

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 26, 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 May 26, 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:

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 May 23, 2022 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB File #:</i>	22-071
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT / DOT
<i>DOT Project #:</i>	44-156-023
<i>Grantor:</i>	Deerfield 95 Investor Associates, LLC
<i>Property:</i>	East Lyme, King Arthur Dr (10)
<i>Project Purpose:</i>	I-95 Interchange 74 Improvements at Route 161 and Replacement of Bridge No. 00250
<i>Item Purpose:</i>	Voucher

DAMAGES: \$10,000

DOT PROJECT:

The purpose of the project is to address vehicular safety on I-95 at Interchange 74 and address traffic operational concerns between Interchanges 74 and 75 in East Lyme. In addition, this project will address traffic operational concerns and improve safety for all roadway users (motorists, pedestrians and

bicyclists) on Route 161 in the vicinity of the exit 74 interchange ramps. It is also proposed to replace the I-95 bridge over Route 161 due to its poor condition and to accommodate the widening on Route 161.

I-95 will be widened to accommodate three travel lanes in each direction (one of the three lanes is intended for future use). An auxiliary lane will be constructed between exits 74 & 75 in each direction. As a result of the I-95 widening, the bridges over Pattagansett River and Latimar Brook will be extended or replaced contingent on the hydraulic analysis of the existing bridges.

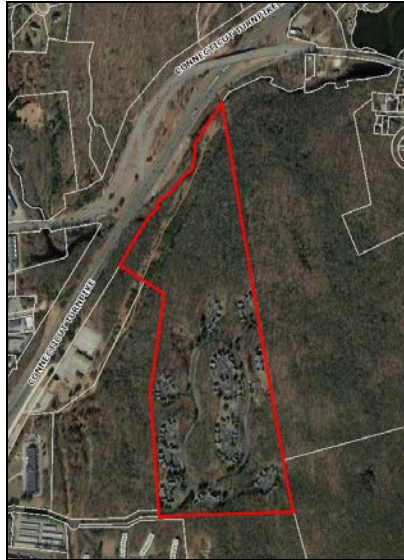
The terminus of the northbound I-95 exit 74 ramp will be relocated southerly to form a new signalized intersection with Route 161 and the Burger King Driveway. Vehicles on southbound Route 161 will be accessing I-95 northbound on a new entrance “loop” ramp approximately 500 feet south of its current location. The entrance ramp to I-95 northbound for vehicles on northbound Route 161 will be realigned slightly at its present location.



Under this Proposal (PRB #22-071) DOT is seeking SPRB approval pursuant to CGS 13a-73(h) for DOT to acquire land and easements in conjunction with the DOT Project “I-95 Interchange 74 Improvements at Route 161 and Replacement of Bridge No. 00250” with Damages totaling \$10,000. DOT’s enabling legislation to acquire land and easements is pursuant to CGS13a-73(c), 13b-36(a) and 13a-79.

SITE DESCRIPTION: The subject property is comprised of a 61.9 acre parcel of land accessed via a right of way from King Arthur Drive over an abutter, with additional non-access frontage on Interstate 95. The Appraiser indicates two conservation easements encumber approximately 41 acres of the property. The site is improved with a 100-unit affordable housing complex.

The appraiser estimates that approximately 80% of the subject is within the East Lyme Commercial District (CA) zone. The remaining 20% (approximately), which is located at the subject’s southeasterly corner, is zoned Rural District (RU-40) and states the site is a legal, non-conforming, buildable lot.



The Appraiser opines the highest and best use of the site as vacant is the commercial development of the subject land not unencumbered by conservation easements in keeping with the permitted uses of the CA and the RU-40 zoning designations and as-improved for continuation of its use as an affordable residential rental complex.

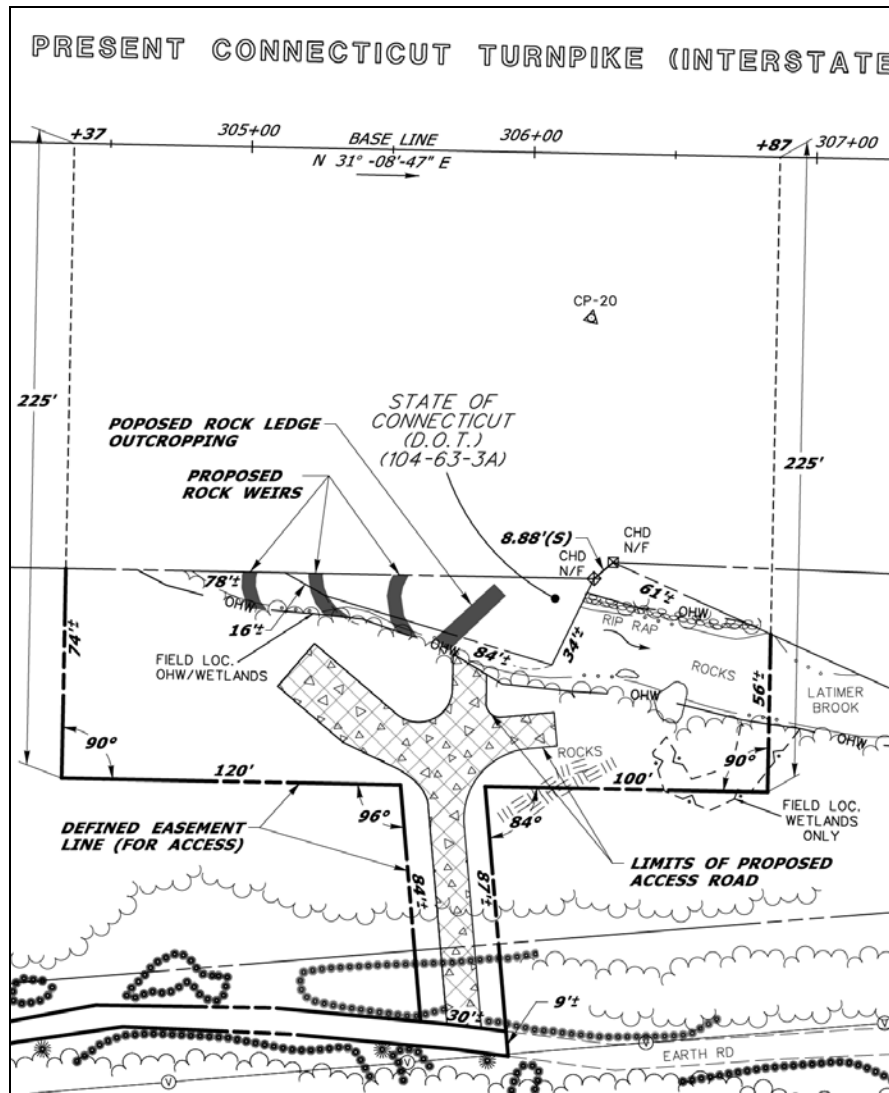
The Taking: DOT will acquire the following:

- Defined easement for access and to construct and maintain rock weirs acquired. The acquired easement area is 18,965± square feet.
- Easement for access acquired. The acquired easement area is 4,573± square feet.

Both the DOT's defined easement of 18,965± square feet and the access easement of 4,573± square feet are in close proximity to the subject's northernmost perimeter line. Both easements are within the subject's 20.9±-acre conservation area. A small section of the 18,965± square feet defined easement area is within a 125-foot wide easement area in favor of the Connecticut Light & Power Company dba Eversource Energy. The entirety of the DOT's 4,573± square feet access easement area is within the Eversource Energy easement area. This Eversource Energy access and electric lines easement run southwesterly-to- northeasterly in close proximity to the subject's northernmost property line.

The 18,965± square feet defined easement area is a T-shaped piece of land that has 282± linear feet of frontage onto Interstate 95's non-access highway line. This easement area is near the lowest elevation point for the entire property. Latimer Brook runs in a northeasterly direction through the easement area. The DOT Acquisition Map indicates the presence of minimal wetlands. The land is improved only with natural vegetation, including some trees, brush, undergrowth and a ledge outcrop. There are no site or building improvements present.

The smaller DOT access easement of 4,573± follows the path of an existing earth road that slopes downward in an easterly direction. This earth road is the access pathway for the 125-foot wide access & electric lines easement in favor of Eversource Energy. There are neither site nor building improvements within this DOT acquisition easement area.



Restricted Use/Short Form Value Finding - The DOT appraisal was completed January 4, 2022 by DOT Appraiser James Mansfield.

Land Valuation: Based on the sales comparison approach, the Appraiser considered sales in East Lyme and Waterford for both restricted and unrestricted land along the I-95 corridor (2018-2021) of similarly-zoned land and concluded that the blended fair market value of the subject land was $\$0.60/\text{sf} \times 2,696,364 = \$1,617,818$, rounded to \$1,618,000.

The Appraiser then calculated the Permanent Damages, as follows:

Item	Calculation	Value
Defined Easement for Access	$18,985 \text{ sf} \times \$0.60/\text{sf} \times 50\%$	\$5,696
Access Easement	$4,573 \text{ sf} \times \$0.60/\text{sf} \times 50\%$	\$1,372
Contributory Value of Site Improvements	Lump Sum	\$2,500
	Total	\$9,568
	Rounded	\$10,000

RECOMMENDATION: Board approval of damages in the amount of \$10,000 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.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #22-071 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-071. The motion passed unanimously.

9. NEXT MEETING – Tuesday, May 31, 2022.

The meeting adjourned.

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