

**STATE PROPERTIES REVIEW BOARD**

**Minutes of Meeting Held On February 21, 2023  
– 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 February 21, 2023 remotely via telephone conference at (860)-840-2075 and use passcode 284890492#.

**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**

James Cavanna, CT Military Department

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 February 16, 2023 Meeting. The motion passed unanimously.

**2. COMMUNICATIONS**

Chairman Greenberg and Vice Chairman Josephy provided an update on their meeting with Commissioner Gilman about a lease that was rejected.

**3. REAL ESTATE- UNFINISHED BUSINESS**

**4. REAL ESTATE – NEW BUSINESS**

<b><i>PRB #</i></b>	23-003
<b><i>Transaction/Contract Type:</i></b>	RE – Voucher
<b><i>Origin/Client:</i></b>	DOT/DOT
<b><i>DOT Project #:</i></b>	017-193-003
<b><i>Grantor:</i></b>	Bristol Thai, LLC
<b><i>Property:</i></b>	Bristol, Riverside Ave (170)
<b><i>Project Purpose:</i></b>	Replacement of Bridge No. 04488 Mellen St over Pequabuck River
<b><i>Item Purpose:</i></b>	Voucher

**DAMAGES: \$7,925**



Courtesy: Google Maps

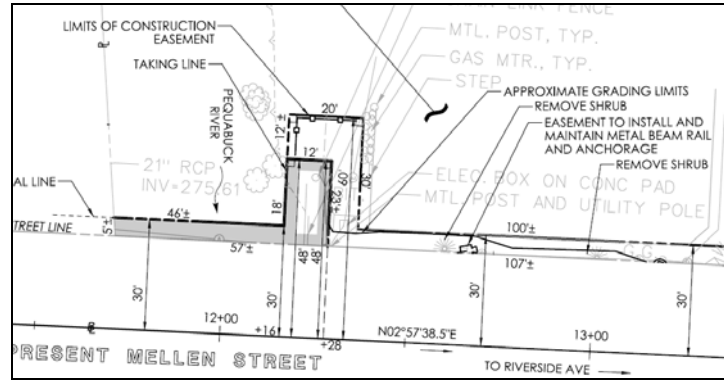
**SITE DESCRIPTION:** The subject property consists of a rectangular-shaped, 1.49 acre (64,904 sf) site with approximately 295' of frontage on the southerly side of Riverside Ave (Rt 72) and an additional 100' of frontage on the westerly side of Mellen St. The Pequabuck River borders the property to the south. The property is located in a BHC Route 72 Corridor Business Zone and appears to be pre-existing non-conforming regarding site requirements.

The site is improved with a neighborhood shopping center containing 13,563 square feet of gross building area, constructed in 1942.



**The Taking:** DOT will acquire the following:

- A partial take in fee simple of 504± square feet of land;
- An easement to install and maintain metal beam rail and end anchorage acquired over an area of 2 ± LF; and
- A construction easement for the purpose of access, storage of equipment and materials, installation of temporary sedimentation & erosion control system, sidewalk construction, shrub removal and grading acquired over an area of 927± square feet.



**EOC Valuation:** Consistent with DOT’s agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, DOT Staff valued the 1.49 acre (64,904 sf) acre commercially-zoned site at \$9.98/SF. The following table indicates the results of the DOT Estimate of Compensation, prepared as of 11/30/2022:

Item	Calculation	Damages
Partial Take in Fee Simple	504 SF @ \$9.98/SF	\$5,029.92
Contributory Value of Improvement	Lump Sum	\$1,000
Beam Wall & Anchorage Easement	6 SF @ \$9.98/SF x 50%	\$29.94
Construction Easement	927 SF @ \$9.98/SF x 20%	\$1,850.29
	<b>Total:</b>	\$7,910.15
	<b>Rounded</b>	<b>\$7,925</b>

Status	Status Date	Prop Type	Closed Price	Address	City	Acres	Sq Ft Total	\$ Per Sq/ft	Zone
CLSD	09/14/2022	COM	241719	Business Park Dr	BRISTOL	1.66	\$ 72,309.60	\$ 3.34	IP1
CLSD	06/29/2022	COM	550000	Church Ave	BRISTOL	2.47	\$ 107,593.20	\$ 5.11	R15
CLSD	05/13/2022	COM	575000	454 Farmington Ave	BRISTOL	0.79	\$ 34,412.40	\$ 16.71	BG
CLSD	08/03/2020	COM	850000	483 North Main St	BRISTOL	0.93	\$ 40,510.80	\$ 20.98	BD1
CLSD	09/26/2019	COM	100000	50 Terryville Ave	BRISTOL	0.61	\$ 26,571.60	\$ 3.76	BG
<b>Averages</b>			<b>\$ 463,343.80</b>			<b>1.292</b>	<b>49,440.60</b>	<b>\$ 9.98</b>	

**RECOMMENDATION:** Board approval of damages in the amount of \$7,925 975 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 damages are supported by the DOT EOC Valuation.

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

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

**7. OTHER BUSINESS**

Mr. Halpert moved and Mr. Cianci seconded a motion to approve a Board Fee for Mr. Berger’s continued Meetings with Members of the CT Legislature with respect to legislation affecting the Board. The motion passed unanimously.

Mr. Berger moved and Mr. Halpert seconded a motion to approve a Board fees for Chairman Greenberg's and Vice Chairman Josephy's attendance at a Meeting with Commissioner Gilman. The motion passed unanimously.

**8. VOTES ON PRB FILE:**

**PRB FILE #23-003** – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #23-003. The motion passed unanimously.

**9. NEXT MEETING** – Special Meeting, Wednesday, February 22, 2023.

The meeting adjourned.

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