

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 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.

<p>Microsoft Teams Meeting</p> <p>Join on your computer, mobile app or room device.</p> <p><a href="#">Click here to join the meeting</a></p> <p>Meeting ID: 273 299 692 323    Passcode: uLQBFw</p> <p><a href="#">Download Teams</a>   <a href="#">Join on the web</a></p>	<p>Or call in (audio only)</p> <p><a href="#">+1 860-840-2075, 917724280#</a></p> <p>United States, Hartford</p> <p>Phone Conference ID: 917 724 280#</p>
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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  
Thomas Lombardo

Staff Present – solely by means of electronic equipment:

Thomas Jerram  
Jyoshna Rath

Members Absent:

Guest Present – solely by means of electronic equipment:

Minutes of Meeting Held: September 22, 2025

## **OPEN SESSION**

### **1. ACCEPTANCE OF MINUTES**

Mr. Coleman moved and Mr. Berger seconded a motion to approve the Minutes of the September 18, 2025 Regular Meeting. The motion passed unanimously.

### **2. COMMUNICATIONS**

### **3. REAL ESTATE - OLD BUSINESS**

### **4. REAL ESTATE - NEW BUSINESS**

Mr. Shiffrin moved and Mr. Berger seconded a motion to go out of Open Session and into Executive Session at 9:35. The motion passed unanimously.

## **EXECUTIVE SESSION**

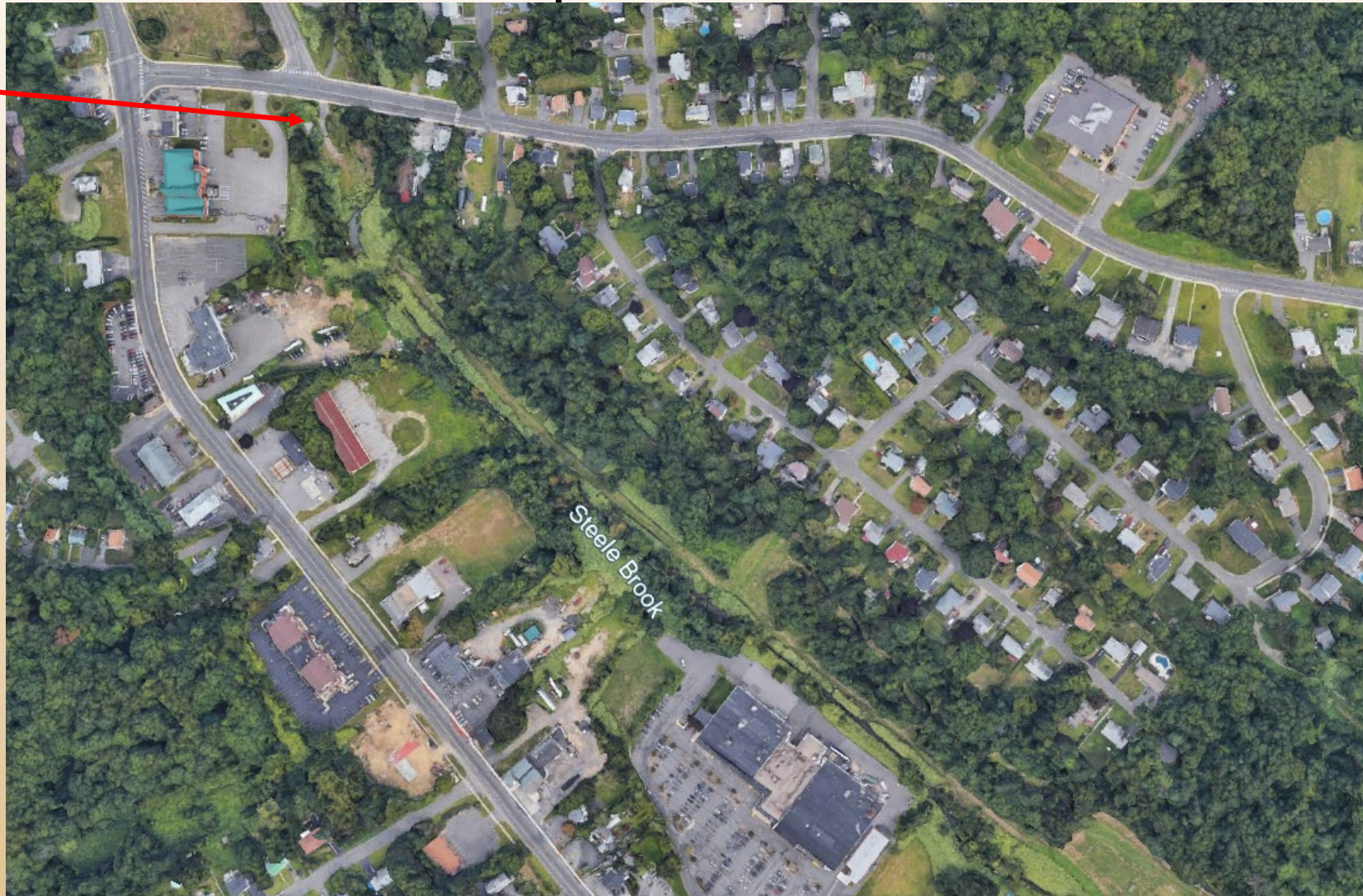
***PRB #:*** 25-132-A  
***Transaction/Contract Type:*** AG / PDR  
***Origin/Client:*** DoAG/DoAG

**Statutory Disclosure Exemptions:** 1-200(6)(D) & 1-210(b)(7)

Upon completion of the Board's review of this Proposal, Mr. Shiffrin moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 9:54. The motion passed unanimously.

**OPEN SESSION**

# State Properties Review Board



Courtesy: Google Maps

DOT Project - Steele Brook Greenway Multi-Use Pathway

<b><i>PRB #</i></b>	25-133
<b><i>Transaction/Contract Type:</i></b>	RE – Voucher
<b><i>Origin/Client:</i></b>	DOT/DOT
<b><i>Project Number:</i></b>	153-125-001
<b><i>Grantor:</i></b>	Town of Watertown
<b><i>Property:</i></b>	Watertown, French Street
<b><i>Project Purpose:</i></b>	Steele Brook Greenway Multi-Use Pathway
<b><i>Item Purpose:</i></b>	Voucher for Total Take
<b><i>Date:</i></b>	September 12, 2025

TOTAL COMPENSATION: \$46,000

DOT is seeking Board's approval for a total taking of 29,682± square foot parcel of land located on French Street (Map/Block/Lot: 111A/83/4 & 4A) in Watertown, CT. This acquisition is for a CT DOT project known own as Steele Brook Greenway Multi-Use Pathway.

# STEELE BROOK GREENWAY – WATERTOWN, CONNECTICUT

This project will include construction of a greenway segment along the northerly side of the UNICO Field soccer fields and Steele Brook, with paved surface, from the existing trail terminus to the south of the parking access drive at Unico Field to the existing trail at the northerly side of French Street, approximately 3,800 linear feet. The design for this greenway segment shall include a new prefabricated pedestrian bridge over Steele Brook in the vicinity of French Street. The project also includes minor drainage improvements, fencing, landscaping, a trailhead parking lot with illumination, and new crosswalk with Rectangular Rapid Flashing Beacons (RRFBs) at French Street. Partial impacts to two properties are anticipated which will likely require easements. The project also includes a watercourse culvert crossing and a scenic view/observation area along Steele Brook.

The proposed design includes trail surface construction, drainage swale and pipe crossing improvements, trail side safety measures; and an 895' long – 12' wide pefabricated pedestrian bridge on shallow cast-in-place concrete footings and abutments which will span the existing FEMA 100-yr floodplain.

This is a Transportation Alternatives Program project and the design and construction will be funded 80% by the Federal Government and 20% by the Town of Watertown.

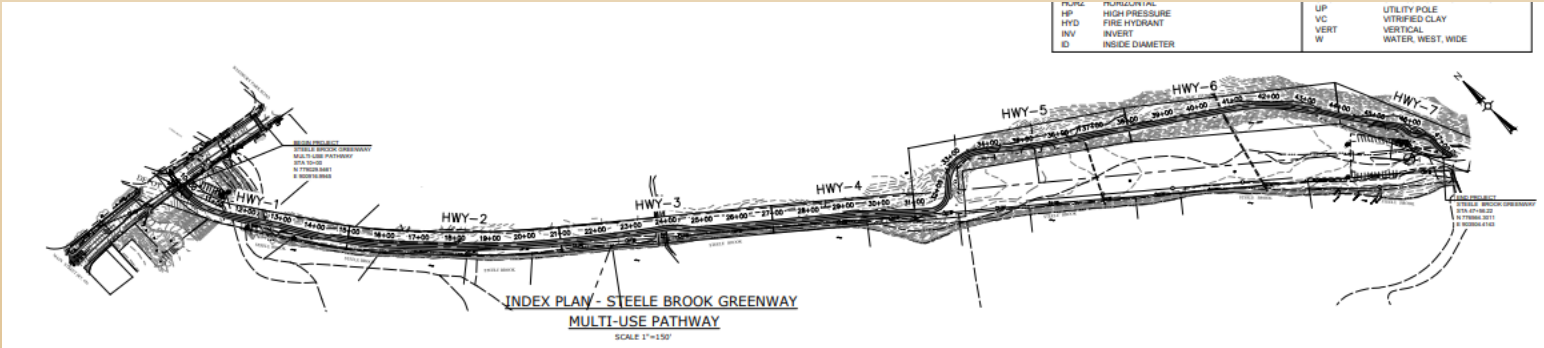
Link: [Steele Brook Greenway](#)



Gateway Signage



Location Map



Index Plan of Steele Brook Greenway Multi-Use Pathway

## DOT Project #153-125-001

The Steele Brook Greenway bike/ped project will construct a segment of multi-use trail, including a pedestrian bridge over Steele Brook, from French St south to the Town's youth soccer fields, connecting two existing Greenway segments in Watertown.



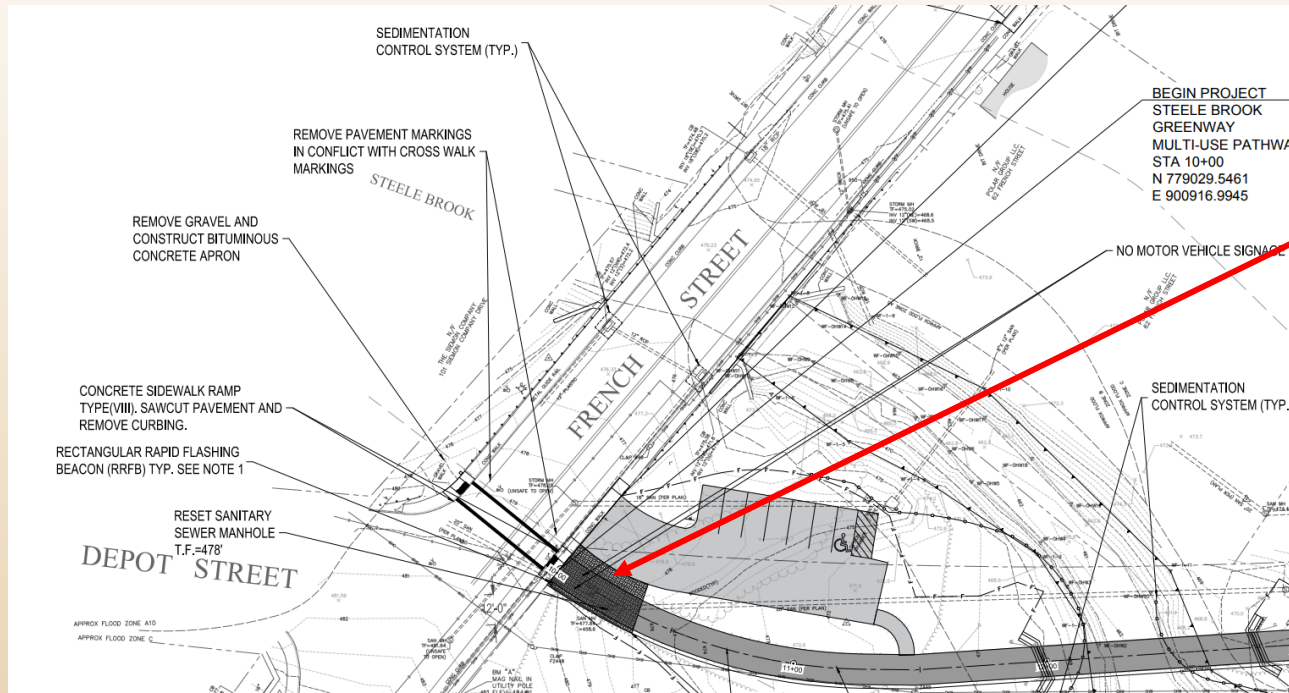
Courtesy: CT DOT

Red Arrow identify general location of Subject Property

State Properties Review Board

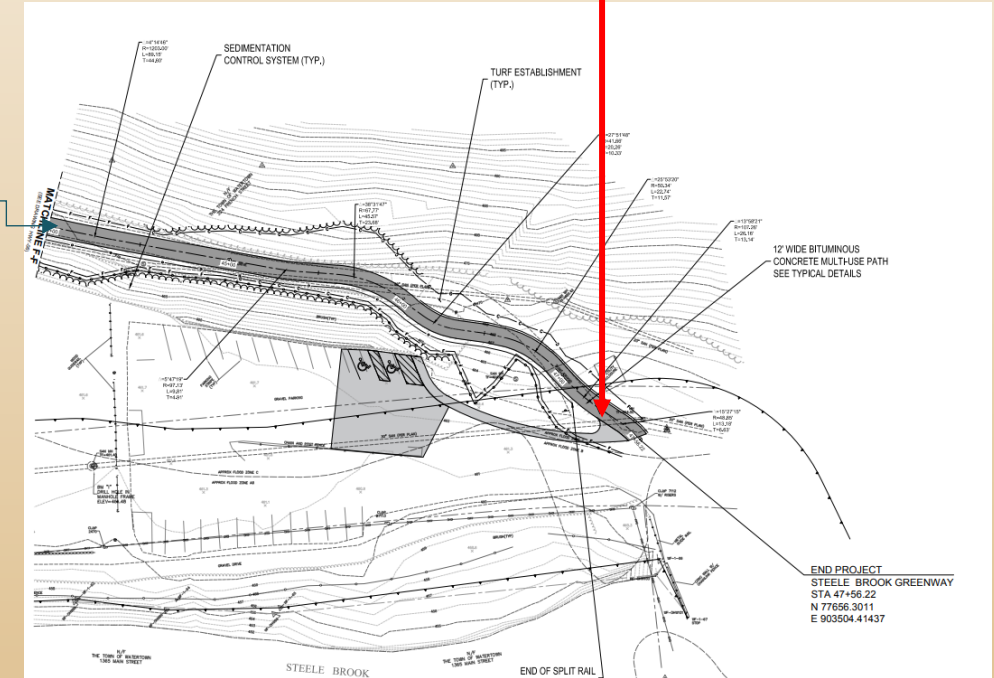
PRB #25-133

# Enlarged Plan



Beginning point of Project

End point of Project



## **Property Description**

The property that is the subject of the acquisition consists of two separately known lots known as Map, Block, and Lots 111A/83/4 & 4A. These two lots are owned in common, are contiguous, and have a unified highest and best use. As such they are being valued together in harmony under the "Larger Parcel" requirement of UASFLA as they are represented on the attached Right of Way acquisition map. They are currently owned by the Town of Watertown.

Per the attached Right of Way survey, the subject contains 0.68 acres; or 29,682+/- square feet. It is a somewhat irregular-shaped parcel with approximately 208 feet of frontage on French Street. There is a single curb cut on French Street. The subject is bound to the east by the Steele Brook which both borders and bisects the property in its southern portion. Portions of the property are cleared with others being lightly vegetated with trees growing throughout.

**Site improvements** include one curb cut from French Street that leads to a small section of bituminous driveway surface in proximity to the parcel's westernmost corner. A section of a concrete wall, which appears to be an integral part of the adjacent French Street bridge structure over Steele Brook, ingresses onto the subject parcel.

According to the DOT Compilation Plan, there is a 20" sanitary pipe that runs through the parcel in a northerly-to southerly direction. During inspection, the review appraiser observed a manhole cover with protruding pipe in proximity to Steele Brook. No other site improvements were observed.

**Highest & Best Use** - It is the appraiser's opinion that the Highest and Best Use of the subject property in the before acquisition scenario is "As Vacant" and for open space/recreational use in accordance with the regulatory requirements of the B-C and IG-20 zoning districts.

## Taking Map





## Overview Map



## Photos of Subject



**Frontage on French Street**



**Interior View Along Steele Brook**



**Interior View From French Street**



**Interior View Looking South**

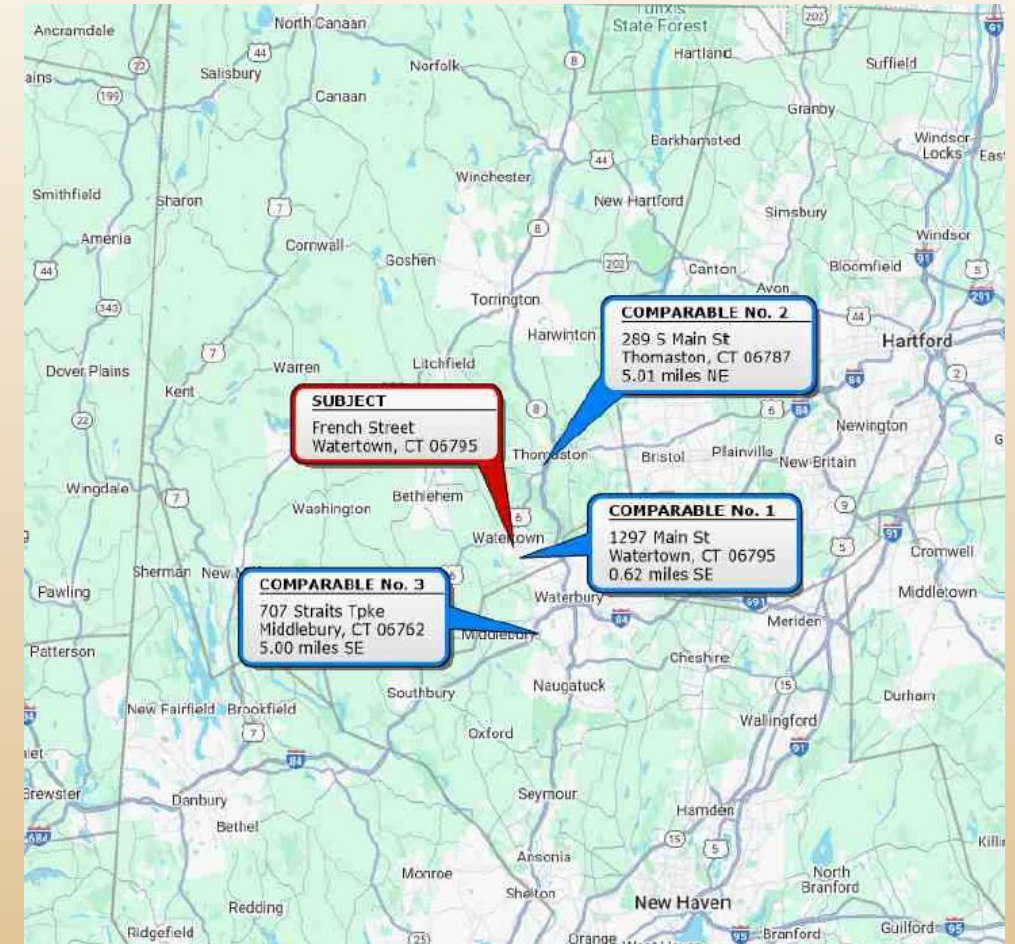
## DOT Appraisal - Land Valuation

The DOT appraisal was completed May 29, 2025 by Jonathan P. Kloss.

### **Before Land Valuation:**

All three approaches to value have been considered. The Sales Comparison Approach is the most applicable valuation methodology.

All three sales are within 5.0 miles of the subject, and all have the similar commercial zoning designations. The sales transferred between January 2024 and February 2025.



## DOT Appraisal – Land Valuation

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	French St Watertown, CT 06795	1297 Main St Watertown, CT 06795		289 S Main St Thomaston, CT 06787		707 Straits Tpke Middlebury, CT 06762	
Proximity to Subject		0.62 miles SE		5.01 miles NE		5.00 miles SE	
Sales Price	\$ N/A		\$ 3.14		\$ 4.41		\$ 2.89
Price	\$ N/A		\$ 117,785		\$ 50,000		\$ 184,474
Data Source(s)	Town Records, Insp	Town Records, Inspection		Town Records, Inspection		Town Records, Inspection	
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	May 29, 2025	2/28/2025		3/31/2025		1/12/2024	
Location	Average	Above Average	-0.31	Above Average	-0.44	Average	
Site/View	29,682± SF/Ave	37,462± SF/Ave		11,326± SF/Ave	-0.44	63,847± SF/Ave	+0.29
Site Utility/Zone	Fair/B-C & I-G20	Average / B-G	-0.63	Below Average/ GC	-0.66	Average / CA40	-0.58
ADT/Frontage	5,800/ 208±'	9,300/ 153±'	-0.16	12,800/ 77.67±'	-0.22	11,200/ 174±'	-0.29
Fld/Wetland/Topo	Yes/Rolling & Sloping	Yes/ Fairly Level	-0.16	None/ Fairly Level	-0.44	None/ Gently Sloping	-0.29
Easements/H&B Use	Yes/ Recreational	Sewer/ Comm. Dev.	-0.31	Sew/PW/Parking/Stor.	-0.44	None/ Comm. Dev.	-0.43
Sales or Financing Concessions	None	None		Abutter Sale	-0.22	None	
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -1.57	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -2.86	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -1.30
Indicated Value of Subject			\$ 1.57		\$ 1.55		\$ 1.59

### Value Calculation

After adjustments, the sales ranged between \$1.55/sf and \$1.59/sf. The appraiser chose a unit value of \$1.55/sf.

29,682+/- sf x \$1.55/sf = \$46,007 Rounded \$46,000

After careful consideration, it is the opinion of the appraiser that the State's proposed acquisition has a

**Market Value of \$46,000.**

State Properties Review Board

PRB #25-133

Acquisitions:

The state proposes the acquisition: Total taking – taking area of 29,682± square feet.

Before and After Table of Values

Value Before the Taking				Value After the Taking				
Description	Unit Value	Value	Total	Description	SF	Unit Value	Value	Total
Land	29682	\$1.55	\$46,007	Land				
				Unencumbered				
Total Land Value		Rounded	\$46,000				(Rounded)	
Site Improvements				Site Improvements				
Total Contributory Value of Site Improvements			\$0	Total Contributory Value of Site Improvements				\$0
Buildings		N/A		Buildings		N/A		
Total Contributory Value of Buildings			N/A	Total Contributory Value of Buildings				N/A
Fair Market Value of Entire Property Before Taking			\$46,000	Fair Market Value of Entire Property After Taking (Rounded)				
SUMMARY:								
Value of the Taking:		Description	Amount of Loss		Totals		Rounded	
1								
2								
3								
				Direct Damages Total:			(Rounded)	
				Damages to Remainder			(Rounded)	
				Direct Damages			(Rounded)	
				Temporary Damages			(Rounded)	
				Permanent Damages		\$46,000		
				Total Payment		\$46,000		

## Summary

Item	Raw Data Range	Adjusted Range	Overall Value Chosen
As Vacant Per SF of Total Land - Before	\$2.89 to \$4.41 per square foot	\$1.55 to \$1.59 per square foot	\$1.55 per square foot
As Vacant Per SF of Total Land - After	N/A	N/A	N/A
Based on the above chosen value the value of the land only before acquisition:			\$46,000
Calculation Summary			
Description and calculations of value items:		"Before"	"After"
<b>Subject Property Land Market Value:</b>  Land Sales Comparison Approach: \$1.55/SF x 29,682± SF = \$46,007 \$46,000 (rounded)		\$46,000	
<b>"After Scenario" Subject Property Land Market Value:</b>  N/A			N/A
<b>Temporary Damages:</b>  N/A			
<b>Market Value:</b>		\$46,000	N/A
			\$46,000

## Recommendation

Staff recommend approval of this Proposal to acquire the properties at French Street with all legal damages in the amount of \$46,000 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 Steele Brook green way Multiuse pathway; and
- The Damages are supported by DOT Appraisal.

## Voted by Board Members

Approval

Disapprove

Suspend

Meeting Date: 09/22/2025

**5. ARCHITECT ENGINEER – OLD BUSINESS**

**6. ARCHITECT ENGINEER – NEW BUSINESS**

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #25-132-A** – Mr. Morin moved and Mr. Coleman seconded a motion to suspend PRB FILE #25-132-A, pending a site inspection of the Farm. The motion passed unanimously.

**PRB FILE #25-133** – Mr. Coleman moved and Mr. Berger seconded a motion to approve PRB FILE #25-133. The motion passed unanimously.

**9. NEXT MEETING**

Thursday, September 25, 2025 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned

**APPROVED:** \_\_\_\_\_  
Mark A. Shiffryn, Secretary

**Minutes of Meeting Held: September 22, 2025**

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