

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On October 12, 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 October 12, 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  
Jeffrey Berger  
William Cianci

#### **Members Absent:**

#### **Staff Present:**

Dimple Desai  
Thomas Jerram

#### **Guests Present**

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 October 7, 2021 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

Staff presented the Board with a monthly voucher statement pursuant to CGS 13a-73(h) identifying DOT real estate acquisitions for less than \$5,000.

#### **3. REAL ESTATE- UNFINISHED BUSINESS**

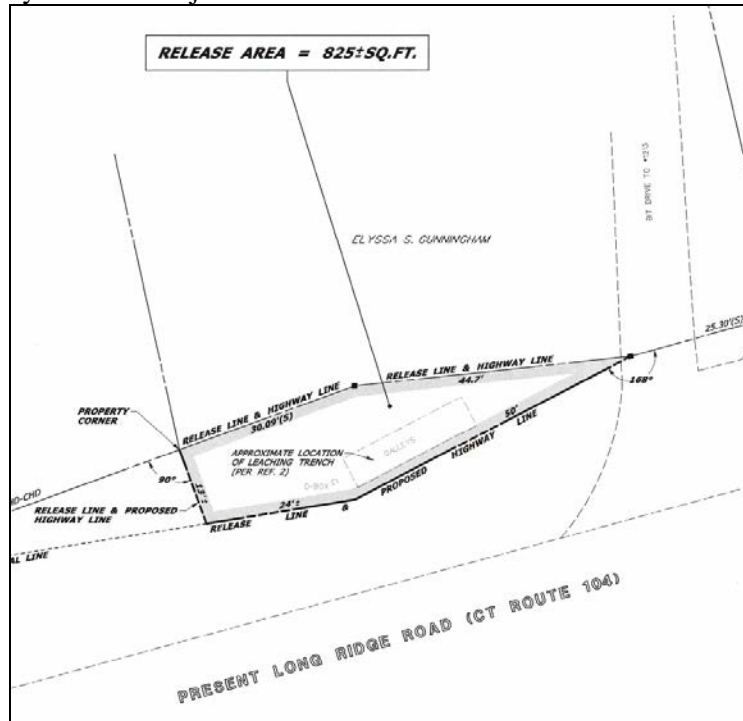
#### **4. REAL ESTATE – NEW BUSINESS**

<b>PRB #</b>	21-148
<b>Transaction/Contract Type:</b>	RE – Sale by Sole Abutter Bid
<b>Origin/Client:</b>	DOT/DOT
<b>DOT Project #:</b>	135-001-055A
<b>Grantee:</b>	Elyssa S. Cunningham
<b>Property:</b>	Stamford, Long Ridge Rd (825 sf)
<b>Project Purpose:</b>	Sale by Sole Abutter Bid
<b>Item Purpose:</b>	Quit Claim Deed

**Sale Price:** \$12,000 (plus \$1,000 Admin Fee)

Under this Proposal (PRB #21-148) DOT is seeking SPRB approval to this Sale by Sole Abutter Bid to release this irregularly-shaped parcel of land totaling 825± sf square feet of land to the Abutter located at 1213 Long Ridge Road, Stamford.

The Release Area is comprised of an irregularly-shaped 825± square feet parcel with 74± of frontage along Long Ridge Road. The parcel is not located within a flood zone and or affected by inland wetlands. The property is located adjacent to the RA-1 Residential Zone.



The Appraiser opined the highest and best use of the release parcel would be to assemble to the sole abutter.

The sole abutting property at 1213 Long Ridge Rd is a somewhat rectangular-shaped lot containing 0.34 acres, or 14,810± square feet with 100' frontage onto the eastern side of Long Ridge Road. The topography slopes gently upward from street grade along its western perimeter toward its rear (eastern) perimeter. Private well & septic utilities are required for the lot. Improvements include a paved driveway, flagstone patio area, wood deck, maintained lawn, shrubbery and some mature trees.

The site is improved with a single-story ranch-style residential dwelling, containing 1,964 square feet of living space and an unfinished basement containing 1,484 square feet. The basement contains a two-car garage. Originally constructed in 1948, the dwelling is a wood frame structure. The exterior wall finishes are a mix of wood shingles, clapboard, and brick masonry. The roof is a hip & gable construction finished with asphalt shingles. The heating system is an oil-fired furnace with forced air. There is central air conditioning. The assessor reports that the living space has a total of 4 rooms including 2 bedrooms. The assessor also reports that it is in an average overall condition.

Upon assemblage the property will consist of 15,635± sq. ft. with 99.3± of frontage on Long Ridge Road.

The valuation of the subject property is subject to the following Extraordinary Assumptions and Hypothetical Conditions: None other than on-line research is considered accurate.

**Valuation** – With the release of this parcel via a Sale by Sole Abutter Bid, DOT Appraiser James Mansfield appraised the property, as of March 22, 2021, in both the Before and After assemblage. Based on the sales comparison approach, the Appraiser utilized three sales of similarly-zoned land in Stamford that sold in 2020 and concluded the fair market value of the Larger Parcel (land only) was \$175,000, or \$11.82/sq.ft (rounded).

In the After Valuation, the Appraiser utilized the same three sales and concluded the fair market value of the subject property, as assembled, was \$184,000, or \$11.80/sq.ft. (rounded ).

**Value of the Release**

After Valuation	\$184,500
Before Valuation	\$175,000
Value of Release	\$9,500

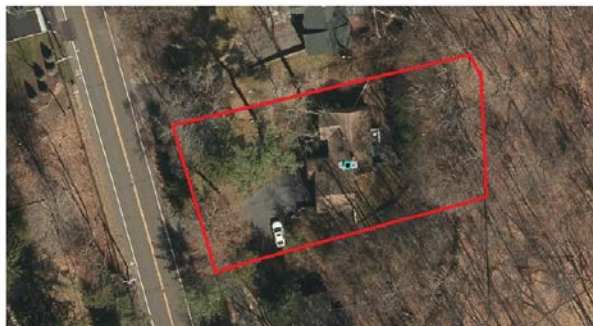
**Sale by Abutter Bid & Negotiations –**

The proposed release area contains a septic system that was inadvertently installed in the *Right of Way* for the residents living at 1213 Long Ridge Road. The release of this parcel will correct the encroachment and absolve the Department of any liability associated with having a septic system on State Land. Additionally, there is a clause in the instrument stating, “Reconveyance. By execution of this deed below, Grantee, for herself and her heirs, executors, successors and assigns, acknowledges and agrees that the Premises are conveyed with the special limitation that should Grantor at any time require the Premises for future transportation needs, Grantor shall have the right to purchase the Premises from Grantee, her successors and assigns, for the sale price set forth in the first paragraph of this instrument. In the event Grantor informs Grantee, her heirs, executors, successors and assigns, of its intention to so purchase the Premises, Grantee, her heirs, executors, successors and assigns, shall (i) at their sole cost and expense and to the satisfaction of Grantor, promptly remove any fixtures or personalty located on, over, or under the Premises, including but not limited to that certain septic tank and system, and all appurtenances thereto, currently located on and under the Premises, and (ii) immediately following such removal, provide a deed conveying the Premises to Grantor, in form and substance satisfactory to Grantor, in exchange for the sale price referenced above.”

**Recommendation** – Staff recommend approval of the proposed Sale by Sole Abutter Bid in the amount of \$12,000 (plus \$1,000 Admin Fee) for the following reasons:

- The proposed sale complies with Sections §3-14b(b), and §13a-80 of the CGS in that the City of Stamford declined the purchase and the legislative delegation received the required notification on April 28, 2021.
- The release value of \$12,000 is reasonable in that it represents 126% of the appraised value and it will return the property to the Stamford rolls and relieve the State of all future expenses.
- The State retains the right of “Reconveyance” at the same price as stated in the QC Deed should the state require the land for highway purposes in the future.
- The description in the Quit Claim Deed is consistent with the compilation map to be filed in the Stamford Land Records.

SOLE ABUTTER PROPERTY ASSESSOR GIS AERIAL VIEW



**PRB #** 21-149  
**Transaction/Contract Type:** RE – Conveyance of Land  
**Origin/Client:** DOT/DOT  
**DOT Project #:** 32-130-1A  
**Grantee:** Town of Coventry  
**Property:** Main Street (Lot) – 43,070 sf land  
**Project Purpose:** Conveyance of Land for Municipal Purposes only  
**Item Purpose:** Quit Claim Deed

**Sale Price:** \$0 – Town paying \$1,000 Administrative Fee

Under this Proposal (PRB #21-149), DOT seeks SPRB approval of a conveyance of 43,070 square feet of land on Main Street to the Town of Coventry, for an Administrative Fee of \$1,000. The Town requested the conveyance in April 2020.

The property is conveyed to the town with the following rights/restrictions:

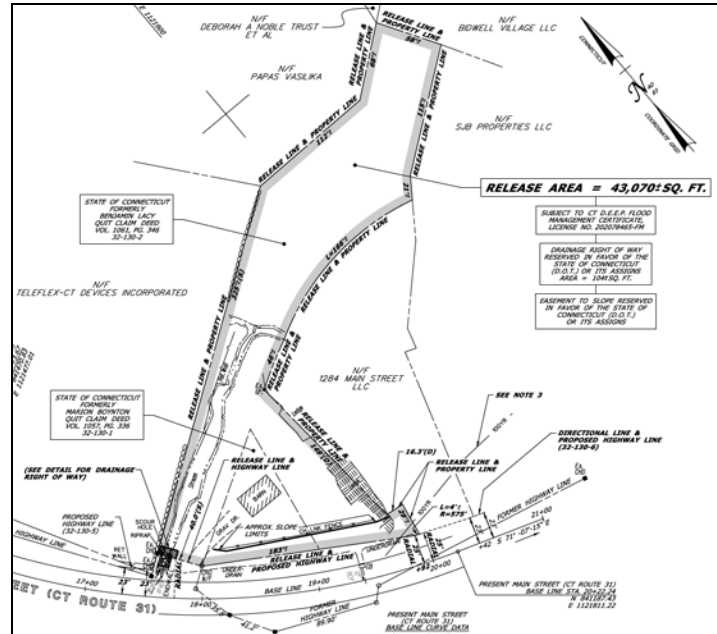
‘By acceptance of this deed, Grantee, for itself and its successors and assigns, understands and agrees that the Premises are hereby conveyed with the requirement that Grantee preserve the existing barn located on the Premises and more particularly shown on the Map (the "Barn"). Grantee, for itself and its successors and assigns, further understands and agrees that it will not make any modifications to the Barn without first obtaining an evaluation from the Connecticut State Historic Society pursuant to Section 22a-1c of the Connecticut General Statutes, as the same may be amended or replaced.’



**Recommendation** – Staff recommend approval of this Quit Claim Deed to assign the land to the Town of Coventry for a \$1,000 Administrative Fee for the following reasons:

- The proposed sale complies with Sections and §13a-80 of the CGS in that the legislative delegation received the required notification on April 28, 2021.
- The proposed sale complies with Sections and §13a-80(c) of the CGS in that the prior owner of the property was offered the opportunity to acquire the property and the prior owner declined to purchase.
- The Premises are conveyed with the requirement that Grantee preserve the existing barn located on the Premises and shown on the Map (the "Barn").

- The land is being conveyed with the special limitation that said premises shall be used for Municipal Purposes only. Said parcel is being conveyed to the Town includes a Barn structure which identified as culturally significant to that area of Coventry per an Environmental Impact Report by the State Historical Preservation Office (SHPO) and the DOT dated June 24, 2014. Said Barn should not be modified without prior approval from SHPO;
- A portion of the land includes a restriction on development due to its location in a Flood Hazard Zone; and
- The description contained within the Quit Claim Deed are consistent with the DOT Release Map.



**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER - NEW BUSINESS**

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILES #21-148** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB 21-148. The motion passed unanimously.

**PRB FILES #21-149** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB 21-148. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, October 14, 2021.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John Valengavich, Secretary