

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 14, 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 June 14, 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 June 10, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

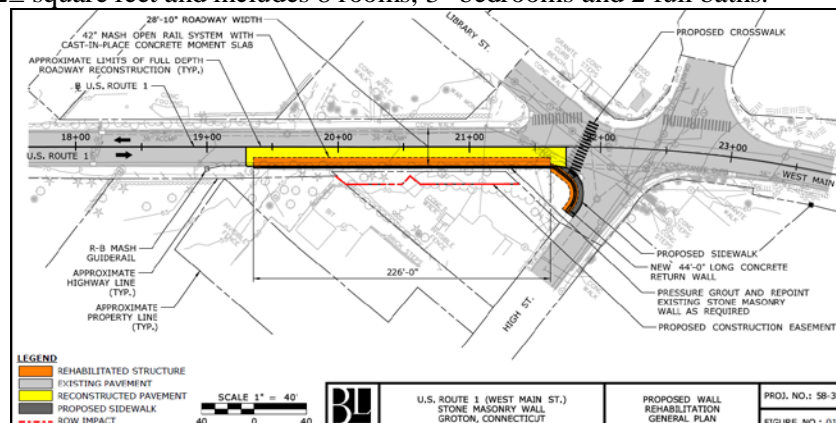
PRB #	21-083
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
DOT Project #:	058-335-001
Grantor:	Craig M. Warren et al
Property:	Groton, High St (89)
Project Purpose:	Stone Masonry Wall Rehabilitation U.S. Route 1
Item Purpose:	Voucher

DAMAGES: \$12,500

DOT PROJECT: The purpose of the proposed acquisition is for the replacement of a substandard pipe railing mounted on the retaining wall along the West Main Street frontage of the subject property. The existing rail is deteriorated and requires replacement. The existing stone masonry wall is approximately 226± feet in length and extends along the entire West Main Street frontage of the subject property. The wall has a maximum height of approximately 8 feet and tapers downward in elevation where it meets

grade at the intersection with High Street. Improvements to the wall include the replacement of the concrete cap of the wall and the installation of an open rail along the top of the wall. The proposed open rail will approximate 3± feet in height. Additional improvements to the existing wall include the replacement of the grout and repointing. The project includes a return wall that will be connected to the existing wall at the corner of West Main Street and High Street that is 44± feet in length. The return wall will be located within the right of way and includes landscape plantings behind the wall. Additional improvements as a result of the project include a concrete sidewalk that will be replaced in front of the proposed return wall.

SITE & TAKING DESCRIPTION: The subject property consists of an irregular shaped corner lot containing 0.21± acre or 9,148± square feet. The parcel is level, at grade, along High Street and is below grade along the West Main Street (Route 1) frontage. The property includes a moderate screening buffer along the West Main Street frontage that consists of trees and native vegetation. The property has 82± feet of frontage along the westerly side of High Street, 57.3± feet along the corner of High Street and West Main Street intersection, 132.5± feet along the southerly side of West Main Street (Route 1), and 160± feet along the southerly property boundary. The property is located in the R-7 Residential zone and appears to meet the bulk area and use requirements of the R-7 zone. The property is improved with a colonial style single family dwelling that was built in 1890 per assessor records. The dwelling consists of 1,662± square feet and includes 8 rooms, 3 bedrooms and 2 full baths.



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



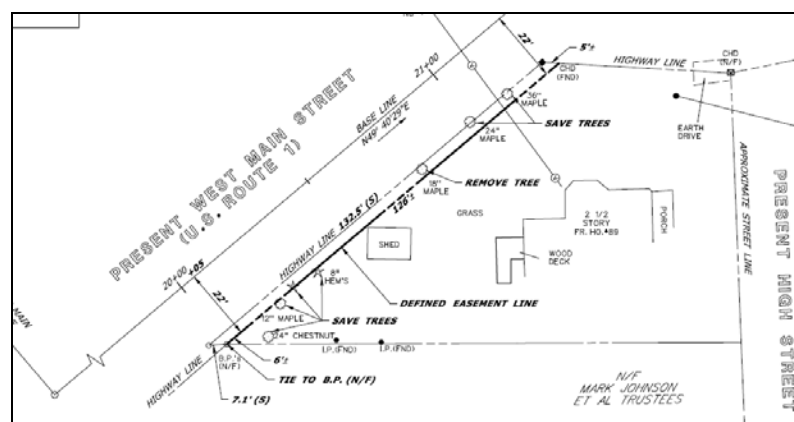
The Taking: DOT will acquire the following:

- A defined easement to construct and maintain a retaining wall acquired over an area of 450± sq. ft.

As a result of a project known as “Stone Masonry Wall Rehabilitation U.S. Route 1” in Groton, the State of Connecticut D.O.T. is proposing to acquire a defined easement to construct and maintain a retaining wall consisting of 450± square feet. The purpose of the proposed acquisition is for the replacement of a substandard pipe railing mounted on the retaining wall along the West Main Street frontage of the subject property. The existing rail is deteriorated and requires replacement. The existing stone masonry wall is approximately 226± feet in length and extends along the entire West Main Street frontage of the subject property. The wall has a maximum height of approximately 8 feet and tapers downward in elevation where it meets grade at the intersection with High Street. Improvements to the wall include the replacement of the concrete cap of the wall and the installation of an open rail along the top of the wall. The proposed open rail will approximate 3± feet in height. Additional improvements to the existing wall include the replacement of the grout and repointing. The project includes a return wall that will be connected to the existing wall at the corner of West Main Street and High Street that is 44± feet in length. The return wall will be located within the right of way and includes landscape plantings behind the wall. Additional improvements as a result of the project include a concrete sidewalk that will be replaced in front of the proposed return wall.

The proposed acquisition impacts land along the subject’s West Main Street frontage. The proposed easement consists of a mostly rectangular shaped strip of land that is 132± feet in length and extends 3± feet onto the subject property. The proposed easement area impacts a tree and native vegetation along the West Main Street frontage. See acquisition map dated December 2020 on page 13 of this report for additional pertinent details.

The property owner will be compensated for the proposed easement area based on a direct damage calculation. The damage calculation considers the land area encumbered, the impact of the encumbrance, and the established fee value of the land as supported by the land sales data included within this report. It is noted that the easement area impacts a tree and native vegetation along the West Main Street frontage. The property owner will be compensated for the lost tree and vegetation based on the contributory value. It is noted that the remaining trees within the limits of the proposed easement area will be saved as noted on the acquisition map. This appraisal is based on the assumption that the remaining trees will be unaffected after the acquisition. If this were found not to be the case, your appraiser reserves the right to consider its impact on value.



Short Form/Value Finding – DOT Appraiser John Kerr appraised the entire property, as of March 4, 2021.

The valuation of the subject property is subject to the following Extraordinary Assumptions and Hypothetical Conditions:

Extraordinary assumptions necessary for the assignment

This appraisal is based on the Extraordinary Assumption that the trees identified on the acquisition map to be saved will in fact be saved and will not be impacted as a result of the acquisition. If this were found not to be the case, your appraiser reserves the right to consider its impact on value.

Hypothetical conditions necessary to arrive at value

The hypothetical condition that the proposed road project will be completed as currently proposed, in the Department of Transportation construction plans, on the day after the “as of” date. This appraisal considers that there is a willing seller in an acquisition by eminent domain and has disregarded any effect on the market value brought on by the States project.

The Appraiser utilized four sales of improved properties in the Mystic neighborhood of Groton (2020), utilizing the extraction method to arrive at the contributory land value and concluded the market value of the subject land was \$220,000, or \$24.05, with value of the impacted areas as follows:

Item	Calculation	Value
Defined easement area	450 sf x \$24.05/sf x 90%	\$9,741
Contributory Value of Site Improvements	Lump Sum	\$2,500
	Total	\$12,241
	Rounded	\$12,500

The Appraiser identified a tree and miscellaneous vegetation located within proposed defined easement area will be impacted by the taking.

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.

5. ARCHITECT-ENGINEER – UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #21-083 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #21-083. The motion passed unanimously.

9. NEXT MEETING – Thursday, June 17, 2021.

The meeting adjourned.

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

