

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On July 3, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on July 3, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

**Members Present:** Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Jack Halpert

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

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF JUNE 26, 2017.** Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of June 26, 2017. The motion passed unanimously, except for Mr. Josephy, who abstained from voting.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

|                         |                                                                                                                                                                                                                                                        |                                   |              |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------|
| <b>PRB #</b>            | <b>17-176</b>                                                                                                                                                                                                                                          | <b>Transaction/Contract Type:</b> | RE / Voucher |
| <b>Origin/Client:</b>   | DOT/DOT                                                                                                                                                                                                                                                |                                   |              |
| <b>Project Number:</b>  | 014-177-005                                                                                                                                                                                                                                            |                                   |              |
| <b>Grantor:</b>         | George E. Gercken, et al                                                                                                                                                                                                                               |                                   |              |
| <b>Property:</b>        | 202 South Montowese Street, Branford                                                                                                                                                                                                                   |                                   |              |
| <b>Project Purpose:</b> | Replacement of Bridge No. 02675 State Route 164 over Sybil Creek Project                                                                                                                                                                               |                                   |              |
| <b>Item Purpose:</b>    | DOT acquisition of 636± SF of land, 87± SF slope easement and 833± SF construction easement for the purpose of access and installing temporary cofferdam and temporary sedimentation control system in connection with the bridge replacement project. |                                   |              |

This project involves the DOT Replacement of Bridge 02675 carrying Route 146 over Sybil Creek, Branford. The existing structure, built in 1921 is a 10-foot clear span structure consisting of a concrete slab superstructure supported on stone masonry and concrete abutments and wing walls. There is a separate sidewalk structure consisting of two steel beams and timber decking located on the east side of the bridge next to an existing stone masonry wall along the brook which supports a patio for a private business. There are timber tide gates on the west side that are supported on the face of the concrete slab. The overall length of the crossing is 12 feet with a total width of 31.7 feet carrying a 22-foot curb-to-curb width for vehicular traffic. The proposed project consists of the replacement of the existing bridge with a

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new 10 by 7 foot precast concrete box culvert and cast-in-place concrete wing walls. The clear span will be 10 feet with an overall width of 47.5 feet and a curb-to-curb width of 34 feet. There will be a 5.5-foot sidewalk on each side of the bridge. Additionally, a new set of tide gates will be constructed on the west side contained within the new wing walls but separated from the box culvert itself. It is estimated that the construction cost for this project is approximately \$1,200,000 and will be funded by State.

The subject site at 202 South Montowese Street is located on the east side of Route 146 and the parcel's south boundary is Sybil Creek. The site is 0.3708 acres (16,150 SF), zoned BL-Local Business, and is improved with a 3,752 SF pizza restaurant/laundromat. The current use is the highest and best use. DOT requires 636 SF of land; an 87 SF slope easement; and an 833 SF construction easement for the purpose of access and installing temporary cofferdam and temporary sedimentation control system in connection with the bridge replacement project. These takings are located in the southwest corner of the subject property.

Because the project will not affect the building or its parking, the DOT Appraiser completed an appraisal report that valued the land only, analyzing 3 sales of commercial land located on state routes in Branford, East Haven and East Lyme. The sales sold for between \$8.35/SF – \$9.09/SF. After making adjustments for the subject's attributes, the appraiser concluded \$11.00/SF for the subject site, which is \$177,650. Two of the 3 sales were of commercial sites over 3 acres as compared to the subject site of 0.37 acres. This would indicate a substantial upward adjustment to the subject's value on a per square foot basis. The Town of Branford property tax appraiser assesses the land value at \$10.43/SF \$168,500. As recommended by the appraiser, DOT will pay damages of \$7,700.

Staff recommended 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 damage award of \$7,700 is supported by the DOT value finding appraisal report.

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|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------|
| <b>PRB #</b>            | <b>17-177</b>                                                                                                                                                                                                                                                                                                                 | <b>Transaction/Contract Type:</b> | RE / Voucher |
| <b>Origin/Client:</b>   | DOT/DOT                                                                                                                                                                                                                                                                                                                       |                                   |              |
| <b>Project Number:</b>  | 079-229-005                                                                                                                                                                                                                                                                                                                   |                                   |              |
| <b>Grantor:</b>         | Savin Meriden, LLC                                                                                                                                                                                                                                                                                                            |                                   |              |
| <b>Property:</b>        | 363 West Main Street, Meriden                                                                                                                                                                                                                                                                                                 |                                   |              |
| <b>Project Purpose:</b> | Replacement of Bridge No. 01081 State Route 71 over Sodom Brook Project                                                                                                                                                                                                                                                       |                                   |              |
| <b>Item Purpose:</b>    | DOT acquisition of 7± LF easement to install, construct and maintain metal beam rail and 11,377± SF construction easement for the purpose of constructing temporary roadway and bridge, temporary precast concrete barrier curb and temporary sedimentation control system in connection with the bridge replacement project. |                                   |              |

This project involves the DOT Replacement of Bridge No. 01081 carrying Route 71 (West Main Street) over Sodom Brook, Meriden. The existing structure is a single-span structure that is approximately 30 feet in length. The structure is comprised of a steel multi-girder structure with concrete filled steel arch pan deck that is supported by cut brownstone masonry abutments and wingwalls. The proposed bridge replacement consists of a single-span steel multi-girder superstructure spanning an opening of approximately 40 feet. The superstructure will be supported by pile founded concrete abutments and wing walls. Due to numerous utilities that are currently supported by the existing structure, a separate

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permanent bridge structure will be constructed to the north of the roadway for utility support. Due to a shallow beam type the vertical alignment of Route 71 is proposed to remain as it currently exists. The bridge replacement is going to require approximately 150-feet of roadway reconstruction, and 18 to 24 months to complete. The replacement of this structure is to be undertaken with Federal and State funds. The estimated construction cost for this project is between \$3,000,000 and \$4,000,000.

The site at 363 West Main Street, Meriden is 0.339 acres (14,810 SF) on the north side of the street and the east side of Sodom Brook. It is vacant commercial land formerly used as a gas station; the underground tanks have been removed. The project requires an 11,377 SF temporary construction easement; and an easement of about 7 linear feet for the installation and maintenance of a metal beam rail and end anchorage. The property owner will also be compensated for the base & wiring for a sign; the base & wiring for a light pole; and the base for each of two bollards. Because the size of the temporary construction easement renders the remainder unusable, the amount of compensation for the construction easement will be based on the size of the entire 14,810 SF parcel.

The site was valued as vacant commercially zoned land by the DOT appraiser. The highest and best use of the site is commercial development in accordance with the zoning requirements. The appraiser determined a site value of \$5.00/SF, based on an analysis of 3 sales in Meriden and 1 in Berlin. The sales ranged from \$2.01/SF to \$7.45/SF. The damages total \$17,500, including \$2,000 for the contributory value of the impacted site improvement.

Staff recommended 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 acquisition value is supported by the data and analysis in the DOT appraisal report. The owner of the adjacent site was also compensated at the rate of \$5.00/SF.

### **ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

### **ARCHITECT-ENGINEER – NEW BUSINESS**

### **OTHER BUSINESS**

The Board took the following vote in Open Session:

**PRB FILE #17-176** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-176. The motion passed unanimously.

**PRB FILE #17-177** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-177. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John P. Valengavich, Secretary