

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 24, 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 February 24, 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 February 22, 2022 Meeting. The motion passed unanimously.

### 2. COMMUNICATIONS

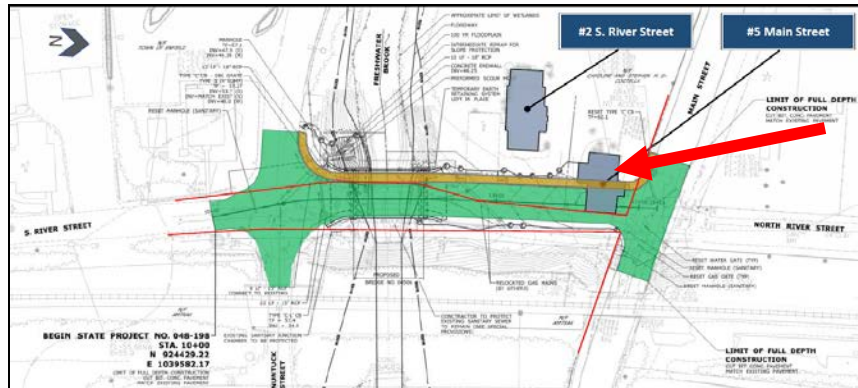
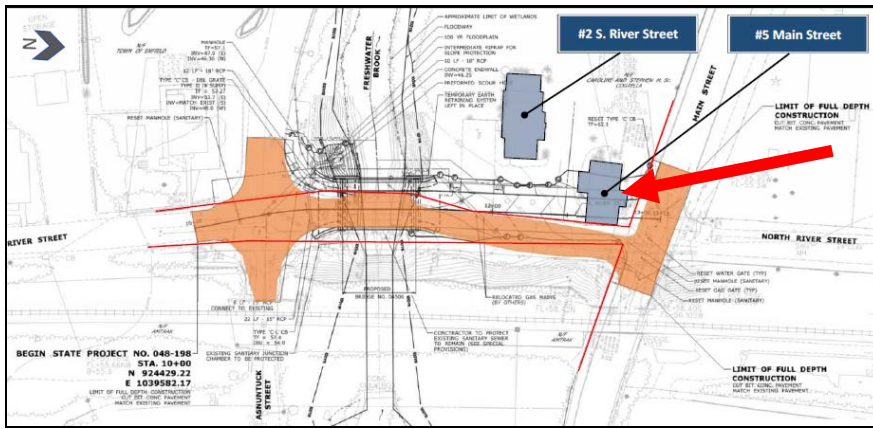
Director Desai informed the Board that the Board's Letter was sent to the Commissioner of DoAg seeking further clarification on certain proposals.

### 3. REAL ESTATE- UNFINISHED BUSINESS

### 4. REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	22-011
<b>Transaction/Contract Type:</b>	RE – Voucher
<b>Origin/Client:</b>	DOT/DOT
<b>Property:</b>	048-198-001
<b>Grantor:</b>	Steven Cogtella, et al
<b>Property:</b>	Enfield, Main St (5)
<b>Project Purpose:</b>	Replacement of Bridge No. 04506, S. River St over Freshwater Brook
<b>Item Purpose:</b>	Voucher for Total Take

**DAMAGES: \$155,000**



**SITE & TAKING DESCRIPTION:** The subject property consists a 3,791+/- sq. ft. lot with 44 feet of frontage on west side of South River Street and 64.25 feet of frontage on the south side of Main Street. The site is improved with a circa 1900, 2-story conventional style, single family home containing 1,600 square feet (7/2/1). The dwelling is considered to be in overall average condition. The property is located in the TD-4, Mixed Use zone and is pre-existing non-conforming regarding use and site requirements.

The property is located south of a proposed new train station and the town's proposed transit-oriented development plans.



The Appraiser opines the highest and best use of the site, as vacant is for assemblage with the westerly abutter, and for continued single family use, as improved.



**VALUATION:** The DOT appraisal was completed October 7, 2020 by DOT Appraiser Matthew Malia.

Land Valuation: Based on the sales comparison approach, the Appraiser considered three sales and one listing of land in Enfield and concluded the value of the land, according to its highest and best use, is \$20,000, or \$5.25/sf.

The town assessment records indicate the value of the land is \$46,000 (100% value) based on a 2021 town-wide revaluation.

Building Valuation:

Sales Comparison Approach: The appraiser analyzed six sales of residential properties in Enfield as follows:

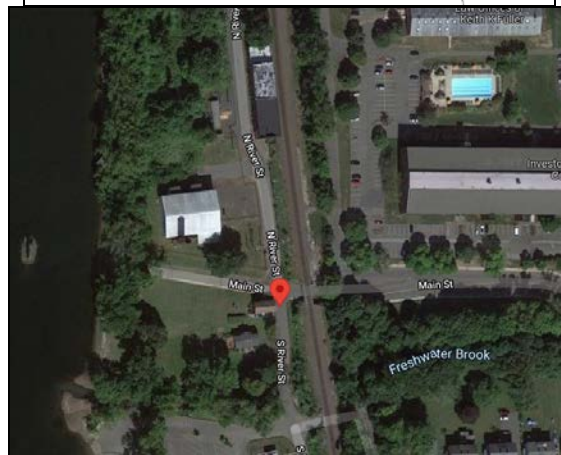
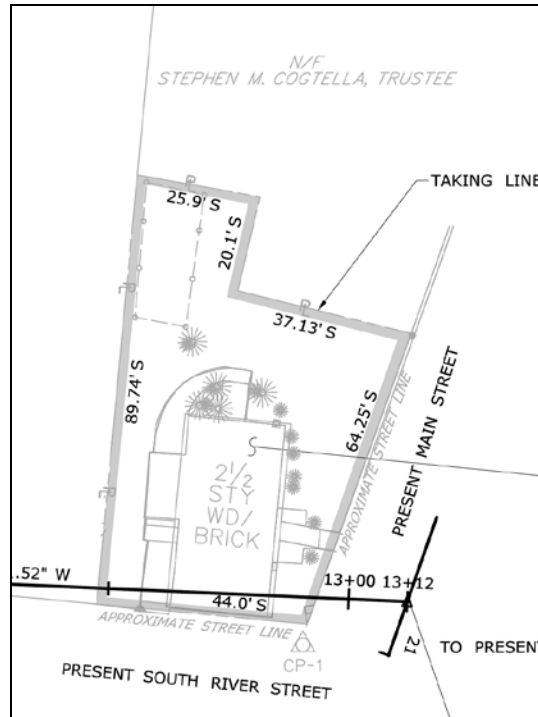
FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	5 Main St Enfield, CT 06082	31 Oak Ave Enfield, CT 06082		159 Spring St Enfield, CT 06082		20 Bernardino Ave Enfield, CT 06082	
Proximity to Subject		0.41 miles SE		0.58 miles SE		1.63 miles NE	
Sale Price	\$ N/A	\$ 174,000		\$ 160,000		\$ 159,900	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 88.55 sq.ft.		\$ 109.89 sq.ft.		\$ 111.43 sq.ft.	
Data Source(s)		Assessor, Deed, MLS Listing		Assessor, Deed, MLS Listing		Assessor, Deed, MLS Listing	
Verification Source(s)		Drive-By Inspection		Drive-By Inspection		Drive-By Inspection	

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	5 Main St Enfield, CT 06082	2 Virginia Ave Enfield, CT 06082		487 Hazard Ave Enfield, CT 06082		126 Windsor St Enfield, CT 06082	
Proximity to Subject		1.03 miles NE		4.32 miles E		0.63 miles NE	
Sale Price	\$ N/A	\$ 168,500		\$ 200,000		\$ 96,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 112.63 sq.ft.		\$ 140.45 sq.ft.		\$ 67.23 sq.ft.	
Data Source(s)		Assessor, Deed, MLS Listing		Assessor, Deed, MLS Listing		Assessor, Deed, MLS Listing	
Verification Source(s)		Drive-By Inspection		Drive-By Inspection		Drive-By Inspection	

After adjusting for differences, the Appraiser concluded that the fair market value of the subject property was \$155,000, or \$96.88/sf.

**RECOMMENDATION:** Board **APPROVAL** of damages in the amount of \$155,000 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.



**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER - NEW BUSINESS**

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #22-011** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB 22-011.

**9. NEXT MEETING** – Monday, February 28, 2022.

The meeting adjourned.

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