

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On March 18, 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 March 18, 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 March 15, 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, including a summary of his testimony before the Legislature's Government Administration and Elections Committee Public Hearing held on March 17, 2021, beginning at 1PM.

Director Desai informed the Board that DAS Director of Procurement, Carol Wilson, is retiring and her replacement on an interim basis will be Michelle Gilman, Deputy Chief Operating Officer, until her successor is named.

#### **3. REAL ESTATE- UNFINISHED BUSINESS**

#### **4. REAL ESTATE – NEW BUSINESS**

<b>PRB #</b>	<b>#21-021</b>
<b>Transaction/Contract Type:</b>	RE – Voucher
<b>Origin/Client:</b>	DOT/DOT
<b>Project #:</b>	055-142-021
<b>Grantor:</b>	Town of Granby
<b>Property:</b>	Granby, North Granby Rd (11 & 15)
<b>Project Purpose:</b>	Major Intersection Improvements US 202/Route 10 at Route 20 and Route 189
<b>Item Purpose:</b>	Voucher

**DAMAGES: \$12,500**

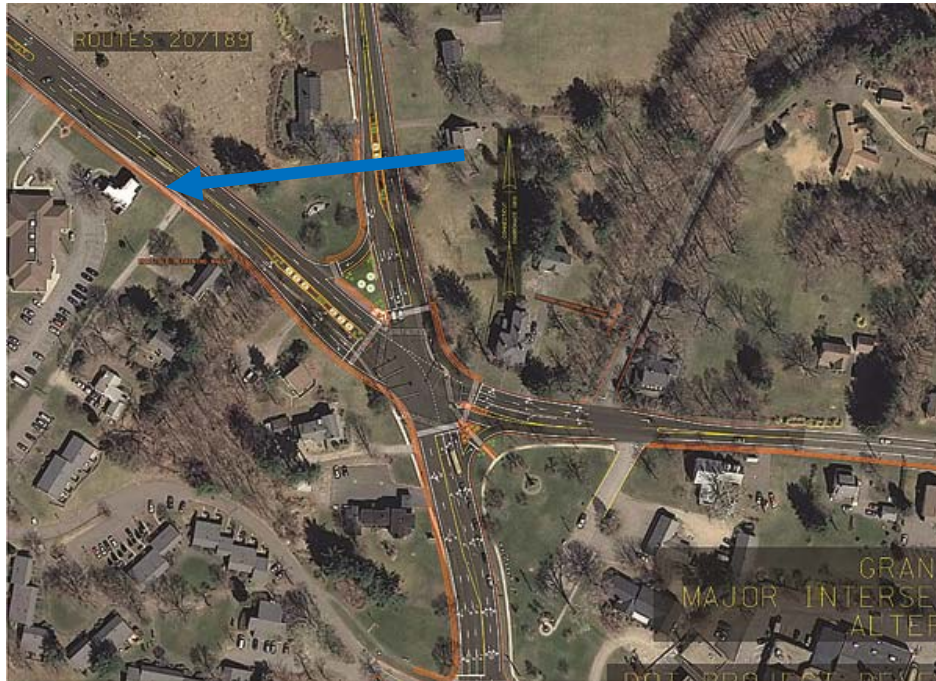
**DOT PROJECT:** The purpose of this project is to address traffic operational concerns while improving vehicular, bicyclist, and pedestrian safety along Route 10/202, Route 20, Route 189, and at the intersecting roadways within the project limits.

The proposed improvements include the widening of Route 10/202/189 to provide 5 lanes with 4-foot shoulders allowing for an additional left-turn lane in each direction. Route 10/202, north of the northerly intersection, will be widened to allow for 5 lanes including an exclusive left-turn and 2 through lanes in the southbound direction, along with 2 receiving lanes in the northbound direction. The Route 20/189 leg of the northerly intersection will be realigned to better establish the east-west movements as the through direction at both approaches by reducing the heavy skew angle and providing a more defined right-turn lane onto Route 10/202/189. The new alignment will improve the geometry of the crosswalks allowing them to be shorter and perpendicular to the travel way. The Route 20/189 leg will also be widened to allow for an exclusive left-turn lane, a through lane, and a right-turn lane, and to allow for 2 receiving lanes.

The Route 20 westbound approach to Route 10/202 will be widened to allow for an exclusive left-turn lane, a through lane, and a combined through/right-turn lane. At the southerly intersection, Route 189 will be widened to allow for 2 receiving lanes from the double left-turn lanes on Route 10/202/189. The southern leg of the intersection will be widened to provide a dedicated left-turn lane into Stony Hill Village and Small World day care. Concrete sidewalks are proposed to be added along the south side of Route 20 from Park Place to Bank Street, and along the south side of Route 189 from Route 10/202 to the Granby Pharmacy. New crosswalks are also proposed to better convey pedestrian traffic through both intersections on Route 10/202. In addition, all shoulders are proposed at a minimum width of 4 feet to better accommodate bicyclists.

The proposed improvements are expected to require 18 partial property acquisitions for roadway and/or sidewalk construction.

Construction is anticipated to begin in spring 2021 based on the availability of funding. The estimated construction cost for this project is approximately \$7.73 million. This project is anticipated to be undertaken with twenty percent (20%) state funds and eighty percent (80%) federal funds.



**SITE & TAKING DESCRIPTION:** The subject property consists of two abutting parcels of land. 11 North Granby Road is a rectangular-shaped parcel containing 0.43 acres. It is improved with a two-story office building containing 2,260 square feet which is leased by tenants including The Granby Drummer volunteer newspaper. 15 North Granby Road is an irregularly-shaped parcel containing 14.46 acres. It is improved with 5 single-story buildings containing a total of 44,687 square feet. All five buildings are in municipal use and include Granby Town Hall, Granby Library, Senior Center Youth Services, Granby Board of Education and the Granby Police Department.

As combined, the subject property contains 14.89 acres and is improved with six buildings (five of which are in municipal use) containing 46,947 square feet. The parcel has 922± linear feet of frontage and two curb cuts onto the southern side of North Granby Road. The topography is generally level throughout although the western portion slopes gently upward. The entire property is located within the CC – Center Commons zoning district.

Site improvements include 65,000 square feet of asphalt paving, paring lot security lighting, various freestanding sheds and a cell tower. The grounds include maintained lawns, mature trees and shrubs. A clock monument with accompanying bench and paved brick walkway is located at the front of the parcel adjacent to the DOT's acquisition area.

The Appraiser opines the highest and best use of the site is for continued municipal use, as improved.

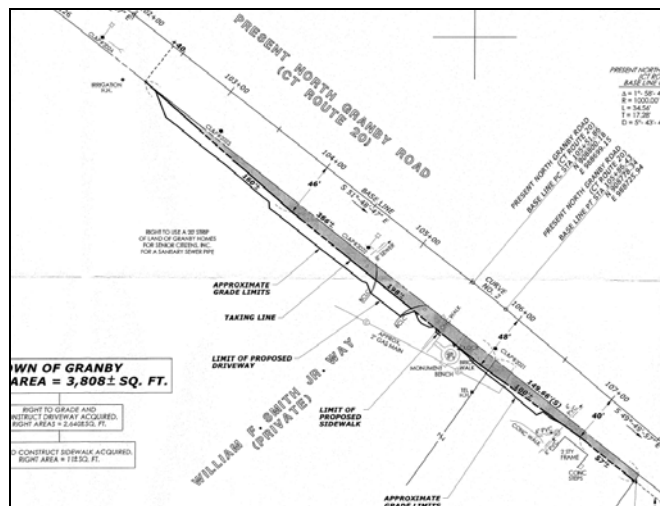




**The Taking:** DOT will acquire the following:

- Partial taking area of 3,808± sq. ft.
- Right to grade and construct driveway acquired. Right area of 2,640± sq. ft.
- Right to construct sidewalk acquired. Right area is 11± sq. ft.

The taking area of 3,808± sq. ft. consists of a narrow strip of land that runs along the road frontage of the subject property. It is somewhat rectangular in shape although it tapers to a point along the western side of its road frontage on North Granby Road. This taking area includes one of the subject's two curb cuts. Impacted site improvements within the taking area include approximately 10 feet of brick paved sidewalk, approximately 10 feet of concrete sidewalk, approximately 428± square feet of the entrance



**Short Form/Value Finding** – DOT Appraiser James Mansfield appraised the entire 14.89 acre property, as of October 22, 2020. The Appraiser utilized three sales in Berlin, South Windsor and East Granby (2018-2020), and concluded the market value of the subject property was \$3.00, with value of the impacted areas as follows:

Item	Calculation	Value
Fee simple acquisition of 3,808	3,808 sf x \$3.00/sf	\$11,424
Contributory Value of Site Improvements	Lump Sum	\$1,000
	Total	\$12,424
	<b>Rounded</b>	<b>\$12,500</b>

**RECOMMENDATION:** Board **APPROVAL** of damages in the amount of \$12,500 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 acquisition value is supported by the DOT appraisal report.

<b><i>PRB #</i></b>	<b>#21-022</b>
<b><i>Transaction/Contract Type:</i></b>	RE – Voucher
<b><i>Origin/Client:</i></b>	DOT/DOT
<b><i>Project #:</i></b>	055-142-002
<b><i>Grantor:</i></b>	Town of Granby
<b><i>Property:</i></b>	Granby, North Granby Rd (4)
<b><i>Project Purpose:</i></b>	Major Intersection Improvements US 202/Route 10 at Route 20 and Route 189
<b><i>Item Purpose:</i></b>	Voucher

**Sale Price:** \$5,700

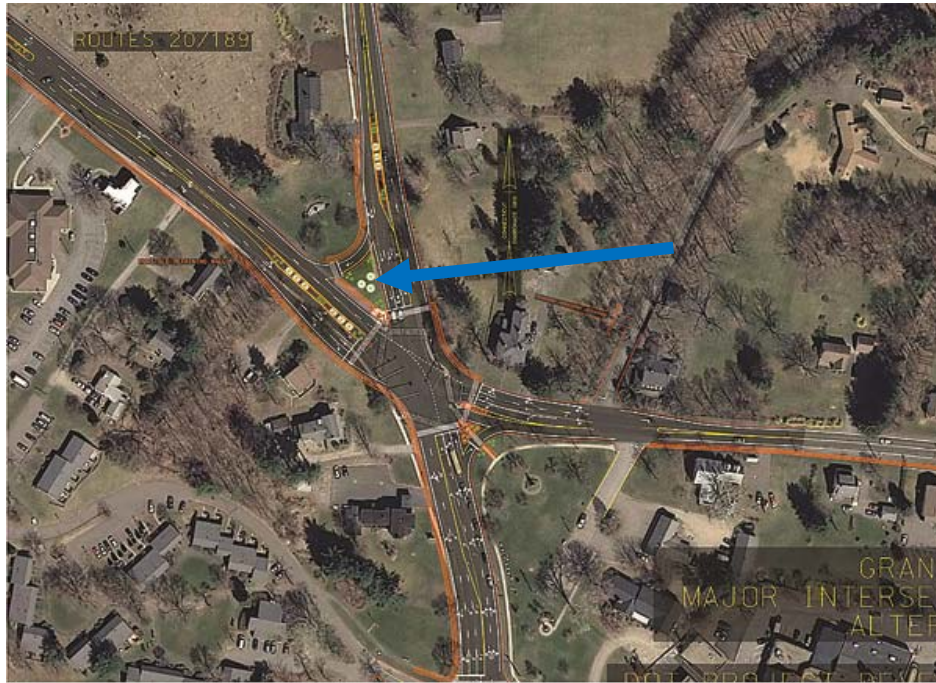
**DOT PROJECT:** The purpose of this project is to address traffic operational concerns while improving vehicular, bicyclist, and pedestrian safety along Route 10/202, Route 20, Route 189, and at the intersecting roadways within the project limits.

The proposed improvements include the widening of Route 10/202/189 to provide 5 lanes with 4-foot shoulders allowing for an additional left-turn lane in each direction. Route 10/202, north of the northerly intersection, will be widened to allow for 5 lanes including an exclusive left-turn and 2 through lanes in the southbound direction, along with 2 receiving lanes in the northbound direction. The Route 20/189 leg of the northerly intersection will be realigned to better establish the east-west movements as the through direction at both approaches by reducing the heavy skew angle and providing a more defined right-turn lane onto Route 10/202/189. The new alignment will improve the geometry of the crosswalks allowing them to be shorter and perpendicular to the travel way. The Route 20/189 leg will also be widened to allow for an exclusive left-turn lane, a through lane, and a right-turn lane, and to allow for 2 receiving lanes.

The Route 20 westbound approach to Route 10/202 will be widened to allow for an exclusive left-turn lane, a through lane, and a combined through/right-turn lane. At the southerly intersection, Route 189 will be widened to allow for 2 receiving lanes from the double left-turn lanes on Route 10/202/189. The southern leg of the intersection will be widened to provide a dedicated left-turn lane into Stony Hill Village and Small World day care. Concrete sidewalks are proposed to be added along the south side of Route 20 from Park Place to Bank Street, and along the south side of Route 189 from Route 10/202 to the Granby Pharmacy. New crosswalks are also proposed to better convey pedestrian traffic through both intersections on Route 10/202. In addition, all shoulders are proposed at a minimum width of 4 feet to better accommodate bicyclists.

The proposed improvements are expected to require 18 partial property acquisitions for roadway and/or sidewalk construction.

Construction is anticipated to begin in spring 2021 based on the availability of funding. The estimated construction cost for this project is approximately \$7.73 million. This project is anticipated to be undertaken with twenty percent (20%) state funds and eighty percent (80%) federal funds.



**SITE & TAKING DESCRIPTION:** 4 North Granby Road is an irregularly-shaped parcel containing 0.376± acres; or 16,374, with 170 feet of frontage on the southerly side of North Granby Road. The topography slopes upward from street grade of North Granby Road and of Salmon Brook Street toward the rear (northwestern) property line. The slope gets steeper toward the rear of the parcel. The entire property is located within the CC – Center Commons zoning district.

The subject is a town-owned property that is in use as a small municipal park/open space. It is improved with a war memorial monument, plaque and flagpole dedicated to the Granby victims of WWI. Behind the war memorial monument is an arc-shaped granite bench seating and flagstone-paved patio area. There is another plaque surrounded by shrubs situated on the western side of the subject in close proximity to North Granby Road. This plaque is dedicated to prior occupants (The First School District) of the subject parcel. Other on-site improvements include various shrubs and trees such as apple and laurel trees. Toward the southerly section of the subject parcel there is a flower bed surrounding a plaque entitled "Gerry's Flowers". At the rear of this flower bed is an in-ground water gate which is used for the purpose of watering the surrounding flower bed.

The Appraiser opines the highest and best use of the site is for assemblage with this abutting property in order to maximize the potential development of the site.



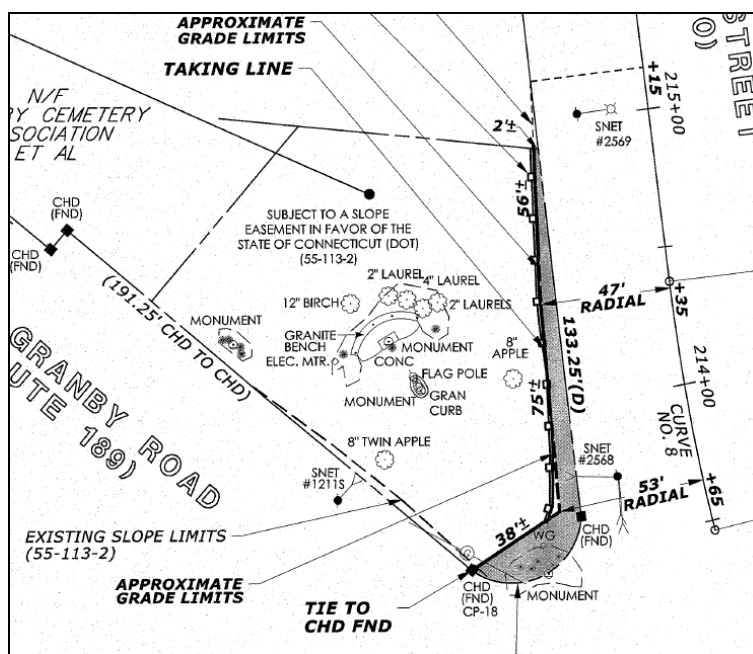
**The Taking:** DOT will acquire the following:

- Partial taking area of 1,227± SF
- Right to grade acquired area of 60± SF
- Right to install and maintain sedimentation control system acquired. Right acquired is 135± LF

The taking area is located along the subject's southerly portion of the frontage and along the entirety of its eastern road frontage on Salmon Brook Street. The acquisition of 1,227± SF reduces the subject property from 16,374± SF to 15,147± SF.

Impacted site improvements providing a contributory value to the subject property include the flower bed situated at the southernmost section of the subject parcel. Approximately 50% to 60% of this flower bed is within the taking area located on the subject site. The remainder of the flower bed is located within the SOC's right of way. Incorporated into this flower bed is a memorial plaque embedded onto a small rock and a water gate with underground piping. The memorial plaque appears to be on the subject property line abutting the right of way. The water gate with underground piping is within the taking area at the rear of the flower bed. There are no other impacted site improvements either within the taking area or the right to grade area.

According to a DOT Landscaping Plan, the flower bed will be re-established within the right of way. Compensation is warranted for the section of the flower bed within the taking area only. Compensation is also warranted for the impacted water gate and underground piping. The appraiser has made the extraordinary assumption that the impacted memorial plaque will be treated as personal property, therefore will be relocated as a result of the DOT construction work and, therefore, no compensation is warranted.



**Restricted Use/Letter Format** – DOT Appraiser James Mansfield appraised the property according to its highest and best use, as assembled to the abutter, as of September 21, 2020, and concluded the market value of the subject property was \$3.00, with value of the impacted areas as follows:

Item	Calculation	Value
Fee simple acquisition of 1,227	1,227 sf x \$3.00/sf	\$3,681

Contributory Value of Site Improvements	Lump Sum	\$2,000
	Total	\$5,681
	<b>Rounded</b>	<b>\$5,700</b>

**RECOMMENDATION:** Board **APPROVAL** of damages in the amount of \$5,700 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 acquisition value is supported by the DOT appraisal report.
3. The damages are consistent with DOT Project #055-142-021, reviewed by the Board under PRB #21-021.

<b>PRB #</b>	<b>#21-023</b>
<b>Transaction/Contract Type:</b>	RE – Voucher
<b>Origin/Client:</b>	DOT/DOT
<b>Project #:</b>	055-142-012
<b>Grantor:</b>	Town of Granby
<b>Property:</b>	Granby, East Granby Rd (3)
<b>Project Purpose:</b>	Major Intersection Improvements US 202/Route 10 at Route 20 and Route 189
<b>Item Purpose:</b>	Voucher

**DAMAGES: \$9,500**

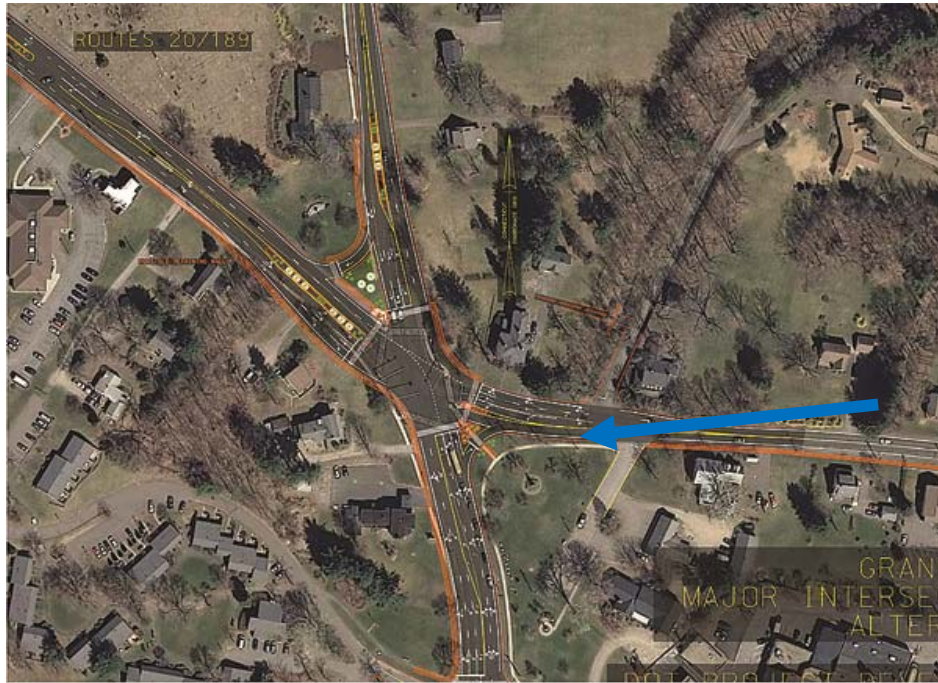
**DOT PROJECT:** The purpose of this project is to address traffic operational concerns while improving vehicular, bicyclist, and pedestrian safety along Route 10/202, Route 20, Route 189, and at the intersecting roadways within the project limits.

The proposed improvements include the widening of Route 10/202/189 to provide 5 lanes with 4-foot shoulders allowing for an additional left-turn lane in each direction. Route 10/202, north of the northerly intersection, will be widened to allow for 5 lanes including an exclusive left-turn and 2 through lanes in the southbound direction, along with 2 receiving lanes in the northbound direction. The Route 20/189 leg of the northerly intersection will be realigned to better establish the east-west movements as the through direction at both approaches by reducing the heavy skew angle and providing a more defined right-turn lane onto Route 10/202/189. The new alignment will improve the geometry of the crosswalks allowing them to be shorter and perpendicular to the travel way. The Route 20/189 leg will also be widened to allow for an exclusive left-turn lane, a through lane, and a right-turn lane, and to allow for 2 receiving lanes.

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The proposed improvements are expected to require 18 partial property acquisitions for roadway and/or sidewalk construction.

Construction is anticipated to begin in spring 2021 based on the availability of funding. The estimated construction cost for this project is approximately \$7.73 million. This project is anticipated to be undertaken with twenty percent (20%) state funds and eighty percent (80%) federal funds.



**SITE & TAKING DESCRIPTION:** 3 East Granby Road is an irregularly-shaped parcel containing 1.1± acres; or 47,916, with 188± feet of frontage onto the southern side of East Granby Road, 431± feet onto the eastern side of Salmon Brook Street and 120± feet onto the northern side of Hartford Avenue. It also has frontage onto the western side of Park Place. The topography is generally level at road grade. The entire property is located within the CC – Center Commons zoning district.

The subject is a town-owned property and is in use as the public town green. Site improvements include two war memorial monuments. The northernmost monument is a Civil War memorial. The second on-site monument, which is located toward the southern portion of the parcel is a monument dedicated to the memory of victims of World War II, the Vietnam & Korean wars and victims of the 9/11 terrorist attack. Additional on-site improvements include a wood-frame Gazebo, sidewalks, trees, shrubs and a number of bench seats.

The Appraiser opines the highest and best use of the site is for continued use as a municipal park.



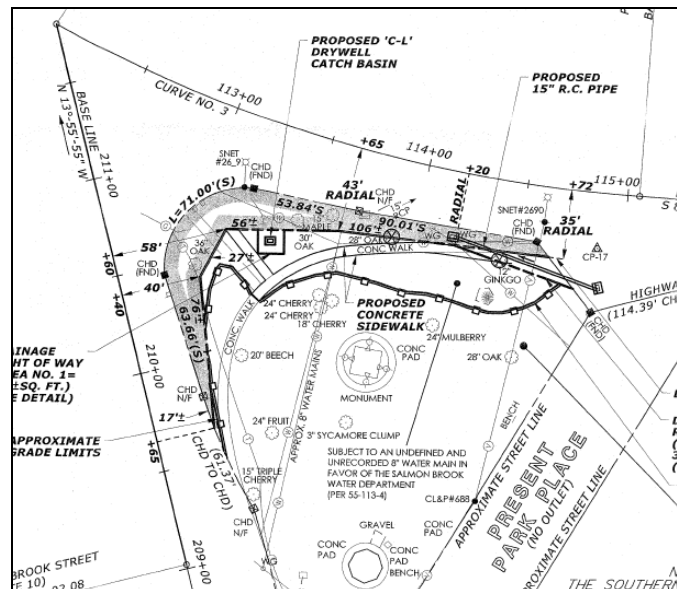
**The Taking:** DOT will acquire the following:

- Partial taking area of 3,487± SF
- Defined traffic easement area of 606± SF
- Easement to install and maintain traffic signalization devices and appurtenances thereto acquired
- Drainage right of way acquired area of 490± SF
- Right to install and maintain sedimentation control system acquired. Right acquired is 270± LF
- Right to grade and construct concrete walk acquired area of 4,227± SF
- Right to remove trees acquired

The taking area is located along the subject's entire northern frontage and along a portion of its northwestern frontage. Both the right to grade and construct a concrete walk area and the drainage right of way area are at the parcel's northern side abutting the taking area.

The right to install a sedimentation control system abuts the right to grade and construct a concrete walk area. At the southwestern corner of the subject parcel, the SOC DOT has acquired a defined traffic easement that will allow for the installation and maintenance of traffic signalizations and appurtenances thereto. A right to grade area abuts this defined traffic easement area.

Impacted site improvements within the taking area, the easement area and the right to grade & construct area include oak, maple, cherry and ginkgo trees together with some shrubs. As part of the SOC DOT project, a Planting Plan provides the subject's impacted areas with replacement landscaping. This landscaping will include similar site improvements such as oak, maple and crabapple trees. This results in the Planting Plan offsetting the contributory value of the impacted improvements and therefore the appraiser considers it appropriate to pay nominal compensation for the contributory value of the impacted site improvements. No compensation is warranted for the existing concrete walk within the right to grade and construct area as this walkway will be replaced in like kind.



**Restricted Use/Letter Format** – DOT Appraiser James Mansfield appraised the property according to its highest and best use, continued use as a public park, as of September 16, 2020, and concluded the market value of the subject property was \$2.00, with value of the impacted areas as follows:

Item	Calculation	Value
Fee simple acquisition of 3,487	3,487 sf x \$2.00/sf	\$6,974
Defined Traffic Easement	606 sf x \$2.00/sf x 95%	\$1,151
Drainage Right of Way	490 sf x \$2.00/sf 75%	\$735
Contributory Value of Site Improvements	Lump Sum	\$500
	Total	\$9,360
	<b>Rounded</b>	<b>\$9,500</b>

**RECOMMENDATION:** Board **APPROVAL** of damages in the amount of \$9,500 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 acquisition value is supported by the DOT appraisal report.
3. The damages are consistent with DOT Projects #055-142-021 & #055-142-002, reviewed by the Board under PRB #21-021 & #21-022, respectively.

**PRB #** #21-040  
**Transaction/Contract Type:** RE – License Agreement  
**Origin/Client:** DAS / DAS FM  
**Licensee:** Capitol District Energy Center Cogeneration Associates JV  
**Property:** Hartford, Capitol Ave (410-474)  
**Project Purpose:** Environmental Testing in Conjunction with UST Retirement  
**Item Purpose:** License Agreement

#### Project Background

Capitol District Energy Center Cogeneration Associates JV (CDECCA) has an easement over portions of state-owned property for the purpose of “replacing underground fuel storage tanks, pipes and pipelines, or retiring (inclusive of attendant remediation, if any) of the underground fuel storage tanks.”

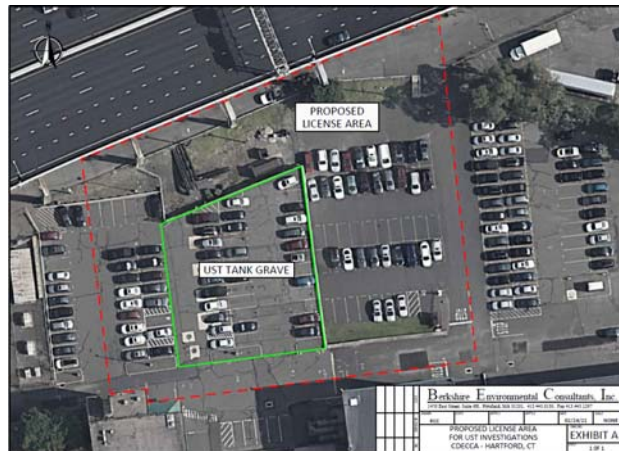
In conjunction with retiring underground storage tanks (USTs), CDECCA has a need to conduct boring and sampling wells within and outside the area of CDECCA’s easement. There may be attendant remediation of possible underground petroleum contamination within the easement area and state-owned land.

Under this Proposal (PRB #21-040) DAS FM is now seeking SPRB approval for a new 2-year License Agreement for CEDCCA to access areas within their Easement Area and portions of state-owned property to conduct boring and sampling well activity.

The terms of the Agreement are as follows:

1. Two-year term with early termination by either party.
2. No License Fee.
3. Standard Insurance requirements and indemnification.
4. Upon the expiration or earlier termination of the License Agreement, the Licensee shall, at Licensee’s sole cost, restore the License Area to substantially the same condition as existed prior

to the commencement of the term of this Agreement. Such restoration will include the removal of any equipment or fixtures which have been installed within the License Area.



The License Agreement has been approved by each party as follows:

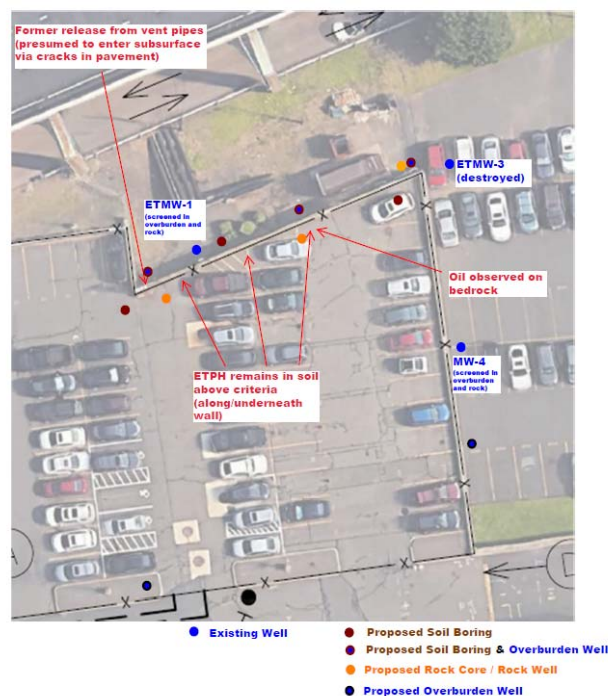
- CDECCA (Licensee); March 3, 2021;
- DAS Deputy Commissioner (Licensor); March 4, 2021; and
- Office of Policy & Management; March 15, 2021.

**RECOMMENDATION:** Board approval is recommended for the following reasons:

- The License Agreement complies with CGS 4b-38;
- The License Agreement permits the Licensee access to perform necessary testing; and
- The License Agreement requires the Licensee to restore all disturbed areas.

**CDECCA Former UST System Investigation**

410 - 436 Capitol Avenue, Hartford, CT



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

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

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #21-021** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #21-021. The motion passed unanimously.

**PRB FILE #21-022** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #21-022. The motion passed unanimously.

**PRB FILE #21-023** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #21-023. The motion passed unanimously.

**PRB FILE #21-040** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #21-040. The motion passed unanimously.

**9. NEXT MEETING** – Monday, March 22, 2021.

The meeting adjourned.

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