

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 18, 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 18, 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 14, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	21-151
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>DOT Project #:</i>	110-136-002
<i>Grantor:</i>	Town of Plymouth
<i>Property:</i>	Plymouth, Main St (194)
<i>Project Purpose:</i>	Major Intersection Improvements on Route 6 at North Main Street & Agney Avenue
<i>Item Purpose:</i>	Voucher

DAMAGES: \$30,200

DOT PROJECT: The purpose of the project is to correct operational and safety deficiencies at the intersections of Route 6 with South Main Street, North Main Street, and Agney Avenue. The proposed improvements will include realignment of North Main Street to form a normalized four-legged intersection with Main Street opposite Agney Avenue. This new intersection will be signalized. In addition, left-turn lanes will be provided in both directions of Route 6 at the new North Main-Agney

Avenue intersection; and on Route 6 westbound at South Main Street and eastbound at the Woods Court driveway. On-street parking will be provided along Route 6 on various locations.

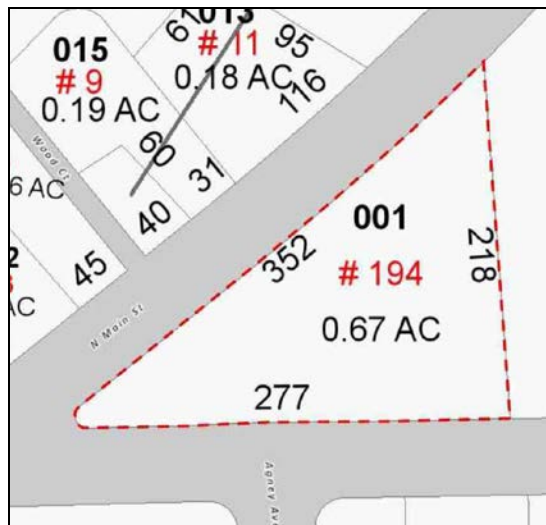
There are right-of-way impacts associated with the proposed improvements. It is anticipated that approximately five sliver acquisitions and one total acquisition will be required to accommodate widening and sidewalk construction along Route 6, North Main Street and Agney Avenue. In addition, several slope and construction easements will be required.

Construction is anticipated to begin in spring 2022 based on the availability of funding, acquisition of rights of way and approval of permit(s). The estimated construction cost for this project is approximately \$ 5.3 million. This project is anticipated to be undertaken with eighty percent (80%) federal funds and twenty percent (20%) state funds.

SITE DESCRIPTION: The subject site is a triangular-shaped parcel with 344' of frontage on the north side of Main Street and 257' of frontage on the southeasterly side of North Main Street. Abutting the subject to the east is 188 Main Street, which is a privately owned open space amenity that is in use for recreational use by the public. Collectively, the subject property and the abutting property are in use as a public park. The site is located in the C-Village zone and conforms to zoning requirements.

The subject is improved with a War Veterans' Memorial consisting of two monument signs with stone curbing, a blue stone paving area, one flagpole, 2 public bench seats, and two small flower beds. There is a concrete walkway from Main Street toward the memorial and a gazebo is next to the memorial. Additional improvements include a Chamber of Commerce sign with abutting flower bed and concrete walk located in the westerly portion of the property near the intersection of Main Street and North Main Street. There are a variety of mature trees and some shrubs located throughout the subject property. The property is well suited for its municipal public park use.

The Appraiser opines the highest and best use of the site as continued open space/public park use.





VALUATION: The DOT appraisal was completed May 6, 2021 by DOT Staff Appraiser James P. Mansfield.

Land Valuation: Based on the sales comparison approach, the appraiser considered three sales (2019-2020) of similarly zoned, of which two were for commercial development and one for open space, and concluded that the fair market value of the subject land was \$1.55/sf, calculated as follows:

Item	Calculation	Value
Land Valuation	29,185 sf x \$1.55/sf	\$45,237
Contributory Value of Site Improvements	Lump Sum	\$5,000
	Total	\$50,237
	Rounded	\$50,300

TAKING DESCRIPTION:

DOT requires acquiring the following:

- Partial take of 15,901 sf of land in fee simple;
- Right to grade and construct concrete walks acquired. Right areas = 917+/- SF Right to grade acquired. Rights area = 464+/- SF;
- Right to install sedimentation control system acquired. Rights = 276+/- LF Right to relocate memorial and gazebo acquired;
- Right to construct sign acquired; and
- An easement to install, construct and maintain a metal beam rail and end anchorage. Easement area = 12+/-LF easement.

IMPACT OF THE TAKING:

The acquisition results in the subject reducing in size from 29,185+/- square feet to 13,284+/- square feet. Its frontage along Main Street will reduce from 344+/- linear feet to 110+/- linear feet. All of the subject's existing frontage along North Main Street, consisting of 257+/- linear feet is being acquired. The DOT acquisition map indicates that, upon completion of the project, Agney Avenue will be extended northerly to connect with North Main Street. In doing so, the after subject will have frontage of 165+/- linear feet onto the eastern margin of the newly-extended Agney Avenue.

The DOT proposes relocating the Veterans' Memorial to the subject's remaining land. Impacted site improvements that are to be relocated include the two monument signs, the stone curbing in front of both signs, the blue stone flagstone paving, the flagpole, the public bench seats, the electrical outlets and the two small flower beds (one in front of each of the monument signs). The DOT

will also construct a new sign on the subject's remaining land to replace the impacted Chamber of Commerce sign. The DOT will construct concrete walks to gain access to both the relocated memorial and the newly constructed Chamber of Commerce sign. These newly constructed sidewalks will replace the majority of the existing concrete walks. Finally, a wood frame gazebo, currently located next to the memorial, will be relocated to a new site near the relocated memorial. Impacted site improvements that are not being relocated include the large flower beds behind both the memorial and the Chamber of Commerce sign, as well as numerous trees, and some of the existing shrubs. A small section of the impacted concrete walk is not being replaced. The contributory value of the impacted site improvements that are not being replaced or relocated are estimated by the appraiser at \$5,000.

AFTER VALUATION:

The “After” valuation of the subject property is subject to the following Extraordinary Assumptions and Hypothetical Conditions:

EXTRAORDINARY ASSUMPTIONS:

The appraiser spoke with town officials regarding alternative potential uses of the subject property other than its current use as a town-owned park providing an open space amenity for the public. Based on discussions with town officials, the appraiser is of the opinion that the subject property will remain in use as public park and that development of the park for any alternative use is unlikely. For the purposes of the report, this appraiser makes the extraordinary assumption that the subject will remain in use as a public park amenity and that no change of use will occur.

No other extraordinary assumptions are necessary for the execution of this assignment. If these assumptions are proven to be different, the appraiser reserves the right to change my opinion.

HYPOTHETICAL CONDITIONS:

The methodology used in this report is a standard State appraisal format in the form of a before and after valuation appraisal used for eminent domain purposes. The appraisal considers that there is a willing seller in an acquisition by eminent domain and has disregarded any effect on the market value brought on by the State's project. The appraisal report was based on the hypothetical condition that the proposed road project will be completed as currently proposed in the Department of Transportation construction plans, on the day after the “as of” date. No other conditions were necessary to arrive at a value. (See Highest and Best Use in Appraiser's Analysis for any details.) See attached narrative analysis section of report for additional assumptions.

Land Valuation: Based on the sales comparison approach, the appraiser analyzed the same three sales of land and concluded that the fair market value of the subject property was \$1.55/sq/ft., calculated as follows:

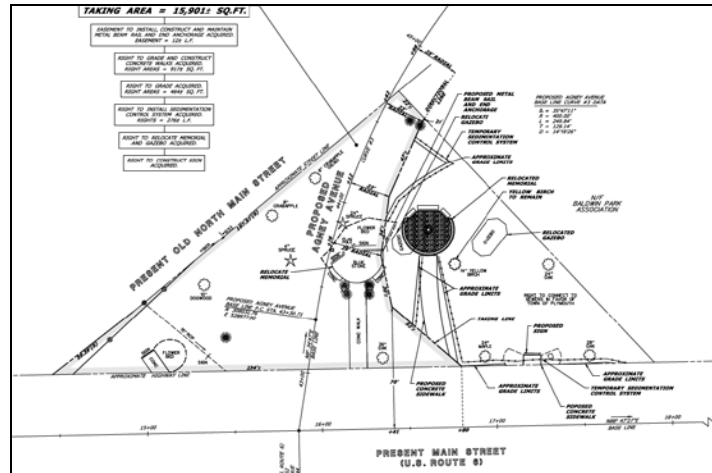
Item	Calculation	Value
Land Valuation	13,284 sf x \$1.55/sf	\$20,590
Easement for Metal Beam Rail	Lump Sum	-\$500
	Total	\$20,090
	Rounded	\$20,100

Calculation of Permanent Damages

Item	Value
Before Valuation	\$50,300
After Valuation	\$20,100
Permanent Damages	\$30,200

RECOMMENDATION: Board **APPROVAL** of damages in the amount of \$30,200 is recommended for the following reasons:

1. 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.
2. The acquisition value is supported by the DOT appraisal report.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILES #21-151 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB 21-151. The motion passed unanimously.

9. NEXT MEETING – Thursday, October 21, 2021.

The meeting adjourned.

APPROVED: _____ **Date:** _____
 John Valengavich, Secretary