



General Assembly

February Session, 2000

Raised Bill No. 5892

LCO No. 2641

Referred to Committee on Government Administration and Elections

Introduced by:
(GAE)

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

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

87

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

91

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

93

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

96

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

98

99

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

101

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

103

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

106

107 The last three courses are along land of Riggott.

108

109

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

113

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

116

117

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

119

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

121

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

123

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

125

126 Thence S 37 degrees-43'-02" E 22.11 feet to a point.

127

128 Thence S 37 degrees-15'-45" E 71.56 feet to an iron pin set in the
129 westerly line of Shore Road.

130

131 The last seven courses are along land now or formerly Davenport.

132

133

134 Thence S 58 degrees-42'-39" W 75.49 feet to an iron pin.

135

136 Thence S 54 degrees-13'-11" W 103.50 feet to an iron pipe.

137

138 Thence S 44 degrees-09'-43" W 570.03 feet to a point.

139

140 Thence S 39 degrees-13'-43" W 166.40 feet to an iron pin.

141

142 Thence running southwesterly by a curve, having a radius of 65.00
143 feet, a distance of 69.66 feet to an iron pin.

144

145 Thence N 77 degrees-59'-18" W 141.53 feet to a point at land now or
146 formerly Knapp. Said point is the intersection of the northerly face of a
147 stone headwall and the easterly face of a stone retaining wall which is
148 located on the westerly side of a drainage ditch.

149

150 The last seven courses are along Shore Road.

151

152

153 Thence N 11 degrees-50'-00" E 31.05 feet to a point on the easterly face
154 of a stone retaining wall.

155

156 Thence N 20 degrees-45'-34" E 104.37 feet to an iron pin.

157

158 Thence N 79 degrees-01'-22" W 97.00 feet to a point.

159

160 The last three courses are along land now or formerly Knapp.

161

162 Thence N 12 degrees-56'-17" E 160.88 feet to an iron pin at land now or
163 formerly Rosati, Trustee.

164

165 The last mentioned course is along land now or formerly Fahy.

166

167

168 Thence S 76 degrees-07'-43" E 237.67 feet to a PK nail.

169

170 Thence N 14 degrees-43'-17" E 325.00 feet to an iron pin.

171

172 Thence N 76 degrees-07'-43" W 256.29 feet to a point at land now or
173 formerly Nizzardo.

174

175 The last three courses are along land now or formerly Rosati, Trustee.

176

177

178 Thence N 14 degrees-30'-23" E 253.34 feet to a point.

179

180 The last course is along land now or formerly Nizzardo and land now
181 or formerly Deakins.

182

183

184 Thence N 73 degrees-30'-20" W 243.84 feet to a point in the easterly
185 line of Elm Street.

186

187 The last course is along land now or formerly Deakins.

188

189

190 Thence N 13 degrees-53'-15" E along said easterly line of Elm Street, a
191 distance of 335.91 feet to a point at land now or formerly Ballaro.

192

193 Thence S 77 degrees-56'-52" E along land now or formerly Ballaro, a
194 distance of 96.50 feet to a point at land now or formerly Nelson.

195

196 Thence S 0 degrees-43'-49" E 25.20 feet to a point.

197

198 Thence S 79 degrees-20'-24" E 64.10 feet to an iron pin.

199

200 Thence N 07 degrees-42'-15" E 119.95 feet to an iron pin set in the
201 southerly line of Stratford Avenue.

202

203 The last three courses are along land now or formerly Nelson.

204

205

206 Thence S 86 degrees-35'-34" E along said southerly line of Stratford
207 Avenue, a distance of 104.94 feet to the point of beginning.

208

209

210 SECOND PARCEL:

211

212 Being the first of two subject parcels in a warranty deed from Thomas
213 J. Rosati, Trustee, to the State of Connecticut, dated June 9, 1988, and
214 recorded in Volume 697, Page 979 of the Stratford Land records, and
215 described in said deed as follows:

216

217

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

222

223

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

228

229

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

233

234

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

239

240

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

243

244

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

247

248

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

251

252

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

255

256

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

261

262

263 THIRD PARCEL:

264

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

269

270

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

275

276

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

281

282

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

286

287

288 Thence running along the street line of Rosemary Drive following a
289 counterclockwise curve having a radius of 50.00 feet to the point of
290 beginning.

291

292

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

295

296

297 **FOURTH PARCEL:**

298

299 Being the subject parcel in a quit claim deed from Citytrust to the State

300 of Connecticut, dated July 12, 1983, and recorded in Volume 715, Page
301 949 of the Stratford Land Records and described in said deed as follows:

302

303

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

307

308

309 NORTHERLY: by land now or formerly of Byron S. Romer;
310 EASTERLY: by the Housatonic River; SOUTHERLY: by land now or
311 formerly of William Forrest Davenport and Caroline Kirsten Davenport,
312 along the northerly wall of a brick boathouse; WESTERLY: by a highway
313 sometimes described as the upper highway or bank highway or Shore
314 Road, 56 feet.

315

316

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

319

320 The property described above shall include the property described in
321 a topographical survey for the state of Connecticut of the American
322 Festival Theatre at Stratford by the Huntington Company, dated January
323 31, 1989.

324 (c) The [person to whom said parcels are conveyed] Stratford Festival
325 Theater, Inc. shall agree to renovate the current theater located thereon
326 and to operate it as a theater, which shall be known as the

327 Connecticut-Stratford Shakespeare Festival Theater, for live, theatrical
328 performances, including not less than one annual performance of a play
329 by William Shakespeare, for a period of not less than twenty years from
330 the date of the first performance. [Such person] The Stratford Festival
331 Theater, Inc. shall further agree that (1) [he] it shall, within four months
332 of the date of conveyance of said parcels, present to the commissioner a
333 plan of development for the theater and the parcels for [his] the
334 commissioner's approval, (2) the commissioner shall have two months to
335 approve or disapprove such plan, provided, if the commissioner does
336 not act, such plan shall be deemed to be approved, and provided further,
337 if the commissioner disapproves the plan, it may be resubmitted, but
338 such disapproval and resubmittal shall not extend the other time limits
339 set forth in this subsection, (3) [he] the Stratford Festival Theater, Inc.
340 shall, within one year of the date of conveyance of said parcels, present
341 to the commissioner construction documents consisting of design
342 drawings and specifications for the development of the theater and the
343 parcels for [his] the commissioner's approval, provided such drawings
344 and specifications shall also be under the jurisdiction of the local
345 building official, (4) the commissioner shall have two months to approve
346 or disapprove such documents, provided, if the commissioner does not
347 act, such documents shall be deemed to be approved, and provided
348 further, if the commissioner disapproves such documents, they may be
349 resubmitted, but such disapproval and resubmittal shall not extend the
350 other time limits set forth in this subsection, (5) [he] the Stratford Festival
351 Theater Inc. shall reopen the theater, within three years of the date of
352 conveyance of said parcels or within two years of the conclusion of any
353 lawsuit relating to said parcels which prohibits or substantially inhibits
354 development of said parcels, whichever is later. Approval by the
355 commissioner pursuant to subdivision (2) or (4) of this subsection shall
356 not be deemed to include any federal, state or local approvals or permits
357 necessary for the construction or siting of facilities or for other regulated
358 use of the property. If said parcels are not, at any time, used for the
359 purposes set forth in this subsection and within the time periods set forth
360 in this subsection, they shall revert to the state of Connecticut, and the
361 commissioner shall convey said parcels to the town of Stratford, for park

362 and recreational purposes only, subject to the approval of the State
363 Properties Review Board and at a cost equal to the administrative costs
364 of making such conveyance. If said parcels are conveyed to the town and
365 at any time are not used for such purposes, they shall revert to the state
366 of Connecticut. Payments made to the commissioner prior to any
367 reversion of said parcels shall be retained by the state.

368 (d) The State Properties Review Board shall complete its review of the
369 conveyance of said parcels of land not later than thirty days after it
370 receives a proposed agreement from the department of environmental
371 protection. The state treasurer shall execute and deliver any deed or
372 instrument necessary for a conveyance under this section, which deed or
373 instrument shall include provisions to carry out the purposes of
374 subsection (c) of this section, and the commissioner of environmental
375 protection shall have the sole responsibility for all other incidents of such
376 conveyance.

377 [(e) The proceeds from the conveyance of said parcels shall be used by
378 the commissioner to effect the purposes of the Connecticut recreation
379 and natural heritage trust program created by chapter 453 of the general
380 statutes.]

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

383 (a) The Commissioner of Public Works, subject to the approval of
384 the Secretary of the Office of Policy and Management and the State
385 Properties Review Board, may enter into a lease-purchase agreement
386 and agreements related thereto, for the development of a courthouse
387 facility in the town of Vernon. The commissioner, subject to the
388 approval of the State Properties Review Board, may enter into
389 agreements with adjacent property owners for easements in, over and
390 under the land on which the courthouse facility is developed.

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

392 (a) Notwithstanding any provision of the general statutes to the

393 contrary, the commissioner of transportation shall convey to the town
394 and city of Hartford, subject to the approval of the state properties
395 review board and at a cost equal to the administrative costs of making
396 such conveyance, a parcel of land located in the town and city of
397 Hartford and having an area of approximately 2.5 acres. Said parcel is
398 bounded on the north by Farmington Avenue, a distance of 410 feet
399 more or less; on the east and south by Interstate Route 84, a total distance
400 of 646 feet more or less; and on the west by Broad Street, a distance of
401 370 feet more or less; in part by each.

402 (b) The town and city of Hartford shall use said parcel of land for [the
403 construction of a new combined fire and police department
404 headquarters] economic development purposes. If said parcel is not used
405 for said purpose, it shall revert to the state of Connecticut.

406 (c) The state properties review board shall complete its review of the
407 conveyance of said parcel of land not later than thirty days after it
408 receives a proposed agreement from the department of transportation.
409 The land shall remain under the care and control of said department
410 until a conveyance is made in accordance with the provisions of this
411 section. The state treasurer shall execute and deliver any deed or
412 instrument necessary for a conveyance under this section and the
413 commissioner of transportation shall have the sole responsibility for all
414 other incidents of such conveyance.

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

416 The town of Avon may use [for purposes of constructing and
417 operating public schools or other public educational facilities] the five
418 parcels of land acquired pursuant to a judgment in accordance with the
419 provisions of number 232 of the special acts of 1963 and identified in the
420 judgment filed in the Avon Town Clerk's Office on June 26, 1964. The
421 town of Avon may exchange said parcels of land or any part of said
422 parcels for other parcels of land of comparable value to said town, [,
423 provided the town shall use said other parcels for the purposes of
424 recreation and conservation or constructing and operating public schools
425 or other educational facilities.]

426 Sec. 6. (a) Notwithstanding any provision of the general statutes to
427 the contrary, the Commissioner of Transportation shall convey to the
428 city of Norwalk a parcel of land located in the city of Norwalk, at a cost
429 equal to the administrative costs of making such conveyance. Said
430 parcel of land has an area of approximately 7.8 acres and is identified
431 as Lots 18, 19 and 20 on Block 19 of city of Norwalk Tax Assessor's
432 Map 15 NE. The conveyance shall be subject to the approval of the
433 State Properties Review Board.

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

- 437 (1) Does not use said parcel for any of said purposes;
438 (2) Does not retain ownership of all of said parcel except for any
439 sale for any of said purposes; or
440 (3) Leases all or any portion of said parcel for any other purpose,
441 the parcel shall revert to the state of Connecticut.

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

453 Sec. 7. (a) Notwithstanding any provision of the general statutes to
454 the contrary, the Commissioner of Mental Health and Addiction
455 Services shall convey to the town of Preston a parcel of land located in
456 the town of Preston, at a cost equal to the administrative costs of
457 making such conveyance. Said parcel of land has an area of

458 approximately 53 acres and is identified as the portion of Lot 19 on
459 town of Preston Tax Assessor's Map 23 which is owned by the state of
460 Connecticut. The conveyance shall be subject to the approval of the
461 State Properties Review Board.

462 (b) The town of Preston shall use said parcel of land for open space
463 and passive recreational purposes. If the town of Preston:

- 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,

467 the parcel shall revert to the state of Connecticut.

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

479 Sec. 8. (a) Notwithstanding any provision of the general statutes to
480 the contrary, the Commissioner of Mental Health and Addiction
481 Services shall convey to the town of Newtown a parcel of land located
482 in the town of Newtown, at a cost equal to the administrative costs of
483 making such conveyance. Said parcel of land has an area of
484 approximately 3.6 acres and is identified as the portion of the campus
485 of the Fairfield Hills Hospital that is bordered on the north by property
486 of Mary Coons at 5 Oakview Road, on the east by Oakview Road, on
487 the south by Wasserman Way, and on the west by property of the
488 Potatuck Land company. The conveyance shall be subject to the
489 approval of the State Properties Review Board.

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

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

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

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

495 the parcel shall revert to the state of Connecticut.

496 (c) The State Properties Review Board shall complete its review of
497 the conveyance of said parcel of land not later than thirty days after it
498 receives a proposed agreement from the Department of Mental Health
499 and Addiction Services. The land shall remain under the care and
500 control of said department until a conveyance is made in accordance
501 with the provisions of this section. The State Treasurer shall execute
502 and deliver any deed or instrument necessary for a conveyance under
503 this section, which deed or instrument shall include provisions to carry
504 out the purposes of subsection (b) of this section. The Commissioner of
505 Mental Health and Addiction Services shall have the sole
506 responsibility for all other incidents of such conveyance.

507 Sec. 9. (a) Notwithstanding any provision of the general statutes to
508 the contrary, the Commissioner of Agriculture shall convey the Noank
509 Aquaculture-Marine Laboratory, and the parcel of land on which it is
510 located, to the town of Groton, at a cost equal to the administrative
511 costs of making such conveyance. Said parcel of land has an area of
512 approximately ___ acres and is further identified as the same premises
513 described in a deed from Edward E. Chapin to the state of Connecticut,
514 dated May 23, 1962, and recorded in the town of Groton land records
515 at Volume 195, Pages 430 and 431. The conveyance shall be subject to
516 the approval of the State Properties Review Board.

517 (b) The town of Groton shall make a portion of said laboratory and
518 parcel of land available to the town of Groton Shellfish Commission
519 for aquaculture purposes and shall use the remainder of said parcel of
520 land for municipal purposes. If the town of Groton:

- 521 (1) Does not use said parcel for said purposes;
522 (2) Does not retain ownership of all of said parcel; or
523 (3) Leases all or any portion of said parcel,

524 the parcel shall revert to the state of Connecticut.

525 (c) The State Properties Review Board shall complete its review of
526 the conveyance of said parcel of land not later than thirty days after it
527 receives a proposed agreement from the Department of Agriculture.
528 The land shall remain under the care and control of said department
529 until a conveyance is made in accordance with the provisions of this
530 section. The State Treasurer shall execute and deliver any deed or
531 instrument necessary for a conveyance under this section, which deed
532 or instrument shall include provisions to carry out the purposes of
533 subsection (b) of this section. The Commissioner of Agriculture shall
534 have the sole responsibility for all other incidents of such conveyance.

535 Sec. 10. (a) Notwithstanding any provision of the general statutes to
536 the contrary, the Commissioner of Mental Retardation shall convey to
537 the Pomperaug Regional School District 15 a parcel of land located in
538 the town of Southbury, at a cost equal to the administrative costs of
539 making such conveyance. Said parcel of land has an area of
540 approximately 219.58 acres and is identified as Lot 15 in Block 76 on
541 town of Southbury Tax Assessor's Map 16. The conveyance shall be
542 subject to the approval of the State Properties Review Board.

543 (b) The town of Southbury shall use said parcel of land for
544 educational purposes. If the town of Southbury:

- 545 (1) Does not use said parcel for said purposes;
546 (2) Does not retain ownership of all of said parcel; or
547 (3) Leases all or any portion of said parcel,

548 the parcel shall revert to the state of Connecticut.

549 (c) The State Properties Review Board shall complete its review of
550 the conveyance of said parcel of land not later than thirty days after it
551 receives a proposed agreement from the Department of Mental

552 Retardation. The land shall remain under the care and control of said
553 department until a conveyance is made in accordance with the
554 provisions of this section. The State Treasurer shall execute and deliver
555 any deed or instrument necessary for a conveyance under this section,
556 which deed or instrument shall include provisions to carry out the
557 purposes of subsection (b) of this section. The Commissioner of Mental
558 Retardation shall have the sole responsibility for all other incidents of
559 such conveyance.

560 Sec. 11. (a) Notwithstanding any provision of the general statutes to
561 the contrary, the Commissioner of Mental Retardation shall convey to
562 the town of Southbury a parcel of land located in the town of
563 Southbury, at a cost equal to the administrative costs of making such
564 conveyance. Said parcel of land has an area of approximately 199.93
565 acres and is identified as Lot 5 in Block 89 on town of Southbury Tax
566 Assessor's Map 6. The conveyance shall be subject to the approval of
567 the State Properties Review Board.

568 (b) The town of Southbury shall use said parcel of land for
569 recreational, open space and municipal purposes. If the town of
570 Southbury:

- 571 (1) Does not use said parcel for said purposes;
- 572 (2) Does not retain ownership of all of said parcel; or
- 573 (3) Leases all or any portion of said parcel,

574 the parcel shall revert to the state of Connecticut.

575 (c) The State Properties Review Board shall complete its review of
576 the conveyance of said parcel of land not later than thirty days after it
577 receives a proposed agreement from the Department of Mental
578 Retardation. The land shall remain under the care and control of said
579 department until a conveyance is made in accordance with the
580 provisions of this section. The State Treasurer shall execute and deliver
581 any deed or instrument necessary for a conveyance under this section,
582 which deed or instrument shall include provisions to carry out the
583 purposes of subsection (b) of this section. The Commissioner of Mental

584 Retardation shall have the sole responsibility for all other incidents of
585 such conveyance.

586 Sec. 12. (a) The state of Connecticut shall waive any claim, pursuant
587 to the public trust doctrine, to title acquired through a federal
588 condemnation to the tract or parcel of land now or formerly within the
589 Stratford Army Engine Plant, which has an area of approximately
590 11.505 acres and is bounded and described as follows:

591

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

595

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

598

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

602

603 Thence S 88 degrees 13' 42" E along the northwesterly line of
604 Sniffens Lane a distance of 393.50 feet to the southeasterly corner of
605 lands conveyed to the United States of America by deed recorded in
606 Volume 340 at Page 122;

607

608 Thence N 00 degrees 16' 17" E along the northeasterly line of said
609 lands conveyed to the United States of America a distance of 188 feet to
610 the Mean High Water Line of the Housatonic River as it existed in June
611 1943;

612

613

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

617

618 Thence along the Mean High Water Line as it existed in March 1999
619 and as defined on a "Limited Dependent Resurvey" prepared for the
620 Department of the Army, New York District Corps of Engineers by
621 TVGA Engineering, Surveying, P.C., Project No. 990009-03 on March
622 31, 1999, a distance of 4,430 feet, to a point, said point being N 74
623 degrees 13' 49" E measured a distance of 619.32 feet from a point on the
624 division line between the property now or formerly of AVCO
625 Corporation by deed recorded in Volume 546 at Page 447 on the west
626 and the property of the United States of America by deed recorded in
627 Volume 248 at Page 99 on the east at its intersection with the north line
628 of Main Street;

629

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

634

- 635 1. S 36 degrees 58' 26" W a distance of 85.95 feet;
- 636 2. S 22 degrees 04' 38" E a distance of 31.87 feet;
- 637 3. S 34 degrees 39' 42" E a distance of 44.83 feet;
- 638 4. S 54 degrees 57' 30" E a distance of 107.06 feet;

- 639 5. S 47 degrees 56' 36" E a distance of 177.90 feet;
- 640 6. S 36 degrees 35' 11" E a distance of 77.76 feet;
- 641 7. S 42 degrees 00' 30" E a distance of 88.99 feet;
- 642 8. S 55 degrees 40' 29" E a distance of 117.45 feet;
- 643 9. S 72 degrees 47' 00" E a distance of 134.20 feet;
- 644 10. S 78 degrees 58' 55" E a distance of 113.83 feet;
- 645 11. S 73 degrees 06' 35" E a distance of 59.51 feet;
- 646 12. S 61 degrees 05' 08" E a distance of 99.24 feet;
- 647 13. S 55 degrees 15' 10" E a distance of 127.75 feet;
- 648 14. S 80 degrees 40' 11" E a distance of 98.69 feet;
- 649 15. S 79 degrees 54' 03" E a distance of 133.05 feet;
- 650 16. S 71 degrees 25' 27" E a distance of 47.30 feet;
- 651 17. S 55 degrees 02' 53" E a distance of 194.78 feet;
- 652 18. N 78 degrees 38' 09" E a distance of 78.40 feet;
- 653 19. N 49 degrees 24' 41" E a distance of 62.51 feet;
- 654 20. N 55 degrees 40' 25" E a distance of 95.87 feet;
- 655 21. N 78 degrees 08' 24" E a distance of 169.21 feet;
- 656 22. N 82 degrees 26' 43" E a distance of 116.64 feet;
- 657 23. S 86 degrees 34' 52" E a distance of 75.86 feet;
- 658 24. S 78 degrees 29' 08" E a distance of 111.42 feet;
- 659 25. N 80 degrees 16' 08" E a distance of 72.11 feet; and

660 26. N 72 degrees 20' 29" E a distance of 85.65 feet;

661

662 to the True Point or Place of Beginning.

663

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

667 Sec. 13. (a) Notwithstanding any provision of the general statutes to
668 the contrary, the Commissioner of Environmental Protection shall
669 convey to Mary Ellen Pratt, Jennifer Daniell Pentrack, Helen
670 McConnell Copeland, Malcolm D. McConnell and Richard S.
671 McConnell, at a cost of twenty-two thousand five hundred dollars, the
672 0.741 acre parcel of land in the town of Litchfield which is located on
673 the easterly side of the land owned by said individuals and the
674 northerly side of Mt. Tom State Park Road. The conveyance shall be
675 subject to the approval of the State Properties Review Board.

676 (b) The State Properties Review Board shall complete its review of
677 the conveyance of said parcel of land not later than thirty days after it
678 receives a proposed agreement from the Department of Environmental
679 Protection. The land shall remain under the care and control of said
680 department until a conveyance is made in accordance with the
681 provisions of this section. The State Treasurer shall execute and deliver
682 any deed or instrument necessary for a conveyance under this section.
683 The Commissioner of Environmental Protection shall have the sole
684 responsibility for all other incidents of such conveyance.

685 Sec. 14. This act shall take effect from its passage.

Statement of Purpose:

To convey certain parcels of state land and to authorize related real property transactions

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]