

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 18, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 18, 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 DECEMBER 11, 2014.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of December 11, 2014. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

**PRB #** 14-305      **Transaction/Contract Type:** RE / Conveyance  
**Origin/Client:** DOT/DOT  
**Grantee:** Town of Colchester  
**Property:** Generally located along the intersection of Hayward Rd. & RTE 85, Colchester  
**Project Purpose:** Legislative Conveyance of Property  
**Item Purpose:** Legislative Conveyance of approximately 1.397-acres of land generally located along the westerly side of State Route 85 to the Town of Colchester. This property conveyance is pursuant to Section 9 of Special Act No. 14-23 and is intended to be used for a sewer pump station and other related purposes.

Staff recommended Board approval for this conveyance of real estate pursuant to Special Act 14-23 Section 9. This conveyance includes approximately 1.397-acres of land located at the intersection of Hayward Road and Connecticut Route 85. The property is improved with a gated area that encloses a pump station and associated amenities for its operation. Based on the survey plan provided by the Department of Transportation it appears that a significant portion of the site is comprised of wetlands, an open earth drainage ditch and a stream which runs through the site. The purpose of this conveyance is to transfer the site to the Town of Colchester inclusive of the improvements which were completed by the Department of Transportation under State Project Number 28-183. After the transfer, the Town is

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planning to use the pump station for continued service to the adjacent DOT Maintenance Facility, the Town's Distribution System and other future municipal operations.

This Special Act Conveyance authorizes the State to convey the 1.397-acres of land as identified on the plan dated January 2014 and prepared by DOT to the Town of Colchester. As detailed in the special act legislation the property shall be used for "Sewer Pump Station and Related Purposes". The legislation also includes a clause that the property shall revert back to the State:

- (1) If said parcel is not used for a sewer pump station and related purposes
- (2) The grantee does not retain ownership of the property,
- (3) Or if the grantee leases all or any portion of the property.

This conveyance is being made at cost of \$1,000 to the Town of Colchester. The Conveyance is also subject to a DOT easement for maintenance of a concrete end wall which is located at the southerly boundary of the property.

<b>PRB #</b>	<b>14-306</b>	<b>Transaction/Contract Type:</b>	RE / Sale
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	77-000-49A		
<b>Grantee:</b>	S. Spencer Homick		
<b>Property:</b>	Southwesterly side of RTE 31 adjacent to an existing Railroad ROW, Mansfield		
<b>Project Purpose:</b>	DOT Sale of Excess Property		
<b>Item Purpose:</b>	Release of approximately 38,915 ± SF of vacant land to the Grantee as the result of a public bid.		

Staff reported that the release parcel of 38,915 SF (0.8934 acre) is a vacant site, with 446.13 feet of frontage along the southwesterly side of Route 31, Higgins Highway, in Mansfield. However, the site is irregularly shaped (see plan) and encumbered by wetlands and flood plain.

It was acquired by DOT in 1929 and 1945, predating the zoning requirements for the present residential RAR-90 zone. Therefore, according to the town planning officials, it is a lot of record. Consequently, after determining that the parcel was surplus, State statutes require that DOT release it through a public bid process.

Because much of it is within the flood zone of the Willimantic River, and has no development potential, the highest and best use is assemblage with the adjacent parcel to the west. Under this assumption, DOT appraised the property in 2011, assuming the most likely use would be assemblage with the adjacent 13.61 acre parcel to the west, owned by John P. McShea, similarly located in the flood zone of the Willimantic River. The appraisal report concluded the land value for vacant wetland in the residential zone to be \$4,200/acre:  $\$4,200/\text{acre} \times 0.8934 \text{ acre} = \$3,752.28$ , say \$4,000 for the subject property.

A DOT memorandum (4/21/2014) explains DOT acceptance of a bid of \$3,500 for the property. Two public bids were held; and bids of \$200 and \$503 were received in 2011; and one bid of \$500 was received in 2012. The Grantee's offer of \$3,500, received 4/16/2014, is 88% of the appraised value. The Grantee is not an abutter.

Staff recommended approval of this item. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW/DAS, OPM, DDS, DECD and DEP/DEEP declined an offer to

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acquire custody & control, and the Town of Mansfield declined an invitation to purchase. The legislative delegation was also notified of the sale. Based on the information provided and staff research, the sale price of \$3,500 is reasonable.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-305**– Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-305. The motion passed unanimously.

**PRB FILE #14-306**– Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-306. The motion passed unanimously.

The meeting adjourned.

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