

**STATE PROPERTIES REVIEW BOARD**

**Minutes of Meeting Held On November 28, 2022  
– 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 28, 2022 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**

Cameron Weimar, DoAG

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 23, 2022 Meeting. The motion passed unanimously.

**2. COMMUNICATIONS**

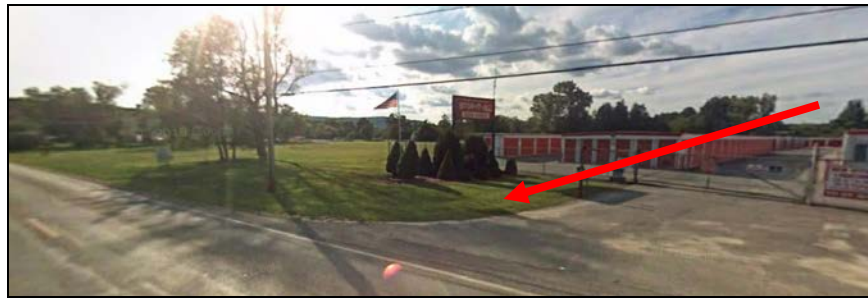
**3. REAL ESTATE- UNFINISHED BUSINESS**

**4. REAL ESTATE – NEW BUSINESS**

<b>PRB #</b>	22-182
<b>Transaction/Contract Type:</b>	RE – Sale
<b>Origin/Client:</b>	DOT/DOT
<b>Project Number:</b>	99-59-7B
<b>Grantee:</b>	Stor-It-All, Inc.
<b>Property:</b>	North Canaan, Clayton Rd (2,666 sf land)
<b>Project Purpose:</b>	Sale by Sole Abutter Bid
<b>Item Purpose:</b>	QC Deed

**CONVEYANCE FEE: \$15,000 plus \$1,000 Administrative Fee**

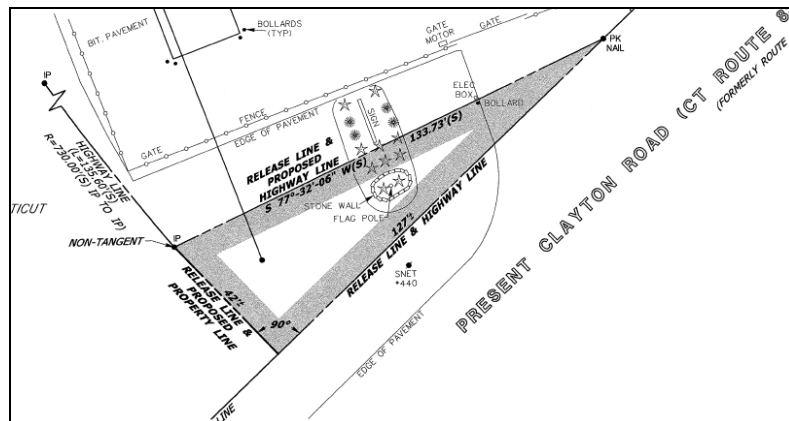
Under this Proposal (PRB #22-182) DOT is seeking SPRB approval of a Quit Claim Deed for this Sale by Sole Abutter Bid of a triangular-shaped 2,666 square foot lot abutting a 3.27 acre parcel of land located at 13 Clayton Rd in North Canaan for \$15,000, plus a \$1,000 Administrative Fee.



Courtesy: Google Maps

DOT provided the following narrative in support of this request.

During a lease inspection for the abutting property in September, 2021, an encroaching stone wall, trees and flagpole were identified on the STOR-IT-ALL, INC. property. In order to remedy this encroachment, the parcel was sent out for concurrence and approved for release. During the concurrence process, it was determined that since the release parcel was acquired for the improvements to Route 7, the release deed will have a reverter clause that states if the Department needs the property for transportation purposes, it can be purchased back for the agreed upon sale price. The release of this parcel will absolve the Department of any liability of having encroachments on State land.



The Appraiser opined the Highest & Best Use of the Release Parcel “As Vacant” was assemblage with the Sole Abutter property.

The Sole Abutter consists of generally level, 3.27 acre (142,468+/- square feet) site, with 510'± frontage on the northwesterly side of Clayton Road and approximately 159'± frontage along the southerly side of Cemetery Road. The site is improved with buildings and improvements incidental to a self-storage use, a maintenance building, fencing, and pavement. A flag pole and sign surrounded by ornamental plantings in support of the self-storage use is located on a portion of the Release Parcel.

After the assemblage, the parcel consists of a 3.33 acres (145,134+/- square feet) with approximately 637'± frontage on the northwesterly side of Clayton Road and approximately 159'± frontage along the southerly side of Cemetery Road.

**Restricted Use Appraisal** – With the release of this parcel via a Sale by Sole Abutter Bid, DOT Appraiser Matthew Malia appraised the property, as of February 23, 2022, in both the Before and After assemblage. Based on the sales comparison approach, the Appraiser utilized three sales of similarly-zoned land in North Canaan and the surrounding towns and concluded the fair market value of the Larger Parcel (land only) was \$2.50/sq.ft. x 142,468 sq. ft. = \$356,170, rounded to \$356,000.

In the After Valuation, the Appraiser utilized the same three sales and concluded the fair market value of the subject property, as assembled, was \$2.50/sq.ft. x 145,134 sq. ft. = \$362,835, rounded to \$363,000.

**Value of the Release**

<b>10. Release Parcel Valuation:</b>	
Concluded "After Release" Sole Abutter Value:	\$356,000 + "X"
Concluded "Before Release" Sole Abutter Value:	\$363,000 + "X"
Value:	\$7,000
Release Parcel Value: \$7,000	

**Recommendation** – Staff recommend approval of the proposed Sale by Sole Abutter Bid in the amount of \$15,000 (plus \$1,000 Admin Fee) for the following reasons:

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of North Canaan declined the purchase and the legislative delegation received the required notification on March 1, 2022;
- The release value of \$15,000 is reasonable in that it represents 214% of the appraised value and it will return the property to the Town of North Canaan tax rolls and relieve the State of all future expenses;
- There is a reverter clause contained in the deed should the State have a future need for a transportation project; and
- The description in the Quit Claim Deed is consistent with the compilation map to be filed in the Town of North Canaan Land Records.

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:37. The motion passed unanimously. Mr. Weimar of the CT Department of Agriculture was invited to attend the Executive Session at 9:42. He left the meeting at 10:13.

**EXECUTIVE SESSION**

**PRB #:** 22-194-A  
**Transaction/Contract Type:** AG / PDR  
**Origin/Client:** DoAG/DoAG

**Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)**

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:13. The motion passed unanimously.

**OPEN SESSION**

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS
6. ARCHITECT-ENGINEER – NEW BUSINESS
7. OTHER BUSINESS
8. VOTES ON PRB FILE:

**PRB FILE #22-182** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB

FILE #22-182. The motion passed unanimously.

**PRB FILE #22-194-A** – Mr. Halpert moved and Mr. Valengavich seconded a motion to suspend PRB FILE #22-194-A. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, December 1, 2022.

The meeting adjourned.

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