

STATE PROPERTIES REVIEW BOARD

**Minutes of Meeting Held On March 13, 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 March 13, 2023 remotely via telephone conference at (860)-840-2075 and use passcode 284890492#.

Members Present:

Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert
Jeffrey Berger
William Cianci

Members Absent:

Edwin S. Greenberg, Chairman

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Peter Simmons – DAS/DCS

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 March 9, 2023 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Board Members were informed that a Site Visit for a Proposal being reviewed under PRB #23-022-A scheduled for tomorrow, March 14, 2023, was postponed due to a forecasted snow event. Staff are working with Department of Agriculture to reschedule the Site Visit for March 22, 2023.

3. REAL ESTATE- UNFINISHED BUSINESS

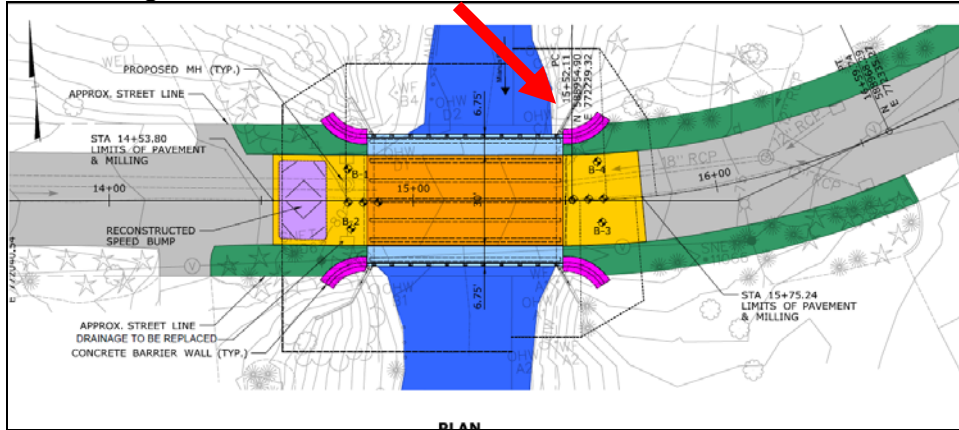
4. REAL ESTATE – NEW BUSINESS

PRB #	23-014
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
DOT Project #:	135-345-002
Grantor:	Sophia Muirhead & Bruce Rossow
Property:	Stamford, Westover Rd (580)
Project Purpose:	Rehabilitation of Bridge No. 05010 West Glen Drive over Mianus River
Item Purpose:	Voucher

DAMAGES: \$8,425

Project Background

The purpose of the project is to replace the superstructure of Bridge No. 05010, which is currently structurally deficient. The existing structure, built in 1964, consists of a single span precast concrete tee beam superstructure supported by reinforced concrete abutments and wingwalls. The total structure length is 63-feet and the curb-to-curb roadway width is 30-feet. The proposed superstructure replacement consists of a galvanized steel stringer superstructure supported on existing concrete abutments. The structure will have a 60-foot clear span with a 30-foot curb-to-curb width consisting of two, 11-foot travel lanes and two, 4-foot shoulders.



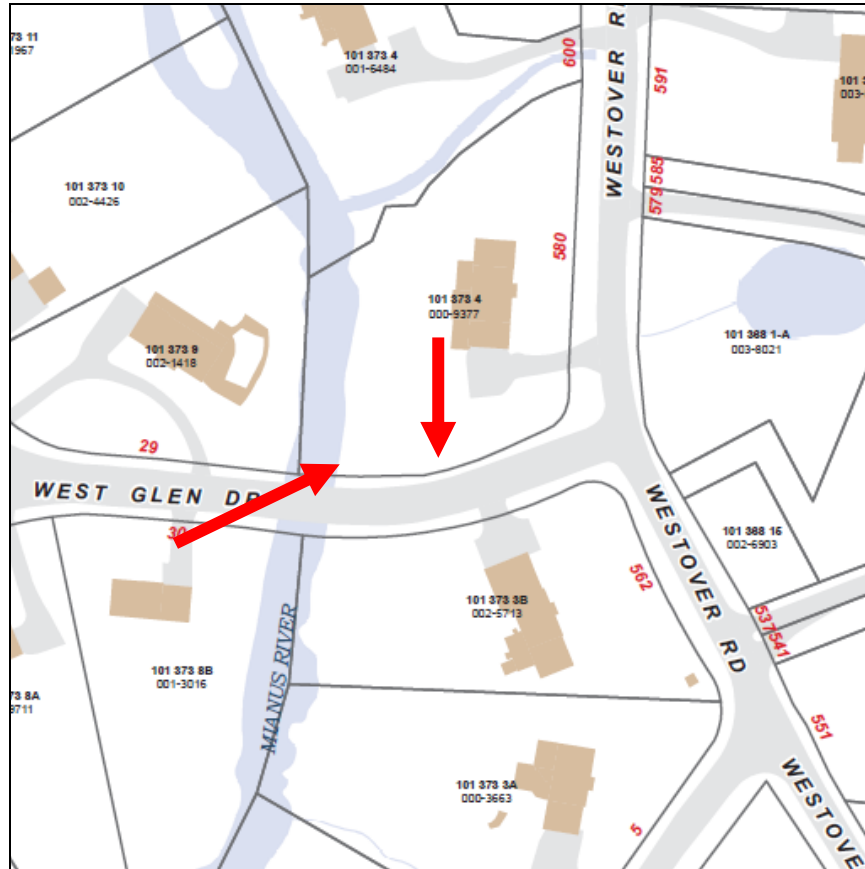
<https://www.youtube.com/watch?v=D1V6KyIvRX0>



SITE DESCRIPTION: The subject property consists of a 1.14 acre (60,984 sf) corner lot with frontage on the north side of West Glen Drive and on the westerly side of Westover Road. The

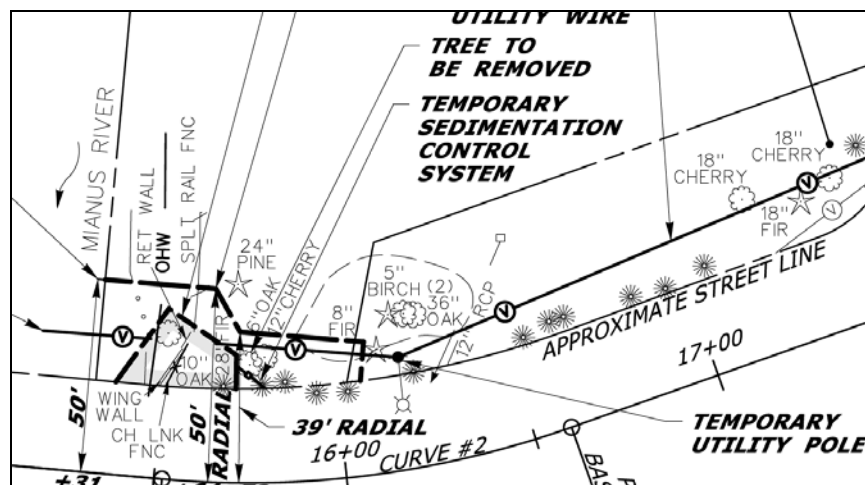
Mianus River is located along the westerly portion of the property. The property is located in an R-A1 residential zone and appears to conform to zoning.

The site is improved with a colonial-style dwelling containing 4,358 square feet of gross living area (10/5/3.5) built in 1966.



The Taking: DOT will acquire the following:

- A partial take in fee simple of 392± square feet; and
- A construction easement for the purpose of construction access, trimming trees, removal of tree, installation of temporary overhead utility wires, installation of temporary sedimentation control system and clearing and grubbing acquired over an area of 916± square feet



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 1.14 acre (60,984 sf) acre residentially-zoned site at \$7.00/SF (\$426,900 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 12/14/2022:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Partial Take in Fee Simple	392 SF @ \$7.00/SF	\$2,744.00
Construction Easement	916 SF @ \$7.00/SF x 20%	\$1,282.40
Contributory Value of Vegetation	Lump Sum	\$3,000.00
Contributory Value of Fencing	Lump Sum	\$1,400.00
	Total:	\$8,426.40
	Rounded	\$8,425

DOT utilized the following sales in support of the Damages:

Status	Status Date	Prop Type	Closed Price	Address	City	Acres	Sq Ft Total	\$ Per Sq/ft	Zone
CLSD	07/21/2022	RES	\$ 888,500.00	Juniper Hill Rd - Lot A	Stamford	2	\$ 87,120.00	\$ 10.20	RA2
CLSD	7/1/2022	RES	\$ 310,000.00	1430 Long Ridge Rd	Stamford	1	\$ 43,560.00	\$ 7.12	RA1
CLSD	06/02/2022	RES	\$ 275,000.00	Eden Rd	Stamford	1	\$ 43,560.00	\$ 6.31	RA1
CLSD	12/9/2020	RES	\$ 210,000.00	0 Westover Rd	Stamford	1.03	\$ 44,866.80	\$ 4.68	RA1
CLSD	2/24/2020	RES	\$ 350,000.00	52 Pakenmer Rd, Unit #Lot 2	Stamford	1.15	\$ 50,094.00	\$ 6.99	RA1
Averages			\$ 406,700.00			1.236	68,607.00	\$ 7.06	

RECOMMENDATION: Board approval of damages in the amount of \$8,425 is recommended for the following reasons:

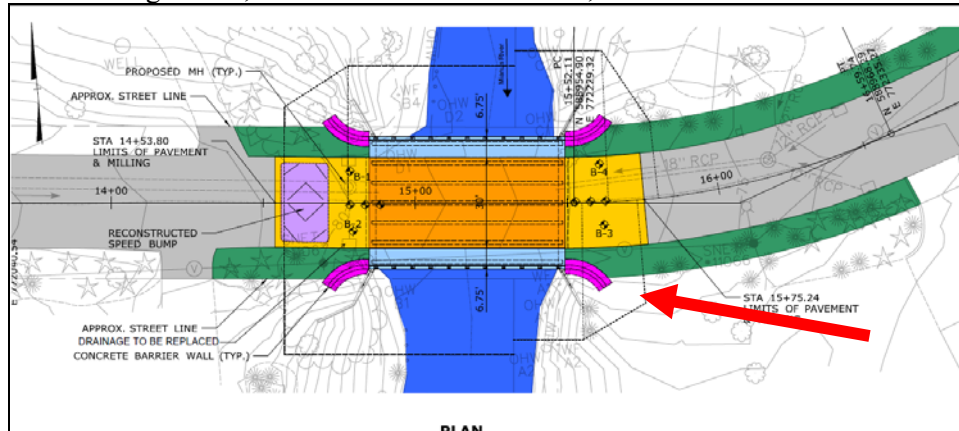
1. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
2. The damages are supported by the EOC valuation.

PRB # 23-015
Transaction/Contract Type: RE – Voucher
Origin/Client: DOT/DOT
DOT Project #: 135-345-004
Grantor: Joseph & Loredana Gambino
Property: Stamford, Westover Rd (562)
Project Purpose: Rehabilitation of Bridge No. 05010 West Glen Drive over Mianus River
Item Purpose: Voucher

DAMAGES: \$8,125

Project Background

The purpose of the project is to replace the superstructure of Bridge No. 05010, which is currently structurally deficient. The existing structure, built in 1964, consists of a single span precast concrete tee beam superstructure supported by reinforced concrete abutments and wingwalls. The total structure length is 63-feet and the curb-to-curb roadway width is 30-feet. The proposed superstructure replacement consists of a galvanized steel stringer superstructure supported on existing concrete abutments. The structure will have a 60-foot clear span with a 30-foot curb-to-curb width consisting of two, 11-foot travel lanes and two, 4-foot shoulders.

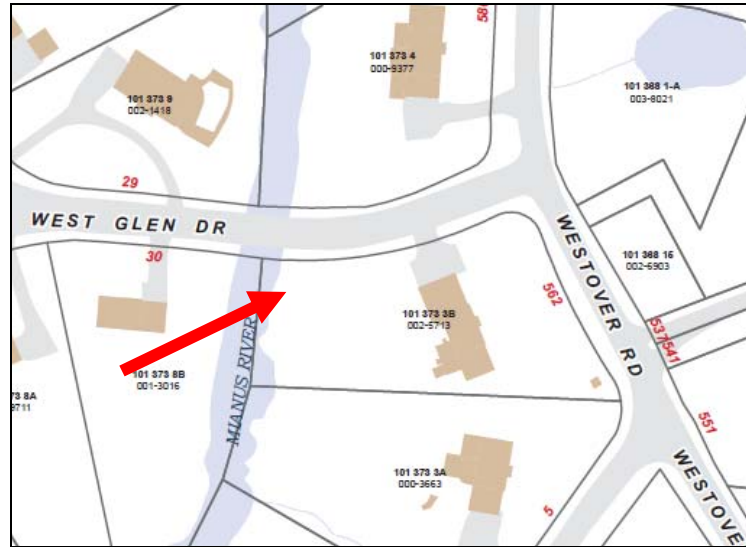


<https://www.youtube.com/watch?v=D1V6KyIvRX0>



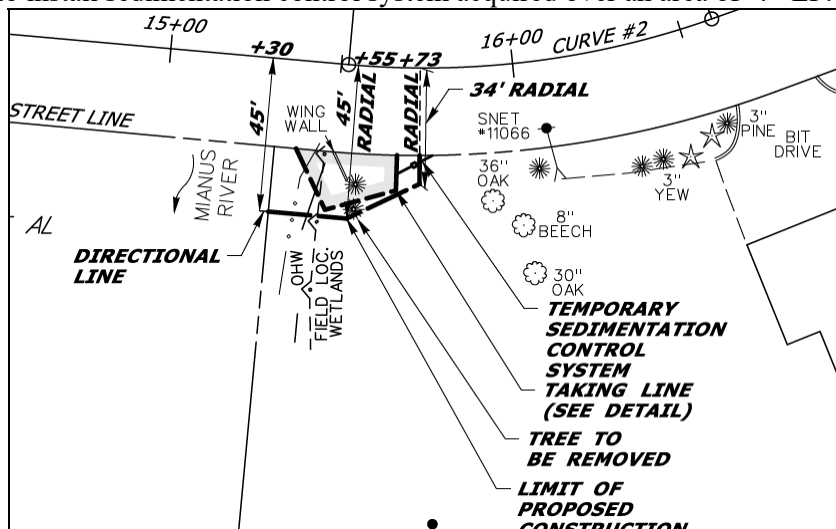
SITE DESCRIPTION: The subject property consists of a 1.04 acre (45,302 sf) corner lot with frontage on the south side of West Glen Drive and on the westerly side of Westover Road. The Mianus River is located along the westerly portion of the property. The property is located in an R-A1 residential zone and appears to conform to zoning.

The site is improved with a colonial-style dwelling containing 3,860 square feet of gross living area (10/5/2.5) built in 1966.



The Taking: DOT will acquire the following:

- A partial take in fee simple of 356± square feet;
- A construction easement for the purpose of construction access, removal of tree, installation of temporary sedimentation control system and clearing and grubbing acquired over an area of 356± square feet;
- A right to install sedimentation control system acquired over an area of 4± LF.



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 1.04 acre (45,302 sf) acre residentially-zoned site at \$7.00/SF (\$317,000 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 12/14/2022:

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Partial Take in Fee Simple	356 SF @ \$7.00/SF	\$2,492.00
Construction Easement	356 SF @ \$7.00/SF x 10%	\$249.20
Contributory Value of Vegetation	Lump Sum	\$3,250.00
Contributory Value of Fencing	Lump Sum	\$1,000.00

	Total:	\$6,991.20
	Rounded	\$7,000

DOT utilized the following sales in support of the Damages:

Status	Status Date	Prop Type	Closed Price	Address	City	Acres	Sq Ft Total	\$ Per Sq/ft	Zone
CLSD	07/21/2022	RES	\$ 888,500.00	Juniper Hill Rd - Lot A	Stamford	2	\$ 87,120.00	\$ 10.20	RA2
CLSD	7/1/2022	RES	\$ 310,000.00	1430 Long Ridge Rd	Stamford	1	\$ 43,560.00	\$ 7.12	RA1
CLSD	06/02/2022	RES	\$ 275,000.00	Eden Rd	Stamford	1	\$ 43,560.00	\$ 6.31	RA1
CLSD	12/9/2020	RES	\$ 210,000.00	0 Westover Rd	Stamford	1.03	\$ 44,866.80	\$ 4.68	RA1
CLSD	2/24/2020	RES	\$ 350,000.00	52 Pakenmer Rd, Unit #Lot 2	Stamford	1.15	\$ 50,094.00	\$ 6.99	RA1
Averages			\$ 406,700.00			1.236	68,607.00	\$ 7.06	

From the DOT negotiations:

The offer of \$7,000.00, dated December 15, 2022, was sent to the owners via certified mail. In a meeting on January 17, 2023, the Gambinos stated that they disagreed with the valuation per square foot. They requested a copy of the Department’s Estimate of Compensation. I provided it and explained to them the value and the comparable sales that the Department used to arrive at the total compensation. They maintained that the square foot unit value was too low citing that the Assessor is using \$9.90/square foot in this year’s revaluation. It was explained to them that based on the limited vacant land sales available, the unit value range was \$4.68/square foot to \$10.20/square foot. I asked the Gambinos to provide me with additional comparable sales for the property at 562 Westover Road. I informed them that any other comparable sales must be vacant land only and approximately one acre in size.

On January 18, the Gambinos provided one comparable sale within town citing that there is a lack of vacant land, and therefore comparable sales, in the Town of Stamford. However, looking at the neighboring towns, there are several more comparable vacant land sales and the range is significantly higher. Additionally, the limited vacant residential building lots currently listed for sale in Stamford are more in line with those sales in the surrounding towns.

Through negotiations, an agreement for \$8,125.00 as total compensation was reached between the Department and property owners. This agreed upon amount is based on a unit value of \$9.90/square foot, which is within the original unit value range and further supported by the real estate market in the area.

Negotiations concluded with a proposal for an additional \$1,125.00 in compensation for the property rights to be acquired which equates to a total negotiated amount of \$8,125.00.

RECOMMENDATION: Board approval of damages in the amount of \$8,125 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 within the range of sales provided in preparing the EOC valuation.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:36. The motion passed unanimously. Mr. Simmons was invited into the Executive Session to participate in the Board's review of this Proposal and left the meeting at 9:47.

EXECUTIVE SESSION

<i>PRB #</i>	22-197
<i>Origin/Client:</i>	DCS/CCSU
<i>Transaction/Contract Type</i>	AE / Task Letter
<i>Project Number:</i>	BI-RC-395
<i>Contract:</i>	OC-DCS-ANLY-0026
<i>Consultant:</i>	Ankura Consulting Group, LLC
<i>Property</i>	New Britain, Stanley St (1615)
<i>Project purpose:</i>	New Engineering Building
<i>Item Purpose</i>	Task Letter #1B

Statutory Disclosure Exemptions: 1-200(6)(E) and 1-210(b)(4)

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 9:47. The motion passed unanimously.

OPEN SESSION

8. VOTES ON PRB FILE:

PRB FILE #23-014 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-014. The motion passed unanimously.

PRB FILE #23-015 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #23-015. The motion passed unanimously.

9. NEXT MEETING – Thursday, March 16, 2023.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary