

STATE OF CONNECTICUT



STATE PROPERTIES REVIEW BOARD

450 Columbus Boulevard, Suite 202
Hartford, Connecticut 06103

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting beginning at 9:30AM. Pursuant to the statute, this Meeting was held solely by means of electronic equipment – via Microsoft TEAMS or Call-In Conference.

<p>Microsoft Teams Meeting</p> <p>Join on your computer, mobile app or room device.</p> <p>Click here to join the meeting</p> <p>Meeting ID: 273 299 692 323 Passcode: uLQBFW</p> <p>Download Teams Join on the web</p>	<p>Or call in (audio only)</p> <p>+1 860-840-2075, 917724280#</p> <p>United States, Hartford</p> <p>Phone Conference ID: 917 724 280#</p>
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Members Present – solely by means of electronic equipment:

Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
Mark A. Shiffrin, Secretary
Eric Coleman
Russell Morin
Thomas Lombardo

Staff Present – solely by means of electronic equipment:

Thomas Jerram
Jyoshna Rath

Members Absent:

Guest Present – solely by means of electronic equipment:

Minutes of Meeting Held: October 6, 2025

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Coleman moved and Mr. Berger seconded a motion to approve the Minutes of the October 1, 2025 Special Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Members were reminded of tomorrow's Site Inspection of a Farm being reviewed under PRB #205-128-A.

3. REAL ESTATE - OLD BUSINESS

Mr. Shiffrin moved and Mr. Berger seconded a motion to go out of Open Session and into Executive Session at 9:35. The motion passed unanimously.

EXECUTIVE SESSION

For Discussion Purposes Only

PRB #: 25-127-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG/DoAG

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

For Discussion Purposes Only

PRB #: 25-132-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG/DoAG

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

Upon completion of the Board's review of this Proposal, Mr. Shiffrin moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 9:55. The motion passed unanimously.

OPEN SESSION

4. REAL ESTATE - NEW BUSINESS

State Properties Review Board



Courtesy: Google Maps

DOT Project - Steele Brook Greenway Multi-Use Pathway

<i>PRB #</i>	25-144
<i>Transaction/Contract Type:</i>	RE – Voucher
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	153-125-004
<i>Grantor:</i>	Town of Watertown
<i>Property:</i>	Watertown, Main Street
<i>Project Purpose:</i>	Steele Brook Greenway Multi-Use Pathway
<i>Item Purpose:</i>	Voucher for Partial Acquisition
<i>Date:</i>	September 26, 2025

TOTAL COMPENSATION: \$38,000

DOT is seeking Board’s approval for a Transportation Easement, over a 70,036± square foot parcel of land located on Main Street (Map/Block/Lot: 122/83/43B) in Watertown, CT. This lot is currently owned by the Watertown Fire District. This acquisition is for a CT DOT project known as Steele Brook Greenway Multi-Use Pathway.

STEELE BROOK GREENWAY – WATERTOWN, CONNECTICUT

This project will include construction of a greenway segment along the northerly side of the UNICO Field soccer fields and Steele Brook, with paved surface, from the existing trail terminus to the south of the parking access drive at Unico Field to the existing trail at the northerly side of French Street, approximately 3,800 linear feet. The design for this greenway segment shall include a new prefabricated pedestrian bridge over Steele Brook in the vicinity of French Street. The project also includes minor drainage improvements, fencing, landscaping, a trailhead parking lot with illumination, and new crosswalk with Rectangular Rapid Flashing Beacons (RRFBs) at French Street. Partial impacts to two properties are anticipated which will likely require easements. The project also includes a watercourse culvert crossing and a scenic view/observation area along Steele Brook.

The proposed design includes trail surface construction, drainage swale and pipe crossing improvements, trail side safety measures; and an 895' long – 12' wide pefabricated pedestrian bridge on shallow cast-in-place concrete footings and abutments which will span the existing FEMA 100-yr floodplain.

This is a Transportation Alternatives Program project and the design and construction will be funded 80% by the Federal Government and 20% by the Town of Watertown.

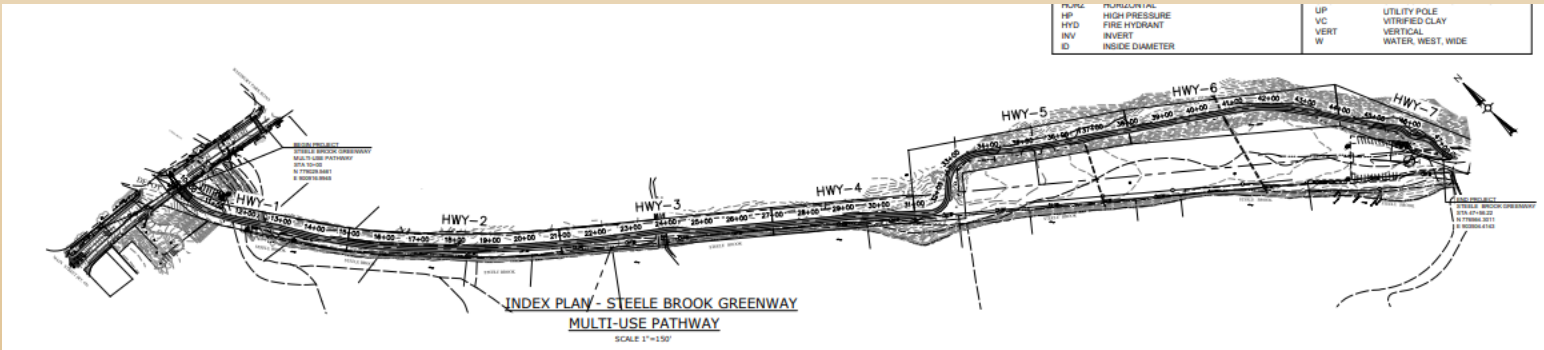
Link: [Steele Brook Greenway](#)



Gateway Signage

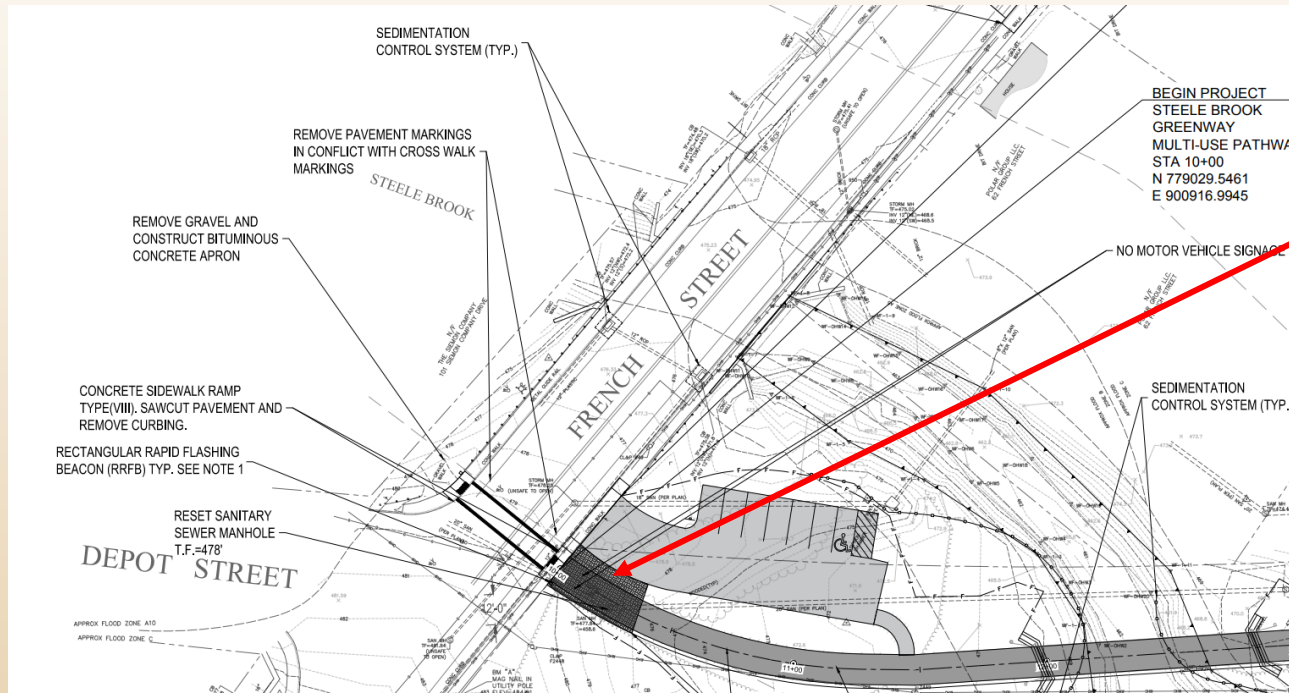


Location Map



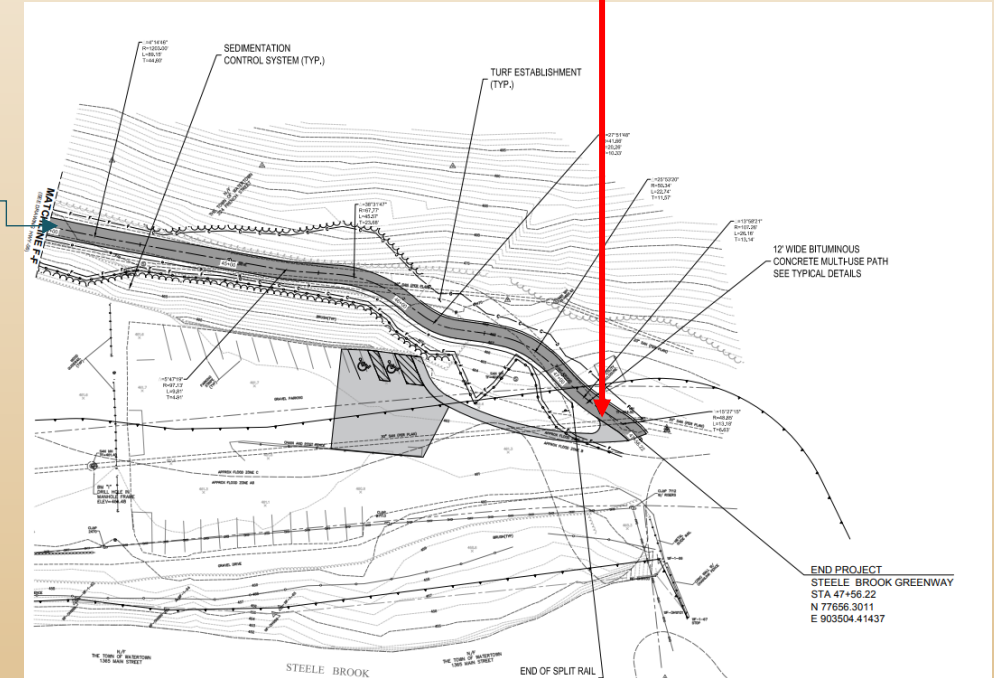
Index Plan of Steele Brook Greenway Multi-Use Pathway

Enlarged Plan



Beginning point of Project

End point of Project



DOT Project #153-125-004

Proposed partial acquisition by the CT DOT of a vacant parcel on Main Street in Watertown identified as mblu 122/83/43B. This proposed partial acquisition is in regard to a project entitled “Steele Brook Greenway Multi-Use Pathway”.



Courtesy: CT DOT

Red Arrow identify general location of Subject Property

State Properties Review Board

PRB #25-133

Property Description

Per the Watertown Assessor's Office, the subject contains 8.0 acres; or 348,480+/- square feet. It is an elongated rectangular-shaped landlocked parcel. Access is noted in the Watertown Land Records as being over an abutting former railway and beyond that a parcel known as Main Street, MBL 122/83/46A. The subject is bound to the north by the Watertown Highschool parcel owned by the Town of Watertown, to the east by the previously mentioned commercially zoned Watertown Fire District parcel, to the south by a former railroad parcel, and to the west by another residentially zoned unimproved parcel. The majority of the parcel is improved with a soccer field, with the eastern area improved with a gravel and dirt multi-use trail along with areas of light vegetation.

Site Information

Zoning:	R-10 (Residential)
Unit Type:	Price per acre
Present Use:	Vacant/Open space
Highest & Best Use:	Open Space/Recreational Use

The property has generally level topography. According to FEMA map number 090058 0006 B dated 11/5/1980, the subject is within flood zones C which represents an area of minimal flooding. The Watertown online GIS mapping system shows the property as not being classified as either wetlands and flood zone.

Highest & Best Use - The Highest and Best Use conclusion of the subject property is as improved for continued recreational use as allowed in the R-10 Zone in the form of a soccer field.

Overview Map



Courtesy: Google Earth

Property Photos



Interior of Soccer Field



Looking North West from Access Easement



View of Transportation Easement

DOT Appraisal

The DOT appraisal was completed May 29, 2025 by Jonathan P. Kloss.

Valuation: The appraiser utilizes the Land Sales Comparison Approach to appraise the subject.

Before Land Valuation:

- The three chosen sales were from Farmington, Southbury and Orange.
- The sales are within 22 miles of the subject, and all have the similar commercial zoning designations.
- The sales transferred between February 2023 and August 2024.
- After adjustments, the sales range between \$18,433 per acre and \$26,846 per acre.



DOT Appraisal – Land Valuation

Significant item in the comparable is inferior to or less favorable than the subject property; a price (+/-) adjustment is made that increases the indicated value of the subject							
ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Main St Watertown, CT 06795	Lots 13-20 Glen Hollow Drive Farmington, CT		Silver Beech Rd Southbury, CT		Wheelers Farm Rd Orange, CT	
Proximity to Subject		14.92 miles NE		10.42 miles SW		21.69 miles S	
Sales Price	\$ N/A		\$ 92,166		\$ 33,557		\$ 32,510
Price	\$ N/A		\$ 600,000		\$ 200,000		\$ 500,000
Data Source(s)	Town Records, Insp	Town Records, Inspection		Town Records, Inspection		Town Records, Inspection	
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	May 29, 2025	8/27/2024		11/2/2023		2/17/2023	
Location	Average/Rear Lot	Above Average	-4,608	Average		Above Average	-1,626
Site/View	8.0± Acres/Ave	6.51± Acres/Ave	-4,608	5.96± Acres/Ave	-1,678	15.38± Acres/Ave	+1,626
Site Utility/Zone	Ave/R-10	Average / R-40		Average/ R-60		Average / RES	
Access/Frontage	Over Abutter/None	Ave/50±'	-18,433	Ave/54±'	-6,711	Ave/ 868±'	-9,753
Fld/Wetland/Topo	No/Fairly Level	Limited/ Rolling & Sloping	+4,608	None/ Rolling	+1,678	Wetlands/ Fairly Level	+1,626
Easements/H&B Use	Sewer & Water/ Rec.	None Noted/Res. Dev.	-27,650	Drain, Acc., Util./ Rec.		None/ Rec.	-1,626
Sales or Financing Concessions	None Easements Acquired	Approvals for 8 Lots	-23,042	None		None	
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -73,733.00	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -6,711.00	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -9,753.00
Indicated Value of Subject			\$ 18,433.00		\$ 26,846.00		\$ 22,757.00

Value Calculation

After adjustments, the sales ranged between \$18,433/acre and \$26,846/acre. The appraiser chose a unit value of \$22,600/acre or \$0.52/SF. An "X" value is assigned to those improvements on the property which are not impacted by the State of Connecticut acquisition. 8.0+/- acres x \$22,600/acre = \$181,000(Rounded) + "X"

The appraiser has concluded a before value of \$181,000 + "X".

After Land Valuation

The same adjustments were applied to the sales in the "After" valuation with the exception of a modified adjustment recognizing the blanket easement to drain that encumbers the property, and a defined transportation easement that is recognized as retaining 10% of the underlying land's utility.

The partial acquisition does not reduce the lot size or impact the utility of the subject property to the extent of effecting the highest and best use of the subject as recreational. As a result, the unit value is reduced to **\$17,860 per acre** or \$0.41 per square foot in the "After" scenario.

After Value

Total Land Area = 8.0± SF x \$17,860/Acre = \$143,000 (Rounded)

$\$143,000 / 348,480\text{SF} = \$0.41/\text{SF}$

Summary Of Values

Before Value: \$181,000 + "X"

$8.0\pm \text{ Acres} \times \$22,600/\text{Acre} = \$181,000$

After Value : \$143,000 rd. + "X"

$8.0\pm \text{ Acres} \times \$17,860/\text{Acre} = \$143,000$

Permanent Damages =

\$38,000 (\$181,000 - \$143,000)

Summary

Item	Raw Data Range	Adjusted Range	Overall Value Chosen
As Vacant Per SF of Total Land - Before	\$32,510 to \$92,166 per acre	\$18,433 to \$26,846 per acre	\$22,600 per acre
As Vacant Per SF of Total Land - After	\$32,510 to \$92,166 per acre	\$10,138 to \$23,826 per acre	\$17,860 per acre
Based on the above chosen value the value of the land only before acquisition:			\$181,000
Calculation Summary			
Description and calculations of value items:	"Before"	"After"	Appr. Value
"Before Scenario" Subject Property Market Value: Land Sales Comparison Approach: $\$22,600/\text{ac} \times 8.0 \pm \text{ac} = \$181,000 \text{ (rounded)} + "X"$	\$181,000 + "X"		
"After Scenario" Subject Property Market Value: Land Sales Comparison Approach: $\$17,860/\text{ac} \times 8.0 \pm \text{ac} = \$143,000 \text{ (rounded)} + "X"$		\$143,000 + "X"	
Damages/Payment: <u>Permanent Damages</u> Defined Transportation Easements $76,036 \pm \text{sf} \times \$0.52/\text{sf} \times 90\% = \$35,585$ Easement to Drain $\$181,000 - \$142,900 - \$35,585 = \underline{\$2,415}$ <div style="text-align: right;">\$38,000</div> <u>Temporary Damages</u> N/A N/A Total Damages/Payment: \$38,000			
Market Value of Damages/Payment:	\$181,000 + "X"	\$143,000 + "X"	\$38,000

Recommendation

Staff recommend approval of this Proposal to acquire the properties at French Street with all legal damages in the amount of \$38,000 for the following reasons:

- The proposed sale complies with Section, 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes;
- The acquisition facilitates the construction of the Steele Brook Green Way Multiuse pathway ; and
- The Damages are supported by DOT Appraisal.

Voted by Board Members

Approval

Disapprove

Suspend

Meeting Date: 10/06/2025

5. ARCHITECT ENGINEER – OLD BUSINESS

6. ARCHITECT ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #25-144 – Mr. Morin moved and Mr. Coleman seconded a motion to approve PRB FILE #25-144. The motion passed unanimously.

9. NEXT MEETING

Special Meeting, Tuesday October 7, 2025 – Site Inspection.

The meeting adjourned

APPROVED: _____
Mark A. Shiffrin, Secretary

Minutes of Meeting Held: October 6, 2025
