

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 17, 2025

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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.

Members Present – solely by means of electronic equipment:

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

Members Absent:

Jack Halpert

Staff Present – solely by means of electronic equipment:

Thomas Jerram
Jyoshna Rath

Guests Present – solely by means of electronic equipment:

Mr. Shiffrin and Mr. Berger seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Shiffrin moved and Mr. Morin seconded a motion to approve the minutes of the March 13, 2025. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	25-039
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
DOT Project #:	173-531-013
Grantor:	Wal-Mart Stores, Inc.
Property:	New Haven, Foxon Blvd (315)
Project Purpose:	Route 80 (Foxon Boulevard) at New Haven Plaza Driveway
Item Purpose:	Voucher

DAMAGES: \$32,000

https://portal.ct.gov/dot/ctdot-press-releases/2024/installations-and-revisions-of-traffic-control-signals-in-district-3-3?language=en_US

DOT GENERAL PROJECT:

The Connecticut Department of Transportation (CTDOT) is developing plans to upgrade existing traffic control signal equipment or install new traffic control signal equipment to meet current CTDOT standards in Bethany, Bridgeport, Monroe, New Haven, Trumbull, Fairfield, Norwalk, and Wilton. At applicable locations, pedestrian control features (countdown pedestrian indications, accessible pushbuttons, sidewalk ramps) will be upgraded in an effort to improve accessibility and pedestrian safety. The CTDOT will coordinate with the city or town during the design phase. The following intersections are included:

092-299	New Haven	Route 80 (Foxon Blvd.) at New Haven Plaza Driveway
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Project Description: The proposed project is identified as “Route 80 (Foxon Boulevard) at New Haven Plaza Driveway” in the City of New Haven. The purpose of the proposed project is to upgrade and revise existing traffic control signalization equipment and the respective devices to current standards at various intersections along Foxon Boulevard.

The work will include support structures (mast arms or span poles), cabinets, controllers, pedestals, signal heads, conduits, vehicle detection equipment, coordination equipment, signing and pavement markings, and pedestrian control features. Where applicable, the upgrade of pedestrian control features will consist of countdown pedestrian indications, accessible pedestrian signal pushbuttons, concrete sidewalk ramps and landing areas, applicable sidewalk extensions, and associated crosswalks. There is also a respective right to restripe the existing stop bar and remove the existing hand holes and span holes, as acquired. The appraiser notes that access will remain at the present lighted and signalized intersection during the project, providing uninterrupted access to New Haven Plaza.



Courtesy: Google Maps

Red Arrow = General Easement Areas

Subject Property Description, Before the Taking: The site includes an irregularly shaped 19.485± acres, or 848,770± square feet. The property has 919.55± feet of frontage on Foxon Boulevard and 60± feet of frontage on Quinnipiac Avenue. The site is generally level, with limited wetlands along the southwestern rear boundary. The southwestern portion of the property is also partially located within flood zone AE. Site improvements include asphalt paved parking, curbing, landscaping, lighting and signage.

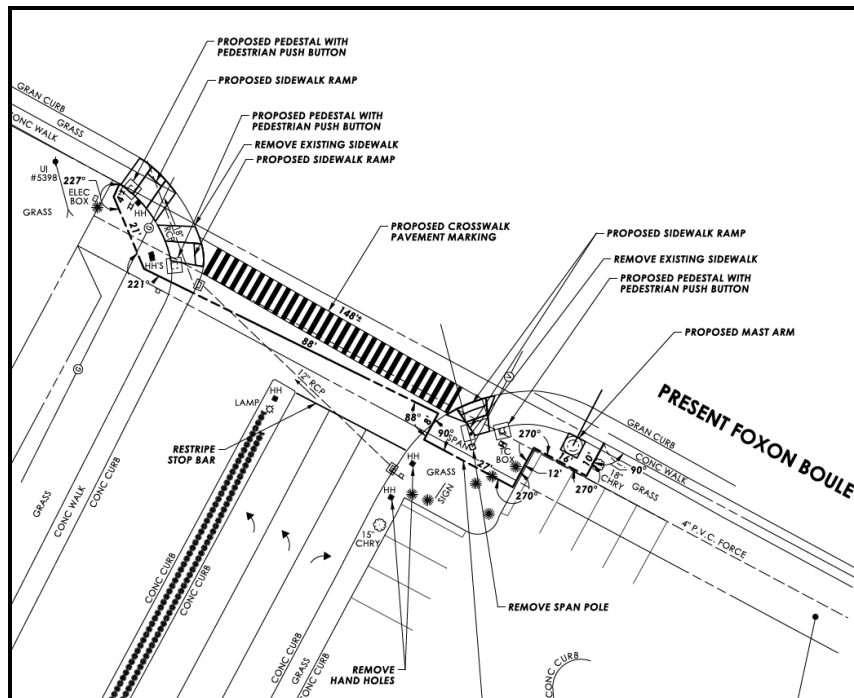
The property is improved with a retail department store building (Wal-Mart Stores, Inc.) containing 179,509± square feet that was built in 1995. Adjacent uses include a Lowe’s Home Improvement, McDonald’s, a Shell gas station and car wash.

The subject property is located in the BA zone, which is a commercial classification and conforms to zoning regulations.

Highest and Best Use: The highest and best use of the subject property as vacant, is considered to be commercial/retail development, as allowed by current zoning regulations.

The Taking: DOT will acquire the following:

1. A defined traffic easement for the purpose of installing and maintaining traffic signalization devices and appurtenances acquired over an area of area 2,292± square feet of land; and
2. A right to restripe stop bar and remove hand holes and span pole acquired.



Analysis of Proposed Acquisition:

Analysis of Proposed Acquisition: As a result of the signalization improvements project, the State of Connecticut D.O.T. is proposing to acquire a defined traffic easement area totaling 2,292± square feet. The proposed easement area impacts land area along the subject's Foxon Boulevard frontage. The proposed defined traffic easement area is identified on the acquisition map located in the addendum of this report.

The proposed defined traffic easement area is located toward the northerly property boundary of the subject property and has an irregular shape. The easement area consists of 2,292± square feet and has dimensions of 148± feet in length x 10± feet to 22± feet in depth. The eastern portion of the defined traffic easement area includes grassed lawn area, mulch, small trees, plantings, and a concrete sidewalk. The purpose of the defined traffic easement area is to install a steel mast arm and pedestal with pedestrian push buttons that will support the existing traffic signalization devices.

The easement area on the opposite western side of the impacted intersection and access drive includes a grassed and mulched area along with a concrete sidewalk. The purpose of the defined traffic easement area is to install a concrete walk with ramps and a pedestal with pedestrian push buttons. The proposed defined traffic easement area is irregular in shape. The purpose of western portion of the defined traffic easement area is of similar scope - to install a concrete walk with ramp and a pedestal with pedestrian push buttons.

The subject property will be compensated for the proposed acquisition area based on a direct damage calculation. The damage calculation takes into account the land area encumbered and the established fee value of the land as supported by the land sales data included within this report.

Before Valuation: An appraisal was prepared by DOT appraiser Austin N. Musulin as of October 23, 2024.

The appraiser considered three sales of similarly zoned land in North Haven (1) and New Haven (2) that sold in 2022-2023.

After adjusting for transactional, locational and physical characteristics, the appraiser concluded the market value of the land was \$14/sq.ft. x 848,770± sq.ft. = \$11,882,780, or \$11,883,000 (rounded).

Value of Impacted Site Improvements: The subject property includes several small plantings within the defined traffic easement area. Additionally, an 18" Cherry tree has its root ball impacted at the edge of the easement. The location of the proposed mast pole would require extensive limbing of the tree. The appraiser has estimated the value of the plantings and tree at **\$1,500**. Any areas disturbed by the proposed project will be remediated.

The appraiser then calculated the damages as follows:

Valuation Summary – Direct Damages:

- (a) **Value of Land – Defined Traffic Easement Acquired:**
Defined Traffic Easement: 2,292± Sq. Ft. x \$14.00/Sq. Ft. = \$32,088 x 95% = \$30,484, or **\$30,500** rd.
- (b) **Contributory Value of Site Improvements Impacted:** The subject property has several small plantings and a tree located in the defined traffic easement area. The appraiser has estimated the value of the plantings and tree at **\$1,500**.

Total Acquisition Value: **\$32,000**

RECOMMENDATION: Board approval of damages in the amount of \$32,000 is recommended for the following reasons:

- 1. 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.
- 2. The damages are supported by the DOT appraisal.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

Staff and Members discussed a previously approved Proposal under PRB #23-128 – Project BI-YS-185 - Solnit South Roof Replacement in Middletown. The Project was put out to bid in the summer of 2024 and in November 2024, the Contract was awarded to Silktown Roofing (\$6,375,808). Of interest were two recently issued Informal Task Letters: November 2024, BI-YS-185 - Cx-0014 (T2); and January 2025, BI-YS-185 - STR-0043 (T6).

8. VOTES ON PRB FILE:

PRB FILE #25-039 – Mr. Morin moved and Mr. Coleman seconded a motion to approve PRB FILE #25-039. The motion passed unanimously.

9. NEXT MEETING – Thursday, March 20, 2025 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Mark Shiffrin, Secretary