

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 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 November 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
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 November 1, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

The PDR for Meadowood Farm in Simsbury was discussed. Director Desai will follow up with DoAg on the process used to purchase the development rights for this farm.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	21-156
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	044-156-003
<i>Grantor:</i>	Flanders Road Partners, LLC
<i>Property:</i>	East Lyme, Flanders Rd (245)
<i>Project Purpose:</i>	I-95 Interchange 74 Improvements at Route 161 and Replacement of Bridge No. 00250
<i>Item Purpose:</i>	Voucher

DAMAGES: \$13,400

DOT PROJECT:

The purpose of the project is to address vehicular safety on I-95 at Interchange 74 and address traffic operational concerns between Interchanges 74 and 75 in East Lyme. In addition, this project will address traffic operational concerns and improve safety for all roadway users (motorists, pedestrians and bicyclists) on Route 161 in the vicinity of the exit 74 interchange ramps. It is also proposed to replace the I-95 bridge over Route 161 due to its poor condition and to accommodate the widening on Route 161.

I-95 will be widened to accommodate three travel lanes in each direction (one of the three lanes is intended for future use). An auxiliary lane will be constructed between exits 74 & 75 in each direction. As a result of the I-95 widening, the bridges over Pattagansett River and Latimar Brook will be extended or replaced contingent on the hydraulic analysis of the existing bridges.

The terminus of the northbound I-95 exit 74 ramp will be relocated southerly to form a new signalized intersection with Route 161 and the Burger King Driveway. Vehicles on southbound Route 161 will be accessing I-95 northbound on a new entrance “loop” ramp approximately 500 feet south of its current location. The entrance ramp to I-95 northbound for vehicles on northbound Route 161 will be realigned slightly at its present location.



Site Description – The subject parcel consists of an irregularly-shaped 3.00 acre rear lot (130,800 sf) with 406 feet of frontage on Flanders Road. The subject has no curb cut direct access onto Flanders Road. Access to the subject is via a right of way road over the land of Chapman Woods. This access road, called Chapman Woods Road, also provides access to a motel and to Chapman Woods residential condominium complex, both of which are to the rear of the subject.

Site improvements include a paved driveway entrance and a parking lot containing approximately 40 parking spaces, a turnaround island facilitating a children’s drop-off & pick up area in front of the building, concrete sidewalks, a chain link security fencing enclosing a children’s playground, exterior security lighting and mature shrubs and lawn area.

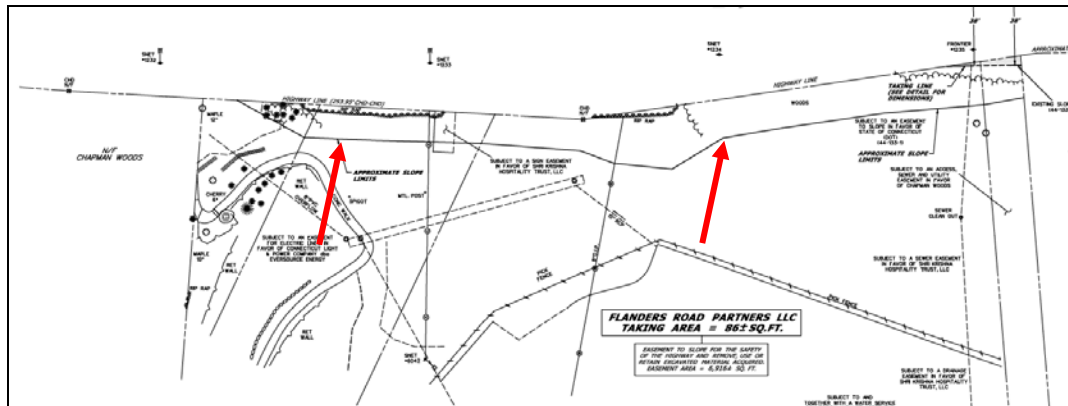
The site is improved with a 1.5-story commercial building that contains a gross living area of 13,262 square feet, built in 1998, utilized as a commercial day care facility.



The property is located within the CA district zone and conforms to zoning. The Appraiser opined that the Highest and Best Use of the property “as vacant” is for commercial development and “as improved” is for continued commercial use as a day care center.

The Taking: DOT will acquire the following:

- Partial taking area of 86± sq. ft.; and
- Easement to slope for the safety of the highway and remove, use, or retain excavated material acquired. The easement area is 6,916± s. ft.



The taking area of 86± sq. ft. is a triangular piece of land located at the subject’s northwest corner. It has a road frontage of 37± linear feet along the eastern margin of Flanders Road and 5± linear feet along the subject’s northern property line. The taking area is within a section of the subject’s land that is sloping upward significantly above Flanders Road street grade. The taking area is overgrown with natural vegetation and there are no site improvements. It should be noted that the taking area is within a section of the subject land that is already encumbered by an easement to slope in favor of State of Connecticut (44-133-1). This slope easement is dated September 27, 1990 per Volume 306 Page 118 of the East Lyme land records.

The acquired easement to slope for the safety of the highway contains 6,916± sq. ft. of land that runs along the majority of the subject’s western property line fronting onto Flanders Road. Similar to the taking piece of land, the topography within the easement area slopes upward significantly above street grade. Site improvements providing a contributory value include some shrubs situated at the southernmost section of the easement to slope area, some rip rap, natural vegetation, and a wooded section which provides some screening from Flanders Road. The contributory value of the impacted site improvements to include the shrubs, wooded trees, rip rap and natural vegetation is estimated by the appraiser at \$2,500.

Restricted Use/Short Form Value Finding – DOT Appraiser James P. Mansfield appraised the property according to its highest and best use, as of July 1, 2021, and based on sales in Westbrook, Old

Saybrook and East Lyme (2019-2021) concluded the market value of the subject property was \$6.00/sq.ft., with value calculated as follows:

Item	Calculation	Value
Fee simple acquisition of 86 sf	86 sf x \$6.00/sf	\$516
Easement to Slope	6,916 sf x \$6.00/sf x 25%	\$10,374
Contributory Value of Site Improvements	Lump Sum	\$2,500
	Total	\$13,390
	Rounded	\$13,400

The town assessment records indicate the value of the land is \$157,600 (100% value), or \$1.207/sf, based on a 2018 town-wide revaluation.

RECOMMENDATION: Board **approval** of damages in the amount of \$13,400 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.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILES #21-156 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB 21-156. The motion passed unanimously.

9. NEXT MEETING – Monday, November 8, 2021.

The meeting adjourned.

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