

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 13, 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 April 13, 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

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 April 10, 2023 and April 12, 2023 Meetings. The motion passed unanimously.

2. COMMUNICATIONS

Mr. Berger provided an update regarding proposed legislation that may affect the Board.

3. REAL ESTATE- UNFINISHED BUSINESS

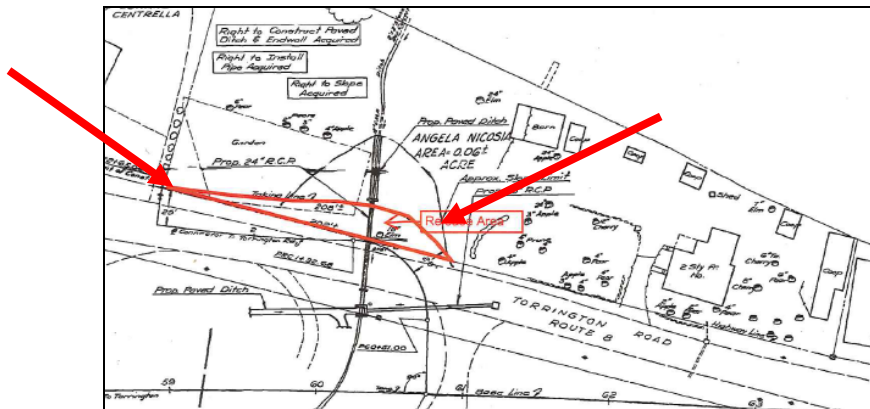
4. REAL ESTATE – NEW BUSINESS

<i>PRB File #:</i>	23-038
<i>Transaction/Contract Type:</i>	RE – Sale
<i>Origin/Client:</i>	DOT/DOT
<i>DEEP Project #:</i>	162-69-16A
<i>Lessee:</i>	Matthew Klebe
<i>Property:</i>	Winsted, Rowley St (144) – 2,614 sf of land
<i>Project Purpose:</i>	Sale by Sole Abutter Bid
<i>Item Purpose:</i>	Quit Claim Deed

Sale Price: \$8,500 inclusive of a \$1,000 Admin Fee

Description – Release Land consists of an irregular shape 0.06± acre (2,614± square feet) remnant parcel with approximately 202’ of frontage on the western side of Rowley Street. Portions of the site are within the AE (100-year) flood zone.

The land is zoned within the Town Gateway (TG) district, which allows for both commercial and some light industrial uses, with developed land in the area noted as such. The municipality does not consider the release to be a buildable lot of record and is not developable on its own.



Courtesy: Google Maps

The Appraiser opined the Highest and Best Use of the property, as vacant, is for assemblage to the Logical Abutter at 144 Rowley Street.

The Logical Abutter at 144 Rowley Street is an irregular shape 1.88± acre (81,893± square feet) parcel of land fronting the west side of Rowley Street. The northern half of the parcel is generally level to gently rolling and above road grade, and is within the X (500-year) flood zone. The southern half is low-lying land that is below the road grade and within the AE (100-year) flood zone. The site is located in the Town Gateway (TG) zoning district and conforms to zoning.

The site is improved with a detached garage containing approximately 352 square feet and an asphalt-paved driveway.

Upon assemblage of the two parcels, the Logical Abutter will contain 84,507 square feet with frontage on Rowley Street.

It is noted that the Sole Abutter also includes two additional rear parcels assigned an X value for this Proposal (Before/After).

Valuation – With the release of this parcel via a Sale by Sole Abutter Bid, DOT Appraiser Steven C. Miller appraised the property as of July 9, 2021, in both the Before and After assemblage to the Logical Abutter, considering three sales (2020) of similarly zoned land in Winsted and Torrington, with a similar highest and best use, as follows.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	144 Rowley Street Et Al Winsted, CT 06098	165 Torrington Road Et Al Winsted, CT 06098		100 New Hartford Road Winsted, CT 06098		3649 & 3669 Winsted Road Torrington, CT 06790	
Proximity to Subject		1.23 miles S		0.70 miles E		2.16 miles SW	
Sales Price	\$ N/A	\$	0.91 per Sq.Ft.	\$	1.84 per Sq.Ft.	\$	3.65 per Sq.Ft.
Price \$/Sq. Ft.	\$	\$	388.864	\$	160.000	\$	320.741
Data Source(s)	Town Records, Insp	TownRec. Ext.Insp. Vol451Pg693&697		Town Rec. Ext. Insp. Vol454Pg855		Town Rec. Ext. Insp. Vol1302Pg813	
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	July 9, 2021	March 31, 2020		Sept. 17, 2020		Feb. 14, 2020	
Location	Average	Average		Average / Superior	-0.18	Average / Superior	-0.37
Site/View	81.89± SqFt / TG	429.370± SqFt / TG	+0.18	87.120± SqFt / TG		87.991± SqFt / I	
Site Utility	Average	Fair / Two Lots		0 Fair to Average	-0.18	Good / Two Lots	-0.73
Terrain & Topography	Gen Lvl to Gently Rollin	Generally Level		Gen Lvl to Gently Rollin		Generally Level	
Wetlands & Floodzone	Min If Any / AE, X	13% Wtnd / AE, X	+0.09	Wtnd Along FF / X		Min If Any / X	-0.37
Road/Frontage / Access	269'± FF / 1 CC	ROW Access Only	+0.18	150'± FF / 1 CC		293'± FF / 2 CC	
Sales or Financing Concessions	CWater, Septic Req.	Well Req, Septic Req.	+0.05	CWater, Sewer	-0.09	CWater, Sewer	-0.18
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	0.50	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-0.09	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-1.65
Indicated Value of Subject		\$	1.41	\$	1.75	\$	2.00

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$1.75/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	81,893 sf x \$1.75/sf	\$143,313
	Rounded	\$143,500

After Land Valuation: Based on the sales comparison approach, the appraiser considered the same sales as in the Before Valuation and concluded that the fair market value of the subject land was unchanged at \$1.75/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	84,507 sf x \$1.75/sf	\$147,887
	Rounded	\$148,000

It is noted that the Appraiser had updated their Appraisal to December 21, 2022 with no change in value warranted.

Release Value

Item	Value
After Valuation	\$148,000
Before Valuation	\$143,500
Release Value	\$4,500

Negotiations

The property was appraised on July 9, 2021 by staff appraiser Steven Miller who determined the value to be \$4,500.00, which was accepted and registered by the Department on August 13, 2021. On August 17, 2021, an offer was made to Mr. Klebe in the amount of \$8,500.00 which includes a \$1,000.00 Administrative Fee. On August 28, 2021, Mr. Klebe accepted the offer with the Administrative Fee.

In October 2021, Mr. Klebe advised the Department that he would reach out to FEMA in order to remove the flood limits on the release parcel in an effort to eliminate any development restrictions on release parcel. On October 24, 2022, Mr. Klebe provided documentation heh received from FEMA which upon the Departments review, the documents were inconclusive and did not remove the 100 year flood limits from the release parcel. On December 15, 2022, Mr. Klebe agreed to move forward with the purchase of the parcel at the original sales price of \$8,500.00. Due to the lapse in time, Mr. Miller updated the appraisal on December 22, 2022 to confirm that the value of the parcel remained at \$4,500.00.

Recommendation – Staff recommend approval of the proposed Sale by Sole Abutter Bid in the amount of \$7,500 (plus \$1,000 Admin Fee = \$8,500 in QC Deed) for the following reasons:

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of Winchester (Winsted) declined to purchase (9-1-21) and the legislative delegation received the required notification on June 9, 2021.
- The release value of \$7,500 is 167% of the appraised value and it will return the property to the Winsted tax rolls and relieve the State of all future expenses.
- The description in the Quit Claim Deed is consistent with the survey map filed in the Winchester (Winsted) Land Records.

PRB #: 23-039
Transaction/Contract Type: RE – Release
Origin/Client: DOT/DOT
DOT Project #: 131(025)-133-012A
Grantee: Livewell Alliance, Inc.
Property: Southington, South Main St (1231)
Project Purpose: Release of Drainage Right of Way (481 sf)
Item Purpose: Release of Easement Deed

Release Price: \$4,500 (inclusive of \$1,000 Administrative Fee)

Project Background

The State of Connecticut acquired a Drainage Right of Way over an area of 481 square feet via a Certificate of Condemnation from the Alzheimer’s Resource Center of Connecticut, Inc. on December 7, 2001 (817/551). A Certificate of Change of Name was recorded on November 2, 2017 in the local land records (1412/838) changing the name to Livewell Alliance, Inc.

The subject property consists of approximately 7.89 acres (343,688+/- square feet) according to the Southington Assessor’s records. A Special Permit and Site Plan was approved for the expansion of the existing assisted living campus to include additional structures for semi-independent living, greenhouse, and facility center to include a new parking lot along the easterly side of South Main Street.

Under this Proposal (PRB #23-039), DOT seeks SPRB approval to release the Drainage Right of Way over a total area of 481 square feet. The negotiated fee for the conveyance is \$4,500 inclusive of a \$1,000 Administrative Fee.



Southington GIS Map

Restricted Use Appraisal – With the release of this parcel via a Sale by Sole Abutter Bid, DOT Appraiser Matthew Malia appraised the property, as of November 3, 2022, concluding the value of the underlying land was \$4.50/sq.ft.

The Appraiser then calculated the value of the land within the drainage right of way, calculated as follows:

Item	Calculation	Value
Drainage Right of Way Release	481 sf x \$4.50/sf x 95%	\$2,056
	Rounded	\$2,000

Release Negotiations

Attached is the instrument and mapping for the release of drainage right of way (DROW), located on the easterly side of Present South Main Street (CT Route 10), in the Town of Southington. The subject DROW was acquired by the Department of Transportation (Department) in in 2001 in conjunction with Project (131)025-133 for the Reconstruction of I-84.

The proposed release of DROW would eliminate the State's responsibility for draining water from the site. The water would now be draining from the site to the State.

Staff appraiser Mr. Mathew Malia valued the release of the DROW on November 3, 2022, whom determined the value to be \$2,000.00. This valuation was accepted and registered by the Department on November 14, 2022.

On November 22, 2022 Attorney Louis Martocchio, who represents Livewell Alliance Inc., was presented with an asking price of \$6,000.00. After some negotiation, Livewell Alliance Inc., submitted an offer of \$4,500.00 which was accepted by this office.

Staff inquired with DOT regarding the following:

1. Releases previously have been submitted with an Administrative Fee either added to the

Release Price, or it is specifically stated that the Administrative Fee is included within the Release Price. Please clarify which is the case in this Release.

DOT Response: The release price is inclusive of the administrative fee.

Staff Response: OK

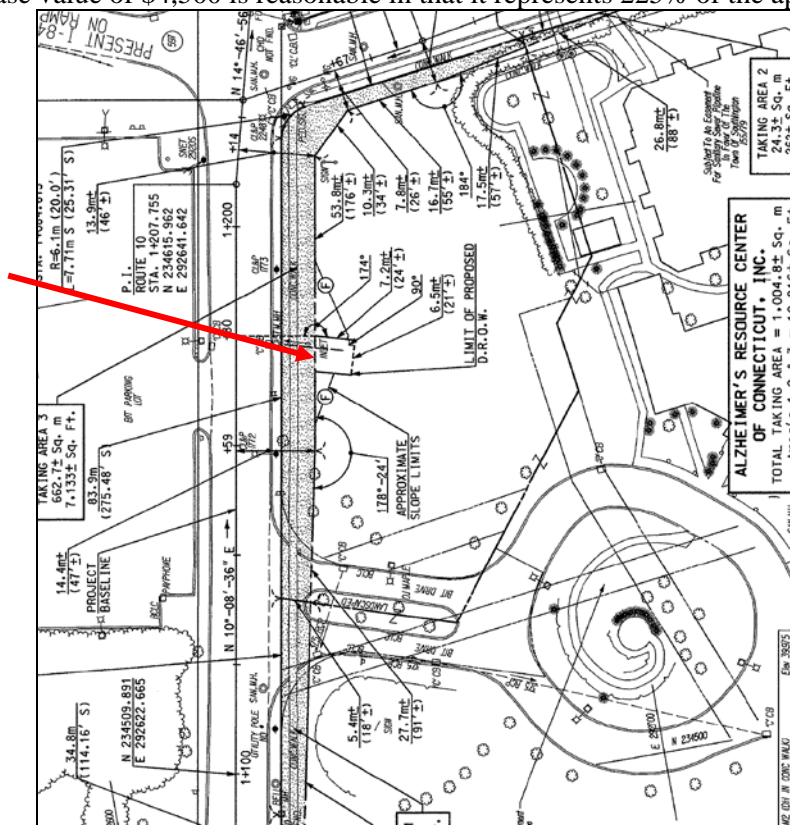
2. Please provide a summary of the data utilized in arriving at the land value (\$4.50/sf) within this appraisal report.

DOT Response: Attached is a copy of the appraisers land valuation grid.

Staff Response: The appraiser considered four sales in Southington (2020-2022) ranging in price from \$1.20 to \$9.51 per square foot and adjusted in the range of \$1.74 to \$6.19 per square foot, concluding \$4.50 per square foot. OK

Recommendation – Staff recommend approval of the proposed release of Drainage Right of Way in the amount of \$4,500 (inclusive of \$1,000 Admin Fee), for the following reasons.

- The proposed sale complies with Sections §3-14b(b) and legislative delegation received notification as of December 21, 2022; and
- The release value of \$4,500 is reasonable in that it represents 225% of the appraised value.



PRB #: 23-066
Transaction/Contract Type: RE – Voucher
Origin/Client: DOT/DOT
DOT Project #: 097-095-001
Grantor: Christopher S. Renkert, et al
Property: Norfolk, Old Colony Rd (59)
Project Purpose: Replacement of Retaining Walls and Slope Stabilization Along Route 44
Item Purpose: Voucher

DAMAGES: \$455,000

The subject is proposed to be acquired in its entirety via Total Take by the State of Connecticut, with no specified right of way survey to reference. The proposed project allows for the reconstruction of three adjacent but non-contiguous retaining walls along the edge of Route 44 (Greenwoods Road West) and will be consolidated to address unstable slopes between them. Additional drainage issues from a nearby cemetery will be addressed as a function of the project. The acquisition encompasses to total acquisition of the defined premises, inclusive of all underlying land rights and existing improvements.

SITE & TAKING DESCRIPTION: The subject property consists a 0.88 acre (38,333+/- sq. ft.) lot with approximately 385 feet of frontage on the southerly side of Old Colony Road and approximately 390 feet of frontage on northerly side of Greenwoods Road West (Route 44). The site is not impacted by inland wetlands or located within a flood zone. Village Residential (VR) zone. The site is improved with a single-family residential dwelling in the Antique Colonial design that was constructed circa 1900 and contains 2,072± square feet of area above-grade living area in addition to a finished basement level that is at walkout grade. The building has been significantly renovated and modernized since the current property owner's purchase in 2006.



North Elevation of the House



West Elevation of the House/Future Location of 2-Car Attached Garage



South Elevation of the House



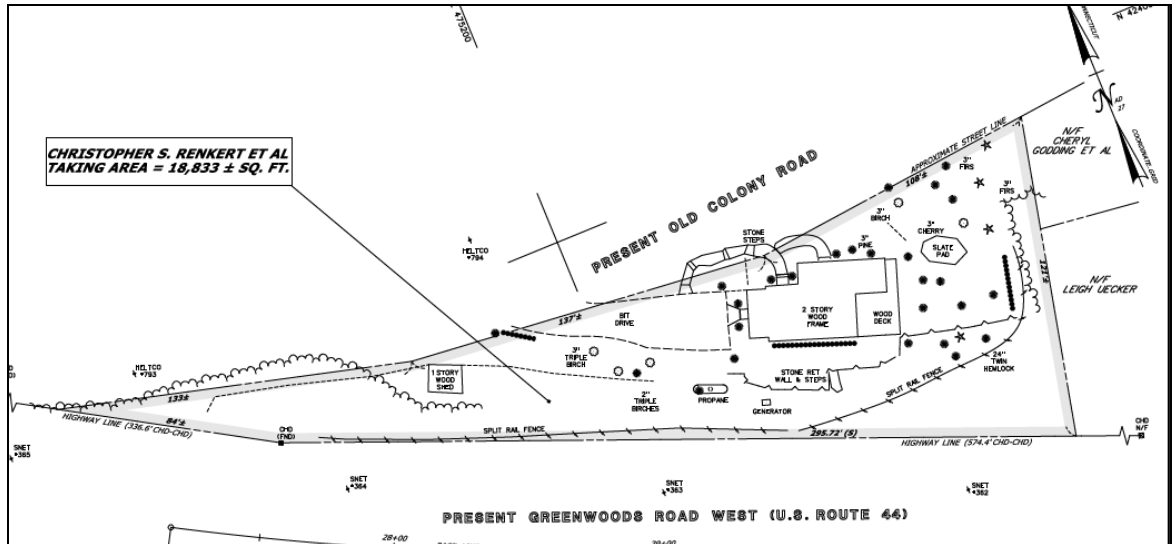
East Elevation of the House



Courtesy: Google Maps

The house was extensively renovated and expanded in 2011-2012 with all new electrical components, new exterior siding, new built-in shelving, repaired foundation, updated bathrooms on the first and second floors, new footings for an attached garage (garage not built), new windows and doors, new flooring in portions of all three floors, radiant heat in basement floors, cosmetic updates to the kitchen, living room and office, and a new generator with underground storage tank for propane. The expansion resulted in additional bedrooms on the second floor and a new bedroom in the walk-out basement, bringing the total number of bedrooms to five. I would also note that 75% of the basement space is finished to include one bedroom, a full bath with walk-in shower, mudroom, and family room. The remaining 25% of this space is reserved for mechanical and electrical systems and storage space. The layout of the main floor includes a kitchen, living room, dining room, office, laundry closet, and a half bath. This house provides four bedrooms and a full bath on the second floor. The expansion off the west side of the house increased the size of the first and second floors including a bump out with access from the basement level. Additionally, this property did not have a driveway prior to the 2012 renovation. The existing Well-McLain Gold oil boiler is dated. The existing above ground 250-gallon oil tank in basement appears to be in good working condition.

The Appraiser opines the highest and best use is continued single family use, as improved.



VALUATION: The DOT appraisal was completed July 15, 2022 by DOT Appraiser Matthew J. Dufour.

Building Valuation:

Sales Comparison Approach: The appraiser analyzed three sales of residential properties in Norfolk as follows:

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	59 Old Colony Rd Norfolk, CT 06058	943 Route # 183 Norfolk, CT 06058		15 Emerson St Norfolk, CT 06058		57 Colebrook Rd Norfolk, CT 06058	
Proximity to Subject		4.94 miles NE		0.62 miles SE		2.22 miles E	
Sale Price	\$	\$ 525,000		\$ 370,000		\$ 525,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 231.89 sq.ft.		\$ 172.98 sq.ft.		\$ 225.61 sq.ft.	
Data Source(s)		Mun. Records/MLS/Ext. Inspection		Mun. Records/MLS/Ext. Inspection		Mun. Records/MLS/Ext. Inspection	
Verification Source(s)		MLS # 170450340		MLS # 170396089		MLS # 170414361	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjustment		DESCRIPTION +(-) \$ Adjustment		DESCRIPTION +(-) \$ Adjustment	
Sales or Financing Concessions		See Sale Desc.		See Sale Desc.		See Sale Desc.	
Date of Sale/Time	7/15/2022	2/25/2022		9/10/2021 +16,650		8/21/2021 +16,650	
Location	Downtown Adj.	Inferior +13,125		Slightly Superior -7,400		Slightly Inferior +5,250	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	0.88 ac/VR	3.25/RR -39,375		0.17/VR +18,500		9.66/RR -65,625	
View	Typical	Water (Stream) -10,000		Typical		Typical	
Design (Style)	Colonial	Colonial		Victorian		Cape/Colonial	
Quality of Construction	Wood/Average	Wood/Average		Wood/Average		Wood/Average	
Actual Age	157/10	122		114		37	
Condition	Good	Good		Good		Good	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	11 5 2.1	9 3 2.0 +5,500		8 4 3.1 -7,500		7 3 2.0 +5,500	
Gross Living Area	2,072 sq.ft.	2,264 sq.ft. -9,600		2,139 sq.ft. -3,350		2,327 sq.ft. -12,750	
Basement & Finished	1,161 Sq.Ft.	1,150 sf		990 sf +1,700		1,517 sf -3,350	
Rooms Below Grade	75% Finished	0% Finished +21,750		0% Finished +21,750		0% Finished +21,750	
Functional Utility	Average	Good -15,000		Average		Good -15,000	
Heating/Cooling	H/W/BB (Oil)/None	H/W/BB (Oil)/None		FHA (Propane)		H/W/BB (Oil)/SS -12,000	
Energy Efficient Items	Appl/Windows	Appl/Windows		Appl/Windows		Appl/Windows	
Garage/Carport	None	1-Car/Detached -10,000		2-Car/Detached -20,000		2-Car/Attached -20,000	
Porch/Patio/Deck	Patio/Deck	Patio/Deck/Porch -3,500		Patio/Porch +10,000		Patio/Porch +10,000	
Generator	Yes (Propane)	None +7,500		None +7,500		None +7,500	
Fireplace	None	1 Fireplace -3,750		1 Fireplace -3,750		1 Fireplace -3,750	
Net Adjustment (Total)		□ + □ - \$ -43,350		□ + □ - \$ 34,100		□ + □ - \$ -65,825	
Adjusted Sale Price of Comparables		Net Adj. 8.3 % Gross Adj. 26.5 % \$ 481,650		Net Adj. 9.2 % Gross Adj. 31.9 % \$ 404,100		Net Adj. 12.5 % Gross Adj. 37.9 % \$ 459,175	

The above sales represent the most comparable data set available as of the date of valuation. Sale 1 and 3 represent Colonial style homes constructed between 1900 and 1985. While the subject property was renovated and expanded in 2011 and 2012, no adjustment is made for physical condition as Sales 1 and 3 represent renovated single-family homes with new roofs, updated kitchens, and/or bathrooms. Adjustments were made for various other factors such as location, size, garages and other elements of comparison. Together these two sales support a value ranging from about \$459,157 to \$481,650, with the most probable value for the subject being below the low end of the cited range. The subject property is improved with a single-family home that, while updated and expanded, has an inferior interior layout and an inferior lot. These factors support a value at the below the low end of the range.
Sale 2 is a Victorian style home located in the subject neighborhood. While the subject is not Victorian in its architecture, the smaller rooms, spacing between rooms and the stacked floorplan would draw comparisons. The adjustments made to this sale are mainly for differences in physical characteristics. However, when reconciling to a final value conclusion, less weight is given to Sale 2 as the price point for this style of home is somewhat less than the market for Colonial style homes holding all other factors constant. Still, this sale can't be ignored given its proximity to the subject and other similarities with respect to age, condition, layout and land area.
During the renovation and expansion of the subject house, the property owners secured a variance from the Town of Norfolk allowing for the construction of an attached garage along the west elevation. In anticipation of building a garage during the renovations, or at some point in the future, the property owners had installed reinforced concrete footings to facilitate this addition. The analysis and adjustments consider the variance and improvements in place as of the date of valuation, as these are a function of the overall property.
Overall, the subject property given its location proximate to the Town center and its recent upgrades, which encompassed alterations and upgrades from the exterior walls in, mechanical upgrades, an expansion of the building area, and the enhanced functionality of the basement space, along with the variance and footings for an attached garage support a market value of \$455,000 for the subject property.

After adjusting for transactional, locational and physical characteristics the Appraiser concluded the fair market value of the subject property was \$455,000, or \$219.59/sf.

Staff inquired with DOT regarding the following issues:

1. The DOT Taking Map identifies 18,883 sf land area with dwelling and the DOT Appraisal utilizes 38,333 sf (per Assessor). The Appraiser did not reconcile the differences in land areas. Additionally, the DOT Review Appraiser referenced the 38,333 sf (pg 4), but also summarized the land area at 21,488 sf (pg 6). What impact, if any, does the difference in land areas have on this valuation in light of the variations from the DOT Map?
DOT Response: The DOT taking map for this assignment was prepared as of October 2022. The appraisal report is dated August 3, 2022, two months prior to the completion of the DOT survey map. In order to determine the land area the appraiser relied on the legal description on file in the Norfolk office of land records and the property card on file in the Assessor's office. Since these two sources provided for similar land areas there was no conflict on the date of valuation and nothing to reconcile. When considering this new information, there is still no anticipated change in value.
Staff Response: OK

RECOMMENDATION: Board approval of damages in the amount of \$455,000 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

Vice Chairman Josephy made a motion to approve Board Fees and Mileage reimbursement for Secretary Valengavich, Mr. Halpert, Mr. Berger and himself for attending the Site Visits in Lebanon on Wednesday, 4-12-2023, in conjunction with a Proposals being reviewed under PRB #23-044-A, #23-045-A and #23-048-A. Mr. Berger seconded the motion. The motion passed unanimously.

8. VOTES ON PRB FILE:

PRB FILE #23-038 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #23-038. The motion passed unanimously.

PRB FILE #23-039 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-039. The motion passed unanimously.

PRB FILE #23-066 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #23-066. The motion passed unanimously.

9. NEXT MEETING –Monday, April 17, 2023.

The meeting adjourned.

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