

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On January 23, 2023 – 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 23, 2023 remotely via telephone conference at (860)-840-2075 and use passcode 284890492#.

### 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 19, 2023 Meeting. The motion passed unanimously.

### 2. COMMUNICATIONS

### 3. REAL ESTATE- UNFINISHED BUSINESS

### 4. REAL ESTATE – NEW BUSINESS

<i>PRB File #:</i>	22-208
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>DOT Project #:</i>	161-143-001
<i>Grantor:</i>	Sara Obuchowski
<i>Property:</i>	Wilton, Arrowhead Rd (16)
<i>Project Purpose:</i>	Replacement of Bridge No. 05510 Arrowhead Road over Norwalk River
<i>Item Purpose:</i>	Voucher

**DAMAGES: \$6,060**

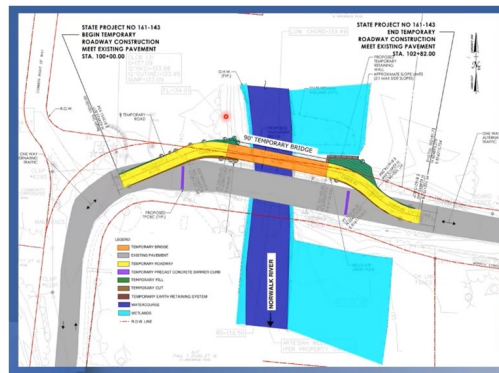
### Project Background

The purpose of the project is to replace Bridge No. 05501, which carries Arrowhead Road over Norwalk River in the Town of Wilton.

Bridge No. 05501 was constructed in 1985. The single span structure is 60-feet long and it carries two lanes of traffic in eastbound and westbound directions with a curb-to-curb roadway width of 23'-7". The bridge is located approximately 400 feet west from its intersection with US-7 (Danbury Road). Arrowhead Road is a cul-de-sac roadway providing the only ingress and egress to 10 residential properties west of the river. The existing structure is a prefabricated steel thru-truss bridge supported by concrete pile caps with pile foundations.

The proposed project involves replacing the existing bridge with a 51-foot long prestressed concrete deck unit superstructure supported by new semi-integral abutments and wingwalls on piles driven to bedrock. The width of the roadway will be increased slightly to 24-feet to meet current roadway standards. The proposed bridge is anticipated to slightly improve the site hydraulics. Roadway pavement reconstruction at the bridge approaches and the installation of a new guiderail system will also be included in the project. The proposed replacement will be accomplished in one construction season utilizing a temporary bridge, while the new bridge is constructed offline to accelerate bridge construction and ensure workzone safety. The temporary bridge will maintain a single lane of traffic using an alternating one-way pattern.

No permanent Rights of Way property takings are planned as part of this project. However, it is anticipated that a permanent slope easement on one property and temporary construction easements on two properties will be needed.



<https://www.youtube.com/watch?v=wu9sEmG652U>

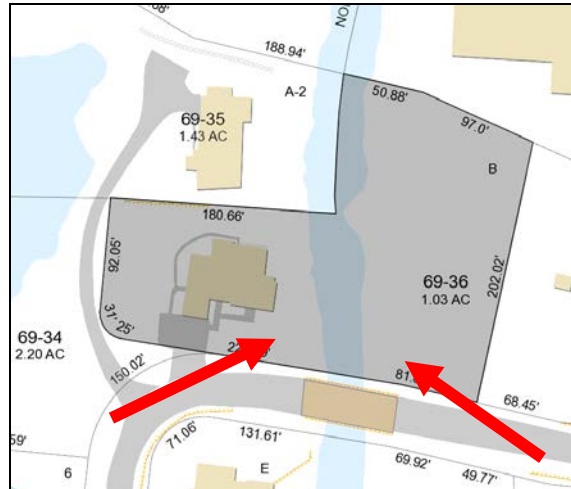


Courtesy: MLS

**SITE DESCRIPTION:** The subject property consists of an irregular-shaped, 1.03 acre (44,867 sf) site with approximately 302' of frontage on the north side of Arrowhead Rd. Norwalk River crosses the central portion of the property. The property is located in an R-2A

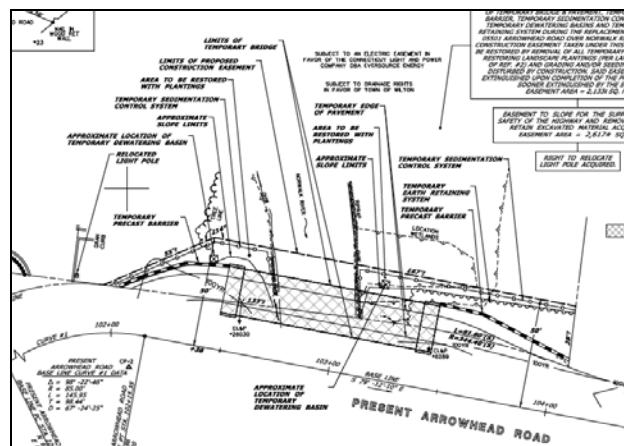
residential zone and appears to be pre-existing non-conforming to zoning with respect to minimum site requirements (2 acre zone).

The site is improved with a colonial-style dwelling containing 3,820 square feet of gross living area (9/3/3) built in 1986.



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

- An easement to slope for the support and safety of the highway and remove, use or retain excavated material acquired over an area of 2,617± square feet;
- A construction easement for the purpose of access, staging of equipment and materials, installation of temporary bridge & pavement, temporary precast barrier, temporary sedimentation control systems, temporary dewatering basins and temporary earth retaining systems acquired over an area of 2,133± square feet; and
- Right to relocate light pole acquired.



**EOC Valuation:** Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, DOT Staff valued the 1.03 acre (44,867 sf) acre residentially-zoned site at \$5.00/SF (\$224,500 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 11/01/2022:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Slope Easement	2,617 SF @ \$5.00/SF x 30%	\$3,925.50
Construction Easement	2,133 SF @ \$5.00/SF x 20%	\$2,133.00
	<b>Total:</b>	\$6,058.50
	<b>Rounded</b>	<b>\$6,060</b>

**RECOMMENDATION:** Board approval of damages in the amount of \$6,060 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 damages are supported by the EOC valuation.



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

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

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #22-208** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #22-208. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, January 26, 2023.

The meeting adjourned.

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