

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 16, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 16, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich
Pasquale A. Pepe

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JULY 9, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 9, 2012. The motion passed unanimously.

COMMUNICATIONS

DAS Purchase and Sale Agreement, 7 Windham Road, Brooklyn. The Board received a copy of a letter dated June 8, 2012 from OPM Secretary Benjamin Barnes to DAS Commissioner Donald DeFronzo returning the proposed "Purchase and Sale Agreement" because the proposed sale price was less than one-third of the value determined by two independent fee appraisers.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	12-182	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	17-86-42A	
Grantee:	Brett D. Wilson	
Property:	Located on the westerly side of Center Street & State Route 72, Bristol	
Project Purpose:	DOT, Sale of Excess Property	
Item Purpose:	Release of approximately 26,870+/- SF of vacant land to Grantee as a result of a public bid.	

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Ms. Goodhouse reported that this DOT surplus property was part of two parcels originally acquired for the relocation of Route 72. The northwest boundary of the release parcel is Route 72 (non-access), and the parcel is encumbered by easements for sanitary sewer and storm water affecting an area 36 feet in width along the lot's boundary with Route 72. These easements encumber about 10,000 sq. ft., or 37% of the 26,870 sq. ft. release parcel. There is a chain-link fence along the non-access highway line.

The release parcel conforms to the requirements of the R-10 residential district. It is located at the south side of Route 72 at the corner with Central Street. The highest and best use is single family residential development. All utilities are available to the site. No buildings or structures can be built in the easement area. The lot is mostly level and above street grade.

DOT Appraiser Edward P. Sass, Jr. relied on three Bristol lot sales in the R-10 & R-15 zones to make comparisons to the subject. He estimated market value as of 8/26/2011 at \$30,000. The property was exposed to the market through the public bid process. A public bid was held on December 7, 2011. No minimum bid was required. The appraised value of \$30,000 was included with the bid notice. One bid was received from this Grantee in the amount of \$18,001.01 which was not accepted by DOT. The Grantee increased his offer to \$21,001 which was accepted by DOT.

SPRB staff recommended approval of the item. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the City of Bristol declined to purchase for \$21,001. The legislative delegation was notified of the sale. Considering that the bid is 70% of appraised value, the sale price of \$21,001 is reasonable for a public bid sale.

PRB #	12-183	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	109-163-001		
Grantor:	Cheryl L. Pelletier et al.		
Property:	14 Hickory Lane, Plainville, CT		
Project Purpose:	Replacement of Bridge No. 04545 for Stillwell Dr. over the Quinnipiac River, Plainville		
Item Purpose:	Acquisition of approximately 1,409 SF of defined easement area, a temporary construction easement of approximately 1,618 SF and the contributory value of site improvements all for highway purposes.		

Ms. Goodhouse reported that to improve safety, this project will replace and reconstruct Bridge No. 04545 over the Quinnipiac River. The proposed structure will consist of twin precast concrete box culverts with arch shaped headwalls. The proposed span length is 42 feet; and the proposed curb to curb width is 34 feet. The roadway profile will be raised approximately 1 foot; a storm drainage system will be installed in the northerly approach and guide railing will be installed on each approach.

DOT is acquiring a defined easement for highway purposes within an area of 1,049 sq. ft. located westerly of Stillwell Drive. Also, a temporary easement for a work area of 1,618 sq. ft. will be acquired to construct temporary channels, install sedimentation control system, temporary turbidity curtains and temporary cofferdams. Vegetation will be affected. No site improvements are affected.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. The subject property contains 0.60 acres in the R-11 zone, and is improved with a single family residence. Online data confirms the reasonableness of the DOT estimated lot value of \$130,000 which is \$5.00/SF. Hence the taking was valued as follows:

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Item	Calculation	Total
Defined easement for highway purposes	1,049 SF @ \$5.00/SF x 99%	\$5,192.55
Temporary construction easement	1,618 SF @ \$5.00/SF x 20%	\$1,618.00
Contributory value of screening vegetation	1% of \$130,000 lot value	\$1,300.00
Total:	\$8,110.55, say	\$8,200.00

SPRB staff recommended Board approval of the item. 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. The acquisition value is supported by the estimate of compensation prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

Discussion on 2011-2012 Administrative Digest Report. The Board discussed the draft SPRB Section prepared for publication in the DAS Administrative Digest for FY 2012. No changes were recommended to the draft submittal.

The Board took the following votes in Open Session:

PRB FILE #12-182 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-182. The motion passed unanimously.

PRB FILE #12-183 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-183. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary