

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On December 6, 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 December 6, 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 December 2, 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><i>PRB #</i></b>	21-171
<b><i>Transaction/Contract Type:</i></b>	RE – Sale by Sole Abutter Bid
<b><i>Origin/Client:</i></b>	DOT/DOT
<b><i>Project Number:</i></b>	98-93-3A
<b><i>Grantee:</i></b>	286 Branford Road Associates, LLC
<b><i>Property:</i></b>	North Branford, Branford Rd (292-300) & Foxon Rd (1535)
<b><i>Project Purpose:</i></b>	Sale by Sole Abutter Bid
<b><i>Item Purpose:</i></b>	Quit Claim Deed

**Sale Price:** \$145,000 (plus \$1,000 Admin Fee)

Under this Proposal (PRB #21-171) DOT is seeking SPRB approval to this Sale by Sole Abutter Bid to release this irregular-shaped parcel of land totaling 19,997± sf square feet of land to the Abutter located at 286 Branford Rd, North Branford.



The Release Area is comprised of four irregular-shaped parcels totaling 19,977± square feet at the southwesterly intersection of Branford and Foxon Roads. The parcel is not located within a flood zone and or affected by inland wetlands. The property is located in the Business 3 (B3) zoning district requiring a minimum lot size of 10,000 square feet. Given the size and setback requirements, the release parcel cannot be developed on its own. The State is retaining an existing easement to slope as well as an easement for utilities on the property. Additionally, all rights of access from both roads has been denied by DOT.

The Appraiser opined the highest and best use of the release parcel would be for assemblage to the sole abutter to allow for development to occur.

The sole abutter located at 286 Branford Road (2 parcels) parcel consists of an irregular-shaped 27,007± square foot site with 186 feet of frontage on the west side of Branford Road, improved with a 2-story office building that was built in 1961 and contains 1,134+/- square feet of gross building area plus a fully finished basement level area. The abutter parcel is located in the Business 3 (B3) zone.



Upon assemblage the property will consist of 46,984± sq. ft. with 186± feet of accessible frontage on Branford Road with the remaining 342± feet of non-accessible frontage both Branford and Foxon Roads.

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 and that the rights and future interests to the former discontinued road continues as it relates to both the Release Land and Sole Abutter, however without any transfer of fee simple ownership. If it were found that the land area of the discontinued road is transferred in fee to the Release Land and Sole Abutter (where applicable), your appraiser reserves the right to consider its impact on value.

**Valuation** – With the release of this parcel via a Sale by Sole Abutter Bid, DOT Appraiser Steven C. Miller appraised the property, as of November 16, 2020, in both the Before and After assemblage. Based on the sales comparison approach, the Appraiser utilized three sales of similarly-zoned land in Branford, Guilford and North Branford sold in 2019-2020 and concluded the fair market value of the Larger Parcel (land only) was \$6.50/sf x 27,007 sf = \$175,546, rounded to \$175,000.

In the After Valuation, the Appraiser utilized the same three sales and concluded the fair market value of the subject property, as assembled, was \$6.50/sf x 46,984 sf = \$305,396, rounded to \$305,000.

**Value of the Release**

After Valuation	\$305,000
Before Valuation	\$175,000
Value of Release	\$130,000

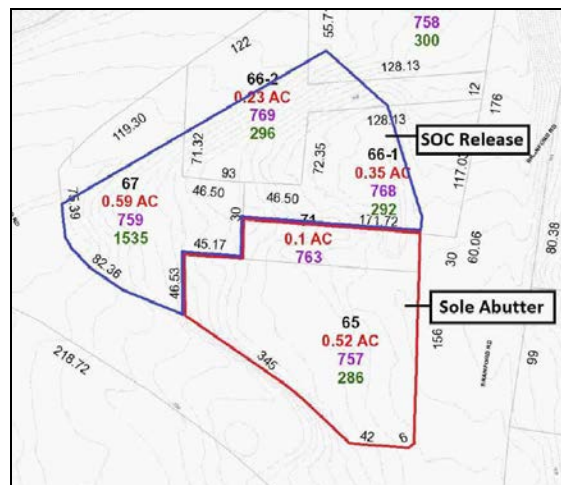
**Sale by Abutter Bid & Negotiations –**

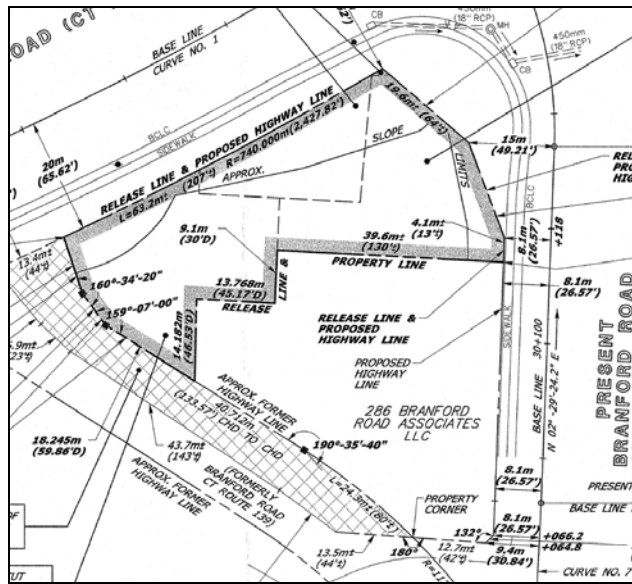
On November 16, 2020, an appraisal prepared by Staff Appraiser Steven C. Miller, established a fair market value of \$130,000.00.

On December 21, 2020, Mr. Michael Massimino, 286 Branford Road Associates LLC, the sole abutter, was offered the subject State land for the sale price of \$146,000.00 (including a \$1,000.00 administrative fee). In a letter dated January 5, 2021, Mr. Massimino agreed to pay the purchase price of \$146,000.00.

**Recommendation** – Staff recommend approval of the proposed Sale by Sole Abutter Bid in the amount of \$145,000 (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 North Branford declined the purchase and the legislative delegation received the required notification on February 4, 2021;
- The release value of \$145,000 is reasonable in that it represents 111% of the appraised value and it will return the property to the Town of North Branford 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 North Branford Land Records.





**PRB #** 21-172  
**Transaction/Contract Type:** RE – Town Road Release  
**Origin/Client:** DOT/DOT  
**Project Number:** 92-533-008A  
**Grantee:** City of New Haven  
**Property:** New Haven, Main Street Annex (100) – 5,527 sq.ft.  
**Project Purpose:** New Haven Harbor Crossing Corridor Improvements  
**Item Purpose:** Quit Claim Deed

**CONVEYANCE FEE: \$0**

In 2001 and 2002 DOT acquired two parcels of land via condemnation at a cost of \$51,000 in conjunction with New Haven Harbor Crossing Corridor Improvements project.

Under this Proposal (PRB #21-172), DOT is seeking SPRB approval to release the remaining 5,527 square feet of land to the City of New Haven as the project is complete. There is no monetary consideration.

DOT has informed staff that there are many older acquisitions that were not subject to an Agreement, requiring release to the host municipality. DOT conveys these parcels as they are utilized and maintained by the host municipality.

The Quit-Claim deed releases the following:

<u>Grantor</u>	<u>Instrument</u>	<u>Volume/Page</u>	<u>Recorded Date</u>
Heirs of Camilia Angelini Straynor Albert Straynor Joseph Straynor	Certificate of Condemnation	5988/275	11/30/2001
Yvonne J. Halloway	Certificate of Condemnation	6015/272	01/04/2002

Staff inquired with DOT regarding the following:

1. Please provide a release map, if available, or the acquisition maps from the 2001 and 2002 condemnations.

DOT Response: DOT provided.

Staff Response: OK

**RECOMMENDATION:** Staff recommend approval to assign the land and easements acquired by the State to the City of New Haven is recommended for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property and easements by the commissioner of transportation.



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

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

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #21-171** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB 21-171. The motion passed unanimously.

**PRB FILE #21-172** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB 21-172. The motion passed unanimously.

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

The meeting adjourned.

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