

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On June 12, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 12, 2014 in the State Office Building.

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

**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 JUNE 4, 2014 AND JUNE 5, 2014.** Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of June 4, 2014 and June 5, 2014. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

### COMMUNICATIONS

**Reappointment of Board Members Mr. Pepe and Mr. Josephy.** On June 10, 2014 the State Properties Review Board received letters from John McKinney, Senate Minority Leader and Lawrence F. Cafero, Jr., House Republican Leader, reappointing Pasquale Pepe and Bruce Josephy to the Board.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE- NEW BUSINESS

**PRB #** 14-148      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 009-088-003  
**Grantor:** Margaret M. Reynolds  
**Property:** 42 Plumtrees Road, Bethel, CT  
**Project Purpose:** Replacement of Plumtrees Road Bridge Project  
**Item Purpose:** Acquisition of land for highway purposes totaling 3,956±SF as well as a slope easement totaling 789±SF.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 12, 2014

Page 2

Staff reported that the subject property is 1.548 acres, an irregular shaped lot on the corner of Plumtrees Road and Whittlesey Drive, which accesses Educational Park, the town's public schools complex. The highest and best use of the subject is its current use as a single family residential property. It is improved with a 2,138 SF Colonial style residence, set back 60 feet from the existing highway line. The current use conforms to the R-10 Residential zone.

The Department of Transportation will take 3,956 sq. ft. located along the Plumtrees Road frontage; and a slope easement of 789 SF along Plumtrees Road and Whittlesey Drive. The taking will bring the highway line 15 feet closer to the primary residence, resulting in a 45 foot setback. The driveway slope will remain substantially the same.

DOT Appraiser Thomas L. Fox prepared a before and after valuation (as of 3/2014) to estimate the affect of the takings. He developed a site value \$124,750 for the 1.548 acre site, which is \$1.85/SF. Based on his estimate the damages to be paid to the Grantor are \$7,685.

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 amount of damages is supported by the DOT appraisal report.

<b>PRB #</b>	<b>14-149</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	017-182-023		
<b>Grantor:</b>	CPD Properties – 1462 Farmington Avenue, LLC		
<b>Property:</b>	1462 Farmington Avenue, Bristol, CT		
<b>Project Purpose:</b>	Widening of U. S. Route 6, Bristol and Farmington Project		
<b>Item Purpose:</b>	Acquisition of a defined easement for highway purposes totaling 564±SF, a slope easement totaling 140±SF as well as additional compensation for the contributory value of site improvements.		

Staff reported that this DOT project is for the widening of a portion Route 6, Farmington Avenue, from Carol Lane in Bristol to Peggy Lane in Farmington. The project will provide a second eastbound through lane in order to reduce accidents and improve traffic flow. The proposed improvements would also consist of adjustments to the existing pavement cross-slope, drainage modifications and upgrades, and modification to the existing traffic signals. The (2011) estimate for rights of way acquisition is \$1,487,400 affecting 55 properties. There were 478 accidents with 191 injuries recorded on this section of Route 6 between 1/1/2005 and 12/31/2008.

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 at 1462 Farmington Avenue, Bristol is approximately 0.79-acres and improved with a commercial building operating as a convenience store and gas station. The project requires a taking of 99% interest for a defined easement for highway purposes in an area comprising approximately 564-SF

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 12, 2014

Page 3

which is located along the property's frontage on the southerly side of Route 6. DOT established a rate of \$15.00 which is consistent with the previous approvals for commercial acquisitions related to the project which have approximately ranged from \$8.00 to \$18.00 per SF. The taking also includes additional compensation for a slope easement comprising 140-SF as well as the contributory value of site improvements which includes landscaping and lighting inclusive of wiring that will need to be relocated. Based on the EOC, the damages paid to the Grantor will be \$10,000.

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 EOC, and the negotiated settlement is reasonable.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-148** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-148. The motion passed unanimously.

**PRB FILE #14-149** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-149. The motion passed unanimously.

The meeting adjourned.

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