

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 26, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 26, 2012 in the State Office Building.

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

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF NOVEMBER 19, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 19, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	12-283	Transaction/Contract Type: RE / Voucher
Origin/Client:	DOT / DOT	
Project Number:	153-118-001	
Grantor:	Sarlom, LLC	
Property:	900 Main Street, Watertown	
Project Purpose:	Improvements on CT Route 73 between Candee Hill Road & Rockdale Ave.	
Item Purpose:	Various acquisitions consisting of the "complete take" of Parcel 1 comprising approximately 0.33-acres, a 4,577± SF slope easement on Parcel 2 and a partial taking of 1,555 ± SF, a 2,822 ± SF drainage right of way and 177 ± SF easement for the installation of metal beam guard rail on Parcel 3 all for highway purposes with additional compensation for site improvements.	

Ms. Goodhouse reported that the project is located in Watertown on CT Route 73 between Candee Hill Road and Rockdale Avenue No. 2 for a total length of 1,300 feet. Route 73 is a principal arterial roadway which connects Route 63 in Watertown to southbound Route 8 in Waterbury. This section is a two-lane roadway with sidewalks along the westbound (north) side. The project will soften the curve in the vicinity of Steele Brook Commons. An existing railroad abutment will be removed and the embankment slope will be reconfigured to improve sightlines. Turning radii at intersection with Rockdale Avenue No. 2 ("Rockdale"), replacing the existing sidewalk and drainage improvements will be included in the

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project. The budget for rights of way acquisitions is \$200,000 of which 90% is federal funds, 10% state funds.

The immediate neighborhood is commercial consisting of retail, car dealerships, garages, professional offices and restaurants. The takings are from three separate parcels, all owned by Sarlom, LLC.

Parcel 1 is 14,538 SF (0.33 acre) and DOT will take this vacant commercial parcel in its entirety. It is an irregular shaped parcel located on the southerly side of Main Street. Frontage is 223± feet. It is a legal, non-conforming lot in a commercial zone. Because of its size and configuration, the highest & best use of the parcel is for limited commercial development.

Parcel 1A is a vacant 2.15 acre site with 293' of frontage on the southerly side of Main Street. The taking is for a slope easement of 4,577 SF affecting 177' of frontage. The highest and best use of the parcel is for residential development in conformance with the Residential R-12.5 zone.

Parcel 2 is 11.35 commercial acres on the westerly side of Rockdale, and the northerly side of Main Street, opposite Parcel 1. It is improved with a factory building that has been converted to multi-tenanted commercial use. The DOT project will not affecting the building. The taking area of 1,555 SF is in the southeast corner of the parcel on the road frontage. A 2,822 SF drainage right of way will be constructed at the southwest corner of the parcel. An easement of 177 SF for metal beam rail will be acquired. The grantor will be compensated for site improvements: asphalt pavement, curbing, bituminous walkway, lawn and miscellaneous landscaping.

The valuations were completed by Anthony John DeLucco as of July 13, 2012:

Parcel ID	Parcel 1	Parcel 1A	Parcel 2
Site	0.33 acres	2.15 acres	11.35 acres
Site Value	\$80,000	\$280,000	\$1,500,000
Value/SF	\$5.50/SF	\$3.00/SF	\$3.00/SF
Zone	BG/commercial	Residential R-12.5	BG front/R-12.5 rear
Description of Taking	Total take of 14,354 SF	4,577 SF slope easement	1,555 SF taking; 2,822 SF d.r.o.w.; easement for metal beam rail; & affected site improvements:
Valuation	14,538 SF @ \$5.50/SF	4,577 SF @ 3.00/SF x 75%	1,555 SF @ \$3.00/SF = \$ 4,665 2,822 SF @ \$3.00/SF x 75% = \$ 6,350 Metal Beam Rail: \$ 500 Site Improvements: \$ 1,500
Total (rounded)	\$80,000	\$10,500	\$13,000

Ms. Goodhouse recommended Board approval of the item. 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. The acquisition value is supported by the appraisal report prepared by DOT.

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PRB # 12-288 **Transaction/Contract Type:** RE / Conveyance of Property
Origin/Client: DOT/DOT
Project Number: 42-280-2A
Grantee: Town of East Hartford
Property: Northerly Side of Park Ave. at its intersection with CT Route 5, East Hartford
Project Purpose: Conveyance of Property to the Town of East Hartford
Item Purpose: Conveyance of approximately 9,997-SF of land pursuant to Section 140 of Public Act No. 12-2 to the Town of East Hartford to be used as open space.

Mr. Dillon recommended Board approval for the conveyance of real estate pursuant to Pursuant to Public Act 12-2 Section 140. The Board previously approved this legislative conveyance on October 9, 2012 as PRB File #12-245. More recently, the Office of the Attorney General requested that the deed be revised because DOT failed to include language which stated that the “rights of access are denied to and from U.S. Route 5, Main Street”. In addition some minor language changes were made to the deed to the Town of East Hartford.

This conveyance includes approximately 9,997-Sf (0.38-acres) of vacant land and is located at 1534 Main Street just northeast of its intersection with Park Avenue in the Town of East Hartford. The property is bounded to the North and East by private property, to the South by Park Avenue and to the West by Main Street (U.S. Route 5). The area to be conveyed was acquired in 1998 at a cost of \$403,390 and originally comprised 14,058 SF.

In 2012, the property was inserted into PA 12-2 Section 140 as a legislative conveyance to the Town of East Hartford. The conditions of the conveyance are that the property be used as open space. In addition the deed contains a reversion clause should the “Town of East Hartford not use the property for open space purposes, does not maintain ownership or leases all or any portion of said parcel. The parcel shall revert back to the State of Connecticut.”

The legislative language requires the property to be conveyed for an administrative fee which DOT has determined to be \$1,000 for this transaction.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-289 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-Q-662 **Origin/Client:** DCS/MD
Contract: OC-DPW-MDE-0022 Task Letter #3
Consultant: James P. Purcell Associates, Inc.
Property: Camp Hartell, Windsor Locks
Project Purpose: Utility and Infrastructure Improvements at Camp Hartell
Item Purpose: Task Letter #3 to compensate the consultant for design services required for the development of site and roadway improvements, utility upgrades and minor drainage enhancements to the northern entrance of the facility.

Mr. Dillon reported that in general this project involves the design of site and roadway improvements, utility upgrades and minor drainage enhancements to the northern entrance of Camp Hartell. These improvements include the demolition of an existing structure, replacement of 2,500 LF of water line, re-

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alignment of the front entrance roadway, evaluating gas services to the site, relocation of above ground cable and power lines and lastly the removal of the firing test pit.

In June 2010, SPRB approved James Purcell Associates, Inc. ("JPA") as one of six firms under the latest On-Call Multi-Discipline/General Engineering ("MDE") Support Services consultant contracts. Subsequently JPA has been approved for the following tasks under this series:

- Task Letter #1 Tunxis Comm. College Study \$8,000(Informal)
- Task Letter #2 Camp Hartell Southern Ent. Imp. \$88,500(Informal)

Task Letter #3 is in the amount of \$99,000 with the following project scope:

- Completion of schematic, design development and construction plans and specifications for the project. The contract plans are required to include roadway improvements, utility upgrades and minor drainage enhancements to the northern entrance of Camp Hartell.
- The site improvements shall also include the demolition of an existing structure, replacement of 2,500 LF of water line, re-alignment of the front entrance roadway, evaluating gas services to the site, relocation of above ground cable and power lines and lastly the removal of the firing test pit.

Mr. Dillon recommended that the Board approve Task Letter #3 for James Purcell Associates, Inc. to provide consulting design services on this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-283 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12-283. The motion passed unanimously.

PRB FILE #12-288 - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #12-288.

PRB FILE #12-289 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-289.

The meeting adjourned.

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