

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 8, 2016 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 8, 2016 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Staff Present: Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF DECEMBER 1, 2016. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of December 1, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	16-279	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	130-165-002		
Grantor:	Gary M. Bardugone et al		
Property:	32 Spruce Brook Road, Southbury		
Project Purpose:	Replacement of Bridge No. 05032 Spruce Brook Rd. over Transylvania Brook		
Item Purpose:	Acquisition of 165± SF of land in fee simple; 2,901± SF and 6,719± SF easements to excavate brook channel, severance for damages and additional compensation for the contributory value of site improvements.		

Staff reported that this project will replace the bridge carrying Spruce Brook Road over the Transylvania Brook, Southbury. The scope includes the construction of three new bridges: two of the bridges will replace bridges that currently exist, while the third bridge will be constructed as a result of a new designed overflow channel for Transylvania Brook. This overflow channel will be constructed in the southeasterly portion of the subject property. The project requires the full replacement of the culvert located at the intersection of the brook and Spruce Brook Road, the installation of a new overflow culvert to the east of the existing culvert, and the replacement of the driveway culvert on the subject property. The construction period is estimated to be between June and November 2017.

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As part of this project, DOT will construct a temporary driveway and bridge while it reconstructs the Grantor's driveway, installing a new driveway and bridge. This would seem to be a benefit to the property except that the construction of the newly designed overflow channel requires that all vegetation be removed from an area of 9,620 SF which screens the property from view. After the project, the residence will be completely visible from the street.

The subject property is 2.0278 acres at 32 Spruce Brook Road, which is an owner-occupied single family residence, with in-ground pool. The ranch-style residence has 10 rooms, 4 bedrooms and 2.5 baths, and 2,040 SF of living area; and an additional 736 SF of finished basement area (in-law apartment). There is a 3-car garage attached. Access is via a gravel driveway from Spruce Brook Road which includes a bridge over Transylvania Brook. As is, the house is completely screened from the street.

The DOT Appraiser completed a "before and after" appraisal report. Based on 4 sales that occurred in Southbury within 6 months of the effective appraisal date of September 9, 2016, the appraiser concluded that before the project, and the property has a market value of \$340,000.

DOT will acquire 165 SF in fee simple; and will acquire 2 easements to excavate the brook channel totaling 9,620 SF. DOT will acquire the right to remove and relocate the driveway and bridge used to access the residence. DOT will also install a metal beam guiderail totaling 115 linear feet along the subject's driveway.

The DOT appraisal concluded that the loss of privacy would negatively affect the property's value. The appraiser made an adjustment of \$20,000 (-6%) to reflect the impact of the project on the subject. In addition, the Grantor will be compensated for the 165 SF of land taken, the 9,620 SF easement area, and the loss of landscaping and some site improvements for a total of \$40,000.

Staff recommended 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 award for damages in the amount of \$40,000 is well supported by the DOT appraisal report prepared as of September 16, 2016.

Mr. Valengavich moved and Mr. Josephy seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # **16-280-A** *Transaction/Contract Type:* AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed purchase at 9:40 a.m. and concluded at 9:55 a.m.

Mr. Valengavich moved and Mr. Josephy seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

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ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-279 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #16-279. The motion passed unanimously.

PRB FILE #16-280-A – Mr. Halpert moved and Mr. Valengavich seconded a motion to suspend PRB File #16-280-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary