

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On November 29, 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 29, 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 24, 2021 Meeting. The motion passed unanimously. Secretary Valengavich abstained from the vote.

### 2. COMMUNICATIONS

### 3. REAL ESTATE- UNFINISHED BUSINESS

### 4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	21-169
<i>Transaction/Contract Type:</i>	RE – Sale by Sole Abutter Bid
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	105-109-086A
<i>Grantee:</i>	Thomas M. Eles and Marie E. Eles
<i>Property:</i>	Essex, Chester Bowles Highway (2,815 sf)
<i>Project Purpose:</i>	Sale by Sole Abutter Bid
<i>Item Purpose:</i>	Quit Claim Deed

**Sale Price:** \$7,000 (plus \$1,000 Admin Fee)

Under this Proposal (PRB #21-169) DOT is seeking SPRB approval to this Sale by Sole Abutter Bid to release this irregular-shaped parcel of land totaling 2,815± sf square feet located at 18 Harbor View South, Essex.



The Release Area is comprised of an irregular-shaped 2,815± square foot corner lot with 176± feet non-access of frontage on Chester Bowles Highway. The parcel has a gentle slope, is not located within a flood zone or affected by inland wetlands. The property is located in the RU (Rural Residence) requiring a minimum lot size of 80,000 square feet. Given the size and setback requirements, the release parcel cannot be developed on its own.

The Appraiser opined the highest and best use of the release parcel would be for assemblage to the sole abutter to expand their side yard setback.

The sole abutter parcel at 18 Harbor View South consists of contains an irregular-shaped 1.60± acre (69,809± sq.ft.) site with 190.2± feet of frontage, improved with a cape-style dwelling that was built in 1960 and contains 3,096± square feet per assessor records. The property is located in the RU (Rural Residence) zone and is pre-existing non-conforming lot due to site requirements (size & setback). Additional improvements to the property include a 2 car detached garage.



Upon assemblage the property will consist of 72,624± sq. ft. with 190.2± feet of frontage on Harbor View South.

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 Kerr appraised the property (Restricted Appraisal Letter Format), as of April 9, 2021, in both the Before and After assemblage. Based on the sales comparison approach (data retained in files), the Appraiser concluded the fair market value of the Larger Parcel (land only) was  $\$2.15/\text{sf} \times 69,809 \text{ sf} = \$150,089$ , rounded to \$150,000.

In the After Valuation, the Appraiser utilized the same three sales and concluded the fair market value of the subject property, as assembled, was  $\$2.15/\text{sf} \times 72,624 \text{ sf} = \$156,142$ , rounded to \$156,000.

**Value of the Release**

After Valuation	\$156,000
Before Valuation	\$150,000
Value of Release	\$6,000
Discount for Marketability (-25%)	-\$1,500
Value of Release	\$4,500

**Sale by Abutter Bid & Negotiations –**

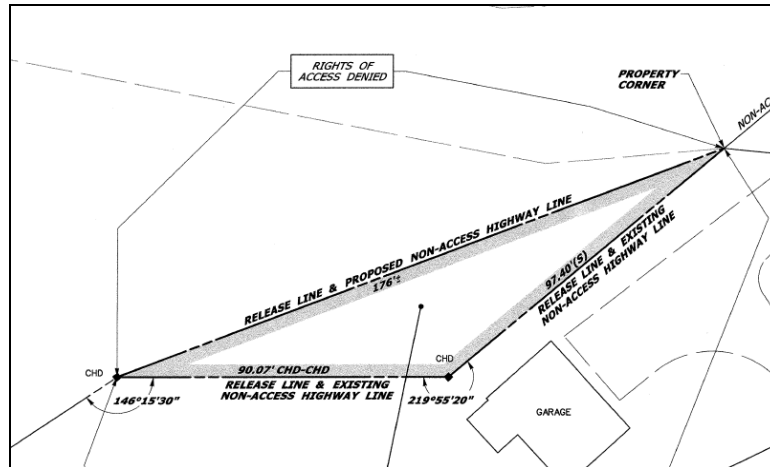
On April 9, 2021, an appraisal prepared by Staff Appraiser John P. Kerr, established a fair market value of \$4,500.00.

On April 27, 2021, Mr. Thomas M. and Mrs. Marie E. Eles, the sole abutters, were offered the land for the sale price of \$8,000.00 (including a \$1,000.00 administrative fee). In a letter dated May 7, 2021, Mr. and Mrs. Eles agreed to pay the purchase price of \$8,000.00.

**Recommendation** – Staff recommend approval of the proposed Sale by Sole Abutter Bid in the amount of \$7,000 (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 Town of Essex declined the purchase and the legislative delegation received the required notification on May 13, 2021;
- The release value of \$7,000 is reasonable in that it represents 116% of the appraised value and it will return the property to the Town of Essex rolls and relieve the State of all future expenses; and
- The description in the Quit Claim Deed is consistent with the compilation map to be filed in the Town of Essex Land Records.





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

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

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #21-169** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB 21-169. The motion passed unanimously.

**9. NEXT MEETING** – Thursday, December 2, 2021.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary