

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 14, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on February 14, 2017 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: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF FEBRUARY 6, 2017. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of February 6, 2017. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	17-019	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT/DOT		
Project:	033-129-003		
Grantor:	JKE Property, LLC		
Property:	1 Willowbrook Road, Cromwell		
Project Purpose:	Widening and Pavement Rehabilitation of Willowbrook Road Project		
Item Purpose:	DOT Acquisition of 4,208± SF of land, a 300± SF slope easement for the highway safety and additional compensation for affected site improvements.		

This is a state and municipally designed project to improve safety, traffic operations, and roadway drainage, extend the service life of the roadway pavement and improve pedestrian access through the project limits.

Willowbrook Road intersects Route 372 approximately 2,900 west of the Route 9, Exit 19 Southbound off-ramp in Cromwell. The project limits extend northerly from the Willowbrook Road/Route 372 intersection to a point just north of Eastview Drive for a length of about 1,800 feet. An additional 400 feet of roadway will be reconstructed beginning north of Long Green Terrace in order to replace the culvert for Willow Brook under Willowbrook Road, for a total project length of 2,200 feet. Improvements include installation of a new traffic signal system to accommodate a revised lane configuration and

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widening at the Willowbrook Road/Route 372 intersection, new concrete sidewalks, and on-street parking improvements. The project is 80% federal, 10% state and 10% locally funded. The construction estimate is \$1.5 million. The rights of way acquisition budget is \$150,000 affecting 9 properties. Most takings are valued under \$5,000.

The subject site is 1.929 acres of commercial land located at the intersection of Willowbrook Road and Route 372 (Berlin Road), Cromwell. It is improved with an 11,976 SF retail/office use building constructed in 2015. The property has 555 feet of frontage along the westerly side of Willowbrook Road. There is also site access from Country Squire Drive from Route 372, Berlin Road. All utilities are available to the site. The DOT project will not adversely affect the retail/office use or improvements.

DOT will acquire 4,208 SF in fee simple; and a 300 SF slope easement. The land taking is a strip of land up to 20 feet in width, located along the property's frontage.

The DOT appraisal was completed 12/6/16 and concluded damages in the amount of \$20,800. The site value of \$4.50/SF is based on the appraiser's analysis of two 2016 sales of vacant commercial land located in Berlin (\$3.70/SF) and Rocky Hill (\$5.40/SF). It is also based on the 2014 purchase of the subject property at the rate of \$4.28/SF.

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 \$20,800 is supported by the DOT appraisal report prepared as of December 6, 2016.

PRB #	17-024	Transaction/Contract Type:	RE / Sale
Origin/Client:	DOT/DOT		
Project:	146-000-34D		
Grantee:	Raymond J. Seraphin		
Property:	Easterly side of Route 74 and northerly side of Route 83, Vernon		
Project Purpose:	Sale of Excess Land to Sole Abutter		
Item Purpose:	DOT Quitclaim Deed conveying 26,464± SF of vacant land located along both Windsor Avenue and Talcottville Road which was originally acquired for the CT Route 83 and Route 74 Intersection Improvements Project.		

DOT acquired this property in 1986 for intersectional improvements at Route 83 and Route 74, Vernon. It was the right of way for Route 74, before being relocated to improve the intersection.

The release parcel is 26,464 SF and follows the right of way of the former Route 74. The parcel has 88 feet of frontage on the northerly side of Windsor Avenue, CT Route 83; and 191 feet of frontage on the easterly side of Route 74. DOT is denying access to about 75 feet (southerly portion) of the Route 74 frontage. The former roadway/release parcel is subject to utilities easements, including a CL&P easement, Connecticut Water Company easement for a water main, and a Town of Vernon sanitary sewer easement. The release parcel does not conform to zoning requirements and can be released by DOT through the sole abutter sale process.

The sole abutting property owner on both sides of the release parcel is Raymond J. Seraphin, who petitioned DOT for the property. He operates a car dealership known as Ray Seraphin Ford, address 100 Windsor Avenue, Vernon. The release area currently serves as an access lane for parking.

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Based on an appraisal report, DOT offered to release the parcel \$42,000 (\$1.59/sf; \$69,000/acre) which was accepted by the Grantee.

Staff recommended approval of the item. The commissioner of transportation has the authority to sell the parcel under CGS §13a-80. The sale will return the property to the municipal grand list to generate local tax revenue. The municipality was notified and declined to purchase as required by CGS §3-14b and §13a-80(a). The legislative delegation was notified as required by §13a-80(a). The release value of \$42,000 appears reasonable considering the release parcel's encumbrances (sewer and water mains, and electric easements). While the release area adds to the overall site area for calculating development ratios, no structures or activities would be permitted that interfere with the maintenance of the public utility easements.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following vote in Open Session:

PRB FILE #17-019 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-019. The motion passed unanimously.

PRB FILE #17-024 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-024. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary