

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 29, 2024

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United States, Hartford

Phone Conference ID: 917 724 280#

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
John P. Valengavich, Secretary
Edwin S. Greenberg
Jack Halpert
William Cianci

Members Absent:

Staff Present – solely by means of electronic equipment:

Thomas Jerram

Guests Present – solely by means of electronic equipment:

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

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the July 25, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Members were informed that this morning's SPRB Meeting is being broadcast on the Connecticut Legislature's Connecticut Network (CT-N.com).

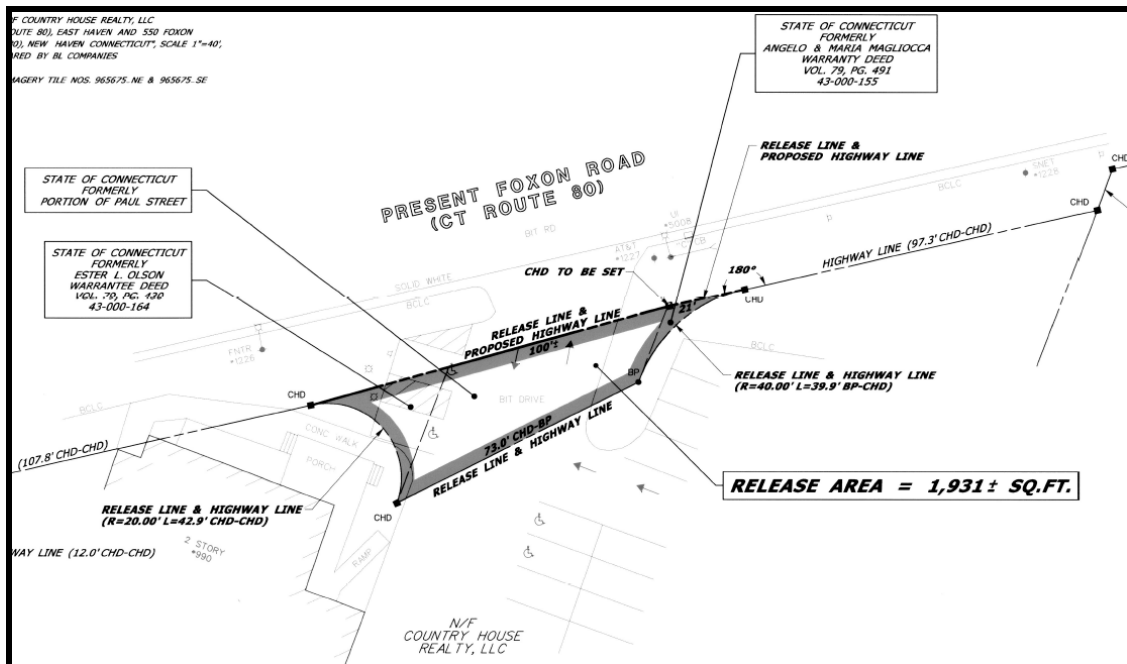
3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB # 24-107
Transaction/Contract Type: RE – Sale
Origin/Client: DOT/DOT
DOT Project #: 043-000-164A
Grantee: Country House Realty, LLC
Property: Foxon Road (1,931 sf) adjacent to Foxon Road (990)
Project Purpose: Sale by Abutter Bid
Item Purpose: Quit Claim Deed

Sale Price: \$25,000 plus \$1,000 Admin Fee

Under this Proposal (PRB #24-107) DOT seeks Board approval of a Sale by Sole Abutter Deed conveying approximately 1,931 sf of land to the Sole Abutter at 990 Foxon Blvd for \$25,000, plus a \$1,000 administrative fee.



Description:

The Release Parcel is an irregularly-shaped remnant parcel containing 1,931 square feet, with 121'± of frontage on Foxon Road. The release land is level at grade and in the area of driveway access to the abutter.

Highest and Best Use:

After careful consideration, it is the opinion of the appraiser that the Highest and Best Use of the Release Land “As-Vacant,” is for assemblage purposes to the Sole Abutter, identified as an assemblage of three lots to the south of the release, being owned by James Esposito and an affiliate entity Country House Realty, LLC to which James Esposito is the principle. This determined Sole Abutter assemblage is separately described below.



Courtesy: Google Maps (2020 imagery)



Courtesy: Google Earth.

Sole Abutter Parcel:

The Sole Abutter is identified as an assemblage of three contiguous lots that are owned in common and have an integrated highest and best use. The appraisal considers an unrecorded survey composed by BL Companies which is provided in the addendum of this restricted appraisal report. The Sole Abutter is comprised of the following tax lots:

- 990 Foxon Road, East Haven Map 450, Block 5618, Lot 6

This lot is the assemblage's primary lot and measures 89,252± square feet (2.026± acres). The site is zoned for commercial (CB-2) purposes and has an irregular shape (was 89,457 in PRB #24-106).

This parcel is structurally improved with a banquet hall facility indicated to be originally constructed circa 1941, and totals 8,565± square feet with forced hot air heat, central cooling, and a full basement. A portion of the building's exterior is being renovated along the east façade and northeast corner. Ancillary site improvements include paved parking lot and driveway, light and end utility poles, and landscaping.

- 159 Old Foxon Road, East Haven Map 450, Block 5618, Lot 5

The parcel is supplementary to the assemblage and totals 5,027± square feet (0.1154± acre) of commercial land that is zoned for commercial (CB-2) purposes and is rectangular in shape.

This parcel is currently structurally improved with a two-story wood frame building with full walkout-level basement. Site improvements include concrete walkways and parking area.

- 511 Foxon Boulevard, New Haven Map 123, Block 1254, Lot 100

This site contains 15,837± square feet (0.3636± acre) of commercial land and is zoned General Business (BA) and is triangular in shape, corner lot, at the signalized intersection of Foxon Boulevard /Foxon Road (Route 80) and Old Foxon Road.

This parcel is improved with an ATM bank kiosk as well as assorted supplementary site improvements including but not limited to paved asphalt parking lot and driveway, pole lighting, signage and landscaping.

For the purposes of this appraisal, the site area utilized is 109,116± square feet (was 110,321± sf in PRB #24-106) per survey of commercial-zoned land that is within East Haven's CB-2 zoning district and New Haven's BA zoning district.

It is notable the Sole Abutter assemblage was recently offered for sale to the open market, with its listing having since expired prior to the effective date of appraisal. The listing went active as of August 16, 2021 at an original list price of \$3,500,000. The MLS shows the property went under contract twice, but in each case returned to being actively marketed for sale, before the listing expired as of August 1, 2023. There were no list price reductions during the listing's tenure. The asking price is equivalent to \$32.08 per square foot of land value, which is inclusive of existing building and site improvements that generally provides substantial contributory value to the land. The property is not actively marketed for sale as of the effective date.

Staff verified the expired listing information cited in the DOT Appraisal Report. In the MLS Listing (#170429840) the Listing Broker included the following remarks:

Existing 8,500 SF wedding venue plus a single-family house on 2.2 acres of land. 523 FT of commercial land. Traffic count is 25,700 CPD. Value is in the land. Access to traffic signal. Directly opposite Aldi, TD Bank, Auto Zone and more. Heavy retail trade area.

As assembled, the sole abutting property will now consist of 111,055± square feet, or 2.55 acres.

The East Haven Zoning Board of Appeals (ZBA) Agenda for their October 19, 2024 Meeting the following Agenda Item for Public Hearings:

Application No. 23-27 – on behalf of James Esposito for Country House Realty, LLC. 990 Foxon Road, East Haven, CT, Assessor's Map 450, Block 5618, Lot 006, CB-2 District, requesting variances to Sections 25.1, Schedule B Lines 5, 6 and 7), 25.3, 25.4, 25.4.4 and 25.7.2 of the East Haven Zoning Regulations to allow the redevelopment of a commercial property that includes a self-storage building to come to a point 12.5 feet from the street line where 25 feet is required, and to allow the building at a height of 46 feet where 40 feet is the maximum height allowed. Also, to allow outside storage for a dumpster to be located within a street line setback area.

3b. Discussion and possible decision on Application No. 23-27

Minutes from the ZBA Meeting included the following:

Application No. 23-27 – on behalf of James Esposito for Country House Realty, LLC. 990 Foxon Road. John Mancini, with BL Industries, gave an overview of the existing property. He apologized for talking loudly earlier when he was talking to the neighbors of the property. The first map he showed was an aerial view. He pointed at a neighbor's driveway that crosses over the subject property. The applicant has decided to adjust the building and give a permanent easement so that the driveway does not have to move. The easement will be placed on the land records. He said the neighbors are happy with it. Mr. Budrow reminded Mr. Mancini that the Board does not have new site plans. Mr. Mancini went to get copies. Matt Bruton presented and described the proposal. He described three hardships. There are frontages on two roads. Only the self-storage building needs variances for the height and front setback, and a dumpster location. He said the shape of the lot is unique and eighty percent of the lot is a road frontage. The final hardship is the slope that runs from Foxon Road to Old Foxon Road. They are proposing the storage building at the lowest grade on the lot. Mr. Carbone questioned the interior traffic pattern.

Mr. James Esposito, the property owner, spoke. He said he has owned the property since 1959 and this proposal is a gateway to East Haven. He feels other developers will come in when they see this proposal get built. Mr. Gersz says this development is a great idea. Mr. Esposito said he has been closed for two years. Mr. Mancini added that he thinks there could be other economic improvements made along Route 80.

MOTION: Mr. Wobensmith made a motion to close the public hearing for Application No. 23-27. Mr. Gersz seconded the motion. All were in favor. Motion carried, 5-0. Deliberation: Mr. Gersz said it's a great thing for the Town. Mr. Wobensmith likes the fact that the self-storage building will be set down. It's a great layout. Ms. Sparago said there are hardships there. She would like the dumpster screened on all visible sides. Mr. Budrow confirmed a possible condition for the dumpster being screened with a fence and landscaping. Mr. Carbone doesn't want to see a big investment that might not work. He pointed out a nearby strip plaza with one tenant. MOTION: Ms. Sparago made a motion to approve Application No. 23-27 and referred to Section 51.7.1, 51.7.2 and 51.7.4 of the Zoning Regulations. She also recommended a deeded easement be granted to the neighbor and the dumpster be screened. Mr. Gersz seconded the motion. All were in favor. Motion carried, 5-0.

A Public Hearing was held on November 21, 2023 that included the following Agenda Item:

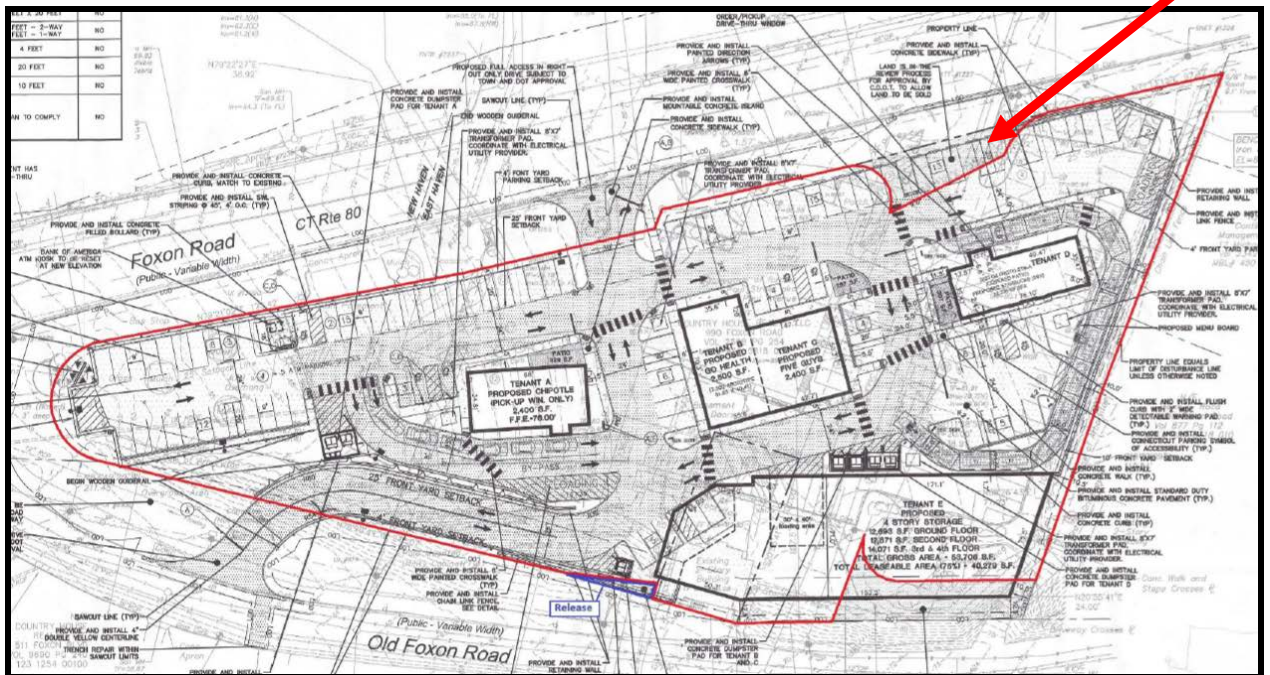
Application No. 23-23 – on behalf of CPDE East Haven, LLC., 990 Foxon Road. An Application for a Site Plan Review to redevelop a commercial property proposing the replacement of an existing banquet facility with a self-storage building and four commercial business.

From the Meeting Minutes:

Kevin Hixson of BL Companies presented. He introduced John Mancini, also with BL Companies. He showed the Commission a map showing various parcels. The State owns three parcels known as "excess land" and the applicant is looking to purchase them. Mr. Mancini described the process to purchase them. The proposal states the total acreage as inclusive of the State parcels. Mr. Hixson described the proposed project layout with three food serve establishments, a medical clinic and a self-storage building. In the New Haven portion of the property will be an ATM and additional parking spaces. The applicant has submitted the plans to the City of New Haven for review. He showed a lighting and photometric plan.

The Public Hearing was closed on that night.

Discussion and possible decision on Application No. 23-23 – on behalf of CPDE East Haven, LLC., 990 Foxon Road. Mr. Fusco felt that everything Mr. Mancini has done to help the neighbors is good. This property is a Gateway. Ms. Asid sees this as a nice development. Mr. Shaul feels they have covered all the bases. Mr. Tarducci agreed. Ms. Asid feels the record is substantial. MOTION: Mr. Tarducci made a motion to approve Application No. 23-23 with all nine conditions imposed. Mr. Shaul seconded the motion. A roll call vote was called and all were in favor. Motion carried, 5-0.



Red Arrow: Identifying general area of Release Parcel.

A Second Public Hearing was held on April 3, 2024 that included the following Agenda Item:

Application No. 24-10 – on behalf of James A. Esposito (Country House Realty, LLC.) An Application for a subdivision of property to create four new properties/lots.

The Public Hearing was closed on that night.

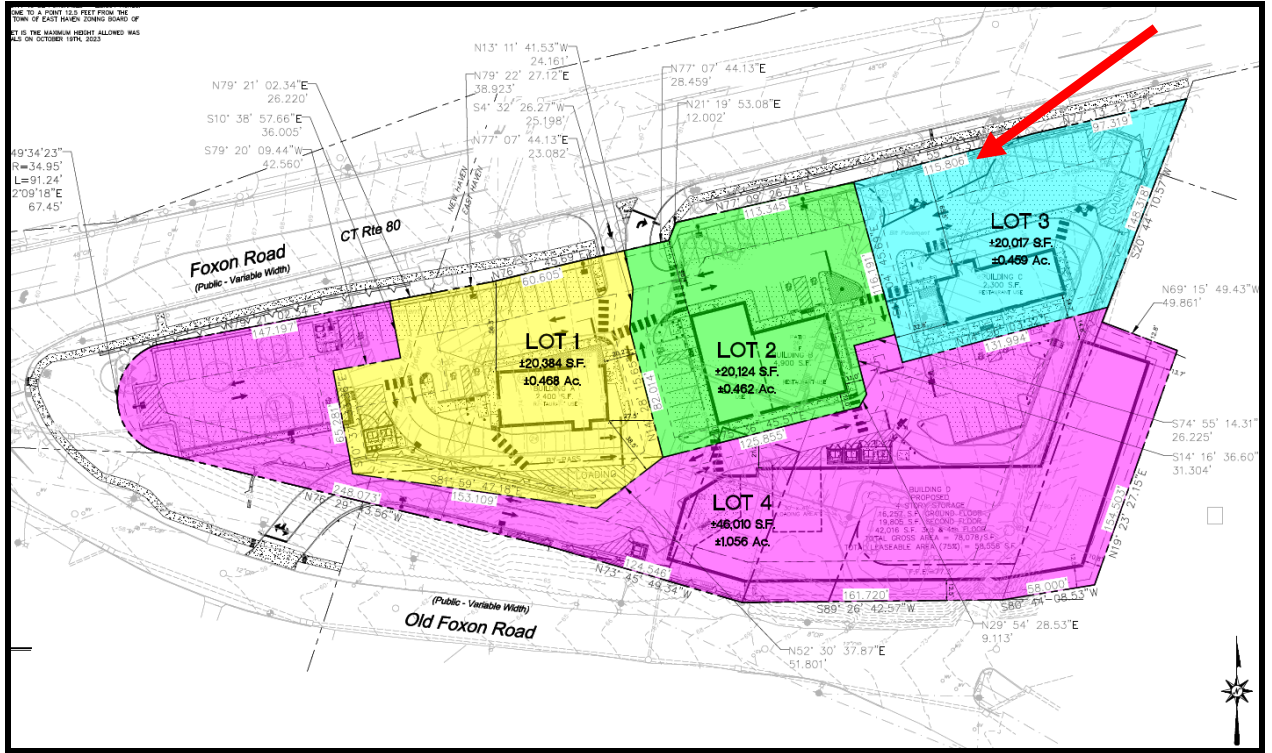
From the Meeting Minutes:

Application No. 24-10 – on behalf of James A. Esposito (Country House Realty, LLC.)

Kevin Hixson, senior project manager with BL Companies, presented. He displayed a lot line consolidation map. The property owner is closing on a purchase for the neighbor's lot. He said there were three other parcels that were being purchased. He then displayed a site plan showing four parcels. Ms. Asid asked what the benefit of doing this. Mr. Hixson it benefits the tenants, who would prefer their own lot. He stated there will be four lots all under one ownership. Mr. Tarducci asked if the storage building was purchased. Mr. Budrow told the Commission that there have been phone calls to the office regarding the self-storage part of the plan. Ms. Cindy Sparago asked what happens if one lot is sold off, what happens to the traffic. She also asked how the self-storage building is affected on its own lot. Mr. Budrow said all of the proposed lots are conforming. He added that the expanded storage building will not be nonconforming.

MOTION: Mr. Tarducci made a motion to close the public hearing for Application No. 24-10. Mr. Cubellotti seconded the motion. All were in favor. Motion carried, 4-0.

Application No. 24-10 – on behalf of James A. Esposito (Country House Realty, LLC.) The Commission didn't have any more comments. MOTION: Mr. Tarducci made a motion to approve Application No. 24-10. Mr. Cubellotti seconded the motion. All were in favor. Motion carried, 4-0.



Red Arrow: Identifying general area of Release Parcel.

The Four Parcels total 212,995 square feet, or 4.89 acres, includes other lands owned by the State, reviewed under PRB #24-106 and to be reviewed under PRB #24-108, as well as a 0.19 acre lot owned by Roca @ 141 Old Foxon Road, not considered as part of the Larger Parcel.



Before Valuation – With the release of this parcel via a Sale by Abutter Bid, DOT Appraiser Steven C. Miller appraised the abutter property, as of January 30, 2024. Based on the sales comparison approach, the Appraiser utilized four sales of land in East Haven (2), North Haven and North Branford that sold between 2021 and 2023.

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was \$9.25/square foot x 109,116 sf = or \$1,009,323, rounded to \$1,010,000.

After Valuation – Based on the sales comparison approach, the Appraiser considered the same four sales of land as in the Before Valuation and after adjusting for transactional, locational and physical characteristics concluded the fair market value of the subject land, as assembled, was unchanged at \$9.25/sf and calculated a direct valuation as follows:

$$\$9.25/\text{sf} \times 1,931 \text{ sf} = \$17,862, \text{ rounded to } \$18,000.$$

DOT provided the following narrative in support of this Proposal:

Attached are a deed and map for the proposed release of 1,931± square feet, more or less, of State land located on the southerly side of Foxon Road (CT Route 80) in the Town of East Haven. The subject property was acquired by the Department of Transportation (Department) in 1930 for the construction of present Foxon Road (CT Route 80).

The abutting property owner, James A. Esposito, the Manager of Country House Realty, LLC, reached out to acquire three parcels of State land abutting his property in East Haven in order to redevelop the site. The parcel on Foxon Road (CT Route 80) contains encroaching parking spots which will be corrected by this release and the remaining encroaching parking spots will be eliminated in the proposed redevelopment. On January 30, 2024, an appraisal was prepared by staff appraiser Steven C. Miller who established a release value of \$18,000.00 for this parcel.

On March 8, 2024, a written offer was presented to Mr. Esposito to pay \$26,000.00 (including a \$1,000.00 administrative fee) for the release parcel. On March 13, 2024, Mr. Esposito accepted the offer.

This conveyance is for the final sale price of \$26,000.00, which includes a \$1,000.00 administrative fee.

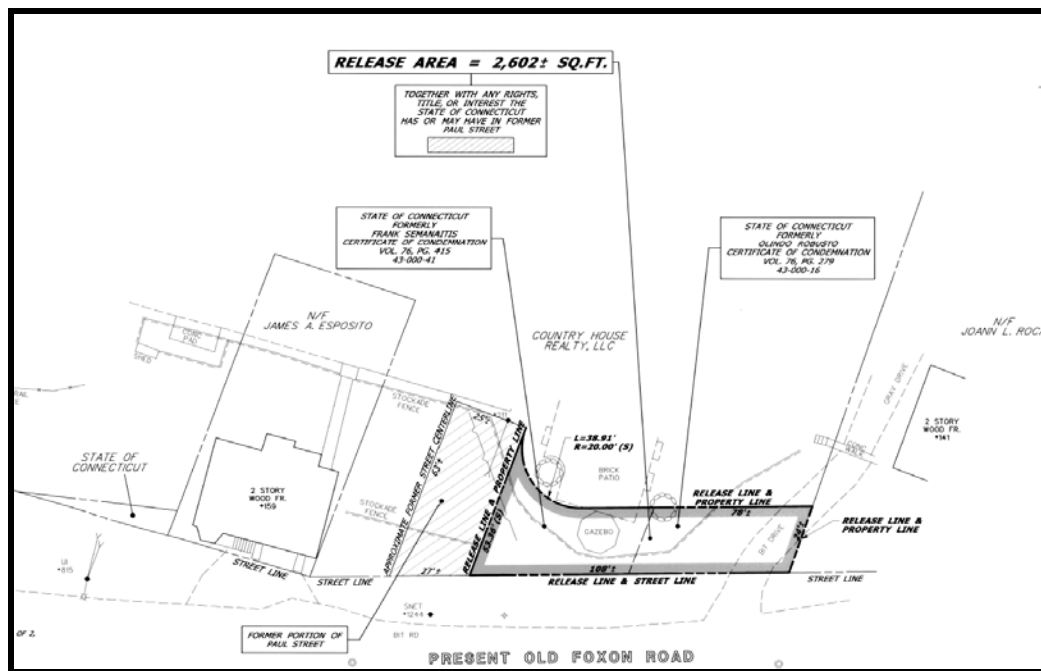
Recommendation – Staff recommend approval of this Proposal - Sale by Abutter Bid - in the amount of \$25,000 (plus \$1,000 Admin Fee = \$26,000 in QC Deed).

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of East Haven declined to purchase and the legislative delegation received the required notification on March 13, 2024.
- The release value of \$25,000 is 139% of the appraised value, and it will return the property to the East Haven tax rolls and relieve the State of all future expenses.
- The description in the Quit Claim Deed is consistent with the survey map filed in the local Land Records.

PRB # 24-108
Transaction/Contract Type: RE – Sale
Origin/Client: DOT/DOT
DOT Project #: 043-000-041A
Grantee: Country House Realty, LLC
Property: Old Foxon Road (2,602 sf) adjacent to Foxon Road (990)
Project Purpose: Sale by Abutter Bid
Item Purpose: Quit Claim Deed

Sale Price: \$30,000 plus \$1,000 Admin Fee

Under this Proposal (PRB #24-108) DOT seeks Board approval of a Sale by Sole Abutter Deed conveying approximately 2,602 sf of land to the Sole Abutter at 990 Foxon Blvd for \$30,000, plus a \$1,000 administrative fee.



Description:

The Release Parcel is an irregularly-shaped remnant parcel containing 2,602 square feet, with 108'± of frontage on Old Foxon Road. The release land is upward sloping to the northerly abutter.

The appraisal required the use of a Hypothetical Condition, the use of which may impact assignment results. The appraiser notes “rights of others” to the State’s release land that are not identified on the State’s Release Map. A bituminous driveway bisects the release in its eastern half, and provides the only means of vehicular access to an adjacent property owner (141 Old Foxon Road, N/F Joann L. Roca). The survey utilized as a basis for the Logical Abutter assemblage appears to confirm this, and the appraiser’s field inspection yielded a paved driveway in good condition. It is notable the driveway also appears to encroach on the Logical Abutter assemblage identified in this report. As such, the value opinion rendered is subject to the Hypothetical Condition that “rights of others are reserved” are specified on the Release Map in relation to this adjacent owner’s existing driveway on State land, with all maintenance and upkeep

borne to the adjacent owner. If it were found to be different, the appraiser reserves the right to consider any impact to value.

Highest and Best Use:

After careful consideration, it is the opinion of the appraiser that the Highest and Best Use of the Release Land “As-Vacant,” is for assemblage purposes to an abutter, to which there are two; an assemblage of lots used as a banquet hall to the north of the subject, and a residential lot to the east of the release. Assemblage of the release with the banquet hall property unifies a triangle-shaped city block, provides land area for density purposes, and straightens the streetline. Alternatively, assemblage to the east residential lot creates an irregular site, and the added site area does not appear to accentuate utility to the existing improvements nor site.

After careful consideration, the release area provides the most economic benefit to an assemblage of three lots to the north of the release areas, being owned by James Esposito and an affiliate entity Country House Realty, LLC to which James Esposito is the principle. This determined Logical Abutter assemblage is separately described below.



Courtesy: Google Maps (2021 imagery)



Courtesy: Google Earth.

Sole Abutter Parcel:

The Sole Abutter is identified as an assemblage of three contiguous lots that are owned in common and have an integrated highest and best use. The appraisal considers an unrecorded survey

composed by BL Companies which is provided in the addendum of this restricted appraisal report. The Sole Abutter is comprised of the following tax lots:

- 990 Foxon Road, East Haven Map 450, Block 5618, Lot 6

This lot is the assemblage's primary lot and measures 89,457± square feet. The site is zoned for commercial (CB-2) purposes and has an irregular shape (was 89,252± square feet (2.026± acres) in PRB #24-107).

This parcel is structurally improved with a banquet hall facility indicated to be originally constructed circa 1941, and totals 8,565± square feet with forced hot air heat, central cooling, and a full basement. A portion of the building's exterior is being renovated along the east façade and northeast corner. Ancillary site improvements include paved parking lot and driveway, light and end utility poles, and landscaping.

- 159 Old Foxon Road, East Haven Map 450, Block 5618, Lot 5

The parcel is supplementary to the assemblage and totals 5,027± square feet (0.1154± acre) of commercial land that is zoned for commercial (CB-2) purposes and is rectangular in shape.

This parcel is currently structurally improved with a two-story wood frame building with full walkout-level basement. Site improvements include concrete walkways and parking area.

- 511 Foxon Boulevard, New Haven Map 123, Block 1254, Lot 100

This site contains 15,837± square feet (0.3636± acre) of commercial land and is zoned General Business (BA) and is triangular in shape, corner lot, at the signalized intersection of Foxon Boulevard /Foxon Road (Route 80) and Old Foxon Road.

This parcel is improved with an ATM bank kiosk as well as assorted supplementary site improvements including but not limited to paved asphalt parking lot and driveway, pole lighting, signage and landscaping.

For the purposes of this appraisal, the site area utilized is 110,321± square feet (was 109,116± sf in PRB #24-107) per survey of commercial-zoned land that is within East Haven's CB-2 zoning district and New Haven's BA zoning district.

It is notable the Sole Abutter assemblage was recently offered for sale to the open market, with its listing having since expired prior to the effective date of appraisal. The listing went active as of August 16, 2021 at an original list price of \$3,500,000. The MLS shows the property went under contract twice, but in each case returned to being actively marketed for sale, before the listing expired as of August 1, 2023. There were no list price reductions during the listing's tenure. The asking price is equivalent to \$32.08 per square foot of land value, which is inclusive of existing building and site improvements that generally provides substantial contributory value to the land. The property is not actively marketed for sale as of the effective date.

Staff verified the expired listing information cited in the DOT Appraisal Report. In the MLS Listing (#170429840) the Listing Broker included the following remarks:

Existing 8,500 SF wedding venue plus a single-family house on 2.2 acres of land. 523 FT of commercial land. Traffic count is 25,700 CPD. Value is in the land. Access to traffic signal. Directly opposite Aldi, TD Bank, Auto Zone and more. Heavy retail trade area.

As assembled, the sole abutting property will now consist of 112,9235± square feet, or 2.59 acres.

The East Haven Zoning Board of Appeals (ZBA) Agenda for their October 19, 2024 Meeting the following Agenda Item for Public Hearings:

Application No. 23-27 – on behalf of James Esposito for Country House Realty, LLC. 990 Foxon Road, East Haven, CT, Assessor's Map 450, Block 5618, Lot 006, CB-2 District, requesting variances to Sections 25.1, Schedule B Lines 5, 6 and 7), 25.3, 25.4, 25.4.4 and 25.7.2 of the East Haven Zoning Regulations to allow the redevelopment of a commercial property that includes a self-storage building to come to a point 12.5 feet from the street line where 25 feet is required, and to allow the building at a height of 46 feet where 40 feet is the maximum height allowed. Also, to allow outside storage for a dumpster to be located within a street line setback area.

3b. Discussion and possible decision on Application No. 23-27

Minutes from the ZBA Meeting included the following:

Application No. 23-27 – on behalf of James Esposito for Country House Realty, LLC. 990 Foxon Road. John Mancini, with BL Industries, gave an overview of the existing property. He apologized for talking loudly earlier when he was talking to the neighbors of the property. The first map he showed was an aerial view. He pointed at a neighbor's driveway that crosses over the subject property. The applicant has decided to adjust the building and give a permanent easement so that the driveway does not have to move. The easement will be placed on the land records. He said the neighbors are happy with it. Mr. Budrow reminded Mr. Mancini that the Board does not have new site plans. Mr. Mancini went to get copies. Matt Bruton presented and described the proposal. He described three hardships. There are frontages on two roads. Only the self-storage building needs variances for the height and front setback, and a dumpster location. He said the shape of the lot is unique and eighty percent of the lot is a road frontage. The final hardship is the slope that runs from Foxon Road to Old Foxon Road. They are proposing the storage building at the lowest grade on the lot. Mr. Carbone questioned the interior traffic pattern.

Mr. James Esposito, the property owner, spoke. He said he has owned the property since 1959 and this proposal is a gateway to East Haven. He feels other developers will come in when they see this proposal get built. Mr. Gersz says this development is a great idea. Mr. Esposito said he has been closed for two years. Mr. Mancini added that he thinks there could be other economic improvements made along Route 80.

MOTION: Mr. Wobensmith made a motion to close the public hearing for Application No. 23-27. Mr. Gersz seconded the motion. All were in favor. Motion carried, 5-0. Deliberation: Mr. Gersz said it's a great thing for the Town. Mr. Wobensmith likes the fact that the self-storage building will be set down. It's a great layout. Ms. Sparago said there are hardships there. She would like the dumpster screened on all visible sides. Mr. Budrow confirmed a possible condition for the dumpster being screened with a fence and landscaping. Mr. Carbone doesn't want to see a big investment that might not work. He pointed out a nearby strip plaza with one tenant. MOTION: Ms. Sparago made a motion to approve Application No. 23-27 and referred to Section 51.7.1, 51.7.2 and 51.7.4 of the Zoning Regulations. She also recommended a deeded easement be granted to the neighbor and the dumpster be screened. Mr. Gersz seconded the motion. All were in favor. Motion carried, 5-0.

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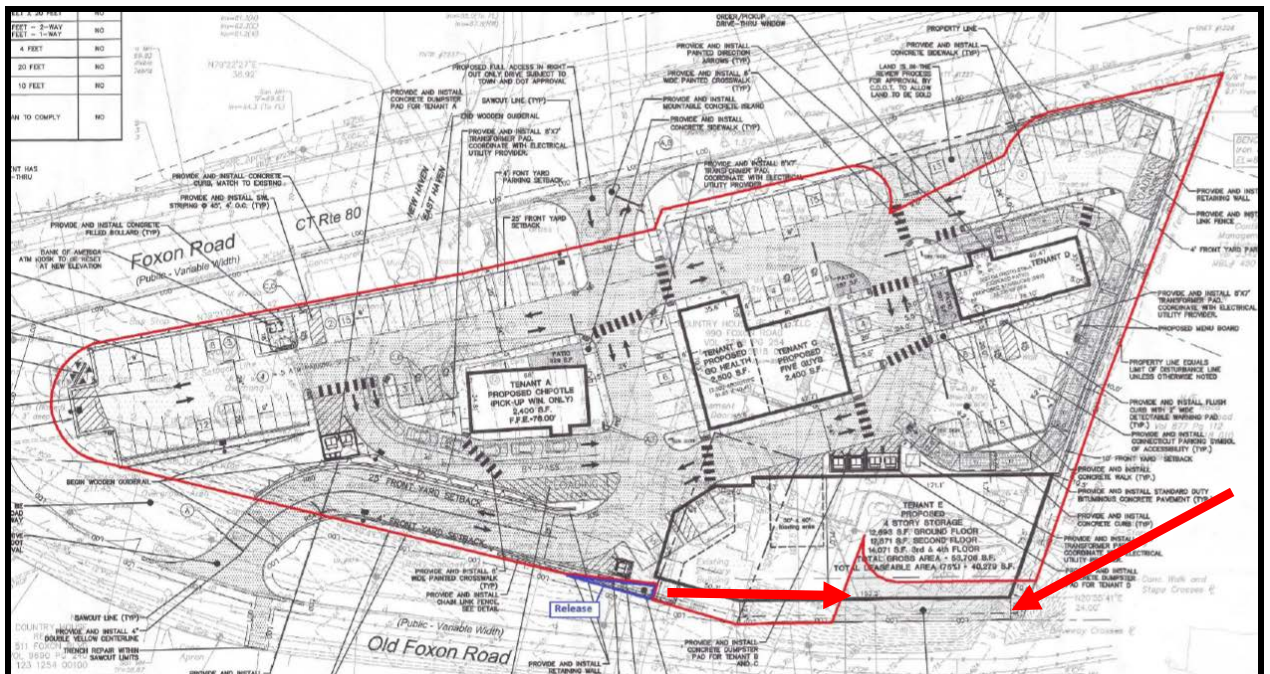
Application No. 23-23 – on behalf of CPDE East Haven, LLC., 990 Foxon Road. An Application for a Site Plan Review to redevelop a commercial property proposing the replacement of an existing banquet facility with a self-storage building and four commercial business.

From the Meeting Minutes:

Kevin Hixson of BL Companies presented. He introduced John Mancini, also with BL Companies. He showed the Commission a map showing various parcels. The State owns three parcels known as “excess land” and the applicant is looking to purchase them. Mr. Mancini described the process to purchase them. The proposal states the total acreage as inclusive of the State parcels. Mr. Hixson described the proposed project layout with three food serve establishments, a medical clinic and a self-storage building. In the New Haven portion of the property will be an ATM and additional parking spaces. The applicant has submitted the plans to the City of New Haven for review. He showed a lighting and photometric plan.

The Public Hearing was closed on that night.

Discussion and possible decision on Application No. 23-23 – on behalf of CPDE East Haven, LLC., 990 Foxon Road. Mr. Fusco felt that everything Mr. Mancini has done to help the neighbors is good. This property is a Gateway. Ms. Asid sees this as a nice development. Mr. Shaul feels they have covered all the bases. Mr. Tarducci agreed. Ms. Asid feels the record is substantial. MOTION: Mr. Tarducci made a motion to approve Application No. 23-23 with all nine conditions imposed. Mr. Shaul seconded the motion. A roll call vote was called and all were in favor. Motion carried, 5-0.



Red Arrow: Identifying general area of Release Parcel.

A Second Public Hearing was held on April 3, 2024 that included the following Agenda Item:

Application No. 24-10 – on behalf of James A. Esposito (Country House Realty, LLC.) An Application for a subdivision of property to create four new properties/lots.

The Public Hearing was closed on that night.

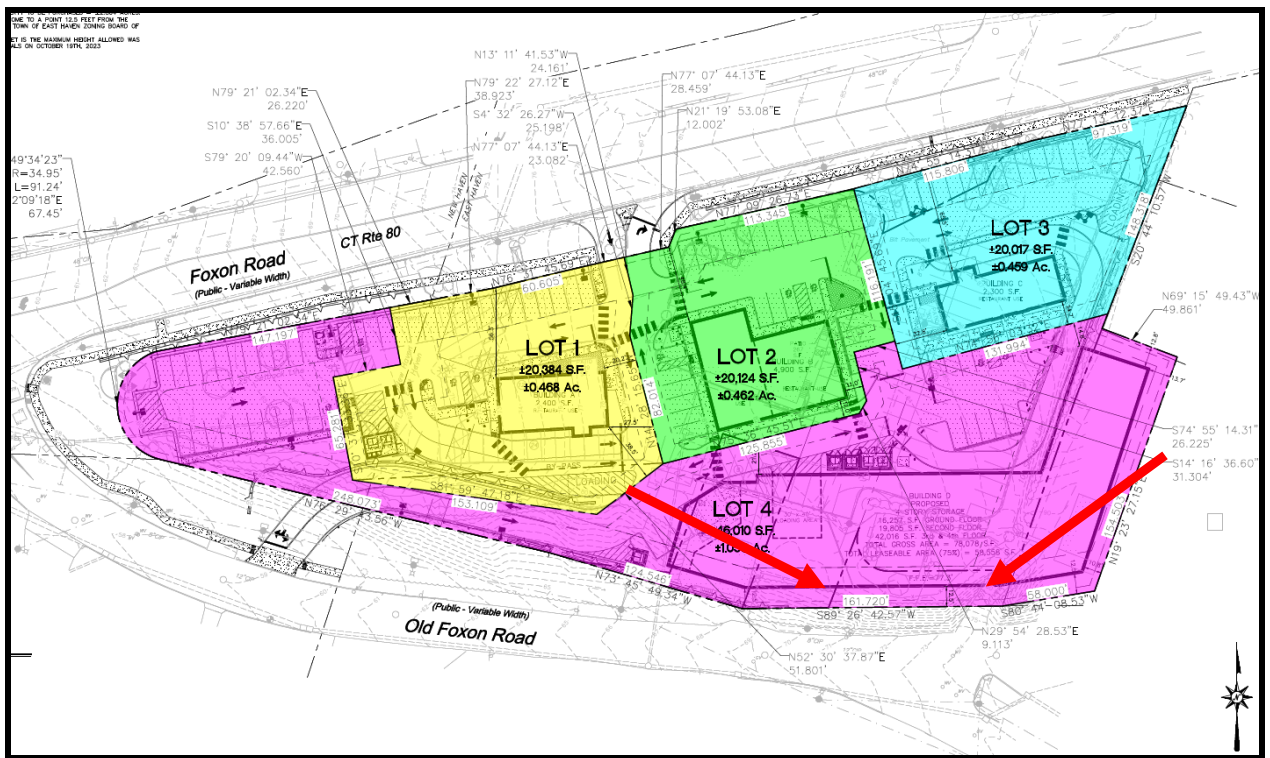
From the Meeting Minutes:

Application No. 24-10 – on behalf of James A. Esposito (Country House Realty, LLC.)

Kevin Hixson, senior project manager with BL Companies, presented. He displayed a lot line consolidation map. The property owner is closing on a purchase for the neighbor's lot. He said there were three other parcels that were being purchased. He then displayed a site plan showing four parcels. Ms. Asid asked what the benefit of doing this. Mr. Hixson it benefits the tenants, who would prefer their own lot. He stated there will be four lots all under one ownership. Mr. Tarducci asked if the storage building was purchased. Mr. Budrow told the Commission that there have been phone calls to the office regarding the self-storage part of the plan. Ms. Cindy Sparago asked what happens if one lot is sold off, what happens to the traffic. She also asked how the self-storage building is affected on its own lot. Mr. Budrow said all of the proposed lots are conforming. He added that the expanded storage building will not be nonconforming.

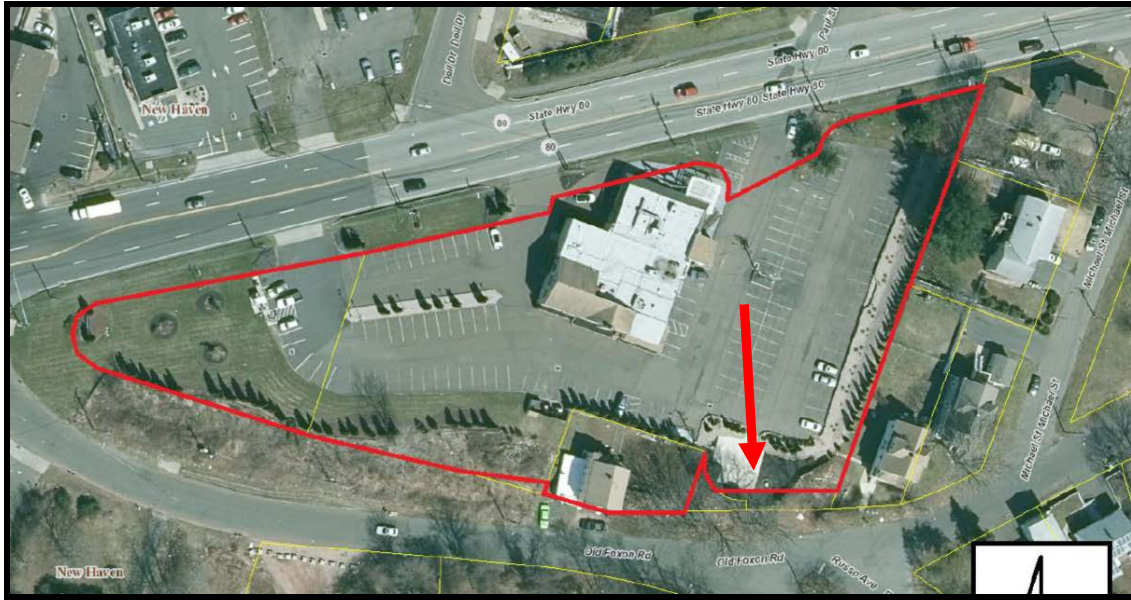
MOTION: Mr. Tarducci made a motion to close the public hearing for Application No. 24-10. Mr. Cubellotti seconded the motion. All were in favor. Motion carried, 4-0.

Application No. 24-10 – on behalf of James A. Esposito (Country House Realty, LLC.) The Commission didn't have any more comments. MOTION: Mr. Tarducci made a motion to approve Application No. 24-10. Mr. Cubellotti seconded the motion. All were in favor. Motion carried, 4-0.



Red Arrow: Identifying general area of Release Parcel.

The Four Parcels total 212,995 square feet, or 4.89 acres, includes other lands owned by the State, reviewed under PRB #24-106 and PRB #24-107, as well as a 0.19 acre lot owned by Roca @ 141 Old Foxon Road, not considered as part of the Larger Parcel.



Before Valuation – With the release of this parcel via a Sale by Abutter Bid, DOT Appraiser Steven C. Miller appraised the abutter property, as of November 7, 2023. Based on the sales comparison approach, the Appraiser utilized four sales of land in East Haven (2), North Haven and North Branford that sold between 2021 and 2023.

After adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the subject land was $\$9.25/\text{square foot} \times 110,321 \text{ sf} =$ or $\$1,020,469$, rounded to $\$1,020,000$.

After Valuation – Based on the sales comparison approach, the Appraiser considered the same four sales of land as in the Before Valuation and after adjusting for transactional, locational and physical characteristics concluded the fair market value of the subject land, as assembled, was unchanged at $\$9.25/\text{sf}$ and calculated a direct valuation as follows:

$$\$9.25/\text{sf} \times 2,602 \text{ sf} = \$24,069, \text{ rounded to } \$24,000.$$

DOT provided the following narrative in support of this Proposal:

Attached are a deed and map for the proposed release of 2,602± square feet, more or less, of State land located on the northerly side of Old Foxon Road in the Town of East Haven. The subject property was acquired by the Department of Transportation (Department) in 1929 for the construction of Foxon Road before it was relocated to its current location.

The abutting property owner, James A. Esposito, the Manager of Country House Realty, LLC, reached out to acquire three parcels of State land abutting his property in East Haven in order to redevelop the site.

On November 7, 2023, an appraisal was prepared by staff appraiser Steven C. Miller who established a release value of $\$24,000.00$ for this parcel. An abutter bid was scheduled for February 21, 2024, with an asking price of $\$40,000.00$.

Prior to the abutter bid, the second abutter, Ms. Joann L. Roca, reached an agreement with Mr. Esposito that if he purchased the State land with her encroaching driveway that he will grant her a permanent easement to allow the driveway to remain on said land. This decision was recorded in the Town of East Haven Zoning Board of Appeals meeting minutes for October 19, 2023. On the date of the bid, Mr. Esposito submitted a bid in the amount of $\$30,000.00$ which was accepted by the Department.

This conveyance is for the final sale price of $\$31,000.00$, which is the accepted bid amount plus a $\$1,000.00$ administrative fee.

Recommendation – Staff recommend approval of this Proposal - Sale by Abutter Bid - in the amount of \$30,000 (plus \$1,000 Admin Fee = \$31,000 in QC Deed).

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of East Haven declined to purchase and the legislative delegation received the required notification on November 13, 2023.
- The release value of \$30,000 is 125% of the appraised value, and it will return the property to the East Haven tax rolls and relieve the State of all future expenses.
- The description in the Quit Claim Deed is consistent with the survey map filed in the local Land Records.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS:

8. VOTES ON PRB FILE:

PRB FILE #24-107 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #24-107. The motion passed unanimously.

PRB FILE #24-108 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #24-108. The motion passed unanimously.

9. NEXT MEETING – Thursday, August 1, 2024 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary