

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 31, 2023

– solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted its Regular Meeting at 9:30AM on August 31, 2023. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used passcode 284890492#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use passcode 284890492#. If you have any questions or need assistance to attend these Meetings, you can contact SPRB Director Dimple Desai at dimple.desai@ct.gov to make appropriate arrangements.

Members Present – solely by means of electronic equipment:

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

Members Absent:

Staff Present – solely by means of electronic equipment:

Dimple Desai
Thomas Jerram

Guests Present – solely by means of electronic equipment:

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 August 28, 2023 Meeting and August 30, 2023 Special Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai distributed an electronic copy of the DAS Report to the State Properties Review Board pursuant to CGS §4b-2, received on August 30, 2023.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB # 23-129
Transaction/Contract Type: RE – Voucher
Origin/Client: DOT/DOT
DOT Project #: 017-192-002
Grantor: Renew Riverside, LLC
Property: Bristol, Riverside Ave (234)
Project Purpose: Replacement of Bridge No. 04487 East Street over Pequabuck River
Item Purpose: Voucher

CONVEYANCE FEE: \$3,500 (+Administrative Fee = \$1,000)

Under this Proposal (PRB #23-136), DOT is seeking SPRB approval of a Quit Claim Deed for this Sale by Sole Abutter Bid for a 1,633 square foot parcel of land, to the sole abutter at 163 Pearl Street, Enfield. The subject parcel will be conveyed for \$3,500 plus an administrative fee of \$1,000.

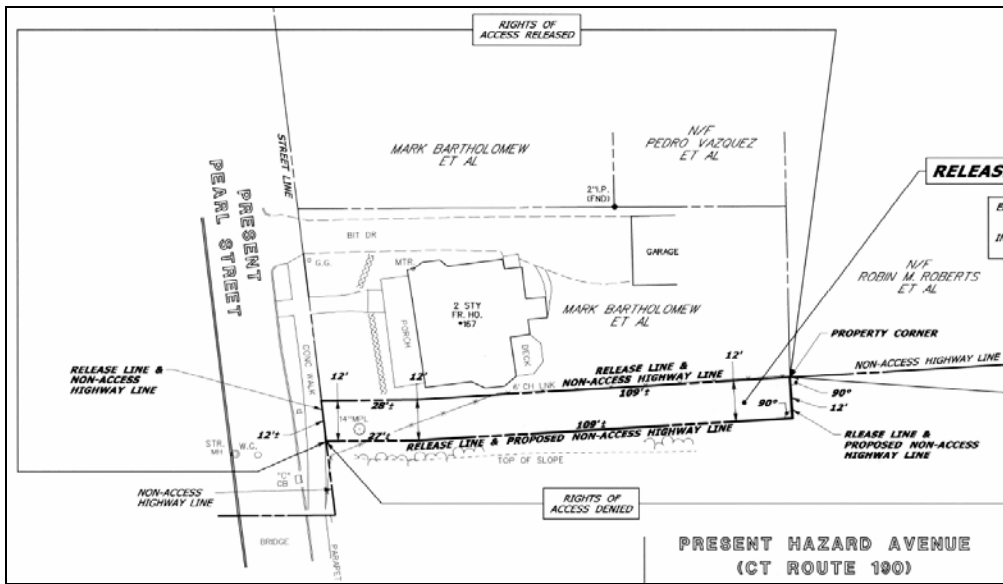
The property was acquired by the Department of Transportation in 1964 for the relocation of Route 190.



Courtesy: Google Maps

The Release Parcel consists of 1,633± square feet. The release measures 12'± wide and ranges from 136'± to 137'± deep, and has level topography that is lightly wooded with common vegetation. An older chain-link fence bisects the release then runs along the release's northern edge. There are no indications of wetlands nor flood zone encumbrances impacting the release.

It is noted the Release Land has diminished utility due to an "Easement For Access To Maintain Highway And Bridge Structure No. 3360" that is reserved by the State of Connecticut. The easement covers the release in its entirety.



The highest and best use of the Release Parcel is for its assemblage to an abutting property. According to the Release Map, the Release Parcel only shares a border with one other property, resulting in the highest and best use of the Release Parcel being its assemblage to the Sole Abutter property.

The Sole Abutter property land parcel totals 7,405± square feet (0.17± acres) with 58 feet of frontage on the easterly side of Pearl Street. The site is rectangular in shape and not impacted by inland-wetland soils or located in a flood zone. The site is improved with a 2.5-story colonial-style dwelling (7/4/1) that was constructed circa 1905 and totals 1,985± square feet of living area above-grade per the assessor.

After the assemblage, The subject lot increases in area to 9,038± square feet (0.2075± acre) with

the frontage increasing to 70'± wide. Access remains constant via one curb cut to the lot. The release provides area along the south façade of the Sole Abutter's existing improvements, and allows for adequate area for home repair and maintenance. The subject continues to remain a legal, nonconforming building lot, but with a 12'± wide strip of land along the south property line which allows for improved maintenance access to the existing improvements.

Direct Valuation – With the release of this parcel via a Sale by Sole Abutter Bid, DOT Appraiser Steven C. Miller appraised the property, as of September 7, 2022, in both the Before and After assemblage. Based on the sales comparison approach, the Appraiser utilized four sales of land in Enfield that sold in 2020-2022 with a similar highest and best use.

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$3.00/sf, as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	1,633 sf x \$3.00/sf =	\$4,899
	Rounded	\$4,900

From the Administrative Acceptance:

The subject State property (Premises) consists of 1,633± square feet, in the Town of Enfield (see attached map). The Premises is situated in a Residential (R-33) zone, located on the northern side of the Route 190. The property was requested by the abutter, Mr. Mark Bartholomew, who has difficulties maintaining his property due to the proximity of the non-access highway fence which at its closest point is twenty (20) inches from his house. The proposed purchase of the State property will allow him to reset the fence and provide better accessibility to maintain his property. The Premises was appraised on September 7, 2022 by staff appraiser Steven C. Miller who determined the value to be Four Thousand Nine Hundred Dollars (\$4,900.00).

On September 30, 2022, a letter was sent to the abutter, Mr. Mark Bartholomew notifying him of the sale price of Six thousand dollars (\$6,000.00) for the State property. Mr. Bartholomew responded in writing on December 28, 2022, with a counteroffer of One Thousand Five Hundred Dollars (\$1,500.00). The offer was not accepted by this office as it was not within a reasonable range of the asking price. On January 24, 2023, Mr. Bartholomew submitted his highest and best offer to pay Three Thousand Five Hundred Dollars (\$3,500.00). The Department agreed to this value with the stipulation that Mr. Bartholomew will obtain an encroachment permit and post a surety bond with District 1 Maintenance prior to closing to ensure that the fence is relocated to the revised non-access line.

Considering the offer is approximately 71% of appraised value, and this strip of property will help to facilitate maintenance of the abutting property, and the fence will be re-set at the expense of Mr. Bartholomew, it is herewith recommended that the offer of Thirty-five Hundred Dollars (\$3,500.00) be accepted and forwarded to the Office of Policy and Management, State Properties Review Board and Attorney General for approval.

This conveyance is for the final sale price of Four thousand five hundred dollars (\$4,500.00), which includes a One Thousand Dollars (\$1,000.00) administrative fee.

Recommendation – Staff recommend approval of the proposed Sale by Sole Abutter Bid in the amount of \$3,500 (plus \$1,000 Admin Fee) for the following reasons:

- The proposed sale complies with Sections §3-14b(b), and §13a-80 of the CGS in that the Town of Enfield declined the purchase and the legislative delegation received the required notification on June 27, 2023;
- The release value of \$3,500 is reasonable in that it represents 71% of the appraised value and it will return the property to the Town of Enfield tax rolls and relieve the State of all future expenses;
- The Grantees will assume the cost of relocating the fence line (\$3,500);
- The Release Area is subject to an easement in favor of the State for maintaining the bridge and highway; and
- The description in the Quit Claim Deed is consistent with the compilation map to be filed in the Town of Enfield Land Records.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

Vice Chairman Josephy made a motion to approve Board Fees and Mileage reimbursement for Chairman Greenberg, Vice Chairman Josephy, Secretary Valengavich, Mr. Halpert and Mr. Berger for attending the Site Visit in Sharon on Wednesday, 8-30-2023, for a proposal being reviewed under PRB #23-126-A. Secretary Valengavich seconded the motion. The motion passed unanimously.

8. VOTES ON PRB FILE:

PRB FILE #23-136 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #23-136. The motion passed unanimously.

9. NEXT MEETING – Tuesday, September 5, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

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