

APPENDIX F  
CONCEPTUAL STAGE  
RELOCATION NEEDS ASSESSMENT  
AND RELOCATION POLICY INFORMATION

---

**CONNECTICUT DEPARTMENT OF TRANSPORTATION**  
**CONCEPTUAL STAGE RELOCATION NEEDS ASSESSMENT**

<b>Project:</b>	120-81
<b>Route Number:</b>	Route 82/85/11 Corridor
<b>Federal Project Number:</b>	MGS-IZAF-81(106)
<b>Towns:</b>	Salem/Montville/Waterford/ East Lyme
<b>Date:</b>	June 27, 2007

This survey represents a preliminary analysis of the potential relocation needs of those individuals, families and businesses identified within the project's conceptual corridor. Due to the very preliminary nature of this project, the respective owners and occupants have not been contacted directly. Rather, the data as provided has been secured from updated assessment records and a current assessment of the real estate market in the areas of the project.

**Description of project:**

To complete the final link in the limited access highway between the southern terminus of Route 11 in Salem and I-95/I-395 in Waterford.

**A. Displaced Households:**

**Properties:**

Eleven (11) Single Family Households in Montville

One (1) house with 2 Bedrooms  
Seven (7) houses with 3 Bedrooms  
Two (2) houses with 4 Bedrooms  
One (1) house with 5 Bedrooms

**Owners:**

Seven (7) in Montville: Four (4) houses with 3 Bedrooms  
Two (2) houses with 4 Bedrooms  
One (1) house with 5 Bedrooms

**Tenants:**

Four (4) in Montville: One (1) with 2 Bedrooms  
Three (3) with 3 Bedrooms

**B. Divisive or disruptive effect on the community:**

There will be some traffic congestion in Salem, Montville, Waterford and East Lyme during the construction phase of this project.

**C. Impact on neighborhood and housing where relocation is likely to take place:**

There will be little impact on the neighborhood and housing in the local community.

**D. Displacement other than residential and the economic effect on the community:**

None

**Names and Addresses of Owners:**

**Montville**

<b>Address</b>	<b>Names of Owners</b>	<b>Living SqFt</b>	<b>Acres</b>	<b>Tenant/Owner/ Vacant Land</b>
947 Grassy Hill Road	Biederka, John William	1,336	49.71	Tenant Occupied
970 Grassy Hill Road (2 Houses)	Biederka, John William	1,618	8.30	Tenant Occupied
542 Route 161	Lindo, Horace & Christine	3,410	22.48	Owner Occupied
536 Route 161	Iaconiello, Antonio & Suzanne	2,896	24.10	Owner Occupied
474 Route 161	Kuja, Linda & Michael	2,324	5.03	Tenant Occupied
11 Silver Falls Road	Skinner, Glenn & Carmen	2,574	12.42	Owner Occupied
1 Silver Falls Road	Bargnesi, Mark	1,452	2.98	Owner Occupied
7 Silver Falls Road	Ratnecht, Patricia	1,552	3.35	Owner Occupied
15 Silver Falls Road	Harvey, Elfrieda	2,968	4.91	Owner Occupied
27 Silver Falls Road	Mackay, Jeffrey	1,144	22.7	Owner Occupied

**East Lyme**

<b>Address (Map/Block)</b>	<b>Name of Owner</b>	<b>Living SqFt</b>	<b>Acres</b>	<b>Tenant/Owner/ Vacant Land</b>
Chesterfield Road(41/2)	Town of East Lyme	n/a	48.53	Vacant Land
Chesterfield Road(45/3)	King, Alex	n/a	26.27	Vacant Land
Route I-95(37/29)	Pomer, Marshall	n/a	14.94	Vacant Land
Route I-95(36/47)	Princevalle, Jacqueline	n/a	9.00	Vacant Land
Route I-95(36/43)	Town of East Lyme	n/a	1.76	Vacant Land
Route I-95(36/44)	Woodrow, Scott R.	n/a	0.12	Vacant Land
Route I-95(36/46)	Harman, Thomas J.	n/a	18.50	Vacant Land
Route I-95(36/45)	Northern Business Corp	n/a	3.00	Vacant Land

**Waterford**

<b>Address</b>	<b>Name of Owner</b>	<b>Living SqFt</b>	<b>Acres</b>	<b>Tenant/Owner/ Vacant Land</b>
286 Pember Road	Mahoney, Philip E.	n/a	104.0	Vacant Land

**Salem**

<b>Address</b>	<b>Name of Owner</b>	<b>Living SqFt</b>	<b>Acres</b>	<b>Tenant/Owner/ Vacant Land</b>
Old New London Road	Zolusky, Barbara, Trustee	n/a	8.00	Vacant Land

**Names of tenants:**

Unknown

**E. Relocation property availability:**

The following information was obtained through the local MLS service:

For Sale in Montville

Price Range

68 Single Family Houses	\$179,000-\$675,000
Ten (10) Houses with 2 Bedrooms	
Twenty Five (25) Houses with 3 Bedrooms	
Thirty Two (32) Houses with 4 Bedrooms	
One (1) House with 6 Bedrooms	

For Rent in Montville

Rental Range

9 Single Family Houses	\$850-\$1325 per month
One (1) House with 0 Bedrooms	
Three (3) Houses with 2 Bedrooms	
Three (3) Houses with 3 Bedrooms	
Two (2) Houses with 4 Bedrooms	

As a result of this study, it has been determined that there are a sufficient number of single family homes for sale and rent in Montville.

**F. Relocation advisory services available:**

The Connecticut Department of Transportation will administer the relocation program for this project. Rights of Way personnel are thoroughly conversant with Title II, Section 205, of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The purpose of Title II is to encourage and expedite acquisition by agreement, to avoid litigation, to assure consistent treatment for owners, and to promote public confidence in the many Federal and Federally assisted acquisition programs.

**G. Proposed action to remedy insufficient relocation housing:**

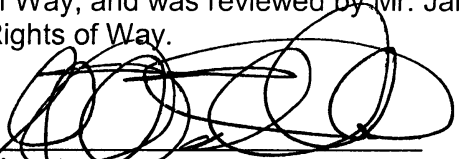
None needed

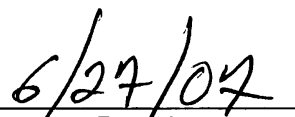
**H. Results of consultation with local officials, social agencies and community groups regarding impact on the communities affected:**

Previous conversations with local and town officials indicate that they were of the opinion that the proposed improvements would benefit the community in easing congestion and improve traffic flow.

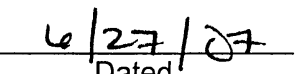
**CONCEPTUAL SURVEY PROCEDURE AND DATA SOURCES**


The foregoing report is based on the review of the Town Assessor's field cards, MLS Listings, Realtor.com, Apartments.com as well as other local resources. The information serving for the basis of this assessment was obtained by Mr. Stephen Fortenbach, Property Agent 2 and Ms. Marie B. Brand, Connecticut Career Trainee, Office of Rights of Way, and was reviewed by Mr. James I. Mason, Supervising Property Agent, Office of Rights of Way.

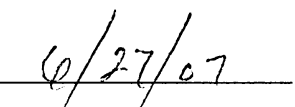
  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Dated

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Dated

  
\_\_\_\_\_  
Signature  
Reviewed

  
\_\_\_\_\_  
Dated

## LAND-USE/SOCIO-ECONOMIC IMPACTS BENEFITS DESCRIPTION

The following generic description is not intended to be a complete statement of Federal and State acquisition and relocation laws and regulations. All questions relating to acquisition/relocation issues should be addressed to the Connecticut Department of Transportation's (ConnDOT) Office of Rights-of-Way (ROW).

### I. ACQUISITION

The *Uniform Relocation Assistance And Real Property Acquisition Policies Act of 1970, As Amended* (Uniform Act) establishes the requirement for uniform and equitable land acquisition policies for Federal and federally-assisted programs. To this end, for all affected property owners, ConnDOT ROW will appraise the affected real and personal property in order to establish an offer of Just Compensation. The owner of record will be afforded an opportunity to accompany ConnDOT's appraiser when he/she conducts the on-site inspection. An offer of Just Compensation will be presented to the affected owner of record after the appraisal has been completed and certified. The offer date will be considered the *Initiation of Negotiations* and will be used to determine an owner's/ tenant's eligibility for relocation benefits if relocation is required (see next section). The owner of record will have an opportunity to negotiate with ConnDOT ROW for a reasonable period of time with respect to the State's offer of Just Compensation.

So as to avoid any loss of eligibility with respect to possible relocation benefits, no individual, family, business, farm, or non-profit organization should commit to purchase/rent a replacement property prior to consulting with a ConnDOT ROW relocation advisor.

### II. RELOCATION

The *Uniform Act* establishes the requirement for uniform and equitable treatment of persons who are displaced from their homes, businesses, or farms due to the impacts of Federal and federally-assisted programs. Any persons to be displaced will be assigned a ConnDOT ROW relocation advisor. This advisor will work with each displaced person so as to ensure that all relocation payments and benefits are utilized fully, and that all regulations are observed. Concurrent with the *Initiation of Negotiations*, owner/ occupants are given a detailed explanation regarding ConnDOT's ROW relocation services. Tenant-occupants are contacted following the *Initiation of Negotiations* with the owner of record, and also are provided with a detailed description of ConnDOT's ROW relocation services. Once again, so as not to lose

any eligibility for possible relocation benefits, no person or business (owners or tenants) should commit to purchase/rent a replacement property prior to being contacted by a ConnDOT ROW relocation advisor.

ConnDOT ROW will provide relocation advisory assistance to any person, business, farm, or non-profit organization displaced as a result of Federal or federally-assisted projects. For a person to be considered for relocation benefits, that person must be lawfully present in the United States. The assigned ROW relocation advisor will assist all residential displacees in obtaining comparable replacement housing by providing current and continuing information on the availability and values of houses for sale and rental units that are considered "decent, safe, and sanitary" (see section B for infoillation relating to businesses).

Residential replacement dwellings will be equal or superior to the acquired residence and will be at rents/prices within the financial ability of the displaced individuals/fanlilies. In addition, the replacement dwellings will be reasonably accessible to their places of employment. Prior to any relocation, comparable replacement dwellings will be offered to displacees that are available to all persons regardless of race, color, national origin, sex, religion, and consistent with the requirements of Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968.

Persons who are eligible for relocation benefits, and who are legally occupying a property required for a Federal or federally-assisted project, will not be required to move prior to being provided with a 90-day written notice, and not before at least one decent, safe, and sanitary replacement residence that is available on the open market is offered by the ConnDOT ROW relocation advisor.

#### **A. Residential Relocation Payments Program**

The Relocation Payments Program will assist eligible residential occupants that are lawfully present in the United States by reimbursing certain costs and expenses. These costs and expenses are limited to those necessary for, or incidental to, the purchase or rental of the replacement dwelling. In order to be considered eligible for reimbursement, the replacement dwelling (whether purchased or rented), must satisfy certain criteria, i.e., be "decent, safe, and sanitary". The replacement dwelling must be occupied within one year from the date that ConnDOT ROW takes legal possession of the property, or from the date the displacee vacates the displacement property, whichever is later.



In addition, actual reasonable moving expenses incurred during a move to a new location within 50 miles of the displacement property will be reimbursed. Any actual moving costs in excess of the 50 mile limit will be the responsibility of the displacee. The Residential Relocation Program is detailed as follows:

### **1. Moving Expenses**

Each displaced person, who is lawfully present in the United States and has lawfully occupied the property being acquired, regardless of tile length of occupancy in the property being acquired, will be eligible for reimbursement of moving expenses. Displacees will receive either the actual reasonable costs involved in moving their personal property up to a maximum of 50 miles, or a fixed payment, which is based upon a fixed moving cost schedule.

### **2. Replacement Housing Payment**

Homeowners that are lawfully present in the United States and have occupied their properties for at least 180 days prior to the Initiation of Negotiations may be eligible to receive a price-differential payment as well as receive reimbursement for certain non-recurring expenses incidental to the purchase of the replacement property. In addition, an interest-differential payment may also be available provided that the interest rate for the mortgage on the replacement dwelling is greater than the mortgage rate on the displacement dwelling (subject to certain limitations upon reimbursement based upon the replacement property interest rate). The maximum combination of these supplemental payments that an owner-occupant may be reimbursed is \$22,500. Should the combination be greater than \$22,500, there is a program entitled the Last Resort Housing Program. (please refer to the Last Resort Housing Program section.)

### **3. Rental Supplement**

Tenants that have occupied the property being acquired for at least 90 days, and owner-occupants that have been in occupancy for at least 90 days and less than 180 days prior to the Initiation of Negotiations, may be eligible to receive a rental-differential payment. The tenant/owner is eligible for this payment when the ConnDOT ROW relocation advisor determines that the expense to rent a comparable "decent, safe, and sanitary" replacement dwelling will be greater than the present rent at the displacement dwelling. This benefit determination includes both rent and

utilities. To promote home-ownership, a tenant may qualify for a down payment benefit. This benefit is designed to assist a tenant in the purchase of a replacement dwelling and the payment of certain costs incidental to the purchase (subject to certain limitations as noted under the Down Payment section). The maximum amount to be reimbursed to a person eligible under this section is \$5,250. If the total eligibility of this section is greater than \$5,250, the Last Resort Housing Program is available.

#### **4. Down-Payment Benefit**

The down-payment benefit has been designed to assist owner-occupants of 90 to 179 days, and tenants in continuous occupancy for at least 90 days prior to the Limitation of Negotiations. The down-payment and incidental expenses cannot exceed the maximum payment of \$5,250. The one-year eligibility period to purchase and occupy a "decent, safe, and sanitary" replacement dwelling is applicable.

#### **5. Last Resort Housing**

The Last Resort Housing Program is available on Federal and federally assisted projects. Last Resort Housing benefits are equivalent to benefits available to standard residential relocation situations, except the amounts of the payments and the methods utilized to make the payments. This program has been designed to address situations in which a displacee cannot be relocated due to a lack of available comparable replacement housing. In addition, this program is also intended for situations in which the anticipated replacement housing payments exceed the monetary limits of \$5,250 and \$22,500 because the displacee lacks the financial ability or due to other valid circumstances.

#### **6. Additional Relocation Information**

Following the Initiation of Negotiations, a ConnDOT ROW relocation advisor will contact the displacee(s), within a reasonable period of time, to gather the following information:

- Preferences relating to the desired area to be relocated;
- o The number of persons to be displaced and the distribution of adults and children according to age and sex;
- The location of schools and employment;

- Specific arrangements required to accommodate any family member(s) special needs;
- Financial ability to relocate to a comparable replacement, which will adequately accommodate all displaced members of the family.

## **B. The Non-Residential Relocation Assistance Program**

The Non-Residential Relocation Assistance Program is designed to provide assistance to businesses, farms, and non-profit organizations in locating suitable replacement property, as well as providing reimbursement for certain expenses related to the relocation. Concerning payments available to eligible businesses, farms, and non-profit organizations, the following may be available: moving expenses, reestablishment expenses, searching expenses, and the In-Lieu-Of payment. The payment categories are detailed as follows:

### **1. Moving Expenses**

Moving expenses may include the following actual reasonable expenses:

- a. The moving of inventory, machinery, equipment, and personal property (this includes dismantling, disconnecting, removing, reassembling, reinstalling, crating, packing, loading, insuring, transporting, unloading, unpacking, and reconnecting, as well as storage of personal property for up to 12 months);
- b. Actual direct loss of tangible personal property incurred as a result of moving or discontinuing the business or farm operation;
- c. Expenses related to searching for a new business site, up to \$1,000 for reasonable expenses actually incurred.

### **2. Reestablishment Expenses**

Reestablishment expenses that are related to the operation of the business at the replacement location not to exceed \$10,000 for reasonable expenses that are actually incurred.

### **3. Fixed In-Lieu-Of Payment**

A Fixed In-Lieu-Of-Payment, as an alternative to the cost of moving, searching, and reestablishment expenses may be

available to businesses, which satisfy certain eligibility requirements. This payment is calculated as the amount equivalent to the average annual net earnings for the last two years prior to the relocation and may not be less than \$1,000 nor greater than \$20,000.

**C. Additional Information**

**1. Relocation Payments Are Not Income**

The reimbursement payment for moving expenses and replacement housing payments are not considered income for the purpose of the Internal Revenue Code. In addition, these payments are not considered resources for the purpose of determining the extent of eligibility of a displacee for assistance under the Social Security Act, local "Section 8" Housing programs, or other federally-assisted programs.

**2. Right To Appeal**

Any person, business, farm, or non-profit organization, which has been denied a relocation payment by the ConnDOT ROW relocation advisor or which believes that the payment(s) offered by the ConnDOT ROW relocation advisor are inadequate, may appeal for a special hearing of their complaint. Legal assistance for the complainant is not required. Information pertaining to the appeal procedure is available from the ConnDOT ROW relocation advisor.