land was \$7.74/square foot.

Item	Calculation	Value
Fee Simple	31,004 sf x \$7.74/sf	\$239,971
	Rounded	\$240,000

The Taking: DOT will acquire the following:

1. Partial taking of 1,670± sq.ft. of land; and
2. A construction easement for the purpose of temporarily relocating overhead wires and utility poles acquired over an area of 417± sq.ft. of land.



After Valuation:

Land Valuation: Based on the sales comparison approach, the appraiser analyzed the same three sales of land in the Before and concluded that the fair market value of the subject land included was \$7.74/square foot.

The Stamford Assessor valued the subject land (100%), as of October 2019, at \$262,960, or \$8.48/sf.

Calculation of Permanent Damages

Item	Calculation	Value
Fee Simple	1,670 sf x \$7.74/sf	\$12,926
Contributory Value of Site Improvement	Lump Sum	\$1,500
	Total	\$14,426

The Appraiser reports trees and vegetation will be impacted by the taking. Improvements on the site are not impacted and assigned an “X” value.

Calculation of Temporary Damages

Construction Easement Area	417 sf x \$7.74/sf x 10% x 1 year	\$323
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Total damages are then Permanent Damages plus Temporary Damages, \$14,426 + \$323 = \$14,749, rounded to \$15,000.

RECOMMENDATION: Board approval of damages in the amount of \$15,000 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 acquisition amount is supported by the DOT appraisal.
3. The valuation is consistent with the other property involved with this DOT project reviewed under PRB #20-123 and #20-139.

PRB #	20-153
Transaction/Contract Type:	RE – Sale by Abutter Bid
Origin/Client:	DOT/DOT
Project Number:	152-70-36D
Grantee:	Property 806, LLC
Property:	Waterford, Hartford Tnpk (32,300 sf land)
Project Purpose:	Sale by Abutter Bid
Item Purpose:	Quit Claim Deed

Sale Price: \$186,000

Under this proposal, DOT will release an irregularly-shaped, 32,300 square foot parcel of land with 140 feet of frontage (rights of ingress/egress denied) on the southerly side of Hartford Turnpike (Rt. 85) to the Abutter located at 806 Hartford Turnpike, Waterford. The only other abutter, Home Depot, did not respond to DOTs solicitation.

The abutter located at 806 Hartford Turnpike is comprised of a 2.2 acre (96,703) commercially-zoned site with 351 feet of frontage on the southerly side of Hartford Turnpike. The site is improved with a convenience store and gasoline fueling station.



Valuation – With the release of this parcel via a Sale by Abutter Bid, DOT Appraiser Steven C. Miller appraised the property, as of October 31, 2019, in both the Before and After assemblage, valuing the two contiguous properties in the Before Valuation as they meet the standard of the Larger Parcel per Yellow Book Standards. Based on the sales comparison approach, the Appraiser utilized three sales of commercially-zoned land in Waterford, Groton and Old Saybrook and concluded the fair market value of the Larger Parcel was \$6.50/sq.ft. x 96,703 sq.f.t = \$628,570, rounded to \$629,000.

In the After Valuation, the Appraiser utilized the same three sales and concluded the fair market value of the subject property was \$6.25/sq.ft. x 129,003 sq.f.t = \$806,269, rounded to \$806,000.

