

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On September 14, 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 September 14, 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 September 10, 2020 Meeting. The motion passed unanimously.

#### 2. COMMUNICATIONS

Director Desai informed the Board that he forwarded to Jaime Stevens at the Department of Agriculture (DoAG) a draft checklist for proposals submitted by DoAG for her review. The goal of the checklist is to improve the review process by ensuring the DoAG proposals provide all documentation required by the Board for their review and action.

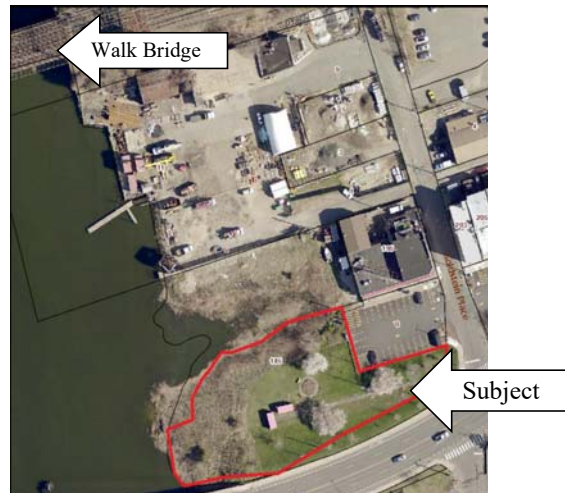
#### 3. REAL ESTATE- UNFINISHED BUSINESS

#### 4. REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>20-170</b>
<b>Transaction/Contract Type:</b>	RE – Lease
<b>Origin/Client:</b>	DOT/DOT
<b>Project Number:</b>	301-176-045
<b>Grantor:</b>	Third Taxing District of the City of Norwalk
<b>Property:</b>	Norwalk, Liberty Square (185)
<b>Project Purpose:</b>	Norwalk Walk Railroad Bridge Replacement
<b>Item Purpose:</b>	Voucher for Easements

**DAMAGES: \$5,100**

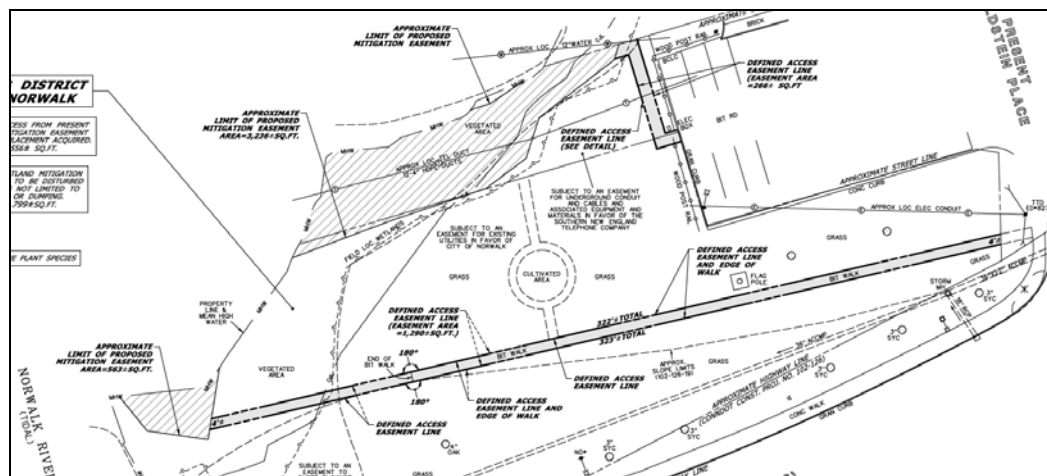
**DOT PROJECT:** The DOT project involves the Norwalk Railroad Bridge replacement project in the City of Norwalk.



**SITE DESCRIPTION:** The site consists of a vacant, 36,227 sq.ft. (0.832 ac), residentially zoned parcel utilized as a public park further known as 'Constitution Park,' and is improved with accessory site improvements including a flagpole, walking paths, trees and vegetation, and ancillary utility connections. There is a deed restriction that requires the site to be utilized for open space and public recreational purposes. There is an estimated 8,828± square feet (0.203± acre) of flagged wetlands along the west property line with the Norwalk River, which encompasses 24.4%± of the site in whole.

**DOT ACQUISITION:** The DOT acquires the acquisition of the following easements:

1. An Easement for the purpose of access from present Goldstein Place to proposed Mitigation Easement area acquired over an area of 1,556 square feet; and
2. An Easement for Compensatory Wetland Mitigation acquired over an area of 3,799 square feet.



**VALUATION:** The DOT appraisal was completed March 25, 2020 by DOT Appraiser Steven C. Miller.

Land Valuation: Based on the sales comparison approach, the Appraiser considered five residentially-zoned comparable sales, four in Norwalk and one in Bethel, and concluded that the fair market value of

the entire property (land only) is \$12/square foot. The value of the land, before the taking, is then 36,227 sq.ft. x \$12/sq.ft. = \$434,724, rounded to \$435,000.

### Calculation of Permanent Damages

Item	Calculation	Value
Compensatory Wetland Mitigation Area	3,799 sf x \$12/sf x 5%	\$2,280
Defined Access Easement Area	1,556 sf x \$12/sf x 15%	\$2,801
	Total	\$5,081
	<b>Rounded</b>	<b>\$5,100</b>

Staff asked DOT to clarify the following:

- Please clarify how the two proposed Easements and the State's mitigation of wetlands soils is related to the Walk Railroad Bridge replacement project.

**DOT Response:** The easements are needed in connection with the Walk Bridge Wetland Mitigation Approval process. As part of this process, the Department's Office of Environmental Planning (OEP) made a commitment to various regulatory agencies that the sites will be inspected and maintained on an annual basis.

**Staff Response:** OK

**RECOMMENDATION:** Board approval of damages in the amount of \$5,100 is recommended for the following reasons:

- 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.
- The acquisition value is supported by the DOT appraisal report.

**PRB #** 20-182  
**Transaction/Contract Type:** RE – Voucher  
**Origin/Client:** DOT/DOT  
**Project Number:** 053-190-005  
**Lessee:** Glastonbury, MZL, LLC  
**Property:** Glastonbury, Glastonbury Blvd (255)  
**Project Purpose:** Putnam Bridge Multimodal Trail Connections  
**Item Purpose:** Voucher

**DAMAGES: \$102,500**

Putnam Bridge Multimodal Trail Connections  
[https://portal.ct.gov/-/media/DOT/PLNG\\_STUDIES/PutnamTrailStudy/PutnamMTCFeasibilityStudyFinalPrint140708pdf.pdf](https://portal.ct.gov/-/media/DOT/PLNG_STUDIES/PutnamTrailStudy/PutnamMTCFeasibilityStudyFinalPrint140708pdf.pdf)

### Project Background

The shared use path connections will extend from the Putnam Bridge walkway to termini at Great Meadow Road in Wethersfield and Naubuc Avenue in Glastonbury. More specifically, the path will terminate in the northwest corner of the Great Meadow Road and Exit 25 off ramp intersection in Wethersfield and the west side of Naubuc Avenue in the vicinity of Route 3 in Glastonbury. These termini were selected with consideration to the level of access, connectivity, and user safety that could be accommodated at each location.



**Subject Property Description, Before the Taking:** The subject property (per appraisal) consists of a 15.11 acre (658,268 square feet) at the northeast intersection of Glastonbury Boulevard and Naubuc Avenue. The site is improved with four-building neighborhood shopping center, anchored by Stop & Shop, and includes 380,000 sf of asphalt-paved parking. The site is located in the PAD Planned Area Development zone and conforms to zoning.

**Before Valuation:** An appraisal was prepared by DOT appraiser John P. Kerr as of January 23, 2020.

Land Valuation: Based on the sales comparison approach, the appraiser analyzed three sales of similarly-sized, commercially zoned land in Glastonbury (2) and Milford (1) and concluded that the fair market value of the subject land was \$800,000/acre, \$18.37/square foot, or

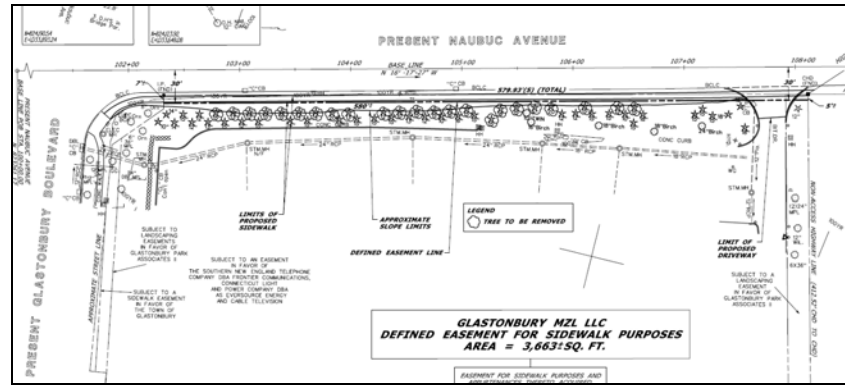
Item	Calculation	Value
Fee Simple	658,268 sf x \$18.37/sf	\$12,092,383
Affected Site Improvements	Lump Sum	\$12,000
	Total	\$12,104,383
	<b>Rounded</b>	<b>\$12,104,500</b>

Note: The Glastonbury Assessor valued the land (100%) at \$884,000/acre for the October 1, 2018 Grand List.

**Improvements Valuation:** The DOT Landscape Design group estimated the cost to replace the tree-line buffer, a requirement of zoning, to cost \$12,000.

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

1. A Defined Easement for Sidewalk Purposes acquired over an area of 3,663± sq.ft. of land;
2. An Easement to slope for the safety of the highway and remove, use or retain excavated material acquired over an area of 2,901± sq. ft.;
3. A Right to construct driveway acquired over an area of 481± sq. ft.; and
4. The Right to remove trees acquired.



**After Valuation:** Based on the sales comparison approach, the appraiser analyzed the same three sales of commercially zoned land in the Before and concluded that the fair market value of the subject land was \$800,000, or \$18.37/square foot, or

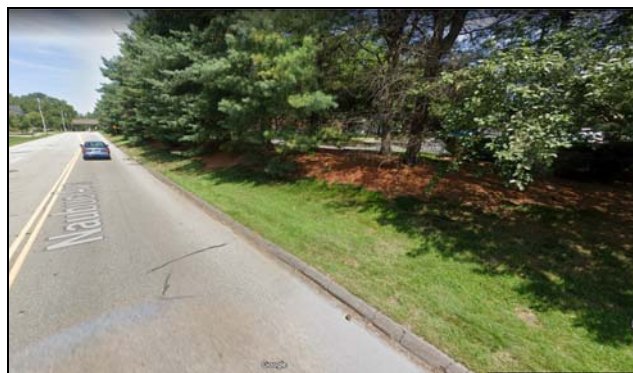
Item	Calculation	Value
Fee Simple	651,704 sf x \$18.37/sf	\$11,971,803
Defined Easement Area	3,663 sf x \$18.37/sf x 5%	\$3,364
Slope Easement Area	9,901 sf x \$18.37/sf x 50%	\$26,646
	Total	\$12,001,813
	<b>Rounded</b>	<b>\$12,002,000</b>

#### Calculation of Permanent Damages

Item	Value
Before Valuation	\$12,104,500
After Valuation	\$12,002,000
Permanent Damages	\$102,500

**RECOMMENDATION:** Board approval of damages in the amount of \$102,500 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.





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

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

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #20-170** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-170. The motion passed unanimously.

**PRB FILE #20-182** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #20-182. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, September 17, 2020

The meeting adjourned.

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