

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 14, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 14, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

REAL ESTATE - NEW BUSINESS

PRB # 11 - 047 **Transaction/Contract Type:** RE / Sale

Origin/Client: DOT / DOT

Project Number: 85-91-1D

Grantee: NDKLP Montville Associates, LLC

Property: Westerly side of Norwich-New London Turnpike at 2040 Route 32, Montville

Project Purpose: DOT, Sale of Excess Property, New Milford

Item Purpose: Release of 5,110+/- sq. ft. of vacant land to Grantee as a result of a sole-abutter bid; DOT will be retaining easements on the property.

Mr. Dillon referred to a memorandum prepared by staff dated March 9, 2011. The Grantee's abutting property is a vacant 3.03 acres parcel that is zoned commercial. The parcel has approved permits for the construction of a 2-story, 54 unit hotel. The highest and best use of the release parcel (see 5,110 SF as shown on the survey map) is for assemblage with the abutting 3.03 acres parcel. The Grantee will pay the appraised value plus an administrative fee of \$1,000. A unit value of \$2.25/SF (\$98,000/acre) was determined by DOT Staff Appraiser Thomas L. Fox (February 9, 2010) on the basis of consideration of three sales of commercially zoned land. SPRB Board approval was recommended for the following reasons:

- The appraisal report supports releasing this parcel to the Grantee for the stated amount.
- The Grantee is the sole abutter, and as the parcel does not conform to the requirements of the commercial zone, no public bid is required.
- DOT has notified the municipality and the legislative delegation for Montville as required by statute. The Mayor indicated that the Town had no interest in the property.

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- DOT is retaining easements for existing utilities.

PRB # 11 - 050 **Transaction/Contract Type:** RE / Voucher-Agreement

Origin/Client: DOT / DOT

Project Number: 102-328-004

Grantor: Maria Bilardi

Property: 6 Hermanny Court, Norwalk CT

Project Purpose: Replacement of Bridge No.03851, Norwalk

Item Purpose: Acquisition of a temporary work area easement totaling 1,009 SF, a 17 SF slope easement, 72 SF easement to install metal beam rail and compensation for the loss of trees and relocation of a wood fence.

Mr. Dillon referred to a memorandum prepared by staff dated March 9, 2011. This proposal is intended to compensate the owner for the acquisition of a temporary work area, slope easement, easement to install a metal beam rail, as noted below. An Estimate of Compensation was prepared by DOT Appraiser Mark J. Mickiewicz, who estimated damages at \$4,800, based on a unit value of \$19.00/SF.

The property owner requested additional compensation based on her belief that the land value estimate was low and that value should be assigned to the loss of trees, and she requested damages of \$6,000. DOT's appraiser said that the increase was justified based on his data, and DOT agreed with this request and settled on an additional \$1,200 of compensation for a total of \$6,000.

Mr. Dillon stated that DOT has forwarded to SPRB a copy of the project's overall ROW estimate inclusive of a plan sheet detailing the project area. In general the project involves the replacement of the Triangle Street Bridge with a single span bridge constructed on the same alignment and location. DOT anticipates that the project will involve the acquisition of six (6) easements estimated to cost a total of \$33,000.

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-047 - Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #11-047. The motion passed unanimously.

PRB FILE #11-050 - Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #11-050. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary