



# House of Representatives

**File No. 685**

General Assembly

February Session, 2000

**(Reprint of File No. 334)**

Substitute House Bill No. 5892  
As Amended by House Amendment  
Schedules "A" and "B"

Approved by the Legislative Commissioner  
April 29, 2000

## ***An Act Concerning The Conveyance Of Certain Parcels Of State Land.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 5 of special act 94-16 is amended to read as  
2 follows:

3 (a) Notwithstanding any provision of the general statutes to the  
4 contrary, the commissioner of transportation shall convey a parcel of  
5 land located in the town of Old Saybrook, consisting of 0.5 acres, plus  
6 or minus, along with any buildings thereon, either temporary or  
7 permanent, which are owned by the state, to the [Tradewinds  
8 Education Network, Inc.] Maritime Education Network, Inc., subject to  
9 the approval of the state properties review board and at a cost of one  
10 dollar. [, at such time that the department of transportation completes  
11 its use of the property as a demolition supervision and staging site  
12 associated with demolition of the old Baldwin Bridge carrying I-95  
13 over the Connecticut River. Such conveyance shall be subject to any  
14 other agreements, in force at the time of conveyance, between  
15 Tradewinds Education Network, Inc. and the department of

16 transportation.] Said parcel of land is described as follows: The parcel  
17 of land which is located south of Interstate 95, west of Ferry Road,  
18 north of properties now or formerly of John S. Censki and now or  
19 formerly of Albert D. Lizzi, and south of the Interstate 95 nonaccess  
20 highway line. The department of transportation shall locate the  
21 nonaccess highway line as far to the north as possible in order to  
22 maximize the size of the parcel to be conveyed, consistent with the  
23 needs of the department of transportation to perform maintenance on  
24 the nonaccess line fence and the drainage swale at the toe of the bridge  
25 approach embankment.

26 (b) The [Tradewinds Education Network, Inc.] Maritime Education  
27 Network, Inc. shall use said parcel of land for [a school] programming  
28 dedicated to marine and maritime [educational programs] education.  
29 If said parcel is not used for said purposes, it shall revert to the state of  
30 Connecticut.

31 (c) The state properties review board shall complete its review of the  
32 conveyance of said parcel of land not later than thirty days after it  
33 receives a proposed agreement from the department of transportation.  
34 The land shall remain under the care and control of said department  
35 until a conveyance is made in accordance with the provisions of this  
36 section. The state treasurer shall execute and deliver any deed or  
37 instrument necessary for a conveyance under this section, which shall  
38 include provisions to carry out the purposes of subsection (b) of this  
39 section, and the commissioner of transportation shall have the sole  
40 responsibility for all other incidents of such conveyance.

41 Sec. 2. Section 5 of public act 95-127, as amended by special act 98-1,  
42 is amended to read as follows:

43 (a) As used in this section, "person" means a natural person,  
44 partnership, corporation, association or society and "commissioner"  
45 means the commissioner of environmental protection.

46 (b) Notwithstanding any provision of the general statutes to the  
47 contrary, the commissioner of environmental protection shall convey to

48 [a person meeting the requirements as set forth in subsection (c) of this  
49 section, by any means and for such consideration as he deems  
50 appropriate,] the Stratford Festival Theater, Inc., at a cost equal to the  
51 administrative costs of making such conveyance and subject to the  
52 approval of the State Properties Review Board, four parcels of land, and  
53 any improvements thereto, located in the town of Stratford and  
54 collectively known as the Shakespeare Theater. [The commissioner shall  
55 designate a person to whom said parcels shall be conveyed on the basis  
56 of the financial ability of the persons applying for such designation to  
57 meet the requirements set forth in subsection (c) of this section.] The  
58 commissioner may authorize the [person designated] Stratford Festival  
59 Theater, Inc., prior to closing, to have such access and control of the  
60 property as the commissioner deems appropriate, including undertaking  
61 renovation and theater performances. Any such authorization shall  
62 require that, before accessing or assuming control of the land,  
63 improvements or property, [said designated person] the Stratford  
64 Festival Theater, Inc. shall (1) deliver to the commissioner a policy or  
65 policies of insurance determined by the commissioner to protect the state  
66 of Connecticut against any suit, claim, injury, damage, loss,  
67 compensation, judgment, litigation or other expense, including attorneys'  
68 fees, or other fees incurred as a result of, or arising out of, any activity of  
69 [said designated person] the Stratford Festival Theater, Inc. which is  
70 associated with or regarding the land, improvements or property and (2)  
71 hold harmless, defend and indemnify the state of Connecticut from any  
72 and all liabilities, including, but not limited to, any suit, claim, injury,  
73 damage, loss, compensation, judgment, litigation or other expense,  
74 including attorneys' fees or other fees, which the state of Connecticut  
75 may suffer or incur as a result of, or arising out of, or alleged to have  
76 resulted from or arisen out of, any activity of [said designated person]  
77 the Stratford Festival Theater, Inc. which is associated with or regarding  
78 [said designated person's] access to or control of the land, improvements  
79 or property by the Stratford Festival Theater, Inc. Said conveyance may  
80 include any personal property associated with the theater. Said parcels  
81 are more particularly bounded and described as follows:

82 FIRST PARCEL: Being the subject parcel of a warranty deed from  
83 Citytrust to the State of Connecticut, dated July 14, 1983, recorded at  
84 Volume 583, Page 244 of the Stratford Land Records and described in  
85 said deed as follows:

86 Beginning at a pipe in a concrete bound; said pipe is in the southerly  
87 line of Stratford Avenue, and is the northwest corner of property now or  
88 formerly Moss.

89 Thence S 10 degrees-36'-02" W 132.38 feet to an iron pipe.

90 Thence S 83 degrees-49'-43" E 66.41 feet to an iron pin at land now or  
91 formerly Riggott.

92 The last two courses are along land now or formerly Moss.

93 Thence S 02 degrees-37'-08" W 71.60 feet to an iron pin.

94 Thence S 82 degrees-02'-43" E 60.00 feet to an iron pin.

95 Thence continuing S 82 degrees-02'-43" E 32 feet more or less to a  
96 point at the edge of Selby's Pond.

97 The last three courses are along land of Riggott.

98 Thence running southerly, westerly and northwesterly along the edge  
99 of Selby's Pond, by 485 feet more or less to a point at land now or  
100 formerly Davenport.

101 Thence running S 56 degrees-08'-53" E 3 feet more or less to an iron  
102 pin.

103 Thence continuing S 56 degrees-08'-53" E 140.00 feet to an iron pin.

104 Thence S 50 degrees-01'-54" E 13.29 feet to a point.

105 Thence S 45 degrees-01'-09" E 50.68 feet to a point.

106 Thence S 40 degrees-22'-43" E 47.74 feet to a point.

- 107 Thence S 37 degrees-43'-02" E 22.11 feet to a point.
- 108 Thence S 37 degrees-15'-45" E 71.56 feet to an iron pin set in the  
109 westerly line of Shore Road.
- 110 The last seven courses are along land now or formerly Davenport.
- 111 Thence S 58 degrees-42'-39" W 75.49 feet to an iron pin.
- 112 Thence S 54 degrees-13'-11" W 103.50 feet to an iron pipe.
- 113 Thence S 44 degrees-09'-43" W 570.03 feet to a point.
- 114 Thence S 39 degrees-13'-43" W 166.40 feet to an iron pin.
- 115 Thence running southwesterly by a curve, having a radius of 65.00  
116 feet, a distance of 69.66 feet to an iron pin.
- 117 Thence N 77 degrees-59'-18" W 141.53 feet to a point at land now or  
118 formerly Knapp. Said point is the intersection of the northerly face of a  
119 stone headwall and the easterly face of a stone retaining wall which is  
120 located on the westerly side of a drainage ditch.
- 121 The last seven courses are along Shore Road.
- 122 Thence N 11 degrees-50'-00" E 31.05 feet to a point on the easterly face  
123 of a stone retaining wall.
- 124 Thence N 20 degrees-45'-34" E 104.37 feet to an iron pin.
- 125 Thence N 79 degrees-01'-22" W 97.00 feet to a point.
- 126 The last three courses are along land now or formerly Knapp.
- 127 Thence N 12 degrees-56'-17" E 160.88 feet to an iron pin at land now or  
128 formerly Rosati, Trustee.
- 129 The last mentioned course is along land now or formerly Fahy.
- 130 Thence S 76 degrees-07'-43" E 237.67 feet to a PK nail.

- 131 Thence N 14 degrees-43'-17" E 325.00 feet to an iron pin.
- 132 Thence N 76 degrees-07'-43" W 256.29 feet to a point at land now or  
133 formerly Nizzardo.
- 134 The last three courses are along land now or formerly Rosati, Trustee.
- 135 Thence N 14 degrees-30'-23" E 253.34 feet to a point.
- 136 The last course is along land now or formerly Nizzardo and land now  
137 or formerly Deakins.
- 138 Thence N 73 degrees-30'-20" W 243.84 feet to a point in the easterly  
139 line of Elm Street.
- 140 The last course is along land now or formerly Deakins.
- 141 Thence N 13 degrees-53'-15" E along said easterly line of Elm Street, a  
142 distance of 335.91 feet to a point at land now or formerly Ballaro.
- 143 Thence S 77 degrees-56'-52" E along land now or formerly Ballaro, a  
144 distance of 96.50 feet to a point at land now or formerly Nelson.
- 145 Thence S 0 degrees-43'-49" E 25.20 feet to a point.
- 146 Thence S 79 degrees-20'-24" E 64.10 feet to an iron pin.
- 147 Thence N 07 degrees-42'-15" E 119.95 feet to an iron pin set in the  
148 southerly line of Stratford Avenue.
- 149 The last three courses are along land now or formerly Nelson.
- 150 Thence S 86 degrees-35'-34" E along said southerly line of Stratford  
151 Avenue, a distance of 104.94 feet to the point of beginning.
- 152 SECOND PARCEL:
- 153 Being the first of two subject parcels in a warranty deed from Thomas  
154 J. Rosati, Trustee, to the State of Connecticut, dated June 9, 1988, and  
155 recorded in Volume 697, Page 979 of the Stratford Land records, and

156 described in said deed as follows:

157 Beginning at a point in the southerly line of land now or formerly of  
158 Deakins and Beach, which point marks the northeasterly corner of the  
159 parcel herein described, said point being S 80 degrees 51' 00" E 217.00 feet  
160 from an iron pin set in the easterly street line of Elm Street;

161 Thence running S 80 degrees 51' 00" E 283.00 feet along land now or  
162 formerly of Deakins and Beach and land formerly of American  
163 Shakespeare Festival Theatre Association, now of the grantee herein,  
164 each in part, to a point;

165 Thence running S 10 degrees 00' 00" W 325.00 feet along land formerly  
166 of said American Shakespeare Festival Theatre Association, now of the  
167 grantee herein, to a point;

168 Thence running N 80 degrees 51' 00" W 288.00 feet along land  
169 formerly of said American Shakespeare Festival Theatre Association,  
170 now of the grantee herein, and land now or formerly of Miller, each in  
171 part, to a point;

172 Thence running N 10 degrees 00' 00" E 155.00 feet along Lot 5 as  
173 shown on the map hereinafter referred to a point;

174 Thence running N 05 degrees 30' 37" W 20.05 feet along said Lot 5 to a  
175 point in the street line of Rosemary Drive;

176 Thence running N 17 degrees 28' 22" W 50.51 feet along the Second  
177 Parcel hereinafter described to a point;

178 Thence running N 10 degrees 00' 00" E 100.01 feet along Lot 2 as  
179 shown on the map hereinafter referred to the point of beginning.

180 Said parcel contains 92,000 square feet, more or less, and is shown as  
181 "Other land of C. Casserta" on a map entitled, "Subdivision of Bard's  
182 Manor Elm Street Stratford Conn" dated August 8, 1977 prepared by  
183 Codespoti & Associates, Joseph R. Codespoti, R.L.S. 8244.

184       THIRD PARCEL:

185       Being the second of two subject parcels in a warranty deed from  
186 Thomas J. Rosati, Trustee to the State of Connecticut, dated June 9, 1988,  
187 and recorded in Volume 697, Page 979 of the Stratford Land records, and  
188 described in said deed as follows:

189       A small triangular-shaped parcel located to the east of the curve of the  
190 turnaround of Rosemary Drive on the map hereinbefore mentioned, said  
191 parcel being bounded and described as follows: Beginning at a  
192 monument set in the northerly street line of Rosemary Drive;

193       Thence running easterly along a counterclockwise curve having a  
194 radius of 1,032.62 feet a distance of 54.67 feet along Lot 2 as shown on the  
195 map hereinbefore mentioned to a point at the First Parcel hereinbefore  
196 described;

197       Thence running S 17 degrees-28'-22 W 50.51 feet 6 along said First  
198 Parcel hereinbefore described to a point in the turnaround of Rosemary  
199 Drive;

200       Thence running along the street line of Rosemary Drive following a  
201 counterclockwise curve having a radius of 50.00 feet to the point of  
202 beginning.

203       Together with the right to pass and repass for highway purposes over  
204 the area designated on said map as Rosemary Drive.

205       FOURTH PARCEL:

206       Being the subject parcel in a quit claim deed from Citytrust to the State  
207 of Connecticut, dated July 12, 1983, and recorded in Volume 715, Page  
208 949 of the Stratford Land Records and described in said deed as follows:

209       All that certain piece or parcel of land with the buildings and other  
210 improvements thereon, situated in the Town of Stratford, County of  
211 Fairfield and State of Connecticut, bounded and described as follows:

212 NORTHERLY: by land now or formerly of Byron S. Romer;  
213 EASTERLY: by the Housatonic River; SOUTHERLY: by land now or  
214 formerly of William Forrest Davenport and Caroline Kirsten Davenport,  
215 along the northerly wall of a brick boathouse; WESTERLY: by a highway  
216 sometimes described as the upper highway or bank highway or Shore  
217 Road, 56 feet.

218 The southerly line of the above described premises is substantially  
219 parallel with the northerly line and 56 feet distant therefrom.

220 The property described above shall include the property described in  
221 a topographical survey for the state of Connecticut of the American  
222 Festival Theatre at Stratford by the Huntington Company, dated January  
223 31, 1989.

224 (c) The [person to whom said parcels are conveyed] Stratford Festival  
225 Theater, Inc. shall agree to renovate the current theater located thereon  
226 and to operate it as a theater, which shall be known as the  
227 Connecticut-Stratford Shakespeare Festival Theater, for live, theatrical  
228 performances. [, including not less than one annual performance of a  
229 play by William Shakespeare, for a period of not less than twenty years  
230 from the date of the first performance. Such person] The Stratford  
231 Festival Theater, Inc. shall further agree that (1) [he] it shall, within four  
232 months of the date of conveyance of said parcels, present to the  
233 commissioner a plan of development for the theater and the parcels for  
234 [his] the commissioner's approval, (2) the commissioner shall have two  
235 months to approve or disapprove such plan, provided, if the  
236 commissioner does not act, such plan shall be deemed to be approved,  
237 and provided further, if the commissioner disapproves the plan, it may  
238 be resubmitted, but such disapproval and resubmittal shall not extend  
239 the other time limits set forth in this subsection, (3) [he] the Stratford  
240 Festival Theater, Inc. shall, within one year of the date of conveyance of  
241 said parcels, present to the commissioner construction documents  
242 consisting of design drawings and specifications for the development of  
243 the theater and the parcels for [his] the commissioner's approval,  
244 provided such drawings and specifications shall also be under the

245 jurisdiction of the local building official, (4) the commissioner shall have  
246 two months to approve or disapprove such documents, provided, if the  
247 commissioner does not act, such documents shall be deemed to be  
248 approved, and provided further, if the commissioner disapproves such  
249 documents, they may be resubmitted, but such disapproval and  
250 resubmittal shall not extend the other time limits set forth in this  
251 subsection, (5) [he] the Stratford Festival Theater, Inc. shall reopen the  
252 theater, within three years of the date of conveyance of said parcels or  
253 within two years of the conclusion of any lawsuit relating to said parcels  
254 which prohibits or substantially inhibits development of said parcels,  
255 whichever is later. Approval by the commissioner pursuant to  
256 subdivision (2) or (4) of this subsection shall not be deemed to include  
257 any federal, state or local approvals or permits necessary for the  
258 construction or siting of facilities or for other regulated use of the  
259 property. If said parcels are not, at any time, used for the purposes set  
260 forth in this subsection and within the time periods set forth in this  
261 subsection, they shall revert to the state of Connecticut. [, and the  
262 commissioner shall convey said parcels to the town of Stratford, for park  
263 and recreational purposes only, subject to the approval of the State  
264 Properties Review Board and at a cost equal to the administrative costs  
265 of making such conveyance. If said parcels are conveyed to the town and  
266 at any time are not used for such purposes, they shall revert to the state  
267 of Connecticut. Payments made to the commissioner prior to any  
268 reversion of said parcels shall be retained by the state.]

269 (d) The State Properties Review Board shall complete its review of the  
270 conveyance of said parcels of land not later than thirty days after it  
271 receives a proposed agreement from the department of environmental  
272 protection. The state treasurer shall execute and deliver any deed or  
273 instrument necessary for a conveyance under this section, which deed or  
274 instrument shall include provisions to carry out the purposes of  
275 subsection (c) of this section, and the commissioner of environmental  
276 protection shall have the sole responsibility for all other incidents of such  
277 conveyance.

278 [(e) The proceeds from the conveyance of said parcels shall be used by

279 the commissioner to effect the purposes of the Connecticut recreation  
280 and natural heritage trust program created by chapter 453 of the general  
281 statutes.]

282 Sec. 3. Subsection (a) of section 4b-41 of the general statutes is  
283 repealed and the following is substituted in lieu thereof:

284 (a) The Commissioner of Public Works, subject to the approval of  
285 the Secretary of the Office of Policy and Management and the State  
286 Properties Review Board, may enter into a lease-purchase agreement  
287 and agreements related thereto, for the development of a courthouse  
288 facility in the town of Vernon. The commissioner, subject to the  
289 approval of the State Properties Review Board, may enter into  
290 agreements with adjacent property owners for easements in, over and  
291 under the land on which the courthouse garage is developed.

292 Sec. 4. Section 1 of special act 90-37 is amended to read as follows:

293 (a) Notwithstanding any provision of the general statutes to the  
294 contrary, the commissioner of transportation shall convey to the town  
295 and city of Hartford, subject to the approval of the state properties  
296 review board and at a cost equal to the administrative costs of making  
297 such conveyance, a parcel of land located in the town and city of  
298 Hartford and having an area of approximately 2.5 acres. Said parcel is  
299 bounded on the north by Farmington Avenue, a distance of 410 feet  
300 more or less; on the east and south by Interstate Route 84, a total distance  
301 of 646 feet more or less; and on the west by Broad Street, a distance of  
302 370 feet more or less; in part by each.

303 (b) The town and city of Hartford shall use said parcel of land for [the  
304 construction of a new combined fire and police department  
305 headquarters] economic development purposes. If said parcel is not used  
306 for said purpose, it shall revert to the state of Connecticut. If the town  
307 and city of Hartford sells said parcel of land for economic development  
308 purposes, the town and city of Hartford shall pay the proceeds from the  
309 sale to the State Treasurer who shall deposit said proceeds in the Special  
310 Transportation Fund established in section 13b-68 of the general statutes.

311 (c) The state properties review board shall complete its review of the  
312 conveyance of said parcel of land not later than thirty days after it  
313 receives a proposed agreement from the department of transportation.  
314 The land shall remain under the care and control of said department  
315 until a conveyance is made in accordance with the provisions of this  
316 section. The state treasurer shall execute and deliver any deed or  
317 instrument necessary for a conveyance under this section and the  
318 commissioner of transportation shall have the sole responsibility for all  
319 other incidents of such conveyance.

320 Sec. 5. Section 12 of public act 98-255 is amended to read as follows:

321 The town of Avon may use for public safety purposes or for purposes  
322 of constructing and operating public schools or other public educational  
323 facilities the five parcels of land acquired pursuant to a judgment in  
324 accordance with the provisions of number 232 of the special acts of 1963  
325 and identified in the judgment filed in the Avon Town Clerk's Office on  
326 June 26, 1964. The town of Avon may exchange said parcels of land or  
327 any part of said parcels for other parcels of land of comparable value to  
328 said town, provided the town shall use said other parcels for the  
329 purposes of recreation and conservation or constructing and operating  
330 public schools or other educational facilities.

331 Sec. 6. (a) Notwithstanding any provision of the general statutes to  
332 the contrary, the Commissioner of Transportation shall convey to the  
333 city of Norwalk a parcel of land located in the city of Norwalk, at a cost  
334 equal to the administrative costs of making such conveyance. Said  
335 parcel of land has an area of approximately 6.682 acres and is  
336 identified as: A certain parcel of land situated in the City of Norwalk,  
337 County of Fairfield and State of Connecticut being more particularly  
338 bounded and described as follows:

339 Beginning at a point on the northeasterly streetline of Ann Street at  
340 the division line between land now or formerly of the City of Norwalk  
341 (Maritime Aquarium at Norwalk) and the parcel herein described;

342 Thence running along a counterclockwise curve, having a radius of

343 129.00 feet, 26.87 feet to a point, thence turning and running North 55  
344 degrees-56'-50" West 174.79 feet, all along the northeasterly streetline  
345 of Ann Street, to a point;

346 Thence running North 31 degrees-22'-52" West 165.99 feet to a point,  
347 thence turning and running North 07 degrees-25'-18" East 315.30 feet to  
348 a point, thence turning and running North 82 degrees-34'-42" West  
349 32.00 feet, all along land now or formerly of Guy S. Parks, Jr., to a  
350 point;

351 Thence running North 78 degrees-04'-33" West 19.92 feet along land  
352 now or formerly of the Connecticut Department of Transportation to a  
353 point;

354 Thence running along a clockwise curve, having a radius of 1,985.41  
355 feet, 377.42 feet to a point, thence turning and running North 67  
356 degrees-50'-10" East 64.50 feet to a point, thence turning and running  
357 North 25 degrees-20'-59" East 299.73 feet to a point, thence turning and  
358 running North 19 degrees-06'-28" East 50.28 feet to a point, thence  
359 turning and running North 34 degrees-07'-23" East 49.87 feet to a point,  
360 thence turning and running North 51 degrees-26'-50" East 48.31 feet to  
361 a point, thence turning and running North 53 degrees-47'-23" East  
362 102.10 feet to a point, thence turning and running North 45 degrees-  
363 09'-16" East 50.06 feet to a point, thence turning and running North 35  
364 degrees-46'-04" East 54.15 feet to a point, thence turning and running  
365 North 29 degrees-50'-03" East 128.17 feet to a point, thence turning and  
366 running North 23 degrees-28'-14" East 55.42 feet, all along land to be  
367 retained by the Connecticut Department of Transportation, to a point;

368 Thence running along a counterclockwise curve, having a radius of  
369 2,366.83 feet, 7.47 feet along land now or formerly of the Connecticut  
370 Department of Transportation to a point;

371 Thence running South 04 degrees-01'-53" East 112.81 feet to a point,  
372 thence turning and running South 37 degrees-04'-28" West 306.68 feet  
373 to a point, thence turning and running North 52 degrees-55'-32" West  
374 65.17 feet to a point, thence turning and running along a

375 counterclockwise curve, having a radius of 915.00 feet, 588.95 feet to a  
376 point, thence turning and running South 09 degrees-00'-18" East 522.22  
377 feet, all along land now or formerly of the City of Norwalk, to a point;

378 Thence running South 83 degrees-19'-55" West 9.12 feet to a point,  
379 thence turning and running South 83 degrees-29'-52" West 89.59 feet to  
380 a point, thence turning and running South 05 degrees-34'-21" West  
381 238.71 feet, all along land now or formerly of the City of Norwalk  
382 (Maritime Center), to the point of beginning.

383 Being more particularly bounded and described on a map entitled:  
384 "Property Survey Showing Parcel to be Acquired From: Connecticut  
385 Department of Transportation, By: City of Norwalk, Ann Street, South  
386 Norwalk, Connecticut," Scale: 1"=50', Dated: March 21, 2000, Prepared  
387 by: Milone & MacBroom, Inc. The conveyance agreement shall include  
388 a provision that the city of Norwalk accepts the property in its current  
389 condition. The conveyance shall be subject to the approval of the State  
390 Properties Review Board.

391 (b) The city of Norwalk shall use said parcel of land for urban  
392 renewal, economic development and housing purposes. If the city of  
393 Norwalk:

- 394 (1) Does not use said parcel for any of said purposes;
- 395 (2) Does not retain ownership of all of said parcel except for any  
396 sale for any of said purposes; or
- 397 (3) Leases all or any portion of said parcel for any other purpose,

398 the parcel shall revert to the state of Connecticut. If the city of Norwalk  
399 sells said parcel of land for economic development purposes, the city  
400 of Norwalk shall use the proceeds from the sale for the construction of  
401 a parking garage for the Maritime Aquarium at Norwalk.

402 (c) The State Properties Review Board shall complete its review of  
403 the conveyance of said parcel of land not later than thirty days after it  
404 receives a proposed agreement from the Department of  
405 Transportation. The land shall remain under the care and control of

406 said department until a conveyance is made in accordance with the  
407 provisions of this section. The State Treasurer shall execute and deliver  
408 any deed or instrument necessary for a conveyance under this section,  
409 which deed or instrument shall include provisions to carry out the  
410 purposes of subsection (b) of this section. The Commissioner of  
411 Transportation shall have the sole responsibility for all other incidents  
412 of such conveyance.

413 Sec. 7. Notwithstanding any provision of the general statutes, the  
414 Commissioner of Public Works shall transfer custody and control of a  
415 parcel of land located in the town of Preston to the Commissioner of  
416 Environmental Protection. Said parcel of land has an area of  
417 approximately 53 acres and is identified as the portion of Lot 19 on  
418 town of Preston Tax Assessor's Map 23 which is owned by the state of  
419 Connecticut. The Commissioner of Environmental Protection shall  
420 establish a five hundred foot "no hunting" zone along the western  
421 boundary of said parcel of land adjacent to municipal land. The  
422 transfer shall be subject to the approval of the State Properties Review  
423 Board.

424 Sec. 8. (a) Notwithstanding any provision of the general statutes, the  
425 Commissioner of Public Works shall convey to the town of Newtown a  
426 parcel of land located in the town of Newtown, at a cost equal to the  
427 administrative costs of making such conveyance. Said parcel of land  
428 has an area of approximately 3.6 acres and is identified as the parcel of  
429 land that is bordered on the north by property of Mary Coons at 5  
430 Oakview Road, on the east by Oakview Road, on the south by  
431 Wasserman Way, and on the west by property of the Potatuck Land  
432 Company. The conveyance shall be subject to the approval of the State  
433 Properties Review Board.

434 (b) The town of Newtown shall use said parcel of land for  
435 recreational purposes. If the town of Newtown:

- 436 (1) Does not use said parcel for said purposes;  
437 (2) Does not retain ownership of all of said parcel; or

438           (3) Leases all or any portion of said parcel,  
439 the parcel shall revert to the state of Connecticut.

440           (c) The State Properties Review Board shall complete its review of  
441 the conveyance of said parcel of land not later than thirty days after it  
442 receives a proposed agreement from the Department of Public Works.  
443 The land shall remain under the care and control of said department  
444 until a conveyance is made in accordance with the provisions of this  
445 section. The State Treasurer shall execute and deliver any deed or  
446 instrument necessary for a conveyance under this section, which deed  
447 or instrument shall include provisions to carry out the purposes of  
448 subsection (b) of this section. The Commissioner of Public Works shall  
449 have the sole responsibility for all other incidents of such conveyance.

450           Sec. 9. (a) Notwithstanding any provision of the general statutes, the  
451 Commissioner of Agriculture shall convey the Noank Aquaculture-  
452 Marine Laboratory, and the parcel of land on which it is located, to the  
453 town of Groton, at a cost equal to the administrative costs of making  
454 such conveyance. Said parcel of land has an area of approximately 0.97  
455 acre and is further identified as the same premises described in a deed  
456 from Edward E. Chapin to the state of Connecticut, dated May 23,  
457 1962, and recorded in the town of Groton land records at Volume 195,  
458 Pages 430 and 431. The conveyance shall be subject to the approval of  
459 the State Properties Review Board.

460           (b) The town of Groton shall make a portion of said laboratory and  
461 parcel of land available to the town of Groton Shellfish Commission  
462 for aquaculture purposes and shall use the remainder of said parcel of  
463 land for municipal purposes. If the town of Groton:

- 464           (1) Does not use said parcel for said purposes;
  - 465           (2) Does not retain ownership of all of said parcel; or
  - 466           (3) Leases all or any portion of said parcel for any other purposes,
- 467 the parcel shall revert to the state of Connecticut.

468 (c) If the town of Groton does not agree to accept the conveyance of  
469 said laboratory and parcel of land from the Commissioner of  
470 Agriculture, said commissioner shall convey the parcel to the Noank  
471 Fire District, and the Noank Fire District shall make a portion of said  
472 laboratory available to the town of Groton Shellfish Commission for  
473 aquaculture purposes.

474 (d) The State Properties Review Board shall complete its review of  
475 the conveyance of said parcel of land not later than thirty days after it  
476 receives a proposed agreement from the Department of Agriculture.  
477 The land shall remain under the care and control of said department  
478 until a conveyance is made in accordance with the provisions of this  
479 section. The State Treasurer shall execute and deliver any deed or  
480 instrument necessary for a conveyance under this section, which deed  
481 or instrument shall include provisions to carry out the purposes of  
482 subsection (b) of this section. The Commissioner of Agriculture shall  
483 have the sole responsibility for all other incidents of such conveyance.

484 Sec. 10. (a) The state of Connecticut shall waive any claim, pursuant  
485 to the public trust doctrine, to title acquired through a federal  
486 condemnation to the tract or parcel of land now or formerly within the  
487 Stratford Army Engine Plant, which has an area of approximately  
488 11.505 acres and is bounded and described as follows:

489 All that tract or parcel of land situated in the Town of Stratford,  
490 County of Fairfield, State of Connecticut and more particularly  
491 described as follows:

492 Commencing at a point in the intersection of the westerly line of  
493 Sniffens Lane and the northerly line of Main Street;

494 Thence N 49 degrees 49' 38" E along the westerly line of Sniffens  
495 Lane a distance of 1,358.07 feet to an angle point in the westerly line of  
496 Sniffens Lane;

497 Thence S 88 degrees 13' 42" E along the northwesterly line of  
498 Sniffens Lane a distance of 393.50 feet to the southeasterly corner of

499 lands conveyed to the United States of America by deed recorded in  
500 Volume 340 at Page 122;

501 Thence N 00 degrees 16' 17" E along the northeasterly line of said  
502 lands conveyed to the United States of America a distance of 188 feet to  
503 the Mean High Water Line of the Housatonic River as it existed in June  
504 1943;

505 Thence continuing N 00 degrees 16' 17" E a distance of 44.60 feet to  
506 the Mean High Water Line of the Housatonic River as it existed in  
507 March 1999 and the True Point of Beginning,

508 Thence along the Mean High Water Line as it existed in March 1999  
509 and as defined on a "Limited Dependent Resurvey" prepared for the  
510 Department of the Army, New York District Corps of Engineers by  
511 TVGA Engineering, Surveying, P.C., Project No. 990009-03 on March  
512 31, 1999, a distance of 4,430 feet, to a point, said point being N 74  
513 degrees 13' 49" E measured a distance of 619.32 feet from a point on the  
514 division line between the property now or formerly of AVCO  
515 Corporation by deed recorded in Volume 546 at Page 447 on the west  
516 and the property of the United States of America by deed recorded in  
517 Volume 248 at Page 99 on the east at its intersection with the north line  
518 of Main Street;

519 Thence along the Edge of Fill as it existed in July 1943 and as  
520 defined on said "Limited Dependent Resurvey" a distance of 2,593 feet,  
521 said Edge of Fill line being further approximated and defined by the  
522 following courses and distances:

523 1. S 36 degrees 58' 26" W a distance of 85.95 feet;

524 2. S 22 degrees 04' 38" E a distance of 31.87 feet;

525 3. S 34 degrees 39' 42" E a distance of 44.83 feet;

526 4. S 54 degrees 57' 30" E a distance of 107.06 feet;

527 5. S 47 degrees 56' 36" E a distance of 177.90 feet;

- 528 6. S 36 degrees 35' 11" E a distance of 77.76 feet;
- 529 7. S 42 degrees 00' 30" E a distance of 88.99 feet;
- 530 8. S 55 degrees 40' 29" E a distance of 117.45 feet;
- 531 9. S 72 degrees 47' 00" E a distance of 134.20 feet;
- 532 10. S 78 degrees 58' 55" E a distance of 113.83 feet;
- 533 11. S 73 degrees 06' 35" E a distance of 59.51 feet;
- 534 12. S 61 degrees 05' 08" E a distance of 99.24 feet;
- 535 13. S 55 degrees 15' 10" E a distance of 127.75 feet;
- 536 14. S 80 degrees 40' 11" E a distance of 98.69 feet;
- 537 15. S 79 degrees 54' 03" E a distance of 133.05 feet;
- 538 16. S 71 degrees 25' 27" E a distance of 47.30 feet;
- 539 17. S 55 degrees 02' 53" E a distance of 194.78 feet;
- 540 18. N 78 degrees 38' 09" E a distance of 78.40 feet;
- 541 19. N 49 degrees 24' 41" E a distance of 62.51 feet;
- 542 20. N 55 degrees 40' 25" E a distance of 95.87 feet;
- 543 21. N 78 degrees 08' 24" E a distance of 169.21 feet;
- 544 22. N 82 degrees 26' 43" E a distance of 116.64 feet;
- 545 23. S 86 degrees 34' 52" E a distance of 75.86 feet;
- 546 24. S 78 degrees 29' 08" E a distance of 111.42 feet;
- 547 25. N 80 degrees 16' 08" E a distance of 72.11 feet; and
- 548 26. N 72 degrees 20' 29" E a distance of 85.65 feet;

549 to the True Point or Place of Beginning.

550 (b) The State Treasurer, in consultation with the Commissioner of  
551 Environmental Protection, shall execute and deliver any instrument  
552 needed to carry out the purposes of subsection (a) of this section.

553 Sec. 11. (a) Notwithstanding any provision of the general statutes,  
554 the Commissioner of Environmental Protection shall convey to Mary  
555 Ellen Pratt, Jennifer Daniell Pentrack, Helen McConnell Copeland,  
556 Malcolm D. McConnell and Richard S. McConnell, at a cost of twenty-  
557 two thousand five hundred dollars, the 0.741 acre parcel of land in the  
558 town of Litchfield which is located on the easterly side of the land  
559 owned by said individuals and the northerly side of Mt. Tom State  
560 Park Road. The Commissioner of Environmental Protection shall  
561 convey said parcel of land subject to the conditions that (1) the state of  
562 Connecticut shall retain all development rights to the parcel, and (2) no  
563 structures of any kind may be placed on the parcel by said individuals  
564 or their heirs, successors or assigns. The conveyance shall be subject to  
565 the approval of the State Properties Review Board.

566 (b) The State Properties Review Board shall complete its review of  
567 the conveyance of said parcel of land not later than thirty days after it  
568 receives a proposed agreement from the Department of Environmental  
569 Protection. The land shall remain under the care and control of said  
570 department until a conveyance is made in accordance with the  
571 provisions of this section. The State Treasurer shall execute and deliver  
572 any deed or instrument necessary for a conveyance under this section.  
573 The Commissioner of Environmental Protection shall have the sole  
574 responsibility for all other incidents of such conveyance.

575 Sec. 12. (a) Notwithstanding any provision of the general statutes,  
576 the Commissioner of Transportation shall convey to the town of  
577 Wethersfield a parcel of land located in the town of Wethersfield, at a  
578 cost equal to the administrative costs of making such conveyance. Said  
579 parcel of land has an area of approximately 35.8 acres and is identified  
580 as the parcel of land located on the southeasterly side of present Two

581 Rod Highway and the westerly side of present Highland Street. The  
582 conveyance shall be subject to the approval of the State Properties  
583 Review Board.

584 (b) The town of Wethersfield shall use said parcel of land for open  
585 space and passive recreational purposes. If the town of Wethersfield:

- 586 (1) Does not use said parcel for said purposes;
- 587 (2) Does not retain ownership of all of said parcel; or
- 588 (3) Leases all or any portion of said parcel,

589 the parcel shall revert to the state of Connecticut.

590 (c) The State Properties Review Board shall complete its review of  
591 the conveyance of said parcel of land not later than thirty days after it  
592 receives a proposed agreement from the Department of  
593 Transportation. The land shall remain under the care and control of  
594 said department until a conveyance is made in accordance with the  
595 provisions of this section. The State Treasurer shall execute and deliver  
596 any deed or instrument necessary for a conveyance under this section,  
597 which deed or instrument shall include provisions to carry out the  
598 purposes of subsection (b) of this section. The Commissioner of  
599 Transportation shall have the sole responsibility for all other incidents  
600 of such conveyance.

601 Sec. 13. (a) Notwithstanding any provision of the general statutes,  
602 the Commissioner of Transportation shall convey to the town of  
603 Newington the following four parcels of land located in the town of  
604 Newington, at a cost equal to the administrative costs of making such  
605 conveyance: (1) Parcel no. 1, having an area of approximately 8.23  
606 acres and located on the westerly side of present Main Street (Conn.  
607 Route 176); (2) parcel no. 2, having an area of approximately 9.08 acres  
608 and located on the easterly side of present Willard Avenue (Conn.  
609 Route 173); (3) parcel no. 3, having an area of approximately 40.3 acres  
610 and located on the westerly side of present Willard Avenue (Conn.  
611 Route 173) and the easterly side of present Maple Hill Avenue; and (4)

612 parcel no. 4, having an area of approximately 16.3 acres and located on  
613 the westerly side of present Maple Hill Avenue. The conveyance shall  
614 be subject to the approval of the State Properties Review Board.

615 (b) The town of Newington shall use said parcels of land for open  
616 space and passive recreational purposes. If the town of Newington:

617 (1) Does not use any said parcel for said purposes;

618 (2) Does not retain ownership of all of any said parcel; or

619 (3) Leases all or any portion of any said parcel,

620 the parcel shall revert to the state of Connecticut.

621 (c) The State Properties Review Board shall complete its review of  
622 the conveyance of said parcels of land not later than thirty days after it  
623 receives a proposed agreement from the Department of  
624 Transportation. The land shall remain under the care and control of  
625 said department until a conveyance is made in accordance with the  
626 provisions of this section. The State Treasurer shall execute and deliver  
627 any deed or instrument necessary for a conveyance under this section,  
628 which deed or instrument shall include provisions to carry out the  
629 purposes of subsection (b) of this section. The Commissioner of  
630 Transportation shall have the sole responsibility for all other incidents  
631 of such conveyance.

632 Sec. 14. (a) Notwithstanding any provision of the general statutes,  
633 the Commissioner of Transportation shall convey to the town of  
634 Manchester a parcel of land located in the town of Manchester, at a  
635 cost equal to the administrative costs of making such conveyance. Said  
636 parcel of land has an area of approximately 4.15 acres, is shown on the  
637 town of Manchester Tax Assessor's Map 72 and is bounded and  
638 described as follows:

639 NORTHERLY: By land now or formerly of the State of  
640 Connecticut, 420 feet, more or less;

641 EASTERLY: By the former Tolland Turnpike, 295 feet, more or

642 less;

643 SOUTHERLY: By land now or formerly of the Town of  
644 Manchester, 497 feet, more or less;

645 WESTERLY: By land now or formerly of Consolidated Rail  
646 Corp., 560 feet, more or less.

647 The conveyance shall be subject to the approval of the State Properties  
648 Review Board.

649 (b) The town of Manchester shall use said parcel of land for open  
650 space purposes. If the town of Manchester:

- 651 (1) Does not use said parcel for said purposes;
- 652 (2) Does not retain ownership of all of said parcel; or
- 653 (3) Leases all or any portion of said parcel,

654 the parcel shall revert to the state of Connecticut.

655 (c) The State Properties Review Board shall complete its review of  
656 the conveyance of said parcel of land not later than thirty days after it  
657 receives a proposed agreement from the Department of  
658 Transportation. The land shall remain under the care and control of  
659 said department until a conveyance is made in accordance with the  
660 provisions of this section. The State Treasurer shall execute and deliver  
661 any deed or instrument necessary for a conveyance under this section,  
662 which deed or instrument shall include provisions to carry out the  
663 purposes of subsection (b) of this section. The Commissioner of  
664 Transportation shall have the sole responsibility for all other incidents  
665 of such conveyance.

666 Sec. 15. (a) Notwithstanding any provision of the general statutes,  
667 the Commissioner of Transportation shall convey a parcel of land  
668 consisting of the former Bridge Street in the town of Manchester,  
669 which has an area of approximately .24 acre, as follows: (1) To the  
670 owner or owners of land that abuts former Bridge Street and is now or  
671 formerly of Gerard F. and Kathryn A. Thibodeau, the portion of said

672 former Bridge Street located between the extension of the side  
673 boundaries of said land across said former Bridge Street, (2) to the  
674 owner or owners of land that abuts former Bridge Street and is now or  
675 formerly of Stephen M. and Kelly Larkin, the portion of said former  
676 Bridge Street located between the extension of the side boundaries of  
677 said land across said former Bridge Street, (3) to the owner or owners  
678 of land that abuts former Bridge Street and is now or formerly of  
679 George H. and Anna L. Fischer, the portion of said former Bridge  
680 Street located between the extension of the side boundaries of said  
681 land across said former Bridge Street, (4) to the owner or owners of  
682 land that abuts former Bridge Street and is now or formerly of Michael  
683 P. Weir, the portion of said former Bridge Street located between the  
684 extension of the side boundaries of said land across said former Bridge  
685 Street, and (5) to the owner or owners of land that abuts former Bridge  
686 Street and is now or formerly of Ester A. Stuart, the portion of said  
687 former Bridge Street located between the extension of the side  
688 boundaries of said land across said former Bridge Street. Each such  
689 conveyance shall be made for a cost of one dollar and shall be subject  
690 to the approval of the State Properties Review Board.

691 (b) The State Properties Review Board shall complete its review of  
692 each such conveyance not later than thirty days after it receives a  
693 proposed agreement from the Department of Transportation. Each said  
694 portion of said parcel of land shall remain under the care and control  
695 of said department until a conveyance is made in accordance with the  
696 provisions of this section. The State Treasurer shall execute and deliver  
697 any deed or instrument necessary for a conveyance under this section.  
698 The Commissioner of Transportation shall have the sole responsibility  
699 for all other incidents of such conveyances.

700 Sec. 16. The conveyance to the Town of Prospect by Prospect Grange  
701 No. 144, Inc., doing business as Prospect Grange No. 144 and also  
702 known as Prospect Grange Company, Incorporated, of certain real  
703 property situated at 23 Center Street, Prospect, Connecticut, by deed  
704 executed and delivered by its Master and by its Vice President and  
705 Chairman of the Executive Committee on October 28, 1999, is

706 validated.

707 Sec. 17. Notwithstanding a certain restriction contained in a Quit  
708 Claim Deed from the State of Connecticut, Department of  
709 Transportation to the Town of Vernon, dated April 19, 1985, and  
710 recorded in the Town of Vernon Land Records in volume 550, page  
711 342, that the parcels of land described in said deed shall be used for  
712 "Highway Purposes Only", said restriction may be released,  
713 relinquished and have no further force and effect, the Town of Vernon  
714 may convey said parcels free of said restriction and the parcels may be  
715 used for other than highway purposes.

716 Sec. 18. Section 10-321d of the general statutes is repealed and the  
717 following is substituted in lieu thereof:

718 The commission may, using such funds as may be appropriated to it  
719 or available from any other source, acquire by gift, grant, bequest,  
720 devise, lease, purchase or otherwise historic structures or landmarks,  
721 including such adjacent land as may be necessary for the comfort and  
722 safety of the visiting public, which the commission determines to be of  
723 national or state historical importance and to be of such concern to the  
724 public at large that they should be held forever in good condition for  
725 visitation by the public and for the protection of the heritages of the  
726 people of this state and nation. The commission may restore, maintain  
727 and operate, or may lease to private organizations or municipalities for  
728 the purpose of restoring, maintaining and operating, such properties in  
729 such a condition as to render them suitable for public visitation and to  
730 inform the public of the historic event or circumstance connected  
731 therewith. The commission may charge reasonable visitation or special  
732 event fees, and operate or contract for the operation of gift shops at  
733 such properties and use funds received to help defray the cost of  
734 maintenance and operation of such properties and to replenish stock.  
735 The commission may cooperate with the Department of  
736 Environmental Protection and any other appropriate municipal, state  
737 or federal agency or private organization in carrying out functions  
738 under this section and may enter into agreements for such purposes.

739 Sec. 19. (a) Notwithstanding any provision of the general statutes,  
740 the Commissioner of Public Works shall convey to the town and city of  
741 Hartford a parcel of land located in the town and city of Hartford, at a  
742 cost equal to the administrative costs of making such conveyance. Said  
743 parcel of land has an area of approximately 678 square feet and is  
744 bounded and described as follows:

745 Beginning at a point in the easterly street line of Clinton Street,  
746 which point is 172.02 feet northerly of the point of intersection of the  
747 said easterly street line of Clinton Street and the northerly street line of  
748 Capitol Avenue;

749 Thence running N 20° 12' 22" E, along land of the State of  
750 Connecticut, 112.00 feet to a point;

751 Thence running S 69° 47' 38" E through land of the State of  
752 Connecticut, .50 feet to a point;

753 Thence running southerly through land of the State of Connecticut  
754 along a curve to the left having a radius of 36.50 feet, central angle of  
755 25° 03' 27", 15.96 feet to a point;

756 Thence continuing southerly through land of the State of  
757 Connecticut along a curve to the right having a radius of 48.50 feet,  
758 central angle of 25° 03' 27", 21.21 feet to a point;

759 Thence running S 20° 12' 22" W through land of the State of  
760 Connecticut, 40.00 feet to a point;

761 Thence continuing southerly through land of the State of  
762 Connecticut along a curve to the right having a radius of 48.50 feet,  
763 central angle of 25° 03' 27", 21.21 feet to a point;

764 Thence continuing southerly through land of the State of  
765 Connecticut along a curve to the left having a radius of 36.50 feet,  
766 central angle of 25° 03' 27", 15.96 feet to a point;

767 Thence running N 69° 47' 38" W through land of the State of

768 Connecticut, .50 feet to a point on the east line of Clinton Street at the  
769 point and place of beginning.

770 The conveyance shall be subject to the approval of the State Properties  
771 Review Board.

772 (b) The town and city of Hartford shall use said parcel of land for  
773 sidewalk relocation. If the town and city of Hartford:

774 (1) Does not use said parcel for said purposes;

775 (2) Does not retain ownership of all of said parcel; or

776 (3) Leases all or any portion of said parcel,

777 the parcel shall revert to the state of Connecticut.

778 (c) The State Properties Review Board shall complete its review of  
779 the conveyance of said parcel of land not later than thirty days after it  
780 receives a proposed agreement from The Department of Public Works.  
781 The land shall remain under the care and control of said department  
782 until a conveyance is made in accordance with the provisions of this  
783 section. The State Treasurer shall execute and deliver any deed or  
784 instrument necessary for a conveyance under this section, which deed  
785 or instrument shall include provisions to carry out the purposes of  
786 subsection (b) of this section. The Commissioner of Public Works shall  
787 have the sole responsibility for all other incidents of such conveyance.

788 Sec. 20. (a) Notwithstanding any provision of the general statutes,  
789 the Commissioner of Public Works shall convey to the Horace  
790 Bushnell Memorial Hall Corporation a parcel of land located in the  
791 town and city of Hartford, at a cost equal to the administrative costs of  
792 making such conveyance. Said parcel of land has an area of  
793 approximately 2,983 square feet or .069 acre and is bounded and  
794 described as follows:

795 Beginning at a point in the easterly line of Trinity Street, which  
796 point is the southwesterly corner of the property herein described and

797 is marked by a merestone;

798 Thence running North 15° -55' -12" East along the easterly line of  
799 Trinity Street a distance of eighteen and twenty one-hundredths (18.20)  
800 feet to a point;

801 Thence running South 72° -55' -33" East a distance of one hundred  
802 sixty-three and eighty-nine one-hundredths (163.89) feet to a point;

803 Thence running South 15° -31' -56" West along the property of The  
804 Horace Bushnell Memorial Hall Corp. a distance of eighteen and  
805 twenty one-hundredths (18.20) feet to a point.

806 Thence running North 72° -55' -33" West along the property of The  
807 Horace Bushnell Memorial Hall Corp. a distance of one hundred sixty-  
808 four and one one-hundredths (164.01) feet to the point and place of  
809 beginning.

810 RESERVING unto the State of Connecticut, the right, privilege and  
811 easement to enter upon the premises herein conveyed (but excluding  
812 any buildings now or hereafter located thereon) for the purpose of  
813 maintaining, repairing and replacing any buildings or improvements  
814 located on the land of the state located to the north of the premises  
815 herein conveyed, so long as such maintenance, repair or replacement  
816 does not cause damage to, or unreasonably interfere with the use of,  
817 the buildings and improvements now or hereafter located on the  
818 premises herein conveyed.

819 The conveyance shall be subject to the approval of the State Properties  
820 Review Board.

821 (b) The Horace Bushnell Memorial Hall Corporation shall use said  
822 parcel of land for expansion of the Bushnell Theater. If said  
823 corporation:

824 (1) Does not use said parcel for said purposes;

825 (2) Does not retain ownership of all of said parcel; or

826 (3) Leases all or any portion of said parcel,  
827 the parcel shall revert to the state of Connecticut.

828 (c) The State Properties Review Board shall complete its review of  
829 the conveyance of said parcel of land not later than thirty days after it  
830 receives a proposed agreement from the Department of Public Works.  
831 The land shall remain under the care and control of said department  
832 until a conveyance is made in accordance with the provisions of this  
833 section. The State Treasurer shall execute and deliver any deed or  
834 instrument necessary for a conveyance under this section, which deed  
835 or instrument shall include provisions to carry out the purposes of  
836 subsection (b) of this section. The Commissioner of Public Works shall  
837 have the sole responsibility for all other incidents of such conveyance.

838 Sec. 21. (a) Notwithstanding any provision of the general statutes,  
839 the Commissioner of Transportation shall convey to New Milford  
840 Affordable Housing, Inc. a parcel of land located in the town of New  
841 Milford, at a cost equal to the administrative costs of making such  
842 conveyance. Said parcel of land has an area of approximately .51 acre  
843 and is bounded and described as follows:

- 844 NORTHEASTERLY By present Blue Bonnet Knoll, 140 feet;
- 845 SOUTHEASTERLY By land now or formerly of Donald R.  
846 Olson et al., 165 feet;
- 847 SOUTHWESTERLY By present Blue Bonnet Knoll, 140 feet;
- 848 NORTHWESTERLY By land now or formerly of Francis J.  
849 Lynch, 165 feet.

850 The conveyance shall be subject to the approval of the State Properties  
851 Review Board.

852 (b) New Milford Affordable Housing, Inc. shall use said parcel of  
853 land for affordable housing purposes. If New Milford Affordable  
854 Housing, Inc.:

- 855 (1) Does not use said parcel for said purposes;
- 856 (2) Does not retain ownership of all of said parcel; or
- 857 (3) Leases all or any portion of said parcel,
- 858 the parcel shall revert to the state of Connecticut.

859 (c) The State Properties Review Board shall complete its review of  
860 the conveyance of said parcel of land not later than thirty days after it  
861 receives a proposed agreement from the Department of  
862 Transportation. The land shall remain under the care and control of  
863 said department until a conveyance is made in accordance with the  
864 provisions of this section. The State Treasurer shall execute and deliver  
865 any deed or instrument necessary for a conveyance under this section,  
866 which deed or instrument shall include provisions to carry out the  
867 purposes of subsection (b) of this section. The Commissioner of  
868 Transportation shall have the sole responsibility for all other incidents  
869 of such conveyance.

870 Sec. 22. (a) Notwithstanding any provision of the general statutes,  
871 the Commissioner of Public Safety may contract with the Connecticut  
872 State Police Academy Alumni Association, Inc. for a project for the  
873 construction of a building on a parcel of land having an area of  
874 approximately one-half acre on the easterly side of property under the  
875 care and control of the Department of Public Safety, known as the Col.  
876 Leo J. Mulcahy Complex, which is located in the city of Meriden.

877 (b) Before the Commissioner of Public Safety decides whether to  
878 proceed with the project described in subsection (a) of this section and  
879 enter into a contract with the Connecticut State Police Academy  
880 Alumni Association, Inc., said association shall provide said  
881 commissioner with all information concerning the project that the  
882 commissioner deems necessary for making such decision, including,  
883 but not limited to, information regarding the creditworthiness and  
884 financial stability of said association.

885 (c) If the Commissioner of Public Safety decides to proceed with the  
886 project, the contract described in subsection (a) of this section shall  
887 include, but not be limited to, provisions authorizing (1) the  
888 Connecticut State Police Academy Alumni Association, Inc. to  
889 construct and then donate to the Department of Public Safety a  
890 building on land at the Col. Leo J. Mulcahy Complex, (2) the  
891 Commissioner of Public Safety to have final approval of all aspects of  
892 the project in accordance with this section, (3) the state of Connecticut  
893 to lease said land to said association during development of the  
894 project, (4) said commissioner to require compliance by said  
895 association with all applicable state and federal laws and regulations,  
896 and (5) said commissioner to require said association to post a  
897 performance bond and provide adequate insurance during  
898 development of the project.

899 (d) The Commissioner of Public Safety may accept on behalf of the  
900 Department of Public Safety the donation of the building to be  
901 constructed under this section.

902 Sec. 23. (a) Notwithstanding any provision of the general statutes,  
903 the Commissioner of Transportation shall convey to the city of New  
904 Britain a parcel of land located in the city of New Britain, at a cost  
905 equal to the administrative costs of making such conveyance. Said  
906 parcel of land has an area of approximately .04 acre and is identified as  
907 Lot 101 on city of New Britain Tax Assessor's Map D6c. The  
908 conveyance shall be subject to the approval of the State Properties  
909 Review Board.

910 (b) The city of New Britain shall use said parcel of land for  
911 municipal purposes. If the city of New Britain:

- 912 (1) Does not use said parcel for said purposes;
- 913 (2) Does not retain ownership of all of said parcel; or
- 914 (3) Leases all or any portion of said parcel,

915 the parcel shall revert to the state of Connecticut.

916 (c) The State Properties Review Board shall complete its review of  
917 the conveyance of said parcel of land not later than thirty days after it  
918 receives a proposed agreement from the Department of  
919 Transportation. The land shall remain under the care and control of  
920 said department until a conveyance is made in accordance with the  
921 provisions of this section. The State Treasurer shall execute and deliver  
922 any deed or instrument necessary for a conveyance under this section,  
923 which deed or instrument shall include provisions to carry out the  
924 purposes of subsection (b) of this section. The Commissioner of  
925 Transportation shall have the sole responsibility for all other incidents  
926 of such conveyance.

927 Sec. 24. (a) Notwithstanding any provision of the general statutes to  
928 the contrary, the Commissioner of Transportation shall, not later than  
929 March 1, 2001, convey to the town of Manchester a parcel of land  
930 located in the town of Manchester, at a cost equal to the administrative  
931 costs of making such conveyance. Said parcel of land has an area of  
932 approximately 22.2 acres and is identified as the parcel of land  
933 described in Department of Transportation File #132-97-27. The  
934 conveyance shall be subject to the approval of the State Properties  
935 Review Board.

936 (b) The town of Manchester shall use the forested floodplain portion  
937 of the parcel of land adjacent to the Hockanum River, consisting of  
938 approximately twelve acres, for open space purposes and the  
939 remainder of said parcel of land, consisting of approximately ten acres,  
940 for recreational purposes. If the town of Manchester:

941 (1) Does not use said parcel for said purposes;

942 (2) Does not retain ownership of all of said parcel; or

943 (3) Leases all or any portion of said parcel,

944 the parcel shall revert to the state of Connecticut. The town of

945 Manchester shall coordinate the site specific details of such forested  
946 floodplain with the Department of Transportation.

947 (c) The State Properties Review Board shall complete its review of  
948 the conveyance of said parcel of land not later than thirty days after it  
949 receives a proposed agreement from the Department of  
950 Transportation. The land shall remain under the care and control of  
951 said department until a conveyance is made in accordance with the  
952 provisions of this section. The State Treasurer shall execute and deliver  
953 any deed or instrument necessary for a conveyance under this section,  
954 which deed or instrument shall include provisions to carry out the  
955 purposes of subsection (b) of this section. The Commissioner of  
956 Transportation shall have the sole responsibility for all other incidents  
957 of such conveyance.

958 Sec. 25. (a) Notwithstanding any provision of the general statutes,  
959 the Commissioner of Transportation shall convey to the Ryder Park  
960 Residents Association, Inc. a parcel of land located in the city and town  
961 of Milford, at a cost equal to the administrative costs of making such  
962 conveyance. Said parcel of land has an area of approximately 2.24 acres  
963 and is identified as Parcel 43 in Block 812 on city and town of Milford  
964 Tax Assessor's Map 90. The conveyance shall be subject to the approval  
965 of the State Properties Review Board.

966 (b) The Ryder Park Residents Association, Inc. shall use said parcel  
967 of land for open space purposes. If said association:

- 968 (1) Does not use said parcel for said purposes;
- 969 (2) Does not retain ownership of all of said parcel; or
- 970 (3) Leases all or any portion of said parcel,

971 the parcel shall revert to the state of Connecticut.

972 (c) The State Properties Review Board shall complete its review of  
973 the conveyance of said parcel of land not later than thirty days after it  
974 receives a proposed agreement from the Department of  
975 Transportaation. The land shall remain under the care and control of

976 said department until a conveyance is made in accordance with the  
977 provisions of this section. The State Treasurer shall execute and deliver  
978 any deed or instrument necessary for a conveyance under this section,  
979 which deed or instrument shall include provisions to carry out the  
980 purposes of subsection (b) of this section. The Commissioner of  
981 Transportation shall have the sole responsibility for all other incidents  
982 of such conveyance.

983       Sec. 26. (a) Notwithstanding any provision of the general statutes,  
984 the Commissioner of Transportation shall convey to Orem's Diner of  
985 Wilton, Inc. a parcel of land located along Route 7 in the town of  
986 Wilton, at a cost equal to the fair market value of said parcel of land, as  
987 determined by two separate appraisals. Said parcel of land has an area  
988 of approximately 1.5 acres. The conveyance agreement shall include a  
989 provision that Orem's Diner of Wilton, Inc. accepts the property in its  
990 current condition. The conveyance shall be subject to the approval of  
991 the State Properties Review Board.

992       (b) The State Properties Review Board shall complete its review of  
993 the conveyance of said parcel of land not later than thirty days after it  
994 receives a proposed agreement from the Department of  
995 Transportation. The land shall remain under the care and control of  
996 said department until a conveyance is made in accordance with the  
997 provisions of this section. The State Treasurer shall execute and deliver  
998 any deed or instrument necessary for a conveyance under this section.  
999 The Commissioner of Transportation shall have the sole responsibility  
1000 for all other incidents of such conveyance.

1001       Sec. 27. This act shall take effect from its passage.

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

---

**OFA Fiscal Note**

**State Impact:** Loss of Asset Value, Revenue Loss, Minimal Costs and Minimal Savings

**Affected Agencies:** State Properties Review Board, State Treasurer, Department of Public Works, Department of Transportation, Various State Agencies

**Municipal Impact:** Gain of Asset Value, Minimal Revenue Gain

**Explanation**

**State and Municipal Impact:**

The passage of this bill would result in a loss of asset value, a revenue loss, minimal costs and minimal savings to the state. It would also result in a potential revenue gain to the Special Transportation Fund. The passage of the bill would result in a gain of asset value, minimal revenue loss and in potential revenue gain to various municipalities.

The bill conveys several parcels of state-owned land and buildings to various municipalities at a cost equal to the administrative cost of making the conveyance. The cost of each conveyance is estimated to be less than \$1,000. Most properties must be used for specified public purposes or they shall revert to the state. This results in a loss of asset value to the state and a corresponding gain of asset value for various municipalities. It also represents a revenue loss to the state to the

extent that the state would have sold properties at fair market value. In particular, the property to be conveyed in Section 2 of the bill has already been sold for \$1.5 million and most, if not all of this revenue would be lost.

The State Properties Review Board (SPRB) is required to review each conveyance within 30 days. The SPRB can accomplish these reviews with existing staff and within available resources. The State Treasurer is required to carry out the conveyances. The Treasurer's Office estimates that its total costs under the bill would be less than \$10,000.

The transfer of these state properties would result in a reduction in the state's Payments-in-Lieu-of-Taxes (PILOT) to municipalities. The reduction is anticipated to be minimal. This also results in a corresponding minimal revenue loss to municipalities. The revenue loss would be offset for those properties that are used for economic development purposes and for those that become fully taxable.

The bill also makes minor adjustments in the conditions of several prior land conveyances. These changes have no fiscal impact. The sections of the bill and their fiscal impact are described below.

Section 1 changes the organization that was conveyed state land in the town of Old Saybrook in 1994, from Tradewinds Education Network, Inc. to Maritime Education Network, Inc. The State Properties Review Board disapproved the original conveyance. The approximate value of the property and buildings is \$277,000. This has no fiscal impact.

Section 2 changes the terms of a conveyance of state land in the town of Stratford made in 1995 (the Shakespeare Theater). The bill requires the conveyance of the property to the Stratford Festival Theater, Inc. at a cost equal to the administrative costs of making the conveyance. The existing law allows the commissioner of the Department of Environmental Protection (DEP) to convey the property to any person meeting specified requirements, and at such a cost, as

the commissioner deems appropriate. DEP has already sold the property to the Stratford Festival Theater, Inc. for \$1.5 million and has been paid \$50,000. Therefore, this would result in a revenue loss of at least \$1.45 million.

Section 3 allows the Commissioner of the Department of Public Works to enter into easement agreements with adjacent property owners for a courthouse garage in the town of Vernon. This has no fiscal impact.

Section 4 changes the terms of a conveyance of state land made to the city of Hartford in 1990. The bill requires the 2.5-acre parcel to be used for economic development purposes rather than for the construction of a new combined fire and police department headquarters. It must be used for economic development purposes or it shall revert to the state. If the property is sold for economic development purposes then the proceeds must be deposited to the Special Transportation Fund. This results in a potential revenue gain to the Special Transportation Fund.

Section 5 authorizes the use of five parcels of land in the town of Avon in 1998 for public safety purposes. The existing law requires that the town use it for purposes of constructing and operating public schools or other public educational facilities.

Section 6 conveys a 6.682-acre parcel of state land from the Department of Transportation to the city of Norwalk, at a cost equal to the administrative costs of making the conveyance. The land must be used for urban renewal, economic development and housing purposes or it shall revert to the state. If the property is sold, then the proceeds must be used for the construction of a parking garage for the Maritime Aquarium at Norwalk. The estimated value of the property is from \$2 million to \$4 million.

Section 7 transfers the care and control of a 53-acre parcel of state land in the town of Preston from the Department of Public Works to the Department of Environmental Protection. The estimated value of

the property is \$69,500. The bill also requires the commissioner of DEP to establish a 500-foot “no hunting” zone along the western boundary.

Section 8 conveys a 3.6-acre parcel of state land from the Department of Public Works to the town of Newtown, at a cost equal to the administrative cost of making the conveyance. The land must be used for recreational purposes or it shall revert to the state.

Section 9 conveys the Noank Aquaculture-Marine Laboratory and the 0.97-acre parcel of state land it is located on to the town of Groton, at a cost equal to the administrative cost of making the conveyance. The town of Groton must make a portion of the lab and land available to the town of Groton Shellfish Commission for aquaculture purposes and use the remainder of the land for municipal purposes or it shall revert to the state. If the town does not agree to accept the conveyance, then the Commissioner of the Department of Agriculture shall convey the parcel to the Noank Fire District, which shall make a portion of the lab available to the town of Groton Shellfish Commission. It should be noted that \$250,000 in state bond funds were provided in 1999 for renovations to the laboratory.

Section 10 waives any claim the state of Connecticut might have to the ownership of an 11.505-acre parcel of land in the town of Stratford.

Section 11 conveys a 0.741-acre parcel of state land in the town of Litchfield from the Department of Environmental Protection to five specified individuals, at a cost of \$22,500. The bill specifies that the state shall retain all development rights to the parcel and prohibits the construction of any structure on the site.

Section 12 conveys a 35.8-acre parcel of state land from the Department of Transportation to the town of Wethersfield, at a cost equal to the administrative cost of making the conveyance. The land must be used for open space and passive recreational purposes or it shall revert to the state. The estimated value of the property is \$250,000.

Section 13 conveys four parcels of state land (totaling about 73.91 acres) from the Department of Transportation to the town of Newington, at a cost equal to the administrative cost of making the conveyance. The land must be used for open space and passive recreational purposes or it shall revert to the state. The estimated value of the property is \$945,000.

Section 14 conveys a 4.15-acre parcel of state land from the Department of Transportation to the town of Manchester, at a cost equal to the administrative cost of making the conveyance. The land must be used for open space purposes or it shall revert to the state.

Section 15 conveys a 0.24-acre parcel of state land in Manchester from the Department of Transportation to five landowners that abut the parcel, at a cost of one dollar to each property owner.

Section 16 validates the deed for the property at 23 Center Street in Prospect, which was conveyed to the town of Prospect on October 28, 1999. This results in cost savings to the town of Prospect by avoiding potential litigation.

Section 17 eliminates the restrictions on the use of former state land conveyed to the town of Vernon April 19, 1985.

Section 18 allows the Connecticut Historical Commission to lease historic properties to private organizations or municipalities for the purpose of restoring, maintaining and operating them to be suitable for public visitation.

Section 19 conveys a 678 square foot parcel of state land from the Department of Public Works to the city of Hartford, at a cost equal to the administrative cost of making the conveyance. The land must be used for sidewalk relocation or it shall revert to the state.

Section 20 conveys a 2,983 square foot parcel of state land in Hartford from the Department of Public Works to the Horace Bushnell Memorial Hall Corporation, at a cost equal to the administrative cost

of making the conveyance. The land must be used for the expansion of the Bushnell Theater or it shall revert to the state.

Section 21 conveys a 0.51-acre parcel of state land in New Milford from the Department of Transportation to New Milford Affordable Housing, Inc., at a cost equal to the administrative cost of making the conveyance. The land must be used for affordable housing purposes or it shall revert to the state.

Section 22 allows the Commissioner of the Department of Public Safety to contract with the Connecticut State Police Academy Alumni Association, Inc. for the construction of a building on a 0.5-acre parcel of land in Meriden. The building would be donated to the Department of Public Safety.

Section 23 conveys a 0.04-acre parcel of state land from the Department of Transportation to the city of New Britain, at a cost equal to the administrative cost of making the conveyance. The land must be used for municipal purposes or it shall revert to the state.

Section 24 conveys a 22.2-acre parcel of state land from the Department of Transportation to the town of Manchester, at a cost equal to the administrative cost of making the conveyance. The conveyance must be made by March 1, 2001. The forested floodplain portion of the land adjacent to the Hockanum River must be used for open space purposes, and the remainder must be used for recreational purposes or it shall revert to the state.

Section 25 conveys a 2.24-acre parcel of state land in Milford from the Department of Transportation to the Ryder Mobile Home Park Homeowners Association, Inc., at a cost equal to the administrative cost of making the conveyance. The land must be used for open space purposes or it shall revert to the state.

Section 26 conveys a 1.5-acre parcel of state land in Wilton from the Department of Transportation to Orem's Diner of Wilton, Inc., at a cost equal to the fair market value of the land as determined by two

separate appraisals.

House Amendment "A" eliminates the original bill and replaces it with the current language. It results in additional loss of asset value to the state and gain of asset value to municipalities by authorizing additional conveyances. It also made adjustments in several of the conveyance in the original bill.

House Amendment "B" makes a technical correction to the name of the organization being conveyed property in section 25 and has no fiscal impact.

---

**OLR Amended Bill Analysis**

sHB 5892 (as amended by House "A" and "B")\*

**AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.****SUMMARY:**

This bill revises existing provisions and conditions on state property conveyances in Stratford, Old Saybrook, Vernon, Hartford, and Avon. It authorizes new conveyances in Groton, Hartford, Litchfield, Manchester, Milford, New Britain, New Milford, Newington, Newtown, Norwalk, Wethersfield, and Wilton. Each of the new conveyances is subject to the State Properties Review Board's (SPRB) approval and at a cost equal to the administrative cost of the conveyance, unless otherwise noted. The property reverts back to the state if the recipient uses the parcel for any purpose other than that specified in the bill. The bill transfers custody of property in Preston from the Department of Public Works (DPW) to the Department of Environmental Protection (DEP).

The bill gives the Connecticut Historical Commission authority to lease historic structures and landmarks that it acquires to private organizations or municipalities. They in turn may restore, maintain, and operate the properties.

It also authorizes the commissioner of public safety to contract with the Connecticut State Police Academy Alumni Association, Inc. to construct and donate to the state a building on the land at the Col. Leo J. Mulcahy Complex in Meriden.

Under the bill, the state waives any title claim it may have on the Stratford Army Engine Plant.

The bill validates the Prospect Grange No. 144, Inc.'s conveyance of property at 23 Center Street in Prospect to the town.

\*House Amendment "A" deletes conveyances from the Department of

Mental Retardation to the Pomperaug Regional School District 15 and the town of Southbury. It (1) changes provisions with respect to conveyances in Avon, Groton, Norwalk, and Vernon; (2) adds conveyances of land in Hartford, Manchester, Milford, New Britain, New Milford, and Wilton; (3) adds the historical commission's authority to lease; (4) adds the public safety commissioner's authority to contract for a building; and (5) adds a validating provision.

\*House Amendment "B" corrects the name of the recipient of the conveyance in Milford, making it the "Ryder Park Residents Association, Inc."

EFFECTIVE DATE: Upon passage

## **CONVEYANCE REVISIONS**

### ***Connecticut-Stratford Shakespeare Theater***

The bill requires the DEP to convey the Shakespeare Theater to the Stratford Festival Theater, Inc., rather than to an unspecified applicant. It names Stratford Festival Theater, Inc. as the party responsible for renovating and operating the theater. It sets the administrative costs of the conveyance as the price.

It deletes the provision of earlier conveyance legislation (PA 95-127, as amended by SA 98-1) that requires the DEP commissioner to use the proceeds from the conveyance for the purposes of the Connecticut Recreation and Natural Heritage Trust Program. It also removes a provision requiring conveyance to the town of Stratford in the event that the property reverts to the state. It deletes the requirement that the theater annually present at least one Shakespearian performance for the next 20 years.

### ***Old Saybrook***

The bill makes the Maritime Education Network Inc., rather than the Tradewinds Education Network, Inc., the recipient of a Department of Transportation (DOT) conveyance in Old Saybrook that was authorized in 1994. The bill changes the use of the parcel from a marine and maritime school to programs in marine and maritime education.

***Vernon***

The bill adds to the authorization in current law allowing the DPW commissioner to enter a lease-purchase agreement for development of a courthouse in Vernon the authority to enter into easement agreements with owners of property adjacent to the courthouse garage. The authority is subject to SPRB approval.

It also removes a deed restriction on property conveyed to Vernon from DOT in 1985. Under the restriction, the property must be used for highway purposes only. The bill permits the town to convey the property and allows it to be used for any other purpose.

***Hartford***

The bill changes the permitted use of a parcel conveyed to Hartford from a new fire and police department headquarters to economic development purposes. In the event Hartford sells the property, the sales proceeds go to the Special Transportation Fund.

***Avon***

The bill allows the town of Avon to use for public safety purposes property it acquired pursuant to a 1963 special act in addition to the educational purposes that are permitted under current law. The law also permits Avon to exchange any or all of the land for other parcels that would have to be used for recreation and conservation or schools.

**NEW CONVEYANCES**

The bill requires the commissioner of the agriculture department to convey the Noank Aquaculture-Marine Laboratory and its land (0.97 acre) to the town of Groton, subject to SPRB approval, for its administrative costs. The town must make part of the lab and land available to its shellfish commission for aquaculture purposes and use the rest for municipal purposes. If it does not, the property reverts to the state. If Groton refuses to accept the conveyance, the commissioner must convey the land to the Noank Fire District. The fire district must make part of the lab available to the town shellfish commission.

The bill requires the following conveyances from the agencies to the recipients named for the purpose specified:

1. from DOT to Norwalk (if the city agrees to accept it as is) for urban renewal, economic development, and housing (6.7 acres) (if Norwalk sells the land for economic development, the proceeds must be used to build a parking garage for the Maritime Aquarium);
2. from the Department of Public Works (DPW) to Newtown for recreational purposes (3.6 acres);
3. from DOT to Wethersfield for open space and passive recreation (35.8 acres);
4. from DOT to Newington for open space and recreational purposes (four parcels totaling 73.9 acres);
5. from DOT to Manchester for open space (4.15 acres);
6. from DOT to Manchester for open space (12 acres) and recreational purposes (10 acres) by March 1, 2001;
7. from DOT to five adjacent property owners, for a cost of \$1 each, property in Manchester that was formerly Bridge Street (0.24 acre);
8. from DPW to Hartford for sidewalk relocation (678 square feet);
9. from DPW to the Horace Bushnell Memorial Hall Corporation for expansion of the Bushnell Theatre in Hartford (0.069 acre);
10. from DOT to the New Milford Affordable Housing, Inc. for affordable housing purposes (0.5 acre);
11. from DOT to New Britain for municipal purposes (0.04 acre);
12. from DOT to the Ryder Park Residents Association, Inc. in Milford for open space (2.24 acres); and
13. from DOT to Orem's Diner of Wilton, Inc. at the fair market value of the property (1.5 acres in "as is" condition).

The bill requires DEP to convey a 0.741 acre parcel of land in Litchfield to five named individuals for \$22,500. The state maintains all

development rights to the property and no structures of any kind are to be put on it. The conveyance is subject to SPRB approval.

**INTRA-AGENCY TRANSFER**

The bill requires DPW to transfer the custody and control of 53 acres in Preston to DEP. DEP must create a 500-foot “No Hunting” zone along the western edge of the property.

**COMMITTEE ACTION**

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 21    Nay 0