

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 16, 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 November 16, 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:

Thomas Jerram

Guests Present

At Chairman Greenberg's request, Vice Chairman Josephy led the meeting.

Vice Chairman Josephy 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 November 12, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB File #:	#20-206
Transaction/Contract Type:	RE – Administrative Settlement
Origin/Client:	DOT/DOT
DOT Project #:	157-086-002
Grantor:	Annette Wenzel
Property:	Weston, Davis Hill Rd (4)
Project Purpose:	Preservation of Bridge No. 04531 Davis Hill Rd over Saugatuck River
Item Purpose:	Voucher

DAMAGES: \$6,900

DOT PROJECT:

The Town of Weston proposes to rehabilitate two bridges on its municipally-maintained roads. In

addition to the town-provided local funds, this project will utilize technical expertise provided by the Connecticut Department of Transportation (CTDOT) as well as federal funding administered through CTDOT's Federal Local Bridge Program. The bridges are both in overall Satisfactory structural condition, but require maintenance-level repairs to extend their useful service life.

The following is proposed for each bridge:

1. Repair and paint bridge bearings
2. Replace bridge rails to meet current crashed-test standards
3. Perform minor repairs to, and seal cracks of the concrete substructure
4. Replace concrete expansion joints with asphaltic plug joints
5. Install minor repairs to the deck concrete and joints
6. Install new waterproofing and paving on the bridge decks

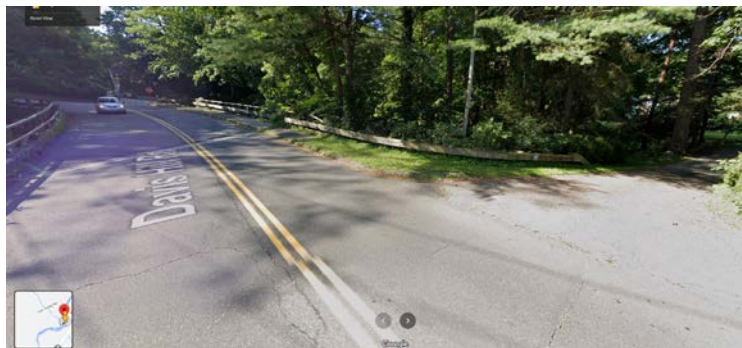
Bridge #04351, Davis Hill Road over Saugatuck River

Bridge #04351 consists of a single span concrete deck supported on steel beams, which are supported on reinforced concrete abutments (Image 1). Geometrically, the bridge is 70 feet long and 28 feet wide (curb to curb).

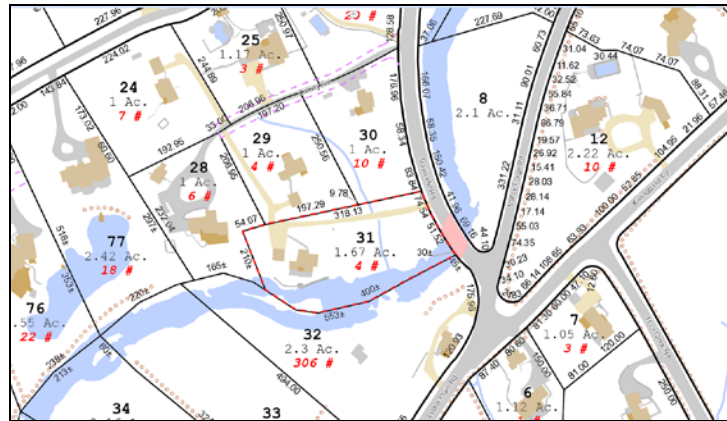
This accommodates two lanes of traffic and a 6-foot wide sidewalk on the west side of the deck. The bridge parapet consists of a steel-backed timber guiderail that is contiguous with the timber guiderails along the approach roadways.

The subject bridge was constructed in 1980 to replace a bridge at the same location and on the same alignment (Image 2). There are no construction documents of this work, suggesting that the bridge was built by the Town of Weston. Bridge #04351 is categorized as Not Eligible for the National Register of Historic Places in the statewide bridge inventory database maintained by CTDOT.

In addition to the rehabilitation work described in the project summary, the steel superstructure will be cleaned and spot painted as necessary. Replacing the superstructure waterproofing membrane will require the removal of the existing roadway pavement and sidewalk. The sidewalk will be replaced in kind and the deck drainage will be improved through a combination of paving and clearing the poorly draining deck weep pipes.

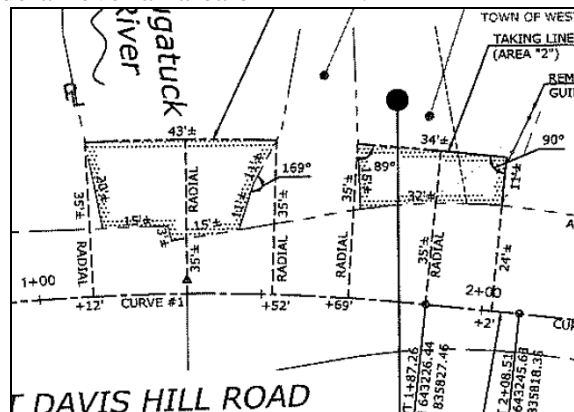


Subject Property Description, Before the Taking: The property consists of a 1.67 acre (72,745 sq.ft.) residentially zoned parcel of land improved with a c.1948 cape-style dwelling containing 2,169 square feet with 7 rooms, 3 bedrooms and 2.0 full baths. The subject property is bordered by, and a portion within, the Saugatuck River (400'). The Assessor valued the land at \$312,100, or \$4.29/sq.ft. based on a 2018 revaluation.



The Taking: DOT will acquire the following:

1. Partial taking of 1,166± sq.ft. of land in two areas; and
2. Right to remove guiderail over an area of 14± 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 1.67 acre residentially-zoned site at \$4.00/SF (\$290,980 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 8/18/2020:

Item	Calculation	Damages
Acquisition Parcel	1,166± SF @ \$4/SF	\$4,664
Contributory Value of Natural Vegetation	Lump sum	\$1,000
	Total:	\$5,664
	Rounded	\$5,700

Staff researched unimproved residentially-zoned lot sales in Wilton. None were located in proximity to the subject property. Staff then researched sales of improved properties within one-half mile of the subject property during the past 12 calendar months (Note: 6 Colony Rd & 292 Lyons Plain are earlier but include river frontage). Properties highlighted in yellow include frontage on the Saugatuck River.

Address	Acre	GLA	Sale Price	Assessment			Land Ratio	Allocation	Price/SF Land
				Land	Bldg	Total			
295 Georgetown Rd.	2.00	5,184	\$1,135,000	\$498,170	\$638,500	\$1,136,670	43.83%	\$497,438.09	\$5.71
6 Colony Rd	1.30	5,420	\$875,000	\$271,250	\$533,290	\$804,540	33.71%	\$295,005.53	\$5.21
35 Pheasant Hill Rd.	2.07	4,455	\$1,400,000	\$237,860	\$633,110	\$870,970	27.31%	\$382,336.93	\$4.24
24 Pheasant Hill Rd.	2.00	2,710	\$650,000	\$235,900	\$189,990	\$425,890	55.39%	\$360,034.28	\$4.13
1412 O Clock Rd.	2.00	4,642	\$765,000	\$235,900	\$279,440	\$515,340	45.78%	\$350,183.37	\$4.02
12 Dogwood Lane	4.00	5,202	\$1,612,500	\$434,010	\$638,500	\$1,072,510	40.47%	\$652,526.43	\$3.74
292 Lyons Plain Rd	3.99	2,946	\$875,000	\$401,070	\$201,790	\$602,860	66.53%	\$582,118.98	\$3.35
29 Davis Hill Rd.	2.02	4,947	\$425,000	\$319,020	\$147,540	\$466,560	68.38%	\$290,602.49	\$3.30
19 Hemlock Ridge Rd.	2.85	5,200	\$945,000	\$401,240	\$601,720	\$1,002,960	40.01%	\$378,052.76	\$3.05
335 Georgetown Rd.	3.38	4,106	\$1,027,500	\$481,000	\$633,110	\$1,114,110	43.17%	\$443,607.45	\$3.01
7 Tannery Lane S.	2.07	3,070	\$650,000	\$190,960	\$272,280	\$463,240	41.22%	\$267,947.50	\$2.97
62 High Noon Rd.	2.09	1,965	\$510,000	\$191,520	\$193,730	\$385,250	49.71%	\$253,537.18	\$2.78
136 Steep Hill Rd.	2.30	1,512	\$440,000	\$197,400	\$127,410	\$324,810	60.77%	\$267,405.56	\$2.67
195 Steep Hill Rd.	2.42	2,768	\$635,000	\$200,760	\$259,660	\$460,420	43.60%	\$276,883.28	\$2.63
9 Partridge Lane	2.32	5,076	\$950,000	\$244,860	\$638,240	\$883,100	27.73%	\$263,409.58	\$2.61
15 Partridge Lane	2.27	4,986	\$800,000	\$243,460	\$531,740	\$775,200	31.41%	\$251,248.71	\$2.54
43 High Noon Rd.	2.31	2,497	\$285,000	\$197,680	\$177,440	\$375,120	52.70%	\$150,188.74	\$1.49
306 Lyons Plain Rd	2.30	2,696	\$550,000	\$280,480	\$113,700	\$394,180	71.16%	\$391,354.20	\$3.91

In addition, DOT provided the following summary of sales:

WESTON SALES JANUARY 1, 2017 through September 1st 2020									
22 4 21	63 NEWTOWN TURNPIKE	LAND	154,000	6/25/20	2				SPRATT BUILDER RUGGIERO
14 1 9	10 DILLON PASS	LAND	155,000	6/17/19	2				DILLON ARCAMONE
16 2 35	202 STEEPHILL ROAD	LAND	160,000	8/17/20	2				CORJUC WONG
14 1 42	14 MICHAELS WAY	LAND	180,000	3/13/19	2				ST DENIS/TOWN KOVACI
28 1 5 & 6	15 TWIN OAK LANE	LAND	215,000	4/4/17	5				VINCA MAREK
2 5 4/3	18/22 GREY FOX LANE	LAND	218,500	12/7/17	4				JOBERMAR RUIZ
16 2 128	5 TIFFANY LANE	LAND	245,000	1/28/18	3				MALIK NET ZERO
2 5 3/4	18/22 GRAY FOX LANE	LAND	270,000	8/22/18	11 ACS.				NET ZERO HOME CLC ASSET
3 1 53&56	35 INDIAN VALLEY ROAD	LAND	300,000	12/21/18	15				LEVITAN CHEN/BAKER
12 3 30/31	52 GODFREY ROAD	LAND	310,000	4/17/19	8				POWERS WILD LIFE
19 3 12	32 DAVIS HILL ROAD	LAND	310,000	8/31/17	2				SCHWARTZ SCHWARTZ
29 3 41	8 NORFIELD WOODS ROAD	LAND	315,000	7/23/19	2				LABAU LUNDE
29 6 5	44 SACHEM ROAD	LAND	330,000	3/8/19	2.56				MISIANO BEACON DEVELOP
24 4 87	10 SMITH RIDGE ROAD	LAND	345,000	1/5/17	2				GOODMAN KUSEK
14 1 57	7 HILLS END LANE	LAND	375,000	6/30/20	2 4.30				MACWILLIAMS WRIGHT
14 1 55	10 HILLS END LANE	LAND	375,000	6/30/20	2 4.30				MACWILLIAMS WRIGHT
18 8 29	9 SMITH RIDGE ROAD	LAND	387,500	1/5/17	2				BARRINGTON PARBHU
31 6 34	8 WEST BRANCH ROAD	LAND	450,000	6/18/20	2 5.17				TUCKER KAUFMAN
29 4 18	85 KETTLE CREEK ROAD	LAND	440,000	1/29/18	2.00				STEIN PARBHU
	OSBORN FAR/GREY FOX	LAND	2,000,000	9/30/19					PRICE NATURE CONSERV

From the Administrative Settlement:

Attorney Hammer after discussions with his property owner client concludes the Department's offer of compensation, in the amount of \$5,700.00, is insufficient.

Partial land acquisition: 1,166+/- square feet (sf) x \$4.00 per square foot = \$4,664.00
 Contributory value of natural vegetation: = \$1,000.00
 Total acquisition value: = \$5,664.00
 Rounded total acquisition value: = \$5,700.00

Attorney Hammer claims:

1. The Fairfield County real estate market has been very active during the Covid 19 pandemic and as a result believes the subject property's land value has appreciated considerably. Though he wouldn't give a unit value he estimated the land acquisition alone should exceed \$10,000.00. (\$10,000 / 1,166+/- sf + \$8.58/sf)
2. The acquisition from the subject property's wooded frontage will severely reduce the property's privacy and subject the property to increased noise, dust and pollution. As a result, a contributory of at least \$2,500.00 is warranted.

I offered to review recent land sales and get back to him. However, with regard to the contributory value for the subject property's lost screening I reasoned the Department's acquisition will only remove a sliver of the subject property's significantly deep, dense and mature natural vegetation and therefore the provided compensation of \$1,000 is appropriate and fair.

Upon further review of existing market data and an inspection of the subject property I conclude:

1. A \$5 per square foot unit value (unit value) for the subject property's land is appropriate. Three (3) sales, sold in June of 2020 and not noted in ConnComp's Weston Residential market data but included in the Weston Assessor's online market data, indicate a \$4.30 to \$5.17 value range for single family residential land in Weston. As a result, it is appropriate and fair to use a \$5 per square foot unit to calculate the value of the subject property's partial land acquisition totaling 1,166 square feet in a potential negotiated settlement.
2. A contributory value of \$1,000 is also deemed to be appropriate and fair for the removal of certain natural vegetation along the subject property's Davis Hill Road frontage since only a sliver of the subject property's frontage will be removed leaving a deep, dense and mature screening shielding the interior of the subject property from the abutting roadway.

Based on the new market data and second site inspection a negotiated settlement for \$6,900.00 (see calculation below) is appropriate and fair.

Partial land acquisition: 1,166+/- square feet x \$5.00 per square foot = \$5,838.00
 Contributory value of natural vegetation: = \$1,000.00
 Total acquisition value: = \$6,838.00

Given the subject's extensive Saugatuck River frontage, the negotiated Administrative Settlement of \$5.00/sf appears reasonable.

RECOMMENDATION: Board approval of damages in the amount of \$6,900 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 EOC valuation and more recent sales researched by DOT.
3. The valuation is consistent with DOT 157-086-001 reviewed by the Board under #20-137.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #20-206 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-206. The motion passed unanimously.

9. NEXT MEETING – Thursday, November 19, 2020

The meeting adjourned.

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