

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 13, 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 13, 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 9, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #</i>	21-177
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	044-156-008
<i>Grantor:</i>	267 Flanders Road, LLC
<i>Property:</i>	East Lyme, Flanders Rd (267)
<i>Project Purpose:</i>	I-95 Interchange 74 Improvements at Route 161 and Replacement of Bridge No. 00250
<i>Item Purpose:</i>	Voucher

Damages: \$13,000

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 a generally rectangular-shaped 0.80 acre corner lot (34,848 sf) with 164 feet of frontage on Flanders Road and 178 feet of frontage on King Arthur Drive. The subject has ingress-only access from Flanders Road. Ingress/egress access to the subject is available from King Arthur Drive.

Site improvements include 15,180 square feet of asphalt paving driveway & parking lot containing 31 striped parking spaces, bituminous concrete curbing, concrete sidewalks, exterior lighting, various signage, post & rail fencing, and shrubs, trees etc.

The site is improved with a one-story fast-food commercial building that containing 1,507 square feet of gross building area, constructed in 2007, and occupied by a Starbuck café/fast food restaurant with drive-through window.



View facing southerly from King Arthur Drive of section of taking area & defined easement area incorporating the subject's King Arthur Drive curb cut

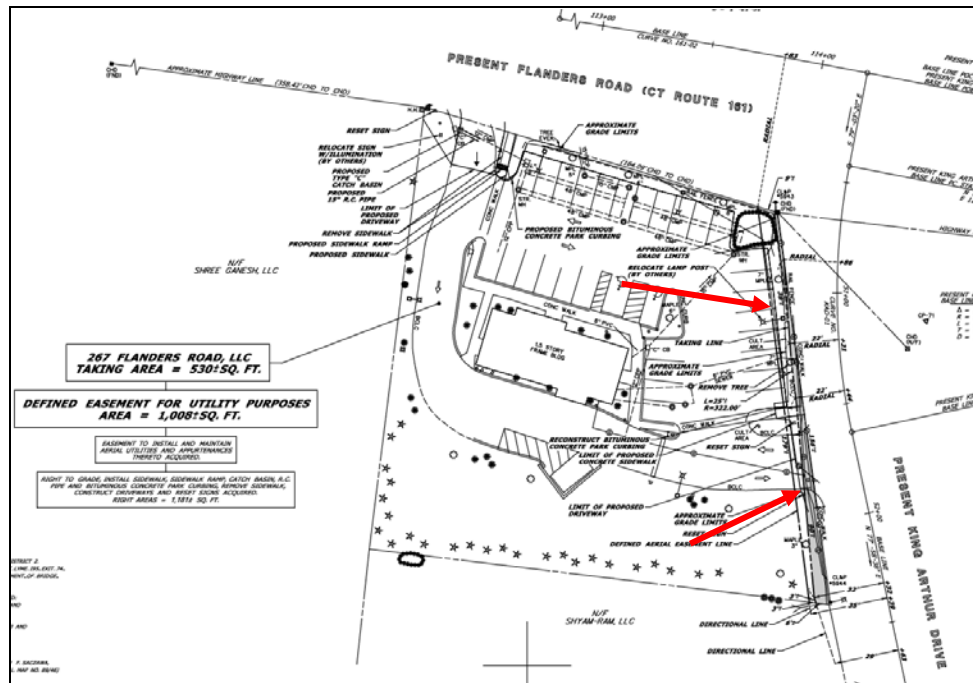


View facing northeasterly from Flanders Rd showing the acquired rights area

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 “such as its current cafe/fast food restaurant use.”

The Taking: DOT will acquire the following:

- Partial taking - 530± sq. ft.;
- Defined easement for utility purposes – 1,008± sq. ft. (to include the installation and maintenance of aerial utilities and appurtenances thereto); and
- Right to grade, install sidewalk, sidewalk ramp, catch basin, R.C. pipe and bituminous concrete park curbing, remove sidewalk, construct driveways and reset signs – 1,181± sq. ft.



Impact of Taking

The taking area of 530± sq. ft. is a narrow triangular piece of land that runs along the subject's northern property line. It has 156± linear feet of frontage onto King Arthur Drive and 6± linear feet along the subject's eastern perimeter. This triangular taking area tapers to a point on the property line approximately 21± linear feet east of the parcel's northwesterly corner. Site improvements within the taking area include one bituminous concrete ingress/egress curb-cut onto King Arthur Drive, a section of concrete sidewalk, and some rolled bituminous concrete curbing. A mature tree is partially within the taking area. The remainder of this tree is within the defined utility easement area.

The defined easement for utility purposes contains 1,008± sq. ft. that abuts the taking area. Site improvements within this easement area include some shrubs, two trees (one of which is partially in the taking area), a section of the bituminous concrete entrance driveway, concrete sidewalk, some rolled bituminous concrete curbing, one sign, one lamp post, and the northernmost portion of 8 on-site parking spaces.

The right to grade, install sidewalk, sidewalk ramp, catch basin, R.C. pipe and bituminous concrete park curbing, remove sidewalk, construct driveways and reset signs contains an area of 1,181± sq. ft. This rights area is located at the southwest corner of the subject property and incorporates the ingress-only curb-cut onto Flanders Road.

Restricted Use/Short Form Value Finding – DOT Appraiser James P. Mansfield appraised the property according to its highest and best use, as of July 21, 2021, and based on sales in Westbrook, New London, East Lyme and Groton (2018-2021) concluded the market value of the subject property was \$14.00/sq.ft. x 34,848 sq.ft. = \$487,872, rounded to \$488,000.

The Appraiser then calculated the Permanent Damages, as follows:

Item	Calculation	Value
Fee simple acquisition of 530 sf	530 sf x \$14.00/sf	\$7,420
Defined easement for utility purposes	1,008 sf x \$14.00/sf x 25%	\$3,528
Contributory Value of Site Improvements	Lump Sum	\$2,500
	Total	\$12,948
	Rounded	\$13,000

The town assessment records indicate the value of the land is \$412,400 (100% value), or \$11.83/sf, based on a 2018 town-wide revaluation.

RECOMMENDATION: Board **approval** of damages in the amount of \$13,000 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

Director Desai provide Board Members an update on PRB #21-175 - OC-DCS-CIV/SUR/LA-0044 as the Consultant asked for revisions to appropriately reflect their qualifications as a Landscape Architect. Changes to the contract were as follows:

Paragraph one of the template begins: "(Firm name and address)...hereinafter called the "Engineer" or "Contractor,"..." We have revised the contract's title to read "Engineer/Landscape Architect's Contract for On-Call Services," and substituted "Contractor" for "Engineer" in the contract.

There were no material changes to the Contract and no further action is required by the Board.

8. VOTES ON PRB FILE:

PRB FILE #21-177 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB 21-177. The motion passed unanimously.

9. NEXT MEETING – Thursday, December 16, 2021.

The meeting adjourned.

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