

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 18, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 18, 2012 in the State Office Building.

**Members Present:** Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe

**Members Absent:** Edwin S. Greenberg, Chairman  
John P. Valengavich

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

Vice Chairman Millstein 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 OCTOBER 11, 2012.** Mr. Norman moved and Mr. Pepe seconded a motion to approve the minutes of October 11, 2012. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

<b>PRB #</b>	<b>12-252</b>	<b>Transaction/Contract Type:</b>	RE / Assignment
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	56-265-3A		
<b>Grantee:</b>	Town of Greenwich		
<b>Property:</b>	Located along North Porchuck Road, Greenwich		
<b>Project Purpose:</b>	Assignment of Land to the Town of Greenwich		
<b>Item Purpose:</b>	Assignment of approximately 207 ± SF of easement area and 9 ± LF of additional easement area for the right to install timber guard rail to the Town of Greenwich for highway purposes in connection with the Replacement of Bridge No. 06163 on North Porchuck Road Project.		

Ms. Goodhouse recommended Board approval for the release and assignment of this real estate to the Town of Greenwich for highway purposes. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The description in the Quit-Claim to release the real property is consistent with the description in the DOT acquisition deed.

In 2004 DOT acquired a slope easement within an area of 207± SF; and an easement to install and maintain timber guiderail and end anchorage 9 feet in length in connection with Replacement of Bridge

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No. 06163, the North Porchuck Road Bridge over East Branch of Byram River, Greenwich. Item #9 in project Agreement No. 04.03-02(03) stipulates that at completion of construction, properties and rights acquired shall be released for highway purposes to the municipality. The rights were acquired for \$1,835.

**PRB #** 12-254 **Transaction/Contract Type:** RE / Conveyance  
**Origin/Client:** DOT / DOT  
**Project Number:** 162-93-1A  
**Grantee:** Town of Winchester  
**Property:** Northwestern side of CT RTE 263 and adjacent to Crystal Lake, Winchester  
**Project Purpose:** Conveyance of Land to the Town of Winchester  
**Item Purpose:** Conveyance of approximately 1.61-acres to the Town of Winchester for municipal purposes including public safety improvements to the Crystal Lake Dam area with the State of Connecticut maintaining various easements.

Under this proposal, DOT will convey 1.61± acres to the Town of Winchester for municipal purposes. It is an irregular shaped parcel that was the former location of CT Route 263, since relocated. The property includes the dam at the south end of Crystal Lake Reservoir. There is 794 feet of frontage on CT Route 263, Winchester Road.

Ms. Goodhouse reported that the parcel was acquired from the Town in 1975 as part of 2.95 acres purchased for \$3,200. According to Mr. Obey's memorandum to the Board, Winchester has requested the property in order to make public safety improvements to the Crystal Lake Dam.

The deed recites that the property is conveyed to the Town of Winchester, for municipal purposes. The parcel will revert to the State if it is needed for transportation purposes; and title will revert to the State if the Town of Winchester does not use the parcel for municipal purposes, does not retain ownership of the entire parcel, or leases all or any portion of the parcel. There is no monetary consideration. The State will retain an easement to slope, an easement to drain, an easement for existing utilities, and a drainage right of way, all as indicated on the compilation plan provided.

Staff recommended approval of the item. The deed description is consistent with the compilation plan referenced in the deed. Winchester will be responsible for the dam, and make public safety improvements to the dam. The property will revert to the State if needed for highway purposes or if the parcel is not used for municipal purposes. DOT has authority to make the conveyance under Section 13a-80 of the Statutes, subject to the approval of OPM (received 9/21/12), the SPRB and OAG.

**PRB #** 12-255 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 079-210-028  
**Grantor:** Adam E. Michaud et al  
**Property:** 7 Sunbright Drive North, Meriden  
**Project Purpose:** Reconstruction of Gravel Street and Baldwin Avenue  
**Item Purpose:** Acquisition of 613± SF slope easement for highway purposes and additional compensation for the contributory value of site improvements.

To improve safety, the project consists of reconstructing 4,500 feet of Gravel Street, and 1,525 feet of Baldwin Avenue, in the City of Meriden. Along with minor intersectional realignments and minor profile changes, the project will improve drainage and provide a grass snow shelf and uniform 5-foot wide

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sidewalks. Sight lines at intersections will be improved, and increased curb radii will make it easier for trucks and busses to turn into and out of the intersecting side streets. The 2009 construction budget estimate is \$9,400,000. The DOT design information identifies 56 parcels that require acquisitions, most of these are easements.

Ms. Goodhouse reported that the subject property at Gravel Street and 7 Sunbright Drive North is 0.34 acres improved with a single family house. The project requires a slope easement affecting 613 square feet and requires the removal of a large hedge row along the Gravel Street frontage. DOT established a rate of \$4.00/SF for this taking. SPRB staff research confirms that \$4.00/SF is within the range of sales data for sales of residential lots in the R-1 zone, Meriden.

The owners did not dispute the \$4.00/SF valuation, but did dispute the value of the large hedge row, which is a row of 10' high arbor vitae. A slope easement and a new sidewalk would be constructed along the Gravel Street frontage. DOT believed that most of the hedge row would survive construction, but admitted that they could not guarantee it. An ensuing negotiation resulted in an agreement for DOT to award the amount of \$8,500.00.

Ms. Goodhouse recommended 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 EOC, and the negotiated settlement regarding the compensation for the hedge row is reasonable.

<b>PRB #</b>	<b>12-256</b>	<b>Transaction/Contract Type:</b> RE / Voucher
<b>Origin/Client:</b>	DOT / DOT	
<b>Project Number:</b>	079-210-025	
<b>Grantor:</b>	ARC of Meriden–Wallingford, Inc.	

<b>Property:</b>	6 Sunbright Drive South, Meriden
<b>Project Purpose:</b>	Reconstruction of Gravel Street and Baldwin Avenue
<b>Item Purpose:</b>	Acquisition of 2,198± SF slope easement for highway purposes and additional compensation for the contributory value of site improvements.

This DOT project is the same as in the preceding agenda item. The subject property is a corner lot at Gravel Street and 6 Sunbright Drive South comprising 0.31 acres improved with a single family/group home. The project requires a slope easement affecting 2,198 square feet and will impact a large area of mature hedges as well as a mature tree. DOT established a rate of \$4.00/SF for this taking and will compensate the owner \$3,100 for the slope easement and \$3,500 for the hedge row, for a total of \$6,600.

Ms. Goodhouse recommended 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 reasonably supported by the DOT Estimate of Compensation.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

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**Reimbursement of Meeting and Mileage Fees.** Mr. Josephy moved and Mr. Pepe seconded a motion to reimburse Mr. Norman for meeting and mileage fees in connection with a site inspection of property in Windsor. The motion passed unanimously.

The Board took the following votes in Open Session:

**PRB FILE #12-252** - Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #12-252. The motion passed unanimously.

**PRB FILE #12-254**- Mr. Josephy moved and Mr. Norman seconded a motion to approve PRB File #12-254. The motion passed unanimously.

**PRB FILE #12-255** - Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #12-255. The motion passed unanimously.

**PRB FILE #12-256** – Mr. Pepe moved and Mr. Josephy seconded a motion to approve PRB File #12-256. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary