

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 4, 2021 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on January 4, 2021 remotely via telephone conference at (866)-692-4541, passcode 85607781.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert
William Cianci
Jeffrey Berger

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

At Chairman Greenberg's request, Vice Chairman Josephy led the meeting.

Vice Chairman Josephy 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

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the December 31, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	#20-228
Transaction/Contract Type:	RE – Sale by Sole Abutter Bid
Origin/Client:	DOT/DOT
Project #:	96-000-201
Grantee:	Joseph Voll, Co-Trustee
Property:	Newtown, South Main St (146) – 608 sq.ft.
Project Purpose:	Sale by Sole Abutter Bid
Item Purpose:	Quit Claim Deed

Sale Price: \$5,000

Under this Proposal (PRB #20-228) DOT is seeking SPRB approval to this Sale by Sole Abutter Bid to release this irregularly-shaped, 608± square foot parcel of land, located on the west side of South Main St (Rt 25), in the Town of Newtown. The proposed release was requested by the Grantee in March 2017 to correct an encroachment of storm drainage 5 feet into the State’s right of way.



The sole abutter located at 146 South Main St (Route 25) is comprised of a 2.346 acre (102,204 sf) commercially-zoned site improved with a partially complete two-story apartment building containing 20,000 square feet of gross building area, constructed in 2015. The property conforms to zoning.



Short Form/Letter Format – With the release of this 608 sq.ft. parcel DOT Appraiser Anthony John DeLucco appraised the property, as of October 4, 2019.

From the Appraisal Report:

As previously mentioned, the location of the Release Parcel is located along the westerly side of South Main Street/aka Rt. 25 in front of the property listed at 146 South Main Street. The Release Parcel is a long narrow parcel that extends approximately 231.77+/- Linear Feet with a width range of 1 to 5 feet, resulting in a total area of 608+/-Sq. Ft. The size (as estimated by CONNDOT surveys) and location were critical factors in determining the release value of the DROW. After assemblage to the sole abutter, the subject property frontage will change very slightly.

A review of comparable commercial land sales that were located within the Newtown area were researched. After making the appropriate adjustments for each sale, it was determined that \$6/psf was deemed to fair and reasonable for the subject property. In order to estimate the value of the release parcel, the appraiser was required to apply the unit value (direct valuation) of \$4/psf to the total area being released.

The Appraiser concluded the market value of the Release Parcel was \$4.00/square foot, with the value calculated as follows:

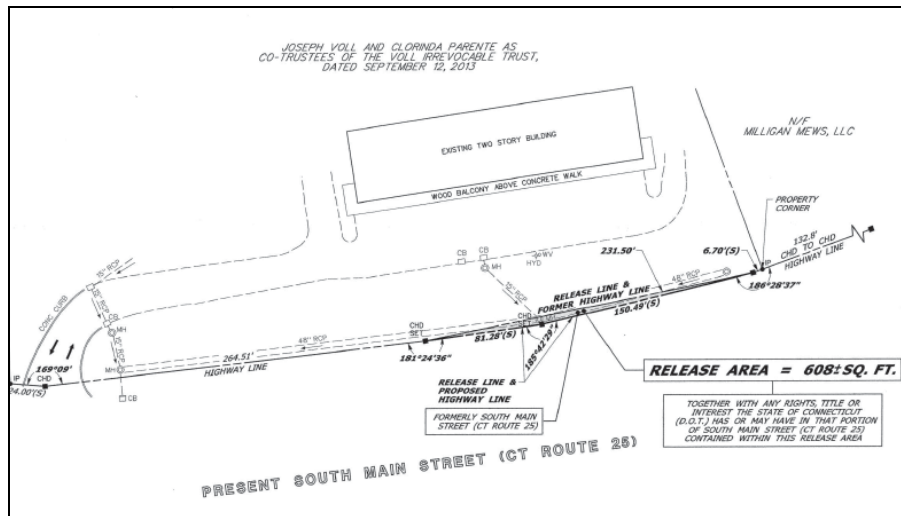
Item	Calculation	Value
Release Parcel	608 sf x \$4.00/sf	\$2,432
	Rounded	\$2,450

Note: The Newtown Assessor valued the abutting land (100%) at \$368,940, or \$3.61/sq.ft. for the October 1, 2016 Grand List (revaluation).

Sale by Sole Abutter Bid & Negotiations – The sales price of \$4,000.00, plus an administrative fee, was presented to the owner on October 10, 2019, was accepted by the Petitioner.

Recommendation – Staff recommend approve of the proposed Sale by Sole Abutter Bid in the amount of \$5,000 for the following reasons:

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of Newtown declined to purchase pursuant to §3-14b and the legislative delegation received the required notification on September 12, 2019.
- The release value of \$5,000 is reasonable in that it represents 204% of the appraised value and it will return the property to the Newtown tax rolls and relieve the State of all future expenses.
- The description in the Quit Claim Deed is consistent with the compilation plan to be filed in the Newtown Land Records.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #20-228 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #20-228. The motion passed unanimously.

9. NEXT MEETING – Thursday, January 7, 2021.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John Valengavich, Secretary