

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 22, 2021 – 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 February 22, 2021 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

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 February 18, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Mr. Berger provided Board Members with an update on his ongoing conversations and review about certain proposed legislation that affects the State Properties Review Board.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	#21-008
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>Project #:</i>	172-476-007
<i>Grantor:</i>	Wynding Hill LP
<i>Property:</i>	Waterford, Boston Post Rd (125 & 131)
<i>Project Purpose:</i>	Installations and Revisions of Traffic Control Signals in Various Cities and Towns
<i>Item Purpose:</i>	Voucher

DAMAGES: \$7,000

DOT PROJECT:

The Connecticut Department of Transportation (Department) is developing plans to replace existing traffic control signal equipment to meet current Department standards at 14 locations in the cities/towns of Ashford, Columbia, Durham, East Hampton, East Lyme, Groton, Ledyard, Middletown, Montville, Old Lyme, Waterford, and Windham.

At applicable locations, pedestrian control features (countdown pedestrian indications, accessible pushbuttons, sidewalk ramps) will be upgraded in an effort to improve accessibility and pedestrian safety. Locations with existing flashing beacons will be replaced in kind unless removal or other traffic control devices are warranted.

Subject Property Description, Before the Taking: The subject property consists of a 20,473 square foot corner lot at the northwest intersection of Boston Post Road (US Route 1) and Clark Lane. The property is located in the CG Commercial zone. The site is improved with a commercial gas station and convenience store.

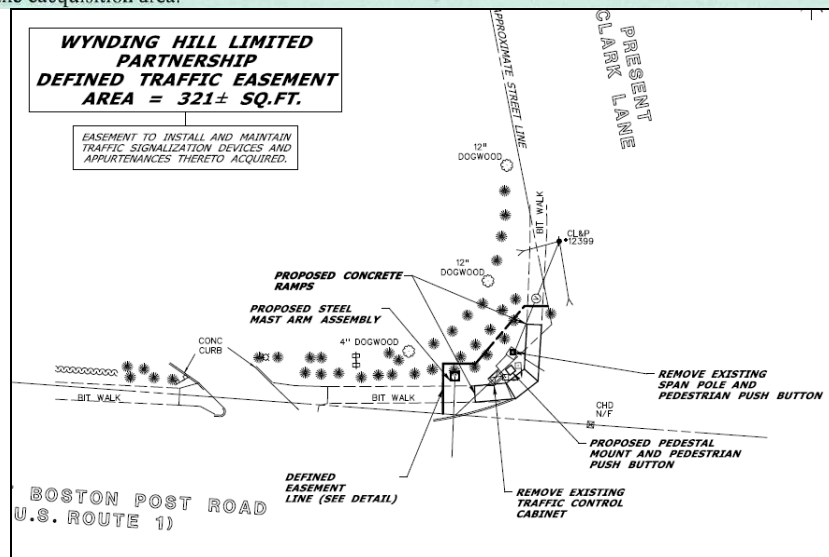


The Taking: DOT will acquire the following:

1. A defined traffic easement acquired over an area of 321 sq.ft.

Brief Narrative of Effects of Acquisition and Construction:

This project will install new traffic control signal equipment which will include span poles, mast arms, signal heads, span wires, countdown pedestrian signals and pedestals, pedestrian push buttons, sidewalks and sidewalk ramps, conduits, detectors, and signage and pavement markings. There currently exists a traffic control cabinet, span pole and push button in the acquisition area. Six shrubs and two trees are in the acquisition area.



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 20,473 square foot commercially-zoned site at \$20/SF (\$409,460 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 1/12/2021:

Item	Calculation	Damages
Defined Traffic Easement	321± SF @ \$20/SF x 85%	\$5,457
Contributory Value of Affected Trees	Lump sum	\$1,500
	Total:	\$6,957
	Rounded	\$7,000

Staff inquired with DOT regarding the following:

- Please provided a summary of sales utilized in support of the \$20/sf value finding.
DOT Response: I have received the following information from our Property Agent 2, Mr. Kenneth Decker who was responsible for completing the Estimate of Compensation:

2019 was the most recent sale available in the zone. Also, the EOC states .47 acres, but if you add it to the rear lot which they also own, it is 2.09 acres.
125 Boston Post Road (affected corner parcel) - .47 acres
131 Boston Post Road – 1.62 acres

Staff Response: DOT provided three sales. The most appropriate sale is as follows:

Town of WATERFORD In NEW LONDON County			Sale Price	\$4,500,000
Property	5 Dayton Rd		Sale Date	10/09/2019
Seller	Tru 2005 RE LLC 757 3rd Ave, 15th fl Ny Ny 10017		Vol/Pg	1617/226
Buyer	RCP Waterford I LLC 6 Vista Dr, Old Lyme Ct 06371		Zone	CG
Map	99			
Block			Acres	5.2
Lot	187		\$/Acre	\$865,385
Memo	Formerly Toys R Us - to raze - approved Medical OFC/Clinic		\$/SQFT	\$19.87

OK

RECOMMENDATION: Board approval of damages in the amount of \$7,000 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 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 #20-208 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-208. The motion passed unanimously.

9. NEXT MEETING – Thursday, February 25, 2021.

The meeting adjourned.

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