

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 29, 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 July 29, 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

Shane Mallory, Administrator, DAS Leasing

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 July 26, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	21-103
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>DOT Project #:</i>	055-142-016
<i>Grantee/Grantor:</i>	Granby Homes for Senior Citizens, Inc.
<i>Property:</i>	Granby, Salmon Brook St (259)
<i>Project Purpose:</i>	Major Intersection Improvements US 202/Route 10 at Route 20 and Route 189
<i>Item Purpose:</i>	Voucher

DAMAGES: \$17,000

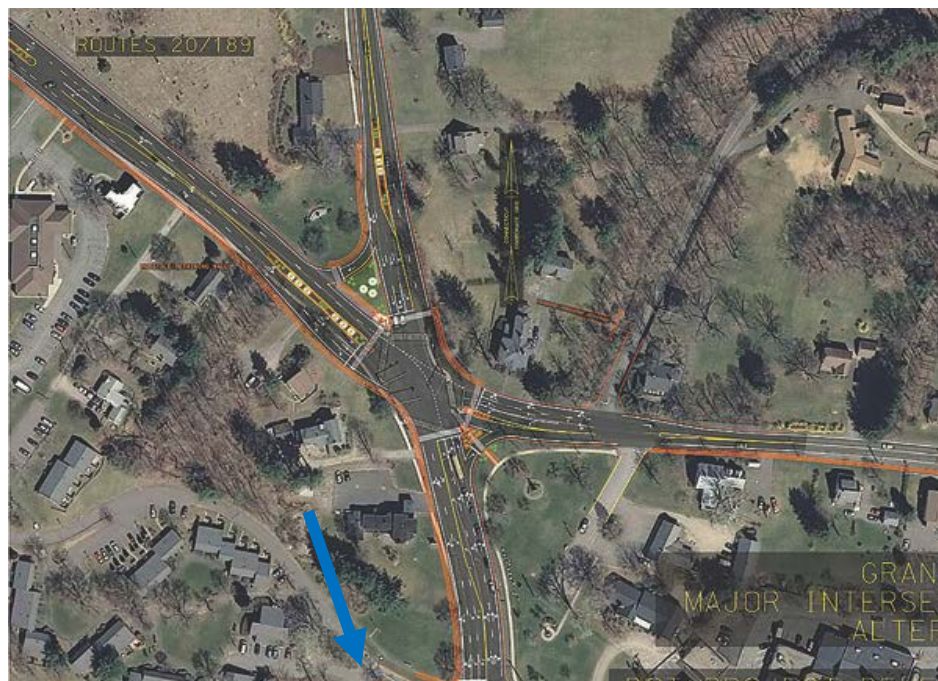
DOT PROJECT: The purpose of this project is to address traffic operational concerns while improving vehicular, bicyclist, and pedestrian safety along Route 10/202, Route 20, Route 189, and at the intersecting roadways within the project limits.

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 DESCRIPTION: 259 Salmon Brook Street is an irregularly-shaped parcel containing 5.8± acres; or 252,648, with 132± feet of frontage on the western side of Salmon Brook Street (Route 202), opposite the intersection of Route 189. The topography is generally level at road grade, with rising topography in the western portion of the site. The entire property is located within the CC – Center Commons zoning district and is non-conforming to site requirements.

The site is improved with an 8-building apartment containing 49 units with an additional common club/lodge building. Site improvements include 40,000 square feet of asphalt-paved parking, concrete walks, mature landscape plantings and trees.

The Appraiser opines the highest and best use of the site, as vacant, is for commercial development. The highest and best use, as improved, is for continued use as an apartment complex.

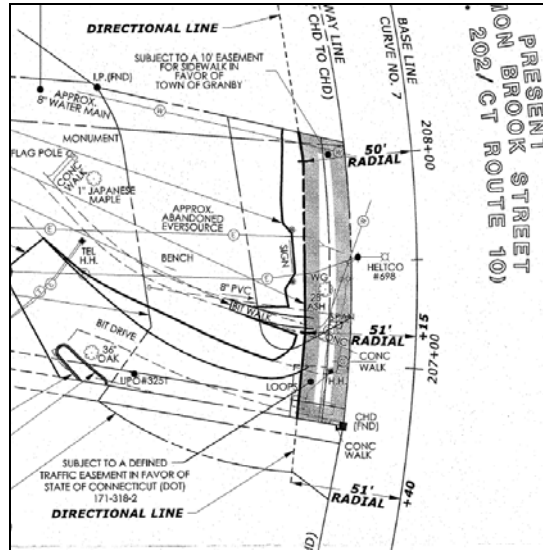


The Taking: DOT will acquire the following:

- Partial taking area of 2,743± SF
- Right to grade, construct sidewalk, construct driveway, construct raised island and install bituminous concrete lip curbing acquired over an area of 5,920± SF

Impacted site improvements within the taking area include a mature ash tree and bituminous pavement approximating 440± square feet.

Currently the subject property is a legal non-conforming property as it does not meet minimum frontage requirement of 150 feet per Granby zoning regulations for the CC zone. As a result of the proposed acquisition, the “After” subject property will be more non-conforming with regard to frontage requirements. The subject currently has 132± feet of frontage and will be reduced to 131± feet of frontage. The appraiser has made the assumption a variance will be granted for the deficiency. The appraiser has compensated the property owner for the costs associated with obtaining a variance for the further non-conformity as a result of the DOT acquisition.



Restricted Use/Short Form Value Finding – DOT Appraiser James Mansfield appraised the property according to its highest and best use, as of April 20, 2021, and concluded the market value of the subject property was \$4.50/sq.ft., with value of the impacted areas as follows:

Item	Calculation	Value
Fee simple acquisition of 2,743	2,743 sf x \$4.50/sf	\$12,344
Contributory Value of Site Improvements	Lump Sum	\$2,500
	Total	\$14,844
	Rounded	\$15,000

In addition to Direct Damages, DOT has awarded nominal damages to the Grantor to process the required zoning variance in the amount of \$2,000.

RECOMMENDATION: Board **APPROVAL** of damages in the amount of \$17,000 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 and #055-142-012, reviewed by the Board under PRB #21-021, #21-022 and #21,023, respectively.

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:49. The motion passed unanimously. Shane Mallory was invited to attend the Executive Session at 9:57 and left the meeting at 11:15.

EXECUTIVE SESSION

PRB #: 21-104
Transaction/Contract Type: RE/ Lease
Origin/Client: DAS/ DCF

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 11:40. The motion passed unanimously.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #21-103 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #21-103. The motion passed unanimously.

PRB FILE #21-104 – Mr. Berger moved and Mr. Halpert seconded a motion to suspend PRB FILE #21-104. The motion passed unanimously.

9. NEXT MEETING – Monday, August 2, 2021.

The meeting adjourned.

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