

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 27, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 27, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
Jack Halpert

Members Absent: John P. Valengavich, Secretary

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	17-090	Transaction/Contract Type:	RE / Release of Easement
Origin/Client:	DOT/DOT		
Project Number:	051-000-37A		
Grantee:	529 Farmington Avenue LLC		
Property:	529 Farmington Avenue, Farmington		
Project Purpose:	Quitclaim Deed to Extinguish a Drainage Right of Way Easement		
Item Purpose:	DOT release of 1,969± SF easement for drainage right of way situated on the northerly side of the I-84 Connector (SR 508), and southeasterly side of Farmington Avenue, (Route 4), Farmington, no longer required for highway purposes.		

PRB #17-090 proposes to release by Quitclaim Deed a drainage right of way held by DOT over a 10 foot wide parcel extending from Route 4 to the I-84 connector, an area of 1,969 SF. The release price is \$15,000 (\$7.62/SF). DOT's staff appraiser valued the release of the drainage right of way (1/5/17), based on a unit value of \$12.90/SF, as follows: Release Area = 1,969 SF x \$12.90/SF x 50% = \$12,700. Data shows that the subject property sold in 2016 at the rate of \$10.76/SF. The Grantee agreed to purchase the release of the drainage easement for \$15,000 (\$, which is 18% above the DOT appraised value.

Staff recommended that the Board approve the release of the DOT drainage easement located at #529 Farmington Avenue to the Grantee for \$15,000. DOT determined the drainage right of way, originally acquired in 1935, is in excess of State needs, and therefore can be released under CGS Section 13a-80. The appraiser's estimate is based on a unit value of \$12.90/SF, which is above the 2016 sale price of

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 27, 2017

Page 2

\$10.76/SF for #529 Farmington Avenue, the site of the drainage easement; and the negotiated sale price exceeds the value of the easement as appraised.

PRB # 17-091 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT/DOT
Project Number: 051-269-002
Grantor: John P. Matava
Property: 15, 16 and 25 New Britain Avenue, Unionville
Project Purpose: Intersection Improvements on South Main Street (Route 177) Project
Item Purpose: DOT Acquisition of 2,200± SF and 125± SF of land; and a 620± SF slope easement for the safety of the highway as well as additional compensation for affected site improvements.

The proposed intersection improvements at New Britain Avenue include widening South Main Street by roughly 2 feet for a distance of approximately 550 linear feet to accommodate opposing left-turn lanes, as well as widening New Britain Avenue by about 8 feet for about 325 linear feet at the approach to the intersection, in order to accommodate an exclusive right-turn lane. These improvements will decrease traffic crashes and improve travel through the intersection.

The Grantor owns two adjacent parcels, as referenced above, to be affected by the project. The zone is UC – Unionville Commercial District, and each parcel is improved with a multi-tenanted office building.

The proposed takings will not affect the building improvements, therefore the DOT appraiser developed a site value, as of 2/7/2017. The property's current use is the highest and best use. Three Farmington commercial sales were studied, and the appraiser concluded a value of \$16.00/SF for the subject site.

The Grantor will be compensated \$47,800 for the 2,325 SF of land, 635 SF slope easement and affected site improvements.

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 damage award of \$47,800 is supported by the DOT appraisal report.

PRB # 17-092 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT/DOT
Project Number: 167-92-672-11
Grantor: Litchfield Realty Trusts, LLC
Property: 1646 – 1660 Litchfield Turnpike, Woodbridge
Project Purpose: Capacity and Operational Improvements on Route 69 Project
Item Purpose: DOT Acquisition of 464± SF and 125± SF of land as well as additional compensation for affected site improvements.

Staff reported that this project is for capacity and operational improvements on Route 69 in the vicinity of Route 15 Interchange 59, Woodbridge. Proposed improvements will consist of widening Route 69 (Whalley Avenue/Litchfield Turnpike) to accommodate wider shoulders and an exclusive right-turn lane from Route 69 to the Route 15 southbound entrance ramp. The Route 15 northbound and southbound exit ramps will be widened to provide a 2-lane and 3-lane approach, respectively, to Route 69. A new traffic signal will be installed at the intersection of Route 69 and the Route 15 northbound exit ramp. A new stop sign will be installed on Pond Lily Avenue (southbound only) at the Route 15 northbound entrance

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 27, 2017

Page 3

ramp. In addition, installation of new sidewalks, sidewalk ramps and crosswalks along Route 69, and at the intersection of Route 69 and Route 63 (Amity Road) are proposed. These changes will help reduce congestion and queue lengths, and will improve the overall operation and safety of the area.

The present schedule indicates that construction is anticipated to begin in spring 2018 and be completed in summer the following year. The estimated construction cost for the project is approximately \$3.5 million. Funding is anticipated to be undertaken with 80% Federal funds and 20% State funds.

The subject property taking affects 1646-1660 Litchfield Turnpike, which is 3.04 acres of commercial land located on the westerly side of Litchfield Turnpike (Route 69), improved with a Starbucks restaurant. DOT will take 464 SF located in the northeast corner of the property in order to widen Route 69. Within the affected area there is a sign base with wiring, a planter; and DOT will remove all shrubs located between the parking lot and the taking line.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, the appraiser valued the sites at \$9.50/SF, and offered compensation in the amount of \$8,925.

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 acquisition value is supported by the DOT estimate of compensation.

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

EXECUTIVE SESSION

PRB # 17-094 **Transaction/Contract Type:** RE / Sale of Surplus Property
Origin/Client: DAS/DAS
Property: Southerly of Hartford Turnpike, Vernon
Buyer: Town of Vernon
Project Purpose: Sale of Surplus Property, Pursuant to CGS 4b-21

Statutory Disclosure Exemption: 1-210(b)(24)

The Board commenced its discussion of the proposed sale at 9:50 a.m. and concluded at 10:07 a.m.

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

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, April 27, 2017

Page 4

The Board took the following vote in Open Session:

PRB FILE #17-090 – Mr. Halpert moved and Mr. Josephy seconded a motion to approve PRB File #17-090. The motion passed unanimously.

PRB FILE #17-091 – Mr. Josephy moved and Mr. Halpert seconded a motion to approve PRB File #17-091. The motion passed unanimously.

PRB FILE #17-092 – Mr. Halpert moved and Mr. Josephy seconded a motion to approve PRB File #17-092. The motion passed unanimously.

PRB FILE #17-094 – Mr. Josephy moved and Mr. Halpert seconded a motion to approve PRB File #17-094. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary