

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 Special 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.

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	Or call in (audio only) +1 860-840-2075, 917724280# United States, Hartford Phone Conference ID: 917 724 280#
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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

Staff Present – solely by means of electronic equipment:

Thomas Jerram
Jyoshna Rath

Members Absent:

Guest Present – solely by means of electronic equipment:

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Shiffren moved and Mr. Berger seconded a motion to approve the Minutes of the May 15, 2025 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Staff informed Members that John Walshaw, Director of Infrastructure Services (DAS-BITS) will attend the May 22nd SPRB Meeting to provide Members with an update regarding their progress with identifying an alternative location for the State's Data Center.

3. REAL ESTATE - OLD BUSINESS

4. REAL ESTATE - NEW BUSINESS

State Properties Review Board



Derby-Shelton Rail Station Waterbury Branch Line Platform Replacement

To: State Properties Review Board Members		
From: Thomas Jerram, Director		May 15, 2025
Jyoshna Rath, Architect Design Rev.		
<i>PRB File #:</i>	25-058	
<i>Transaction/Contract Type:</i>	RE – Voucher	
<i>Origin/Client:</i>	DOT/DOT	
<i>DOT Project #:</i>	301-002-006	
<i>Grantor:</i>	York Trap Rock Quarry Company	
<i>Property:</i>	Derby, Division St (Lot 213)	
<i>Project Purpose:</i>	Derby-Shelton Rail Station Waterbury Branch Line Platform Replacement	
<i>Item Purpose:</i>	Voucher	

PROPOSED DAMAGES: \$156,290

PROJECT BRIEF

(HARTFORD, CT) – Governor Ned Lamont today announced that the Federal Transit Administration is awarding \$29.6 million in an [All Stations Accessibility Program \(ASAP\) grant](#) to the Connecticut Department of Transportation that will be used to make accessibility upgrades on three stations along the Metro-North Railroad Waterbury Branch Line, including in Ansonia, Seymour, and Beacon Falls.

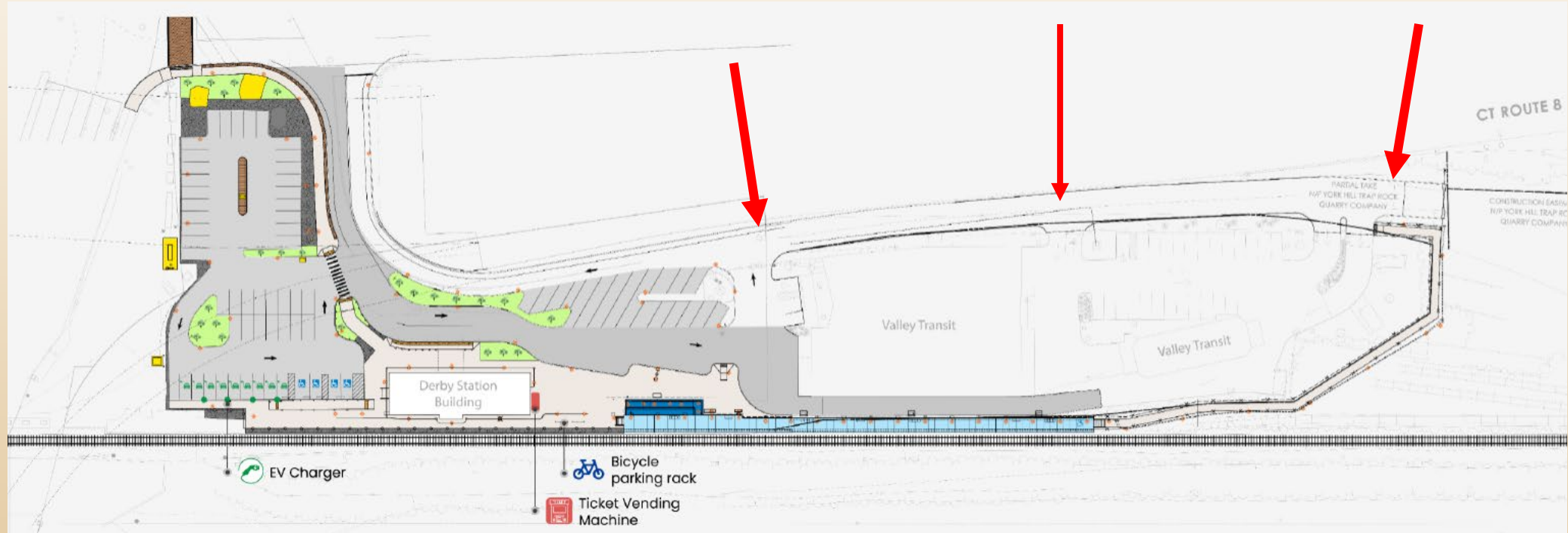
The improvements will make the stations and facilities fully accessible to passengers with disabilities. Improvements to the century-old stations include building high-level rail platforms, installing handrails, providing more equitable service, and increasing access to jobs.

The three stations serve nearly 42,000 people, and an estimated 10% have a disability. The Waterbury Branch Line is a critical connector for the many daily commuters working in Bridgeport, lower Fairfield County, and the New York metropolitan area, as well as residents traveling to access services, shopping, and entertainment throughout lower New England.

The Waterbury Branch Line provides service on the New Haven Line, connecting Waterbury and Naugatuck valley communities to New Haven and New York City. It is the longest branch line of the New Haven Line system, consisting of 27.1 miles of track from Waterbury to Bridgeport.

The All Stations Accessibility Program makes competitive funding available to assist in the financing of capital projects to repair, improve, modify, retrofit, or relocate infrastructure of stations or facilities to make all public areas of the station accessible to people with disabilities, including those who use wheelchairs.

DOT Project #304-022 – Project Plans



Courtesy: CT DOT

Red Arrows identify general location of affected property (staff). Construction Easement area not identified.

State Properties Review Board

PRB #25-058

DOT Project #304-022 – Project Plans



Courtesy: CT DOT

State Properties Review Board PRB #25-058

DOT Project #304-022 – Project Plans



Courtesy: CT DOT

DOT Project #304-022 – Project Plans



Courtesy: CT DOT

State Properties Review Board PRB #25-058

Property Description

- 5.0931 acres (219,503±) with 30' frontage at the terminus of Division Street.
- Shape – Irregular. Topography is generally level. Not Impacted by inland wetlands and not in flood zone.
- Site Improvements: Asphalt- and gravel-paved driveway, fencing & gate, concrete barriers & pads and utility connections.
- I-1 Zone (industrial), representing a legal building lot.
- Main building is 4,752 sf heated concrete block shell building.
- Highest and Best Use: Continuation of existing contractor's yard.

DOT Valuation

The DOT appraisal was completed December 13, 2024 by Barbara J. Pape.

Before Land Valuation: Based on the sales comparison approach, the appraiser considered four sales (2024) of similar land with similar highest and best use.

Lot 213 Division Street, Derby CT				BEFORE					
Formal Comparable Analysis									
Comp #		1		2		3		4	
Property:		Long Hill Cross 0 Bpt		51 Blacks Hill Rd		7 Ivy Brook Rd		136 New Haven Rd	
Address		Shelton		Shelton		Shelton		Seymour	
Size/AC	5.0391	17.6906		5.5788		3.0746		1.3600	
Financial Attributes									
Sale Price:		\$3,500,000		\$335,000		\$515,000		290000.00	
Price/SF		\$4.54	\$4.54	\$1.38	\$1.38	\$3.85	\$3.85	\$4.90	\$4.90
Price/Acre		\$197,845		\$60,049		\$167,501		\$213,235	
Parcel Size:	5.0391	17.69		5.58		3.0746		1.3600	
Real Property Rights		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Financing		Typical		Typical		Typical		Typical	
Conditions Of Sale		Typical		Typical		Typical		Typical	
Expend. After Sale									
Time Adj.									
Date of Sale	20-Dec-24	10-Jul-24		23-Apr-24		26-Feb-24		16-Apr-24	
No. Months		5		8		10		8	
Time Adjustment:			\$0.00		\$0.00		\$0.00		\$0.00
Subtotal:			\$4.54		\$1.38		\$3.85		\$4.90
Land Area	5.0391	17.69		5.58		3.0746		1.3600	
Yield/SF		6 Bldgs		274,250 SF Prop.		40,875		TBD	
Physical Characteristics									

DOT Valuation - Continued

Physical Characteristics									
Location	Derby @ RR	Shelton	(\$0.50)	Shelton	(\$0.50)	Shelton	(\$0.50)	Seymour	
H&B U	NR Dist/Contr.Yd	Hot/Rests/Ret		Ind Bldgs		Ind Bldg.		TBD	
Easements: Slope/Drain/Serv Lines		S-S/Gas/Util		ROWs		Util/Drain/StormW/ROW		Rights/Cond.	(\$0.10)
Access		Superior	(\$0.50)	Similar		Superior	(\$0.50)	Superior	(\$0.50)
Visibility/Exposure	SR 8	Superior	(\$1.00)	Similar		Superior	(\$0.50)	Superior	(\$1.00)
Zoning	IA-1	IA-2		1A-1		LIP		C-2	(\$0.50)
Utilities	ETWSG	ETWSG		ETWSG		ETWSG		ETWSG	
Shape		Similar		Superior	(\$0.10)	Superior	(\$0.25)	Similar	
Topo & Wetlands		Similar		Inferior	\$1.00	Similar		294.22	
Elevation		Inferior	\$0.10	Inferior	\$0.25	Similar		Similar	
Frontage	Real Lot/30'	3,273	(\$1.00)	390	(\$0.25)	638.83	(\$0.50)	825	(\$0.75)
Adjustments			(\$2.90)		\$0.40		(\$2.25)		(\$2.85)
Subtotal			\$1.64		\$1.78		\$1.60		\$2.05
Primary Site:									
Size Adjustment		17.6906		5.5788		3.0746		1.36	(\$0.50)
Adj.Price/SF			\$1.64		\$1.78		\$1.60		\$1.55
Adj.Price/Acre		17.69	\$71,521	5.58	\$77,473		\$69,491		\$67,309

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was $\$1.65/\text{sf} \times 219,503 \text{ sf} = \$362,180$, rounded to \$360,000.

Site improvements were assigned an 'X' value.

DOT Valuation - Continued

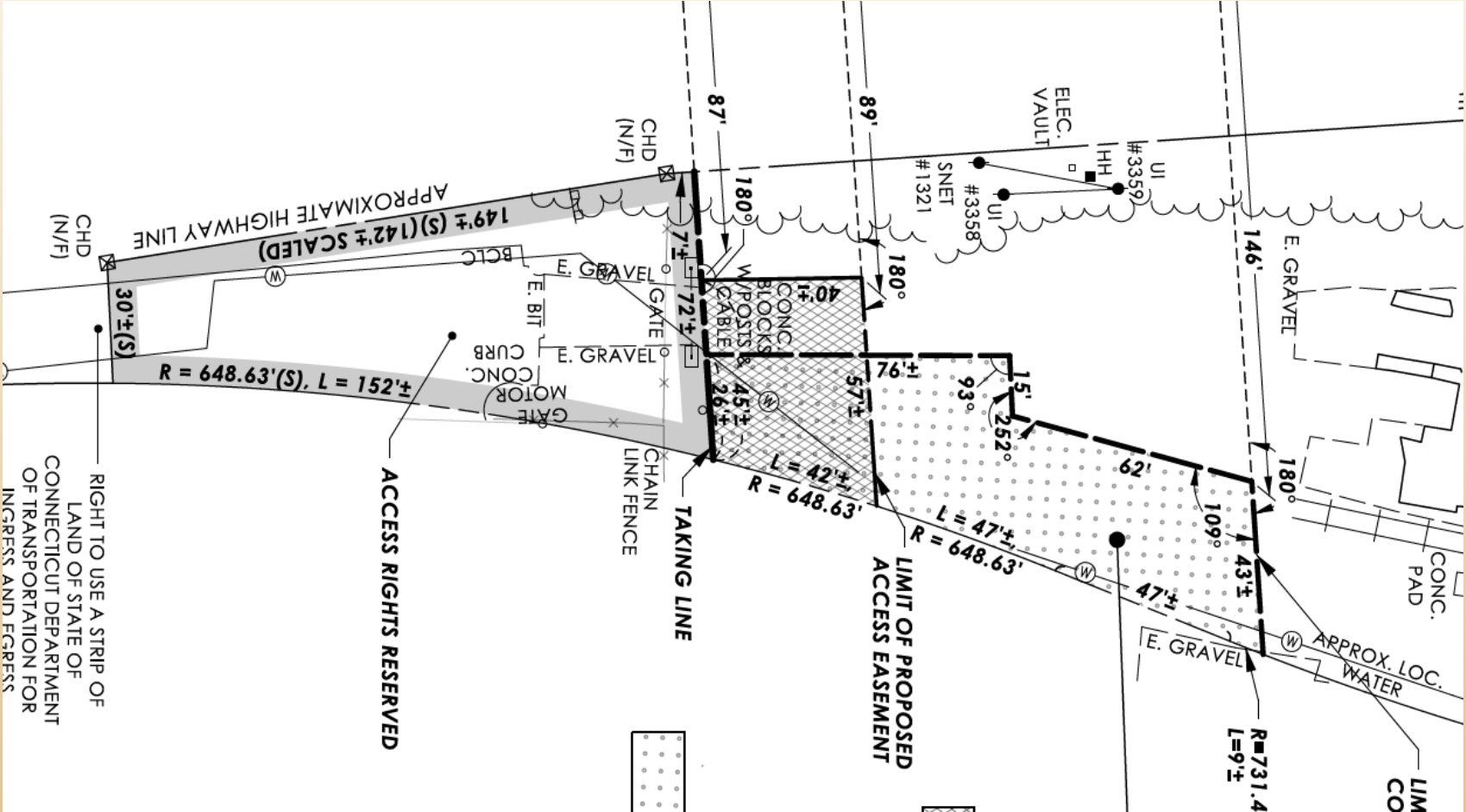
19. RECONCILIATION OF APPROACHES		
Land Value		\$360,000 +X
Cost Approach ..		N/A
Sales Comparison Approach		\$360,000 +X
Income capitalization approach		N/A
Before Value Estimate		\$360,000 +X

DOT Acquisition

DOT is acquiring the following:

- A fee taking of 7,135± square feet of land (leaving 4.8753 acre in fee);
- An easement for access acquired over an area of 2,021± sf of land;
- A construction easement for the purpose of a field office and waste storage and laydown area acquired over an area of 5,106± sf of land; and
- Access rights in favor of York Hill Tap Rock Quarry Company reserved.

DOT Taking Map



DOT Valuation

After Land Valuation: Based on the sales comparison approach, the appraiser considered the same four sales (2024) of similar land with similar highest and best use.

Lot 213 Division Street, Derby CT				AFTER					
Formal Comparable Analysis									
Comp #		1		2		3		4	
Property:		Long Hill Cross O Bpt		51 Blacks Hill Rd		7 Ivy Brook Rd		136 New Haven Rd	
Address		Shelton		Shelton		Shelton		Seymour	
Size/AC	4.8753	17.6906		5.5788		3.0746		1.3600	
Financial Attributes									
Sale Price:		\$3,500,000		\$335,000		\$515,000		290000.00	
Price/SF		\$4.54	\$4.54	\$1.38	\$1.38	\$3.85	\$3.85	\$4.90	\$4.90
Price/Acre		\$197,845		\$60,049		\$167,501		\$213,235	
Parcel Size:	4.8753	17.69		5.58		3.0746		1.3600	
Real Property Rights		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Financing		Typical		Typical		Typical		Typical	
Conditions Of Sale		Typical		Typical		Typical		Typical	
Expend. After Sale									
Time Adj.									
Date of Sale	20-Dec-24	10-Jul-24		23-Apr-24		26-Feb-24		16-Apr-24	
No. Months		5		8		10		8	
Time Adjustment:			\$0.00		\$0.00		\$0.00		\$0.00
Subtotal:			\$4.54		\$1.38		\$3.85		\$4.90
Land Area	4.8753	17.69		5.58		3.0746		1.3600	
Yield/SF		6 Bldgs		274,250 SF Prop.		40,875		TBD	

DOT Valuation

Physical Characteristics									
Location	Derby @ RR	Shelton	(\$0.50)	Shelton	(\$0.25)	Shelton	(\$0.50)	Seymour	
H&B U	NR Dist/Contr.Yd	Hot/Rests/Ret		Ind Bldgs		Ind Bldg.		TBD	
Easements: Slope/Drain/Serv Lines/Acc./Con		S-S/Gas/Util	(\$0.55)	ROWs	(\$0.14)	Util/Drain/StormW/ROW	(\$0.38)	Rights/Cond.	(\$0.59)
Access		Superior	(\$0.50)	Similar		Superior	(\$0.50)	Superior	(\$0.50)
Visibility/Exposure	SR 8	Superior	(\$1.00)	Similar		Superior	(\$0.50)	Superior	(\$1.00)
Zoning	IA-1	IA-2		1A-1		LIP		C-2	(\$0.50)
Utilities	ETWSG	ETWSG		ETWSG		ETWSG		ETWSG	
Shape		Similar		Similar		Superior	(\$0.20)	Similar	
Topo & Wetlands		Similar		Similar		Similar		294.22	
Elevation		Inferior	\$0.15	Inferior	\$0.25	Similar		Similar	
Frontage	Real Lot/72'	3,273	(\$0.90)	390	(\$0.15)	638.83	(\$0.40)	825	(\$0.65)
Adjustments			(\$3.30)		(\$0.29)		(\$2.48)		(\$3.24)
Subtotal			\$1.24		\$1.09		\$1.36		\$1.66
Primary Site:									
Size Adjustment		17.6906		5.5788		3.0746		1.36	(\$0.50)
Adj.Price/SF			\$1.24		\$1.09		\$1.36		\$1.16
Adj.Price/Acre		17.69	\$53,915	5.58	\$47,510		\$59,275		\$50,342
The adjustment grids presented are prepared with Lotus IBM Millenium 9.3 software. Inherent in Lotus programs are unlimited rounding in calculation, but strong rounding in presentation.									
As a result some rounding errors may appear that do not influence value.									

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was reduced from \$1.65/sf to \$1.22/sf x 212,368 sf (remaining fee land) = \$259,088, rounded to \$260,000.

Site improvements were assigned an 'X' value.

DOT Valuation - Continued

THE TAKING & ACCESS EASEMENT

The State is taking 7,135 SF. The estimated per square foot land value established preceding was \$1.65/SF. Then: 7,135 SF X \$1.65/SF = \$11,772, Rounded to \$11,800. The estimated value of the land to be taken is \$11,800.

Access Easement

Taking Values	Net Area	Rate	Value	Factor	Value	Value Rounded
Access Easement	2,021 SF X	\$1.65/SF =	\$3,335 x	85.00% -	\$2,834	\$2,835

The State is taking a defined Access Easement at and encompassing the entrance to the site. We factor the easement area at 85% of full fee due to its location and that it affords travel only. It establishes shared access, which may compromise security in that it cannot be fully secured at the discretion of the owner; the State access, in terms of when and how often is undefined and undetermined.

DOT Valuation – Continued – Temporary Damages

22. TEMPORARY RIGHTS

The temporary construction easement (TCE) is valued following. We base the rent for the taking area on the 100% fee value of the land. The TCE takes 100% of the construction easement area for 26 months, and results in severance to the remainder, which is calculated subsequent.

Easement/TCE Rent	Area/SF	Rate/SF	Ann. Rate	Rate/Period	Value
Temporary Construction Easement	5,106 SF	X \$1.65/SF	= \$8,424	X 26 mo.	= \$18,253
				Rounded	\$18,255

The TCE results in a severance to the remainder, temporary damages, due to its location. We quantify severance to the remainder at 30% reflecting the front, drive-path critical location, loss of circuitry, loss of parking, and diminished functional utility for the use in occupancy as well as the underlying natural resource distribution use.

TCE Severance	Rate	Loss	Hold Period 10 Yrs.	26 months
Market Value of the Site:	\$360,000	X 30%	= \$108,000	/10 = \$10,800 an. = \$900/mo. x 26 = \$23,400
			Rounded	\$23,400

We considered the impacts detailed in the report in estimating the construction easement at 30% due to the location, loss of functional utility, necessary parking, storage, and circuitry. The TCE functions as a full take for 26 months, compromising the use of the site. We presume a ten-year holding period reflecting typical investment timing for commercial and industrial assets.

DOT Valuation

21.19. AFTER-RECONCILIATION OF APPROACHES

Cost Approach	N/A
Sales Comparison Approach	\$260,000
Income capitalization Approach	N/A
Less Land Taken	(\$11,800)
Less Easement for Access	(\$ 2,835)
Less Construction Easement and Temporary Severance	(\$41,655)
Total Adjusted After Value Estimate	\$203,710

Calculation of Permanent Damages

Before Value: \$360,000
After Value: \$203,710
Total Damages: \$156,290

Recommendation

Staff recommend approval of this Proposal to acquire the land and easements with Damages in the amount of \$156,290 for the following reasons:

- The proposed sale 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 release facilitates the construction of the new Derby Rail Station on MNRR Waterbury Branch; and
- The Damages are supported by the independent appraisal.

Voted by Board Members

Approval

Disapprove

Suspend

Meeting Date: 05/20/2025

Minutes of Meeting Held: May 20, 2025

Town of Mansfield



Land Sale to Sole Abutter

<i>PRB #</i>	25-059
<i>Transaction/Contract Type:</i>	RE – Sale
<i>Origin/Client:</i>	DOT/DOT
<i>Project Number:</i>	077-000-145
<i>Grantee:</i>	LICO PROPERTIES, LLC
<i>Property:</i>	Mansfield, Storrs Road (CT Route 195)
<i>Project Purpose:</i>	Sale by Abutter Bid
<i>Item Purpose:</i>	Quit Claim Deed
<i>Date:</i>	May 15, 2025

CONVEYANCE FEE: \$10,000 (inclusive of Administrative Fee = \$1,000)

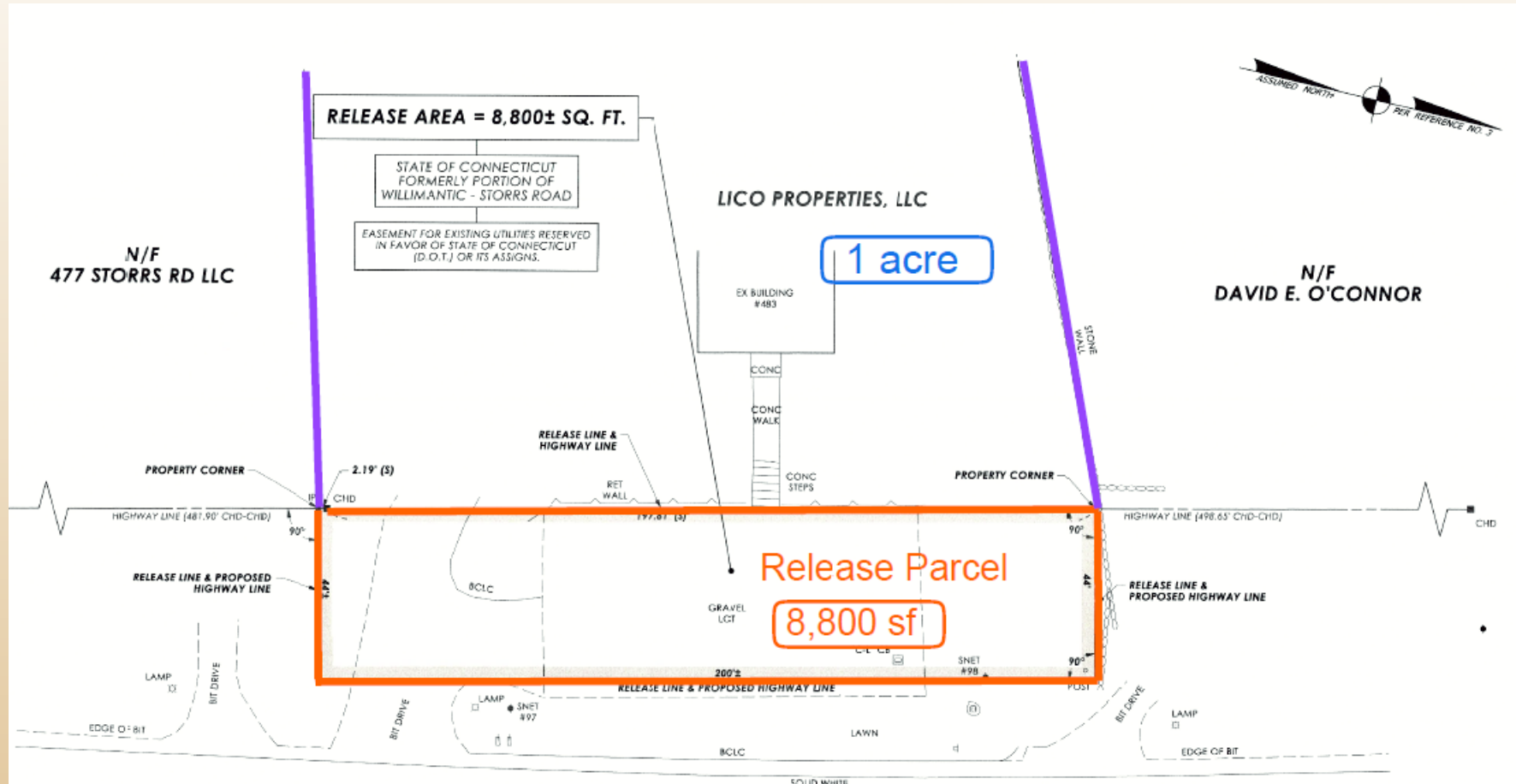
PROJECT BRIEF

Under this Proposal (PRB #25-059) DOT seeks Board approval of a Sale by Sole Abutter Deed conveying approximately 8,800± square feet of vacant land located on the easterly side of 483 Storrs Road(Ct Route 195), in the Town of Mansfield for \$10,000, inclusive of \$1,000 Admin Fee.

This parcel of land was formerly a portion of Willimantic-Storrs Road and a part of the CT Route 195 Right of Way. The subject property has been determined to be in excess of the Department's current transportation needs and the proposed release has been permitted.

This release will be restricted with a reconveyance clause which will allow the Department to purchase the subject property back at the same sales price should it becomes necessary for transportation purposes in the future. In the event that a buy back is required, the grantee shall be required to remove any fixtures at their own expense.

MAP SHOWING LAND RELEASE TO LICO PROPERTIES



LOT SIZE BEFORE RELEASE = LOT SIZE 1 ACRE (43,560 SF) + RELEASE PARCEL 8,800 SF = 52,360 SF +/- TOTAL

Google Street View



Subject Photos



Front View of Release and Sole Abutter From Storrs Road



View of Sole Abutter

Brief Narrative of Release Parcel

- Release Area = 8,800± Square Feet

Per the provided release map, the Release Parcel consists of a rectangularly shaped parcel containing 8,800± square feet that runs along the western side of Storrs Road (CT Route 195) in the Town of Mansfield. The release area is comprised of the entire frontage of the sole abutting property. The release parcel represents a portion of the Storrs Road/ CT Route 195 right of way..

The release is rectangular in shape. It has fairly level topography and the terrain is cleared. It is partially improved with a gravel parking lot that has been leased for some time by the Sole Abutter. According to FEMA Map # 0901280020C, dated January 2, 1981, the parcel is located in flood zone C which designated an area of minimal flood hazard. Private wells and septic system are required in this location. It has been noted that the release area which is primarily comprised of a gravel parking area/paved driveway and surrounding grass areas, not only is comprised of the entire frontage of the Sole Abutting property, but has been leased to the this requester, who owns the only property that abuts the release parcel, for a number of years. In lieu of continuing to lease the property state has deemed the release area in excess of the State's need and has offered to sell the property in fee simple to the abutter.

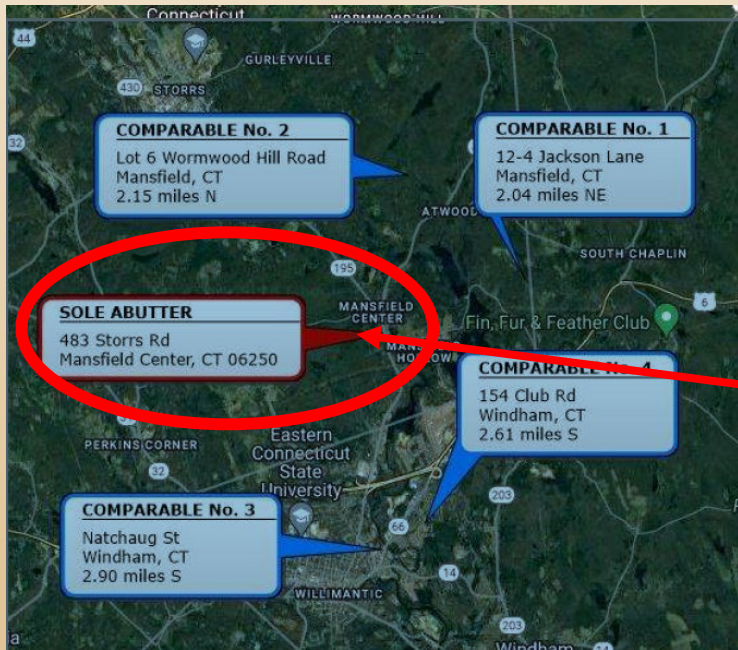
The release parcel only has one abutting property, which is known as 483 Storrs Road. As a result, the property located at 483 Storrs Road is considered the Sole Abutter Property. Assemblage of the Release Parcel to this abutter causes the abutter to have increased lot size, control over its road frontage, continued use of the existing parking area, and creates a more unified shape and layout. This results with the Release Parcel achieving the highest degree of economic benefit via assemblage to the Sole Abutter – 483 Storrs Road.

Valuation

After careful consideration, per the Appraiser, the Highest and Best Use of the Release is for assemblage with the Sole Abutter – Lico Properties, LLC.

Because it is valuation of Land only the Cost Approach and Income Approach was considered but not developed.

The Sale Comparison approach was considered and the Appraiser compared 4 sales in close proximity of subject property. The location map of 4 sales is shown below.



Zoning: Residential (RAR-90)
Present Use: Insurance Office
Utilities: Telephone & Electric
Neighborhood: Mixed

Subject Site Size: 1.00± Acre (43,560± Sq. Ft.)
Subject Land Value: \$35,500 (rounded)
Unit Value: \$0.81 per Square Foot
Highest and Best Use: Present Use

Subject Site

The Sole Abutter Before Value

With the release of this parcel Jonathan P. Kloss appraised the property as of June 5, 2024.

Based on Sales Comparison Approach Analysis

After careful consideration, it is the opinion of the appraiser that the Sole Abutter Only in the “Before” condition has a Land value \$0.81 per SF.

Therefore, value is as follows:

43,560 Sf +/- x \$0.81= \$ 35,284 Or, Say \$ 35,500 (Rounded)

It is, therefore, the opinion of the appraiser that the Sole Abutter Only in the “Before” condition has a land-only value of **\$35,500**

Subject After Value -The Sole Abutter & Release

The same datasets were considered for after value and after careful consideration, it is the opinion of the appraiser that the only change to the in the “After “ condition is its increased lot size to 52,360 SF +/- . The unit value of Land remains same \$0.81 per SF.

Therefore, value is as follows:

52,360 SF x \$0.81= \$42,412 Or, Say \$42,500 (Rounded)

Therefore, after careful consideration, it is the opinion of the appraiser that the Sole Abutter as-assembled with the Release Parcel in the “After” condition has a land-only value of **\$42,500**.

Reconciliation

With the Release of 8,800 +/- sq. ft. the Release Value of the State's proposed land release is the difference of value between the "Before" and "After" conditions determined by the appraiser.

Market Value in After Condition (Land Only): \$35,500

Market Value in Before Condition (Land Only): \$42,500

Market Release Value: **\$ 7,000**

Release Map



Total Release Value **\$ 7,000**

State Properties Review Board

PRB #25-059

Recommendation

Staff recommend approval of this Proposal - Sale by Abutter Bid - in the amount of \$10,000 (inclusive of a \$1,000 Admin Fee).

- The proposed sale complies with Section, 13a-80 of the CGS, notification made to the state representative and the state senator representing the municipality about the disposal of the property on April 24, 2024.
- The release value of \$10,000 is more than the appraised value, and it will return the property to the Town's tax rolls and relieve the State of all future expenses.
- The proposed sale complies with Sections §3-14b, of the CGS, that the Municipality is not interested in acquiring the subject property, dated August 26, 2024.
- The description in the Quit Claim Deed is consistent with the survey map to be filed in the local Land Records.

Voted by Board Members

Approval

Disapprove

Suspend

Meeting Date: 05/20/2025

State Properties Review Board

PRB #25-059

5. ARCHITECT ENGINEER - OLD BUSINESS

6. ARCHITECT ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

Chairman Josephy requested a motion to approve Board Fees and Milage reimbursement for himself, Mr. Berger and Mr. Shiffrin who attended a May 16th Personnel Committee Meeting. Mr. Coleman made the motion, seconded by Mr. Berger. The motion passed unanimously.

8. VOTES ON PRB FILE:

PRB FILE #25-058 – Mr. Coleman moved and Mr. Berger seconded a motion to approve PRB FILE #25-058. The motion passed unanimously.

PRB FILE #25-059 – Mr. Coleman moved and Mr. Berger seconded a motion to approve PRB FILE #25-059. The motion passed unanimously.

9. NEXT MEETING

Thursday, May 22, 2025 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned

APPROVED: _____
Mark Shiffrin, Secretary

Minutes of Meeting Held: May 20, 2025
