



Incorporated 1787

Office of First Selectwoman Samantha Nestor

To: Board of Selectmen
From: Samantha Nestor, First Selectwoman
Subject: Sale of land to CT DOT for Right-of-Way Purposes
Town Center Intersection and Pedestrian Safety Improvements (LOTICIP Funded)
Date: February 15, 2024

As part of the Local Transportation Capital Improvement Program (LOTICIP) funded Town Center Intersection and Pedestrian Safety Improvements Project, a portion of land located must be deeded to the Connecticut Department of Transportation (CT DOT) for right-of-way purposes to accommodate the new turning lanes along Weston Road. The land is comprised of two separate pieces of land. The first portion is approximately 1,688 square feet in size located on the north side of School Rd on the property known as 5 School Rd (Map 22 Block 6 Lot 27). The second portion is approximately 4,929 square feet in size and located across both town-owned parcels known as 5 School Rd (Map 22 Block 6 Lot 27) and 56 Norfield Rd (Map 22 Block 6 Lot 28). These areas are shown on the attached preliminary right-of-way map.

As part of the project design and right-of-way process, an appraisal was completed to value the portion of land to be deeded to the CT DOT. The appraisal valued the land at a total of \$80,000 which included compensation of \$6,975 for the removal of the stone wall along Weston Rd. Given that the stone wall will be replaced as part of the project, this brings the appraised value of the land to \$73,025. CT DOT has agreed with the \$73,025 value and has also indicated that the Town is eligible for reimbursement of some additional tasks associated with the right-of-way process. A summary of the additional eligible costs is as follows:

- Cost of the Appraisal - \$450.00 (Task Completed)
- Preparation of legal description on land - \$3,800.00 (Task Completed)
- Legal assistance with drafting of deed and Town sale process - \$7,000.00 (Estimate, in progress)

The Town is in the final stages of the design process with 90% design documents recently submitted to WestCOG for review. The right-of-way process must be complete the right-of-way process prior to advertising the project for construction bids. WestCOG has reviewed the cost and acknowledged that funding is available. The CT DOT has reviewed the preliminary documents and will issue a revised PAL for right-of-way purposes once the Town has completed the approval process. The Town wishes to obtain CT DOT approval such that advertisement for construction bids may be issued in April 2024 to allow for construction during the summer of 2024.



Incorporated 1787

Office of First Selectwoman Samantha Nestor

The Board of Selectmen is asked to set a Special Town Meeting for March 19, 2024 at 6:00 P.M. regarding the sale of town-owned property to the CT DOT at 5 School Rd (Map 22 Block 6 Lot 27) and 56 Norfield Rd (Map 22 Block 6 Lot 28) for the amount of \$73,025.

Attachments:

Preliminary Right-of-Way Map

Appraisal

, Letter from WestCOG