

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 19, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 19, 2015 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF March 12, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 12, 2015. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated March 1, 2015 listing property acquisitions, not in excess of \$5,000, processed during the month of February 2015.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 15-042 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 056-254-004(A)
Grantee: Town of Greenwich
Property: Various areas along Sherwood Avenue, Greenwich
Project Purpose: Assignment of land to the Town of Greenwich
Item Purpose: Assignment of various easement areas totaling 749 ± SF to the Town of Greenwich for highway purposes only as part of the Replacement of Bridge No. 05018 on Sherwood Avenue over the Byram River Project.

Staff recommended Board approval for the release of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 19, 2015

Page 2

transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the following land which was originally acquired for the Replacement of Bridge No. 05018 on Sherwood Avenue over the Byram River Project. The project is complete and it is now necessary for the State to assign the land to the Town per Section 9 of Agreement No. 005.06-06(05). This is a release along a town street for highway purposes only and there is no monetary consideration. The project release areas comprise three original property takings which totaled approximately 749 SF of easement area.

PRB #	15-044	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	138-69-025A	
Grantee:	Gary M. Taylor	
Property:	Easterly side of 1601 South Avenue, Stratford	
Project Purpose:	DOT, Sale of Excess Property	
Item Purpose:	Release of approximately 2,246+/- SF of vacant land via a sole abutter bid. The property is located along the easterly side of 1601 South Avenue at the intersection of Spada Boulevard and South Avenue.	

The single family residence at 1601 South Avenue, Stratford, was destroyed by fire, and there is only a dilapidated garage left on the site. The owner, Gary M. Taylor, petitioned DOT for the adjacent parcel which when assembled with his property will increase the lot area available for the redevelopment of the site. Before assemblage, the site is 5,097 SF. After the assemblage, the site will be 7,343 SF. The newly configured lot will not conform to the zone requirement of 7,500 SF; however the site will continue to be a legally non-conforming lot. The RM-1 zone allows a maximum of 25% of the lot area for building coverage and a two-family residence would be permitted.

DOT completed a “before and after” appraisal report, concluding that before assemblage the 5,097 SF site (0.12 acre) had a value of \$36,000 and after the 7,343 SF site (0.17 acre) had a value of \$49,000, indicating that the value of the release parcel is \$13,000. SPRB Staff research did not find any sales information other than that provided in the DOT appraisal report. The most comparable lot is at 60 Lines Place, approximately 1/8 mile from the subject. It is a 0.13 acre site that sold for \$38,000. Since there is no other possible buyer for this tract, and it is not needed for highway purposes, the sale to the abutter for \$13,000 appears to be reasonable.

Staff recommended Board approval for the release of 2,246 SF at the intersection of Spada Boulevard and South Avenue to the sole abutter for \$13,000. The DOT divisions have concurred with the release of 2,246 SF as shown on the compilation plan. CGS Section 13a-80 authorizes the sale of property that is surplus to transportation needs. It does not conform to zoning and can be sold to the only abutter. The sale price of \$13,000 is supported by the DOT appraisal report prepared in September 2014. The town and the legislative delegation was notified of the sale as required by CGS §3-14b and CGS §13a-80. The sale will return the property to the Grand List for local property taxation.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 19, 2015

Page 3

PRB # 15-045 **Transaction/Contract Type:** RE / Easement Agreement
Origin/Client: DOT / DOT
Project Number: 073-000-55A
Grantor: Athena Halkiotis
Property: 303 Torrington Road, Litchfield
Project Purpose: Easement Exchange Agreement
Item Purpose: DOT Release of an existing drainage right of way easement comprising 1,100±SF in exchange for the right to acquire a new 1,597±SF drainage right of way for highway purposes only.

Staff reported that DOT is seeking SPRB approval for an easement exchange agreement for property located at 303 Torrington Road in the Town of Litchfield. The property owner, Athena Halkiotis, petitioned the Department of Transportation to release an existing DROW easement comprising an area of 1,100 SF to allow for an addition on the residential dwelling located on the 1.23 acre property. The existing DROW was acquired in 1948 and is currently connected to a catchbasin along Torrington Road that allows for stormwater runoff to be conveyed through the center of the site via the DROW (pipe) and ultimately discharged to an unnamed brook located in the rear of the property.

DOT has determined that the existing drainage structure is beyond its useful life and that a new DROW can be constructed at the southwest corner of the property. The new DROW includes 80 feet of pipe that will drain water into a rip-rap swale area. DOT will have the right to maintain the new DROW. Therefore, the DOT proposes to release the existing DROW comprising 1,100 SF in exchange for the rights to a new DROW easement comprising 1,597 SF which shall be relocated to the southwesterly portion of the property.

The DOT Appraiser determined the value of the release area to be \$8,200 and the area to be acquired to be \$4,100. DOT then determined the final contract price for the exchange to be the cost of the Release Area – Acquisition Area plus as \$1,000 Administrative Fee which equals \$5,100.

Staff recommended approval of the item. CGS §13a-80 authorizes the commissioner of transportation to convey, dispose of, or enter into agreements concerning interests in land, subject to the approval of OPM and SPRB. The easement to be released by DOT encumbers an area of approximately 1,100 SF and located through the center of the parcel, and the existing DROW is beyond its useful life. The new easement area is slightly larger but has a significantly smaller impact on the property. The payment to DOT is supported by the appraisal reports; and the \$5,100 payment includes a \$1,000 administrative fee.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-042 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-042. The motion passed unanimously.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 19, 2015

Page 4

PRB FILE #15-044 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-044. The motion passed unanimously.

PRB FILE #15-045 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-045. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary