

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 Join on your computer, mobile app or room device. Click here to join the meeting Meeting ID: 273 299 692 323 Passcode: uLQBFw Download Teams Join on the web</p>	<p>Or call in (audio only) +1 860-840-2075, 917724280# United States, Hartford 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

Members Absent:

Guest Present – solely by means of electronic equipment:

Minutes of Meeting Held: February 9, 2026

OPEN SESSION

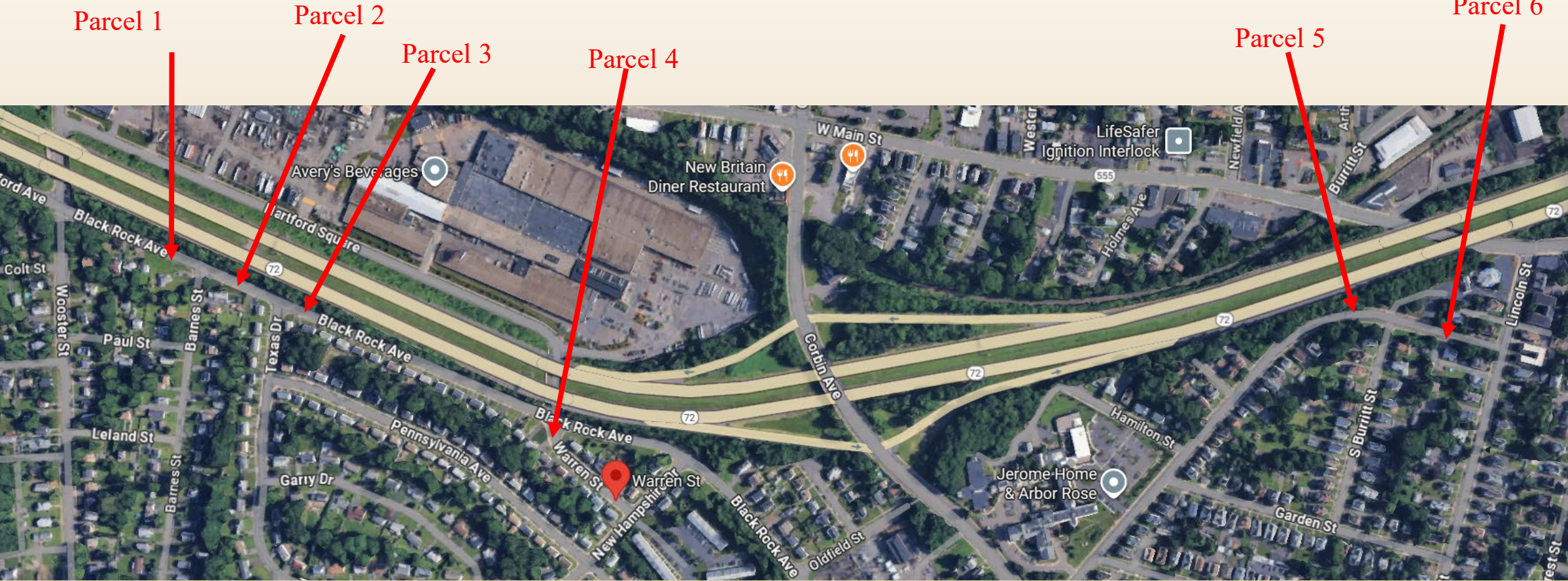
1. ACCEPTANCE OF MINUTES

Mr. Shiffrin moved and Mr. Berger seconded a motion to approve the Minutes of the February 5, 2026 Regular Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE - UNFINISHED BUSINESS

Town Road Release



Courtesy : Google Map

Release of Land to Town of New Britain by CTDOT

To: State Properties Review Board Members		
From: Thomas Jerram, Director		February 6, 2026
Jyoshna Rath, Architect Design Rev.		
<i>PRB File #:</i>	26-008	
<i>Transaction/Contract Type:</i>	RE – TRR	
<i>Origin/Client:</i>	DAS / DOT	
<i>Project Number:</i>	088-047-004B	
<i>Grantee:</i>	City of New Britain	
<i>Property:</i>	Route 72 Relocation – 116,396 sq.ft. of Land	
<i>Project Purpose:</i>	Release for Transportation Purposes	
<i>Item Purpose:</i>	Quit Claim Deed	

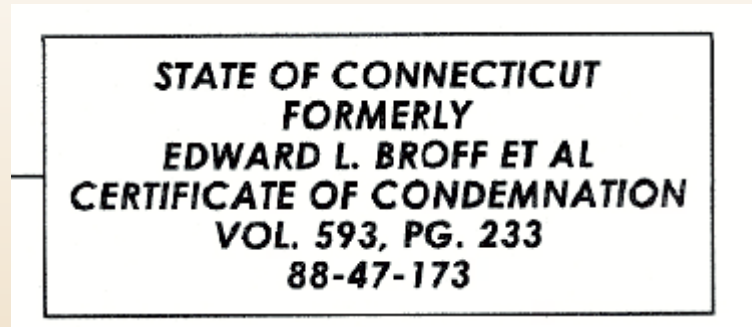
CONVEYANCE FEE: There is no monetary consideration for this Conveyance.

At the State Properties Review Board meeting held on February 2, 2026, the Board voted to suspend this file pending a resolution to the following issues:

1. Receipt of an updated Release Map and revised Quit-Claim Deed reflecting the 88-47-173 acquisition.

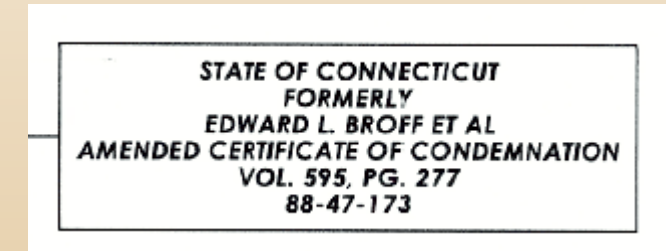
ORIGINAL SUBMISSION:

For the State’s source of title to Parcel No. 6, reference is made to acquisitions by the State of Connecticut through Eminent Domain proceedings against Yvonne Pomerleau, as evidenced by a Certificate of Condemnation recorded on October 22, 1965 in Volume 593 at Page 234 of the New Britain Land Records, against Elizabeth Abbott Weiant, as evidenced by a Certificate of Condemnation recorded on October 22, 1965 in Volume 593 at Page 232 of said Land Records, against Edward L. Broff and Anna E. Broff, as evidenced by an Amended Certificate of Condemnation recorded on November 19, 1965 in Volume 595 at Page 277 of said Land Records.



REVISED SUBMISSION: DEED AND MAPS UPDATED

For the State’s source of title to Parcel No. 6, reference is made to acquisitions by the State of Connecticut through Eminent Domain proceedings against Yvonne Pomerleau, as evidenced by a Certificate of Condemnation recorded on October 22, 1965 in Volume 593 at Page 234 of the New Britain Land Records, against Elizabeth Abbott Weiant, as evidenced by a Certificate of Condemnation recorded on October 22, 1965 in Volume 593 at Page 232 of said Land Records, against Edward L. Broff and Anna E. Broff, as evidenced by an Amended Certificate of Condemnation recorded on November 19, 1965 in Volume 595 at Page 277 of said Land Records.



OF NEW BRITAIN BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RELOCATION OF ROUTE 72 (LIMITED ACCESS HIGHWAY) SCALE 1" =40' AUGUST 2024 SCOTT A. HILL, P.E. CHIEF ENGINEER – BUREAU OF ENGINEERING AND CONSTRUCTION”, TOWN NO. 88, PROJECT NO. 88-47, SERIAL NO. 4B, SHEETS 1 of 3, 2 of 3, and 3 of 3. Revised 01/21/26, and bounded and described as follows:

Christine E. Aubrey PLS #18823
VOID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL
TOWN NO. 88
PROJECT NO. 88-47 CHRISTINE E. AUBREY, P.L.S.
SERIAL NO. 4B TITLE TRANSPORTATION PRINCIPAL ENGINEER
SHEET 3 OF 3 DATE 1/21/26

Recommendation

Staff recommends approval of the proposed Release of six parcels to the City of New Britain.

1. The conveyance complies with Section 13a-80 of the CGS governing the release of property and easements by the commissioner of transportation;
2. Properties and rights acquired by the State for the construction of any Project are released for highway purposes to the Municipality upon completion of construction; and
3. The deed description is consistent with the map description.

Voted by Board Members

Approval

Disapprove

Suspend

Meeting Date: 02/09/2026

State Properties Review Board

PRB #26-008

UNDER PRB # 26-008

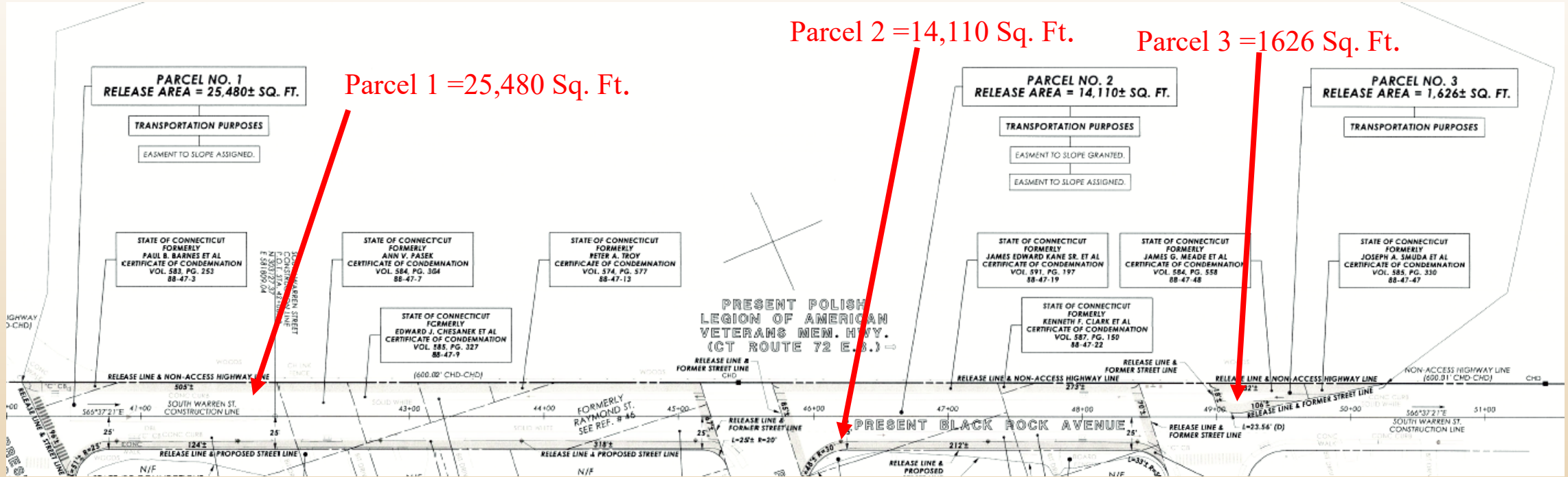
DOT seeks Board approval of this Quit Claim Deed conveying land to City of New Britain for Transportation Purposes for no monetary consideration.

PROJECT BACKGROUND

Attached are a deed and release maps for the proposed conveyance of six parcels of land consisting of a total of 116,396± square feet, more or less, and appurtenant easements which will be conveyed to the City of New Britain (City) for transportation purposes pursuant to a Town Toad Release.

These parcels of land and easements were acquired by the Department of Transportation in connection with the 0088-0047 project for the relocation of Route 72 in New Britain. Construction for project 0088-0047 was completed on August 6, 1970, and the subject parcels will be incorporated into the City's roadway inventory. This release, along with several others, will complete the process of conveying all pertinent real property rights for the 0088-0047 realigned town roads to the City.

MAP SHOWING LAND RELEASE TO CITY OF NEW BRITAIN

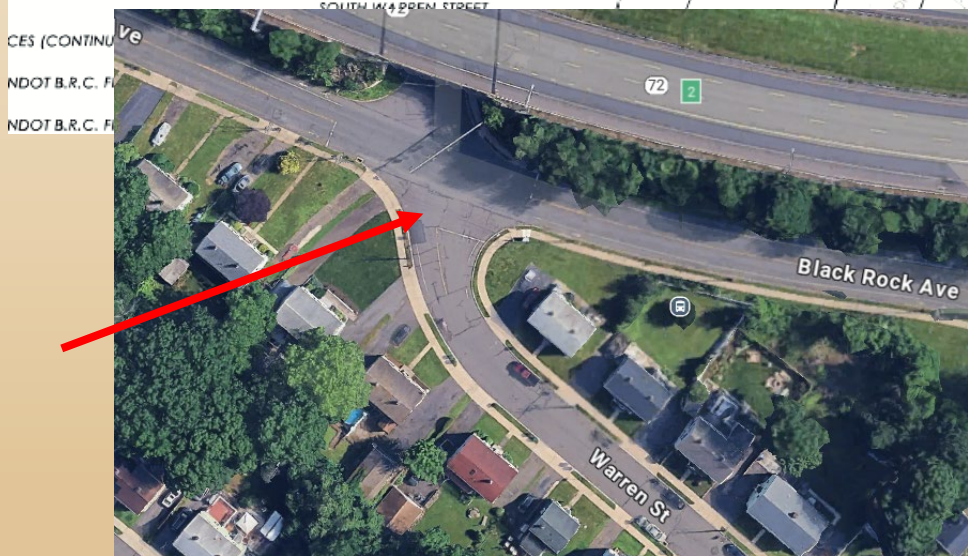
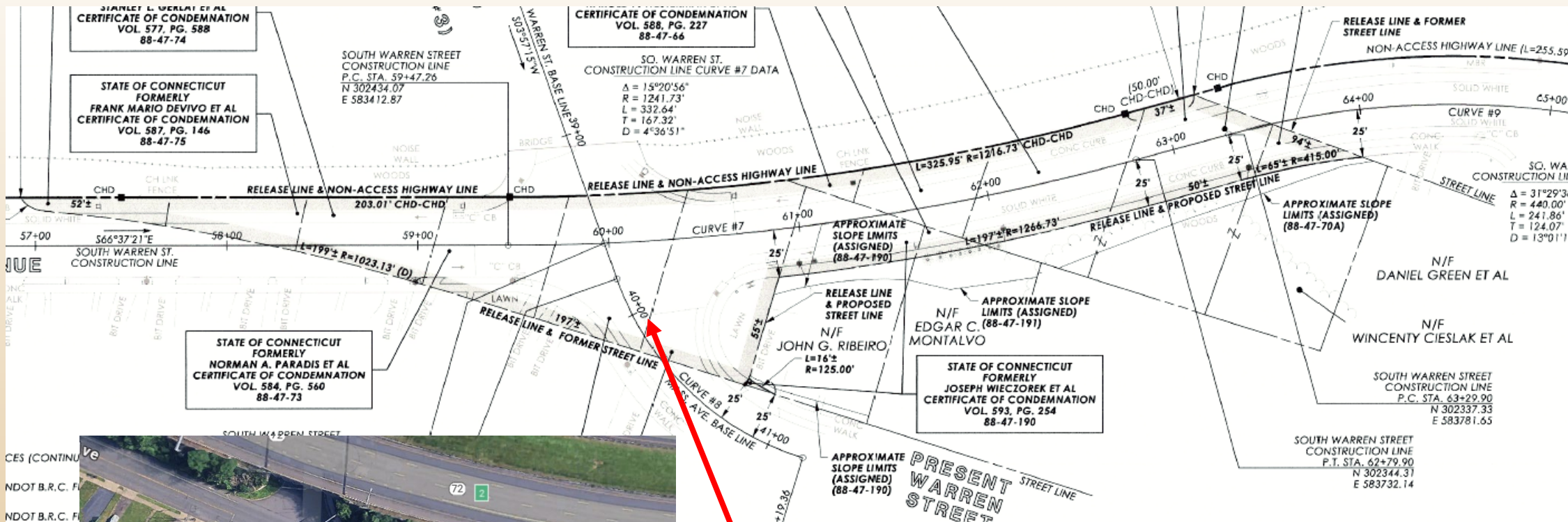


Land Release shown in : Google Map

State Properties Review Board

PRB #26-008

MAP SHOWING LAND RELEASE TO CITY OF NEW BRITAIN



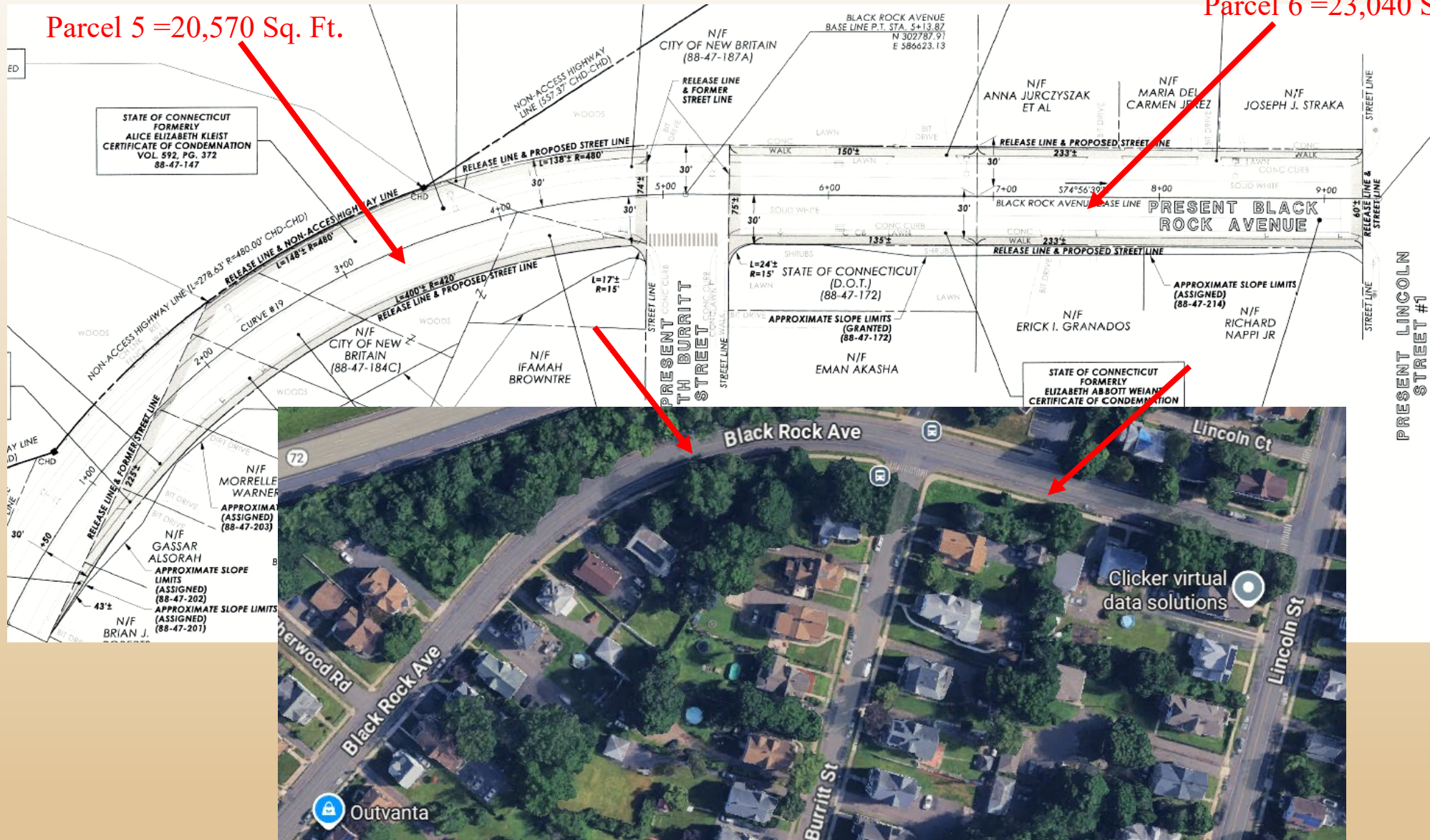
Parcel 4 = 31,570 Sq. Ft.

Land Release shown in : Google Map

MAP SHOWING LAND RELEASE TO CITY OF NEW BRITAIN

Parcel 5 = 20,570 Sq. Ft.

Parcel 6 = 23,040 Sq. Ft.



Land Release shown in : Google Map

State Properties Review Board

PRB #26-008

DOT INQUIRIES:

In reviewing the TRR, I see that on page 7 of the deed, first paragraph, the release below highlighted in yellow.

For the State's source of title to Parcel No. 6, reference is made to acquisitions by the State of Connecticut through Eminent Domain proceedings against Yvonne Pomerleau, as evidenced by a Certificate of Condemnation recorded on October 22, 1965 in Volume 593 at Page 234 of the New Britain Land Records, against Elizabeth Abbott Weiant, as evidenced by a Certificate of Condemnation recorded on October 22, 1965 in Volume 593 at Page 232 of said Land Records, against Edward L. Broff and Anna E. Broff, as evidenced by an Amended Certificate of Condemnation recorded on November 19, 1965 in Volume 595 at Page 277 of said Land Records.

**STATE OF CONNECTICUT
FORMERLY
EDWARD L. BROFF ET AL
CERTIFICATE OF CONDEMNATION
VOL. 593, PG. 233
88-47-173**

Yet the Release Map, sheet 3 of 3, stated a different volume and page (593/233). Which is correct?

DOT Response: The map was revised, and the deed is being revised to reflect the deed revision date, and all dates will be changed to 2026. This will be forwarded to OPM to re-execute and then make its way back to you.

Staff Response: OK

Recommendation

Staff recommends suspension of the proposed Release, pending receipt of the updated Quit Claim Deed.

1. The conveyance complies with Section 13a-80 of the CGS governing the release of property and easements by the commissioner of transportation;
2. Properties and rights acquired by the State for the construction of any Project are released for highway purposes to the Municipality upon completion of construction; and
3. The deed description is consistent with the map description.

Voted by Board Members

Recommendation – Approval – Disapprove – **Suspend**

Meeting Date 02-02-2026

State Properties Review Board



DOT Project - Farmington Canal Heritage Trail

To: State Properties Review Board Members		
From: Thomas Jerram, Director		February 2, 2026
Jyoshna Rath, Architect Design Rev.		
PRB File #:	26-011	
Transaction/Contract Type:	RE – Voucher	
Origin/Client:	DOT/DOT	
DOT Project #:	109-176-008	
Grantor:	Fifth Continental Properties, LLC	
Property:	Plainville, Johnson Ave (60)	
Project Purpose:	Farmington Canal Heritage Trail	
Item Purpose:	Voucher	

PROPOSED DAMAGES: \$570,000

DOT is seeking Board’s approval for DOT to acquire a 3.091 +/- acre defined easement for transportation purposes, a 1,084 +/- sq. ft. drainage right of way, a 5,462 +/- sq. ft. easement to slope, three construction easements totaling 70,341 +/- sq. ft., an easement to drain and multiple rights over 60 Johnson Avenue in Plainville. The acquisition is required in connection with DOT’s Project - Farmington Canal Heritage Trail.

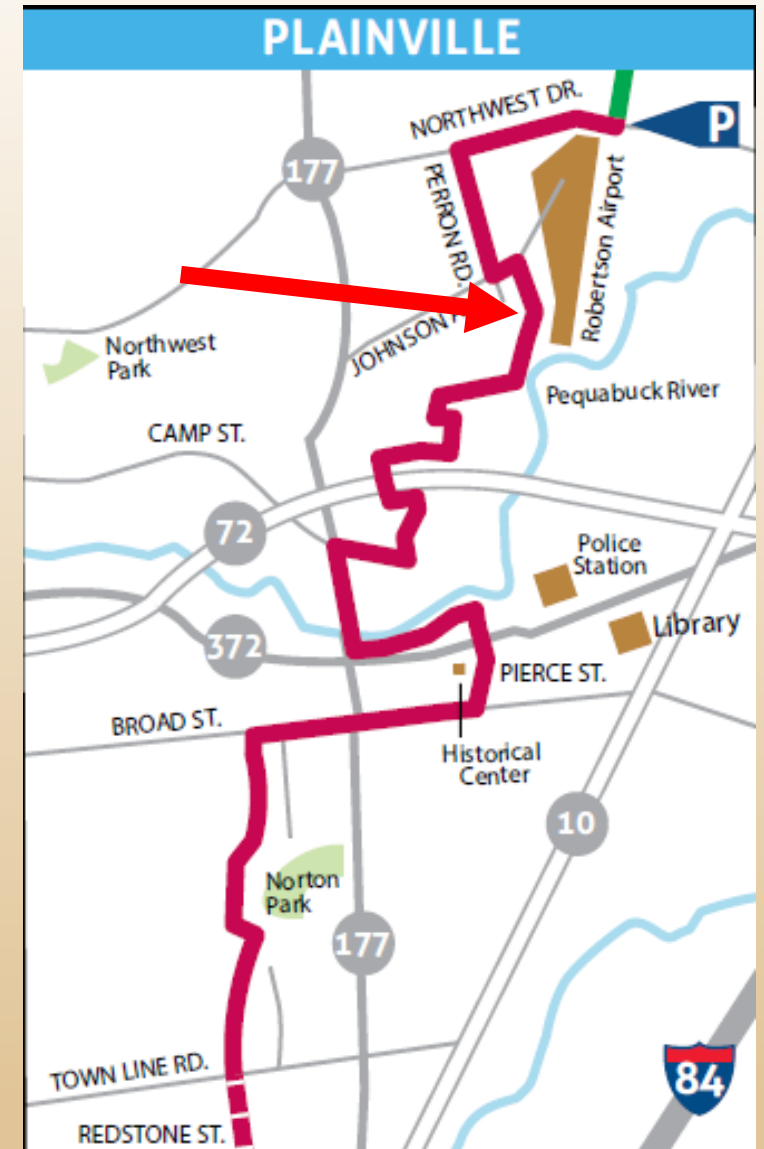
DOT noted the subject property recently sold via warranty deed (Volume 670, Page 1066) as of the recording date March 25, 2024 with a sale price of \$7,600,000. Otherwise, no other transactions conveying ownership have occurred within a 10 year period preceding the effective date.

Project Background - [30TUhttps://fchtrail.org/history/](https://fchtrail.org/history/)

The fifty-six miles of the Farmington Canal Heritage Trail (FCHT) and the eighteen miles of the Farmington River Trail constitute the most picturesque and historic greenways in New England. The Connecticut section from New Haven to Suffield runs through eleven towns and connects with many more biking and walking trails. The FCHT has been designated a Community Millennium Trail under the federal Millennium Trails Initiative based upon its special value to the communities it serves.

Much of the trail system is complete with the exception of a 7.3-mile piece running south from Northwest Drive in Plainville, through the whole town into northern Southington. This entire section is either in construction or design and is fully funded through CTDOT.

In Plainville, the project known as “Farmington Canal Heritage Trail Town Line Road to Norton Park” will install a multi-use recreational trail consisting of a segment that will extend from Town Line Road to Norton Park in Plainville. This portion of the proposed trail, upon completion will be integrated into the existing Farmington Canal Heritage Trail that extends from New Haven at the southerly end, to the State of Massachusetts on the northerly end. The proposed multi-use trail is 12 feet in width and will have a paved asphalt surface. The trail will include a 2-foot grass shoulder on either side of the paved surface and a split-rail wooden fence in most portions of the trail.



Property Description

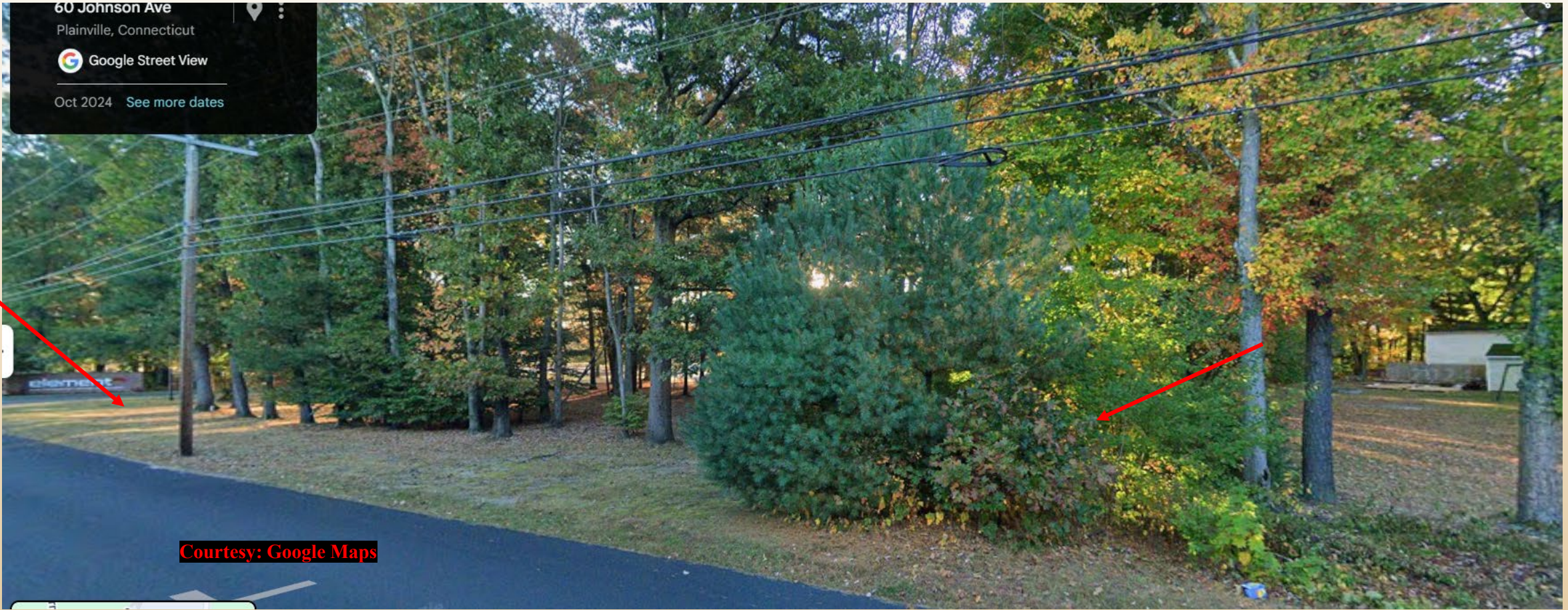
The subject property is an irregularly-shaped parcel containing 25.7925± acres (1,123,522± square feet) per survey 1174. The subject is accessible via two curb cuts along 818'± lineal feet of frontage at the south edge of Johnson Avenue. The terrain is mostly level in the site's north and center sections but drops lower to the south, whereas there is gently rolling terrain noted in the northwest corner and the west property boundaries have upward sloping embankments. There is a drainage retention pond centrally positioned on-site, and there is inland wetland soil activity where the terrain drops off in the parcel's southern landmass which is estimated to impact approximately 20±% of the overall site. The subject's land adjacent to the west property line is encumbered with a 15' wide sanitary sewer easement in favor of the Town of Plainville. Further a 40' sanitary sewer easement bisects the southern tip of the parcel generally in an east-west direction. All typical municipal utilities are available.

Site improvements include a large, paved parking lot suitable for 267 vehicles (plus 5 vehicle spaces in the garage bays) per development plan, as well as private access roads, curbing, concrete walkways, fencing, gravel path, and utility connections. There is a large drainage retention basin to the south of the site's parking lot.

The property is in the Restricted Industrial (RI) district, with some southerly land with limited utility within the General Industrial (GI) zone.

The site is improved with a light industrial / manufacturing building constructed circa 1985 and measures 129,506± square feet, and appears in good condition and well maintained. This building includes a two-level executive office wing constructed with brick, a manufacturing space, with the floorplan fully heated and cooled. Approximately 94±% of the floorplan is covered by wet sprinklers. The rear manufacturing section is constructed with brick, concrete block, and steel sheath. There are (5) truck bays that are at dock height with load levelers along the south façade, in addition to (4) at-grade bays estimated at 10'± tall and (1) at-grade bay estimated at 14'± tall. A large solar array is roof mounted. To the subject property's southern tip, there is a detached ancillary industrial building in fair condition that was constructed circa 1940 with 2,400± square feet.

Highest and Best Use: Continued use.



Courtesy: Google Maps

General area of Defined Easement

66 Johnson Ave
Plainville, Connecticut
Google Street View
Oct 2024 [See more dates](#)



Courtesy: Google Maps

General area of Construction Easement #3

DOT Appraisal – Before Land Valuation

The DOT appraisal was completed March 19, 2025 by Steven C. Miller.

Before Land Valuation: Based on the sales comparison approach, the appraiser considered three sales (2020-2023) of similar land with similar highest and best use, in Plainville, proximate to the airport.

Unaffected Site Improvements not impacted by the Taking are assigned an “X” Value.

DOT Appraisal – Before Land Valuation

MARKET DATA ANALYSIS	ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Address	60 Johnson Avenue (Before) Plainville, CT 06062	Lot 34-24 Farmington Valley Drive Plainville, CT 06062		205 Baker Hollow Road Windsor, CT 06095		24 Northwest Drive Plainville, CT 06062	
	Proximity to Subject		0.32 miles SE		15.41 miles NE		0.52 miles NE	
	Sales Price	\$ N/A		\$ 130,227 per Ac		\$ 92,165 per Ac		\$ 157,215 per Ac
	Price \$/Sq. Ft.	\$		\$ 2,000,000		\$ 1,900,000		\$ 3,750,000
	Data Source(s)	TownRec, Ext Insp.	Town Rec, Ext. Insp., Vol661Pg583		Town Rec, Ext. Insp., Vol1960Pg190		Town Rec, Ext. Insp., Vol627Pg803	
	ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
	Date of Sale/Time Adj.	March 19, 2025	March 3, 2023		Dec. 21-22, 2023		April 30, 2020	+7,861
	Location	Average / Industrial	Average / Industrial		Average- / Industrial	+9,217	Average / Industrial	
	Site/View	25.7925± Ac / RI, GI	15.3578± Ac / RI	-13,023	20.6152± Ac / I		23.8527± Ac / RI	
Site Utility, Shape, Util.	Avg / Irr, Sewer	Avg / Irr, DrainageEsmt		Avg / Irr, ElecUtil	-4,608	Good, Cmr / Irr, Esmts	-15,722	
Terrain & Topography	Generally Level	Generally Level		Sloping	+13,825	Generally Level		
Frontage & Access	818'FF, 2CC / 32'prAc	572'FF, 1CC / 37' per Ac		918'FF, 2CC / 45'perAc		2402'FF, 3CC / 101'prAc	-15,722	
Wetlands & Floodzone	Est20%Wetlnd / AE	Est34%Wetlnd/Fldw,AE	+6,511	Est30%Wetlnd,Brk/X	+4,608	Est13%Wetlnd / X, AE		
Sales or Financing Concessions	Developed WSETC	No Proposals WSETC	+6,511	Approved Warehouse WSETC		Approved Cold Storage WSETC		
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -1	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 23,042	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -23,583	
Indicated Value of Subject			\$ 130,226		\$ 115,207		\$ 133,632	

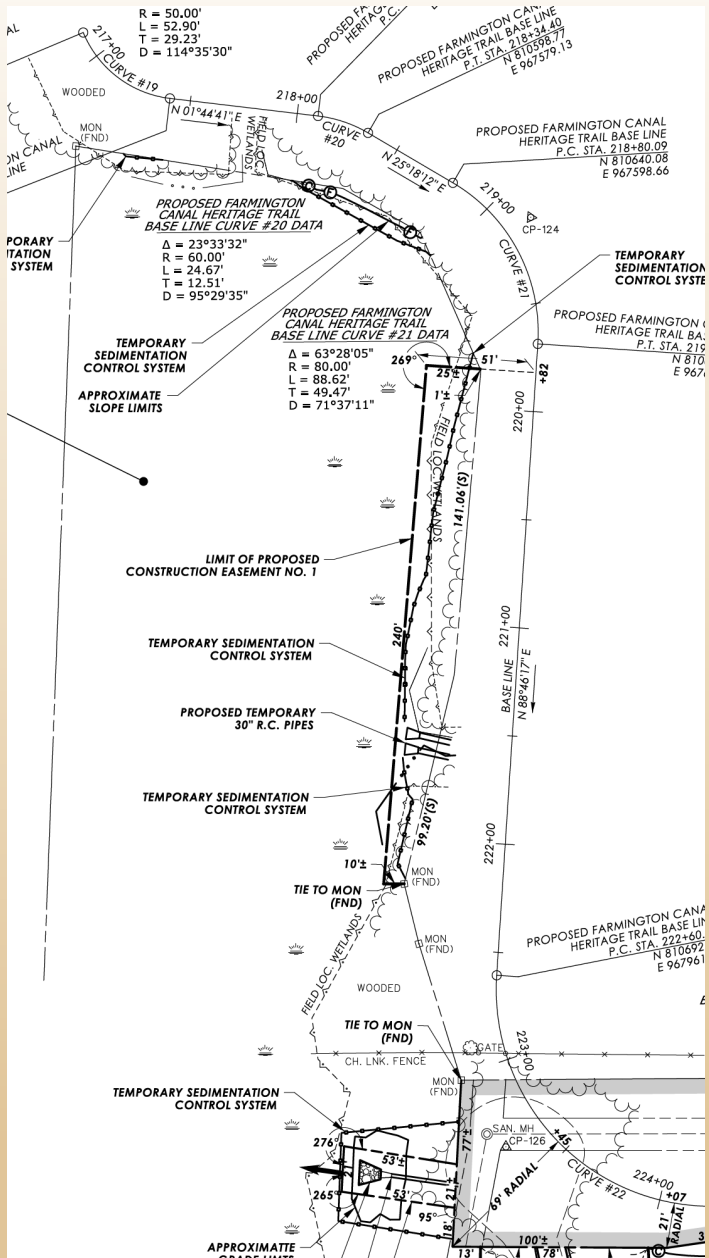
After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$130,000/acre, or \$2.98/sf x 3,353,027 sf = \$3,355,000. Plus Contributory Value of Impacted Site Improvements (Well & plantings) = \$15,000 + \$3,355,000 = \$3,370,000.

DOT Appraisal – Taking/Acquisition Valuation

DOT will acquire the following:

Defined Easement for Transportation Purposes	3.091± Acres
Drainage Right of Way	1,084± Square Feet
Easement to Slope	5,462± Square Feet
Construction Easement #1	5,221± Square Feet
Construction Easement #2	24,560± Square Feet
Construction Easement #3	40,560± Square Feet
Easement to Drain	Per Plans
Right to Construct Gravel Path	100± Square Feet
Right to Grade	662± Square Feet
Right to Install Sedimentation Control System	959± Lineal Feet

Property Description – Taking Map

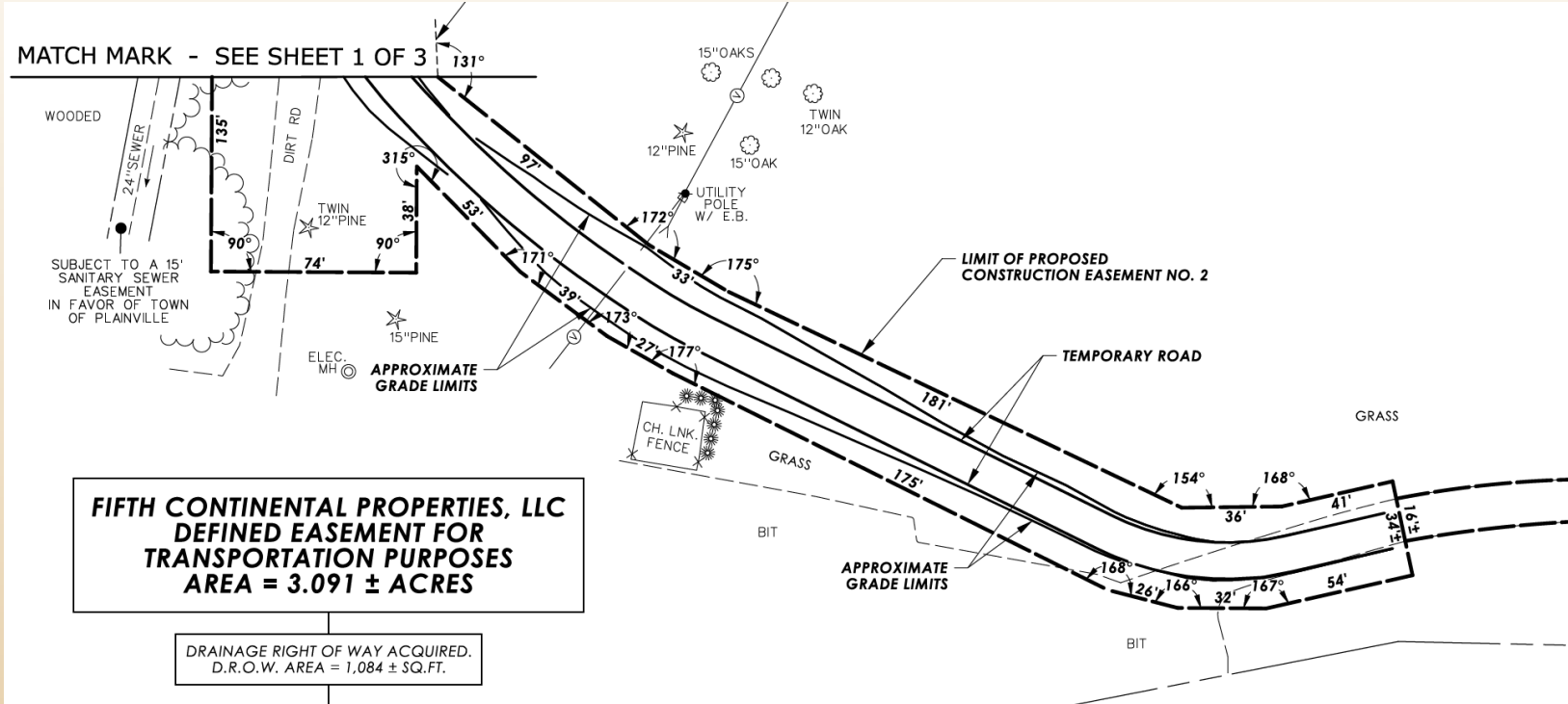


DRAINAGE RIGHT OF WAY ACQUIRED.
 D.R.O.W. AREA = 1,084 ± SQ.FT.

EASEMENT TO SLOPE FOR THE SUPPORT AND SAFETY OF THE TRAIL AND REMOVE, USE OR RETAIN EXCAVATED MATERIAL ACQUIRED.
 EASEMENT AREA = 5,462 ± SQ.FT.

CONSTRUCTION EASEMENT NO. 1 FOR THE PURPOSE OF CONSTRUCTING A TEMPORARY ACCESS ROAD, INSTALLATION OF A TEMPORARY 36" R.C. PIPE AND TEMPORARY SEDIMENTATION CONTROL SYSTEM DURING FARMINGTON CANAL HERITAGE TRAIL - ROUTE 72 TO NORTHWEST DRIVE ACQUIRED. CONSTRUCTION EASEMENT TAKEN UNDER THIS PARAGRAPH WILL BE RESTORED BY REMOVAL OF ALL TEMPORARY APPURTENANCES AND GRADING AND/OR SEEDING ANY DISTURBED AREAS. SAID EASEMENT WILL BE EXTINGUISHED UPON COMPLETION OF THE PROJECT, UNLESS SOONER EXTINGUISHED BY THE STATE.
 EASEMENT AREA = 5,221 ± SQ.FT.

Property Description – Taking Map

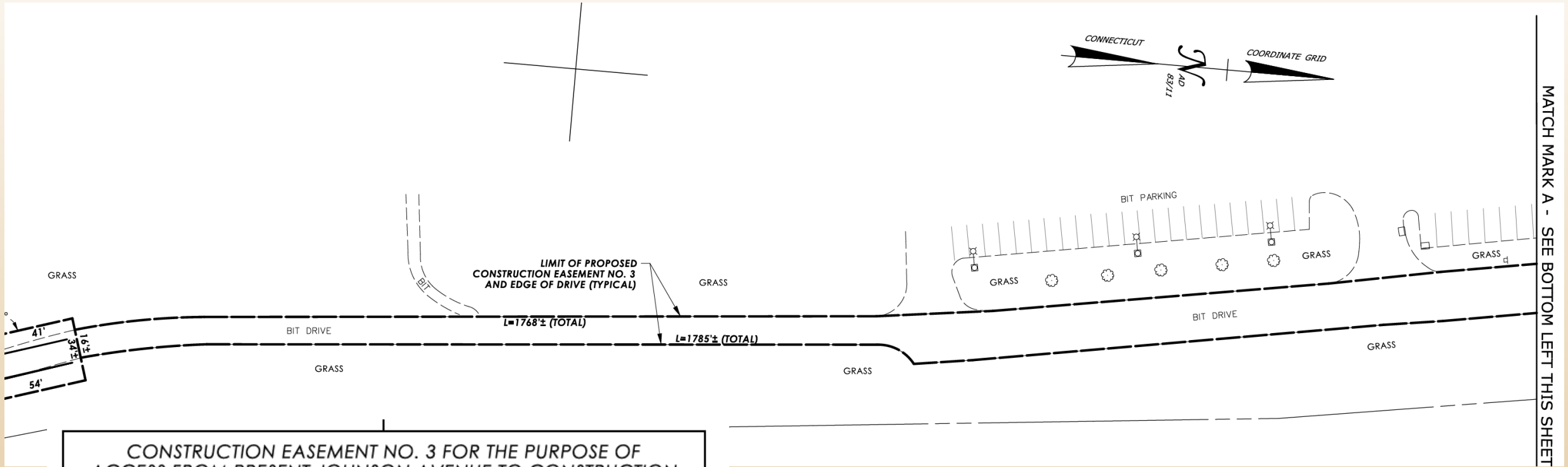


**FIFTH CONTINENTAL PROPERTIES, LLC
DEFINED EASEMENT FOR
TRANSPORTATION PURPOSES
AREA = 3.091 ± ACRES**

DRAINAGE RIGHT OF WAY ACQUIRED.
D.R.O.W. AREA = 1,084 ± SQ.FT.

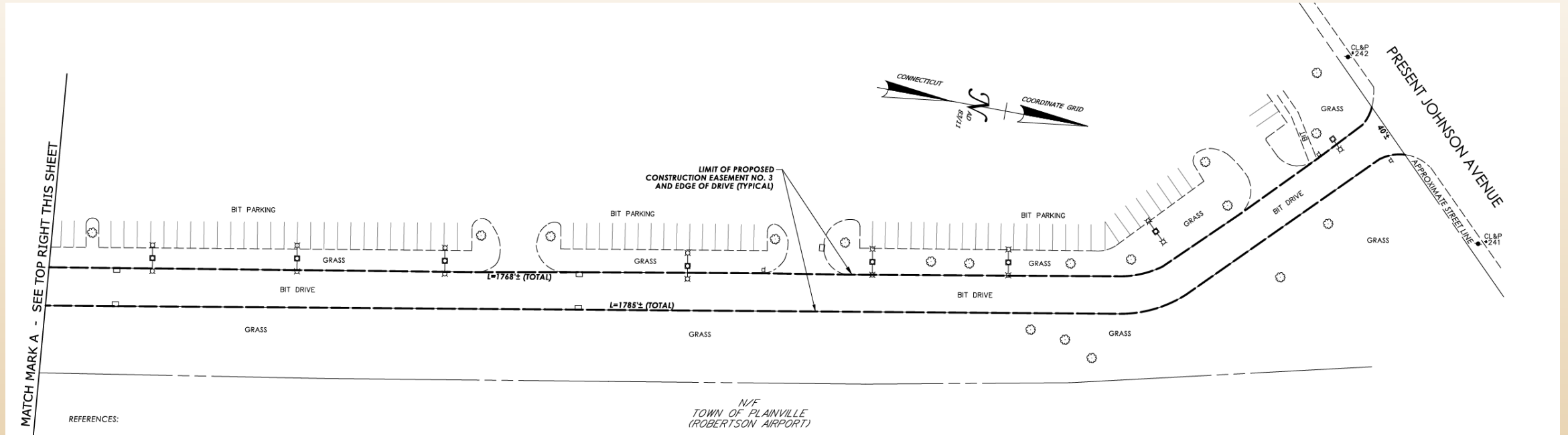
CONSTRUCTION EASEMENT NO. 2 FOR THE PURPOSE OF CONSTRUCTING A TEMPORARY ACCESS ROAD AND A STAGING AREA FOR MATERIALS DURING FARMINGTON CANAL HERITAGE TRAIL - ROUTE 72 TO NORTHWEST DRIVE ACQUIRED. CONSTRUCTION EASEMENT TAKEN UNDER THIS PARAGRAPH WILL BE RESTORED BY REMOVAL OF ALL TEMPORARY APPURTANENCES AND GRADING AND/OR SEEDING ANY DISTURBED AREAS. SAID EASEMENT WILL BE EXTINGUISHED UPON COMPLETION OF THE PROJECT, UNLESS SOONER EXTINGUISHED BY THE STATE.
EASEMENT AREA = 24,560 ± SQ.FT.

Property Description – Taking Map



CONSTRUCTION EASEMENT NO. 3 FOR THE PURPOSE OF ACCESS FROM PRESENT JOHNSON AVENUE TO CONSTRUCTION EASEMENT NO. 2 DURING FARMINGTON CANAL HERITAGE TRAIL - ROUTE 72 TO NORTHWEST DRIVE ACQUIRED. CONSTRUCTION EASEMENT TAKEN UNDER THIS PARAGRAPH IS LIMITED TO TRAVEL ONLY AND IS NOT TO BE USED FOR STORAGE OF EQUIPMENT OR MATERIALS AND MAY NOT IMPEDE THE USE OF ANY EXISTING DRIVEWAYS. CONSTRUCTION EASEMENT TAKEN UNDER THIS PARAGRAPH WILL BE RESTORED BY REMOVAL OF ALL TEMPORARY APPURTANENCES AND PAVING, GRADING AND/OR SEEDING ANY DISTURBED AREAS. SAID EASEMENT WILL BE EXTINGUISHED UPON COMPLETION OF THE PROJECT, UNLESS SOONER EXTINGUISHED BY THE STATE.
 EASEMENT AREA = 40,560 ± SQ.FT.

Property Description – Taking Map



CONSTRUCTION EASEMENT NO. 3 FOR THE PURPOSE OF ACCESS FROM PRESENT JOHNSON AVENUE TO CONSTRUCTION EASEMENT NO. 2 DURING FARMINGTON CANAL HERITAGE TRAIL - ROUTE 72 TO NORTHWEST DRIVE ACQUIRED. CONSTRUCTION EASEMENT TAKEN UNDER THIS PARAGRAPH IS LIMITED TO TRAVEL ONLY AND IS NOT TO BE USED FOR STORAGE OF EQUIPMENT OR MATERIALS AND MAY NOT IMPEDE THE USE OF ANY EXISTING DRIVEWAYS. CONSTRUCTION EASEMENT TAKEN UNDER THIS PARAGRAPH WILL BE RESTORED BY REMOVAL OF ALL TEMPORARY APPURTANENCES AND PAVING, GRADING AND/OR SEEDING ANY DISTURBED AREAS. SAID EASEMENT WILL BE EXTINGUISHED UPON COMPLETION OF THE PROJECT, UNLESS SOONER EXTINGUISHED BY THE STATE.

EASEMENT AREA = 40,560 ± SQ.FT.

DOT Impact of Taking

The proposed acquisition consists of permanent and temporary easements only. The highest and best use of the subject site remains unchanged, with the subject landmass, frontage, accessibility, and other major valuable features remaining unchanged. The defined easement for transportation purposes does not move the property line, and the property retains expansion potential of the building envelope toward the west and south. The project grazes the subject's south parking lot circa baseline 232+00 and 233+00 however is indicated to be tied to the parking lot curbing and shall not impact existing on-site vehicle parking. The project includes temporary construction easements which overlap existing private on-site streets, with construction traffic competing with vehicles utilizing the easternmost curb cut and driveway. An irrigation well within the defined easement area is labeled to be 'relocated by others', however an irrigation well is a real estate fixture which must be repositioned to facilitate the project and is therefore an impacted site improvement that is compensable.

The project plans indicate landscaping will be partially reinstalled as a function of the proposed project. Trees are noted to be established adjacent to the proposed project's baseline of 223+00 to 231+00 in the subject's south half. There will be establishment of trees adjacent to wetland areas near the subject property's south tip. There are no landscape plans north of baseline 231+00 on the subject site, with vegetation and trees indicated to remain intact within the defined easement for transportation area. There are trees which are required to be removed for the proposed project in the northwest corner of the site and interspersed immediately adjacent to the project baseline. It is notable that the project baseline follows a sanitary sewer easement in the parcel's central and south areas, with tree and vegetation clearing in the existing easement area noncompensable.

DOT Appraisal – After Land Valuation

The Sale Comparison Approach was used and the Appraiser considered the same three sales as in the Before Valuation.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	60 Johnson Avenue (After) Plainville, CT 06062	Lot 34-24 Farmington Valley Drive Plainville, CT 06062		205 Baker Hollow Road Windsor, CT 06095		24 Northwest Drive Plainville, CT 06062	
Proximity to Subject		0.32 miles SE		15.41 miles NE		0.52 miles NE	
Sales Price	\$ N/A		\$ 130,227 per Ac		\$ 92,165 per Ac		\$ 157,215 per Ac
Price \$/Sq. Ft.	\$		\$ 2,000,000		\$ 1,900,000		\$ 3,750,000
Data Source(s)	TownRec. Ext Insp.	Town Rec. Ext. Insp., Vol661Pg583		Town Rec. Ext. Insp., Vol1960Pg190		Town Rec. Ext. Insp., Vol627Pg803	
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	March 19, 2025	March 3, 2023		Dec. 21-22, 2023		April 30, 2020	+7,861
Location	Average / Industrial	Average / Industrial		Average- / Industrial	+9,217	Average / Industrial	
Site/View	25.7925± Ac / RI, GI	15.3578± Ac / RI	-13,023	20.6152± Ac / I		23.8527± Ac / RI	
Site Utility, Shape, Util.	Avg/Irr.Swr.Easements	Avg / Irr, DrainageEsmt	-1,302	Avg / Irr, ElecUtil	-5,530	Good, Crnr / Irr, Esmts	-17,294
Terrain & Topography	Generally Level	Generally Level		Sloping	+13,825	Generally Level	
Frontage & Access	818'FF, 2CC / 32'prAc	572'FF,1CC / 37' per Ac		918'FF, 2CC / 45'perAc		2402'FF,3CC / 101'prAc	-15,722
Wetlands & Floodzone	Est20%Wetlnd / AE	Est34%Wetlnd/Fldw,AE	+6,511	Est30%Wetlnd,Brk/X	+4,608	Est13%Wetlnd / X, AE	
Sales or Financing Concessions	Developed WSETC	No Proposals WSETC	+6,511	Approved Warehouse WSETC		Approved Cold Storage WSETC	
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -1,303	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 22,120	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -25,155
Indicated Value of Subject			\$ 128,924		\$ 114,285		\$ 132,060

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$128,000/acre, or \$2.94, calculated on the following page.

As such, the value of the subject property in the “After” condition is measured as follows:

982,332± Square Feet x \$ 2.94± per Sq.Ft. x 100% Fee Remaining = \$ 2,886,559
134,644± Square Feet x \$ 2.94± per Sq.Ft. x 10% Fee Remaining = \$ 39,565
1,084± Square Feet x \$ 2.94± per Sq.Ft. x 25% Fee Remaining = \$ 796
5,462± Square Feet x \$ 2.94± per Sq.Ft. x 50% Fee Remaining = \$ 8,025
\$ 2,934,945

Or, Say \$ 2,935,000 (Rounded)

Land – Only Value in the After Condition \$ 2,935,000

Contributory Value of Unimpacted Site Improvements + “X”

Market Value in the After Condition \$ 2,935,000 + “X”

TEMPORARY DAMAGES DUE TO CONSTRUCTION EASEMENT

The proposed acquisition includes a taking of (3) temporary construction easements during the recreational use trail construction project, which will be utilized in harmony with access by construction crews and equipment during the 20-month long construction project, indicated to be April 2026 through November 2027.

The temporary Construction Easement #1 encompasses 5,221± square feet, with the work area location to the rear at the southernmost property line, being is immediately adjacent to inland wetland activity and retention ponds. A reasonable land rental rate at 8.00% per annum, or 0.67% per month, is given. The temporary Construction Easement #2 totals 24,560± square feet of rear land that is used as an existing gravel road that is to be converted into a temporary access road on southerly vacant land. A reasonable land rental rate at 10.00% per annum, or 0.83% per month, is given. The temporary Construction Easement #3 is shown as 40,560± square feet and overlays an existing paved private access road. The temporary construction easement is used for access only. A reasonable land rental rate at 12.00% per annum, or 1.00% per month, is given.

The implied land rate of \$2.98± per square foot (\$130,000 per Acre) that was determined in the “Before” condition is now applied for the 20-month period.

Construction Easement #1	5,221± Sq.Ft. x \$2.98± per Sq.Ft. x 0.67% per Month x 20 Months Occupied =	\$ 2,078
Construction Easement #2	24,560± Sq.Ft. x \$2.98± per Sq.Ft. x 0.83% per Month x 20 Months Occupied =	\$ 12,216
Construction Easement #3	40,560± Sq.Ft. x \$2.98± per Sq.Ft. x 1.00% per Month x 20 Months Occupied =	<u>\$ 24,209</u>
		\$ 38,503

Or, Say \$ 38,500 (rounded)

Total Temporary Damages \$ 38,500

RECONCILIATION OF VALUE

A breakdown of damages attributable to the State's proposed project is as follows:

Total Value in the "Before" Condition	\$ 3,370,000 + "X"
Total Value in the "After" Condition	<u>\$ 2,935,000 + "X"</u>
Total Permanent Damages	\$ 435,000
Temporary Construction Easements	<u>\$ 38,500</u>
Total Temporary Damages	\$ 38,500
Total Damages / Payment	\$ 473,500

DOT Acquisition Narrative

The Department commissioned an appraisal by Staff Appraiser Steven C. Miller who used the sales comparison approach for the land valuation. In doing so, he established an adjusted unit value range of \$115,207.00 to \$133,632.00 per acre. Utilizing the unit value of \$130,000.00 per acre (\$2.98 per square foot), Mr. Miller determined the total damages to be \$473,500.00. The value break-out is as follows:

• Defined Easement for Transportation Purposes (90% of fee):	\$361,647.00
• Drainage Right of Way (75% of fee):	\$ 2,426.00
• Slope Easements (50% of fee):	\$ 8,150.00
• Damage to the Remainder:	\$ 45,000.00
• Contributory Value (well, trees, vegetation, gravel path):	\$ 15,000.00
• Construction Easement #1 (0.67% for 20 months):	\$ 2,078.00
• Construction Easement #2 (0.83% for 20 months):	\$ 12,216.00
• <u>Construction Easement #3 (1.00% for 20 months):</u>	<u>\$ 24,209.00</u>
Total:	\$473,500.00 (RD)

Upon receipt of the formal written offer in the amount of \$473,500.00, the Chief Operating Officer for Fifth Continental Properties, LLC, Mark Sullivan, called stating he was on board with the project but had security concerns that he felt were not addressed in the design of the trail and a meeting was held to discuss those concerns. It was noted on the acquisition map sheet 2 of 3 (STA 241+30L), the existing well needed to be relocated by the property owner. Although the Department provided compensation based on this (\$10,000.00 of the contributory value amount is attributed to this) Mr. Sullivan opined that the valuation did not take into consideration all costs to relocate the well, which is used to irrigate grass and landscaping. He added that it would not be cost effective to abandon the well, reconfigure the water supply to his property, and pay for the increased use of city water. He also explained that the proposed trail will invite the public to pass through the property, which creates a conflict of interest with the business as it has highly sensitive government contracts. Lastly, he argued that the defined easement for transportation purposes essentially acts as a fee taking as these 3+ acres will become unusable to Fifth Continental but was only valued at 90% of fee. He estimated they should have been offered an additional \$30,000.00 for this impact alone. Upon completion of the meeting, it was agreed Fifth Continental Properties, LLC would submit to the Department a cost estimate to relocate the well along with

DOT Acquisition Narrative

a suggested resolution to address their security concerns.

The Department received two bids from Fifth Continental: one for 2,000 L.F. of 8' solid white fencing at \$132,000.00 installed and another for 2,000 L.F. of 8' commercial grade ornamental steel fencing at \$230,000.00 installed. Along with the bids, justification regarding privacy requirements necessary based on the federal government contracts the business regularly handles. Also provided by Fifth Continental was a well relocation estimate of \$16,510.84 from Grela Well Drilling, Inc.

After reviewing all of the information submitted, it was determined that although fencing would be required, the two types of proposed fencing were excessive. Both parties agreed to consider the cost of an 8' high chain link fence to provide security not privacy for settlement purposes. The Department received a bid from Southington Fence for the installation of 2,000 L.F. of 8' chain link fence for \$75,270.00 (not including CT sales tax) and the Appraisal Section provided a Marshall and Swift Index cost estimate of \$70,640.00. In reviewing the well relocation estimate, it was noted that it omitted items that may result in additional costs. In response, the Department obtained its own estimate which came in higher at \$19,985.00 (not including CT sales tax) but was more representative of the work that would be necessary for the well relocation.

Negotiations concluded with an agreement for total compensation in the amount of \$570,000.00. The additional \$96,500.00 is reasonable and necessary to address the additional costs associated with the permanent easement acquisition, relocating the well, and the security concerns resulting from the installation of the trail. This increase is based on the following:

• Defined Easement for Transp. Purposes (93% of fee):	\$373,152.38	increase of	\$11,505.38
• Contributory Value (well, trees, vegetation, gravel path):	\$ 25,000.00	increase of	\$10,000.00
• <u>Security Fencing:</u>	N/A	increase of	\$75,000.00
Total:		increase of	\$96,500.00 (rd)

Recommendation

Staff recommend approval of this acquisition in support of the Project - in the amount of \$570,000.

- 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.
- The damages are supported by the DOT appraisal.

Voted by Board Members

Approval

Disapprove

Suspend

Meeting Date: 02/09/2026

5. ARCHITECT ENGINEER – OLD BUSINESS

6. ARCHITECT ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #26-008 – Mr. Shiffrin moved and Mr. Coleman seconded a motion to approve PRB FILE #26-008. The motion passed unanimously.

PRB FILE #26-011 – Mr. Morin moved and Mr. Berger seconded a motion to approve PRB FILE #26-011. The motion passed unanimously.

9. NEXT MEETING

Wednesday, February 11, 2026 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned

APPROVED: _____

Mark A. Shiffrin, Secretary

Minutes of Meeting Held: February 9, 2026
