

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 4, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 4, 2016 in the State Office Building.

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

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

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF July 28, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of July 28, 2016. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

Mr. Valengavich moved and Mr. Pepe seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 16-185 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/ DORS

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion on the proposed lease at 9:35 a.m. and concluded at 9:51 a.m.

Mr. Valengavich moved and Mr. Pepe seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

OPEN SESSION

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PRB # 16-188 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 084-108-006
Grantor: Monroe Fire Department No. 1, Incorporated
Property: Intersection of Route 110 and Route 111, Monroe Turnpike, Monroe
Project Purpose: Roundabout at Intersection of Route 110 & Route 111 Project
Item Purpose: Acquisition of 7,971±SF of land in fee simple; 12,620±SF slope easement; and 26,970±SF construction easement for the purpose of construction access, temporary roadway for detour and other rights acquired on connection with the construction of the aforesaid roundabout.

The purpose of the project, initiated in 2011, is to alleviate congestion and improve safety by constructing a roundabout where Route 111 (Monroe Turnpike) intersects with Route 110 (Shelton Road), in Monroe. Currently the intersection experience long queues and delays along Route 110 during peak hours. There were 27 recorded crashes between 2008 and 2010, including one fatality. Roundabouts improve safety by reducing speeds, eliminating left turns, reducing the number of decisions drivers need to make, and reducing the total number of vehicle conflict points. In addition to new sidewalks, the aesthetic features include landscaping, the bell tower, decorative light posts at the crosswalks, truck apron and splitter islands, retaining walls with decorative safety fence and a reset stone wall on the edge of the Firemen's Field. The cost is \$4.1 million using federal (80%) and state (20%) funds, and the construction is planned to being in the spring of 2017.

The subject property consists of 4.34 acres of residentially zoned, vacant land. There is public water available to this site. Mature trees line the boundaries, including the road frontage along Routes 110 and 111. The site is used for training purposes and to hold public events such as fairs and carnivals.

The project requires DOT to compensate the Grantor for a strip of land that extends along the property's Route 111 frontage for a length of about 504 feet, and then continues another 75 feet along the intersection of Route 111 and Route 110. The total area taken is 7,971 SF. The Grantor will also be compensated for a 12,620 SF slope easement along the street frontage; and a temporary construction easement encumbering 26,970 SF for the 2 year project duration.

The appraisal was completed by the DOT and concluded a unit value of \$2.05/SF for the site before and after the takings. The total compensation for damages is \$29,300 for the permanent rights acquired and \$11,100 for the temporary construction easement, for a total of \$40,400.

Staff recommended Board approval of the item. 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 award for damages in the amount of \$40,400 is supported by the DOT appraisal report prepared as of April 11, 2016.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

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DAS Digest of Administrative Reports, FY 2016. The Board discussed a draft report to be published as part of the DAS Digest of Administrative Reports. The draft included the Board's mission statement, statutory responsibility, public service, and improvements/achievements for the fiscal year beginning July 1, 2015.

The Board took the following votes in Open Session:

PRB FILE #16-185 – Mr. Pepe moved and Mr. Valengavich seconded a motion to suspend PRB File #16-185, pending receipt of additional information. The motion passed unanimously.

PRB FILE #16-188 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-188. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary