

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On January 20, 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 January 20, 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:**

Dimple Desai  
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 January 18, 2022 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

#### **3. REAL ESTATE- UNFINISHED BUSINESS**

#### **4. REAL ESTATE – NEW BUSINESS**

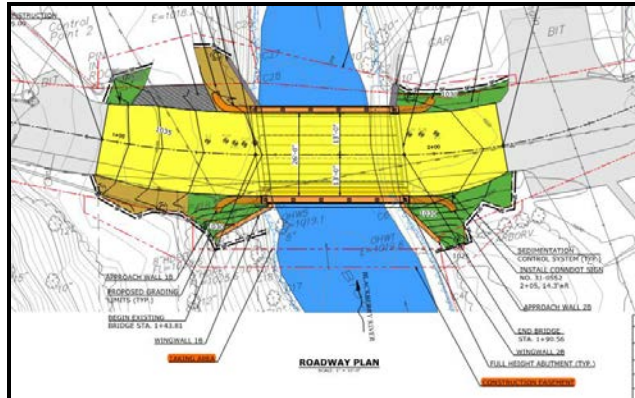
<i>PRB File #:</i>	21-195
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>DOT Project #:</i>	097-097-004
<i>Grantor:</i>	Margaret E. Barnett
<i>Property:</i>	Norfolk, River Place (5)
<i>Project Purpose:</i>	Rehabilitation of Bridge No. 05150 River Place over Blackberry River
<i>Item Purpose:</i>	Voucher

**DAMAGES: \$9,400**

#### **DOT PROJECT:**

Rehabilitation of the bridge is required based on its current condition rating. According to the recent ConnDOT Bridge Inspection Report (5/01/19), the existing bridge deck is in poor condition. The

superstructure is rated a 4 and is in poor condition. The substructure is rated a 6 (satisfactory condition) however, there are portions of the substructure that will be replaced.



**SITE DESCRIPTION:** The subject property consists of an irregular-shaped, 0.57 acre site with approximately 125' of frontage on the south side of River Place. The topography slopes upward in an easterly direction away from the property's River Place road frontage as well as the frontage along the Blackberry River. The property's westerly land slopes downward towards the Blackberry River.

The site is improved with a 2,154 square foot cape-style single-family residence built in 1930 (6/3/1.5).

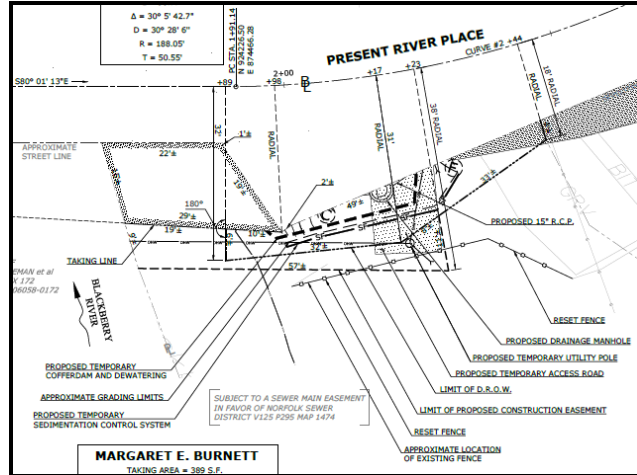
Impacted site improvements within the acquisition area include a row of mature arborvitaes, a fence located at the base of the arborvitaes and trees/vegetation located within proximity to the arborvitaes. According to the acquisition map, the Temporary Construction Easement will not impede the subject property's driveway access during the duration of the project. The River Place Bridge over the Blackberry River is located within proximity to the subject property's northwesterly corner.

The Appraiser opines the highest and best use of the site is for commercial development with interim residential use.



**The Taking:** DOT will acquire the following:

- A partial take in fee simple of 389± square feet of land;
- A construction easement for the purpose of installation of temporary utility poles, overhead wires, and temporary access road, storage of equipment and materials, and driveway construction during the Replacement of Bridge No. 05150 River Place over Blackberry River acquired over an area of 306± square feet; and
- A drainage right of way acquired over an area of 438± square feet.



**Restricted Use/Short Form Value Finding** - The DOT appraisal was completed September 13, 2021 by DOT Appraiser Matthew Malia.

**Land Valuation:** Comparably sized sales and listings of similarly-zoned properties in Norfolk and the surrounding communities were reviewed by the appraiser. Based upon the appraiser’s analysis of the subject and sales data, the estimated value of the subject property’s land is \$4.00/square foot.

The Appraiser then calculated the Permanent Damages, as follows:

Item	Calculation	Value
Partial take in fee simple	389 sf x \$4.00/sf =	\$1,556
Drainage Right of Way	438 sf x \$4.00/sf x 95%	\$1,664
Contributory Value of Site Improvements	Lump Sum	\$6,000
	Total	\$9,220

**Calculation of Temporary Damages**

Construction Easement Area #1	306 sf x \$4.00/sf x 12% x 1 year	\$147
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Total damages are then Permanent Damages plus Temporary Damages, or \$9,220 + \$147 = \$9,367, rounded to \$9,400.

**RECOMMENDATION:** Board approval of damages in the amount of \$9,400 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 #21-195** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB 21-

195. The motion passed unanimously.

**9. NEXT MEETING** – Monday, January 24, 2022.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary