



General Assembly

Substitute Bill No. 5892

February Session, 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

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

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

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

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

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

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

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

393 (a) Notwithstanding any provision of the general statutes to the
394 contrary, the commissioner of transportation shall convey to the town
395 and city of Hartford, subject to the approval of the state properties
396 review board and at a cost equal to the administrative costs of making
397 such conveyance, a parcel of land located in the town and city of
398 Hartford and having an area of approximately 2.5 acres. Said parcel is
399 bounded on the north by Farmington Avenue, a distance of 410 feet
400 more or less; on the east and south by Interstate Route 84, a total distance
401 of 646 feet more or less; and on the west by Broad Street, a distance of
402 370 feet more or less; in part by each.

403 (b) The town and city of Hartford shall use said parcel of land for [the
404 construction of a new combined fire and police department
405 headquarters] economic development purposes. If said parcel is not used
406 for said purpose, it shall revert to the state of Connecticut. If the town
407 and city of Hartford sells said parcel of land for economic development
408 purposes, the town and city of Hartford shall pay the proceeds from the
409 sale to the State Treasurer who shall deposit said proceeds in the Special
410 Transportation Fund established in section 13b-68 of the general statutes.

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

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

421 The town of Avon may use [for purposes of constructing and
422 operating public schools or other public educational facilities] the five
423 parcels of land acquired pursuant to a judgment in accordance with the
424 provisions of number 232 of the special acts of 1963 and identified in the

425 judgment filed in the Avon Town Clerk's Office on June 26, 1964. The
426 town of Avon may exchange said parcels of land or any part of said
427 parcels for other parcels of land of comparable value to said town, [,
428 provided the town shall use said other parcels for the purposes of
429 recreation and conservation or constructing and operating public schools
430 or other educational facilities.]

431 Sec. 6. (a) Notwithstanding any provision of the general statutes to
432 the contrary, the Commissioner of Transportation shall convey to the
433 city of Norwalk a parcel of land located in the city of Norwalk, at a cost
434 equal to the administrative costs of making such conveyance. Said
435 parcel of land has an area of approximately 7.8 acres and is identified
436 as Lots 18, 19 and 20 on Block 19 of city of Norwalk Tax Assessor's
437 Map 15 NE. The conveyance agreement shall include a provision that
438 the city of Norwalk accepts the property in its current condition. The
439 conveyance shall be subject to the approval of the State Properties
440 Review Board.

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

- 444 (1) Does not use said parcel for any of said purposes;
- 445 (2) Does not retain ownership of all of said parcel except for any
446 sale for any of said purposes; or
- 447 (3) Leases all or any portion of said parcel for any other purpose,

448 the parcel shall revert to the state of Connecticut.

449 (c) The State Properties Review Board shall complete its review of
450 the conveyance of said parcel of land not later than thirty days after it
451 receives a proposed agreement from the Department of
452 Transportation. The land shall remain under the care and control of
453 said department until a conveyance is made in accordance with the
454 provisions of this section. The State Treasurer shall execute and deliver
455 any deed or instrument necessary for a conveyance under this section,
456 which deed or instrument shall include provisions to carry out the

457 purposes of subsection (b) of this section. The Commissioner of
458 Transportation shall have the sole responsibility for all other incidents
459 of such conveyance.

460 Sec. 7. Notwithstanding any provision of the general statutes, the
461 Commissioner of Mental Health and Addiction Services shall transfer
462 custody and control of a parcel of land located in the town of Preston
463 to the Commissioner of Environmental Protection. Said parcel of land
464 has an area of approximately 53 acres and is identified as the portion of
465 Lot 19 on town of Preston Tax Assessor's Map 23 which is owned by
466 the state of Connecticut. The Commissioner of Environmental
467 Protection shall establish a five hundred foot "no hunting" zone along
468 the western boundary of said parcel of land adjacent to municipal
469 land. The transfer shall be subject to the approval of the State
470 Properties Review Board.

471 Sec. 8. (a) Notwithstanding any provision of the general statutes, the
472 Commissioner of Mental Health and Addiction Services shall convey
473 to the town of Newtown a parcel of land located in the town of
474 Newtown, at a cost equal to the administrative costs of making such
475 conveyance. Said parcel of land has an area of approximately 3.6 acres
476 and is identified as the parcel of land that is bordered on the north by
477 property of Mary Coons at 5 Oakview Road, on the east by Oakview
478 Road, on the south by Wasserman Way, and on the west by property
479 of the Potatuck Land Company. The conveyance shall be subject to the
480 approval of the State Properties Review Board.

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

- 483 (1) Does not use said parcel for said purposes;
484 (2) Does not retain ownership of all of said parcel; or
485 (3) Leases all or any portion of said parcel,

486 the parcel shall revert to the state of Connecticut.

487 (c) The State Properties Review Board shall complete its review of

488 the conveyance of said parcel of land not later than thirty days after it
489 receives a proposed agreement from the Department of Mental Health
490 and Addiction Services. The land shall remain under the care and
491 control of said department until a conveyance is made in accordance
492 with the provisions of this section. The State Treasurer shall execute
493 and deliver any deed or instrument necessary for a conveyance under
494 this section, which deed or instrument shall include provisions to carry
495 out the purposes of subsection (b) of this section. The Commissioner of
496 Mental Health and Addiction Services shall have the sole
497 responsibility for all other incidents of such conveyance.

498 Sec. 9. (a) Notwithstanding any provision of the general statutes, the
499 Commissioner of Agriculture shall convey the Noank Aquaculture-
500 Marine Laboratory, and the parcel of land on which it is located, to the
501 town of Groton, at a cost equal to the administrative costs of making
502 such conveyance. Said parcel of land has an area of approximately 0.97
503 acre and is further identified as the same premises described in a deed
504 from Edward E. Chapin to the state of Connecticut, dated May 23,
505 1962, and recorded in the town of Groton land records at Volume 195,
506 Pages 430 and 431. The conveyance shall be subject to the approval of
507 the State Properties Review Board.

508 (b) The town of Groton shall make a portion of said laboratory and
509 parcel of land available to the town of Groton Shellfish Commission
510 for aquaculture purposes and shall use the remainder of said parcel of
511 land for municipal purposes. If the town of Groton:

- 512 (1) Does not use said parcel for said purposes;
513 (2) Does not retain ownership of all of said parcel; or
514 (3) Leases all or any portion of said parcel for any other purposes,

515 the parcel shall revert to the state of Connecticut.

516 (c) The State Properties Review Board shall complete its review of
517 the conveyance of said parcel of land not later than thirty days after it
518 receives a proposed agreement from the Department of Agriculture.
519 The land shall remain under the care and control of said department

520 until a conveyance is made in accordance with the provisions of this
521 section. The State Treasurer shall execute and deliver any deed or
522 instrument necessary for a conveyance under this section, which deed
523 or instrument shall include provisions to carry out the purposes of
524 subsection (b) of this section. The Commissioner of Agriculture shall
525 have the sole responsibility for all other incidents of such conveyance.

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

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

- 536 (1) Does not use said parcel for said purposes;
- 537 (2) Does not retain ownership of all of said parcel; or
- 538 (3) Leases all or any portion of said parcel,

539 the parcel shall revert to the state of Connecticut.

540 (c) The State Properties Review Board shall complete its review of
541 the conveyance of said parcel of land not later than thirty days after it
542 receives a proposed agreement from the Department of Mental
543 Retardation. The land shall remain under the care and control of said
544 department until a conveyance is made in accordance with the
545 provisions of this section. The State Treasurer shall execute and deliver
546 any deed or instrument necessary for a conveyance under this section,
547 which deed or instrument shall include provisions to carry out the
548 purposes of subsection (b) of this section. The Commissioner of Mental
549 Retardation shall have the sole responsibility for all other incidents of
550 such conveyance.

551 Sec. 11. (a) Notwithstanding any provision of the general statutes,
552 the Commissioner of Mental Retardation shall convey to the town of
553 Southbury a parcel of land located in the town of Southbury, at a cost
554 equal to the administrative costs of making such conveyance. Said
555 parcel of land has an area of approximately 199.93 acres and is
556 identified as Lot 5 in Block 89 on town of Southbury Tax Assessor's
557 Map 6. The conveyance shall be subject to the approval of the State
558 Properties Review Board.

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

- 562 (1) Does not use said parcel for said purposes;
- 563 (2) Does not retain ownership of all of said parcel; or
- 564 (3) Leases all or any portion of said parcel,

565 the parcel shall revert to the state of Connecticut.

566 (c) 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 Mental
569 Retardation. 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 which deed or instrument shall include provisions to carry out the
574 purposes of subsection (b) of this section. The Commissioner of Mental
575 Retardation shall have the sole responsibility for all other incidents of
576 such conveyance.

577 Sec. 12. (a) The state of Connecticut shall waive any claim, pursuant
578 to the public trust doctrine, to title acquired through a federal
579 condemnation to the tract or parcel of land now or formerly within the
580 Stratford Army Engine Plant, which has an area of approximately
581 11.505 acres and is bounded and described as follows:

582

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

586

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

589

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

593

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

598

599 Thence N 00 degrees 16' 17" E along the northeasterly line of said
600 lands conveyed to the United States of America a distance of 188 feet to
601 the Mean High Water Line of the Housatonic River as it existed in June
602 1943;

603

604

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

608

609 Thence along the Mean High Water Line as it existed in March 1999
610 and as defined on a "Limited Dependent Resurvey" prepared for the
611 Department of the Army, New York District Corps of Engineers by
612 TVGA Engineering, Surveying, P.C., Project No. 990009-03 on March
613 31, 1999, a distance of 4,430 feet, to a point, said point being N 74
614 degrees 13' 49" E measured a distance of 619.32 feet from a point on the
615 division line between the property now or formerly of AVCO
616 Corporation by deed recorded in Volume 546 at Page 447 on the west
617 and the property of the United States of America by deed recorded in
618 Volume 248 at Page 99 on the east at its intersection with the north line
619 of Main Street;

620

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

625

- 626 1. S 36 degrees 58' 26" W a distance of 85.95 feet;
- 627 2. S 22 degrees 04' 38" E a distance of 31.87 feet;
- 628 3. S 34 degrees 39' 42" E a distance of 44.83 feet;
- 629 4. S 54 degrees 57' 30" E a distance of 107.06 feet;
- 630 5. S 47 degrees 56' 36" E a distance of 177.90 feet;
- 631 6. S 36 degrees 35' 11" E a distance of 77.76 feet;
- 632 7. S 42 degrees 00' 30" E a distance of 88.99 feet;
- 633 8. S 55 degrees 40' 29" E a distance of 117.45 feet;

- 634 9. S 72 degrees 47' 00" E a distance of 134.20 feet;
- 635 10. S 78 degrees 58' 55" E a distance of 113.83 feet;
- 636 11. S 73 degrees 06' 35" E a distance of 59.51 feet;
- 637 12. S 61 degrees 05' 08" E a distance of 99.24 feet;
- 638 13. S 55 degrees 15' 10" E a distance of 127.75 feet;
- 639 14. S 80 degrees 40' 11" E a distance of 98.69 feet;
- 640 15. S 79 degrees 54' 03" E a distance of 133.05 feet;
- 641 16. S 71 degrees 25' 27" E a distance of 47.30 feet;
- 642 17. S 55 degrees 02' 53" E a distance of 194.78 feet;
- 643 18. N 78 degrees 38' 09" E a distance of 78.40 feet;
- 644 19. N 49 degrees 24' 41" E a distance of 62.51 feet;
- 645 20. N 55 degrees 40' 25" E a distance of 95.87 feet;
- 646 21. N 78 degrees 08' 24" E a distance of 169.21 feet;
- 647 22. N 82 degrees 26' 43" E a distance of 116.64 feet;
- 648 23. S 86 degrees 34' 52" E a distance of 75.86 feet;
- 649 24. S 78 degrees 29' 08" E a distance of 111.42 feet;
- 650 25. N 80 degrees 16' 08" E a distance of 72.11 feet; and
- 651 26. N 72 degrees 20' 29" E a distance of 85.65 feet;
- 652
- 653 to the True Point or Place of Beginning.
- 654

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

658 Sec. 13. (a) Notwithstanding any provision of the general statutes,
659 the Commissioner of Environmental Protection shall convey to Mary
660 Ellen Pratt, Jennifer Daniell Pentrack, Helen McConnell Copeland,
661 Malcolm D. McConnell and Richard S. McConnell, at a cost of twenty-
662 two thousand five hundred dollars, the 0.741 acre parcel of land in the
663 town of Litchfield which is located on the easterly side of the land
664 owned by said individuals and the northerly side of Mt. Tom State
665 Park Road. The Commissioner of Environmental Protection shall
666 convey said parcel of land subject to the conditions that (1) the state of
667 Connecticut shall retain all development rights to the parcel, and (2) no
668 structures of any kind may be placed on the parcel by said individuals
669 or their heirs, successors or assigns. The conveyance shall be subject to
670 the approval of the State Properties Review Board.

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

680 Sec. 14. (a) Notwithstanding any provision of the general statutes,
681 the Commissioner of Transportation shall convey to the town of
682 Wethersfield a parcel of land located in the town of Wethersfield, at a
683 cost equal to the administrative costs of making such conveyance. Said
684 parcel of land has an area of approximately 35.8 acres and is identified
685 as the parcel of land located on the southeasterly side of present Two
686 Rod Highway and the westerly side of present Highland Street. The
687 conveyance shall be subject to the approval of the State Properties

688 Review Board.

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

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

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

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

694 the parcel shall revert to the state of Connecticut.

695 (c) The State Properties Review Board shall complete its review of
696 the conveyance of said parcel of land not later than thirty days after it
697 receives a proposed agreement from the Department of
698 Transportation. The land shall remain under the care and control of
699 said department until a conveyance is made in accordance with the
700 provisions of this section. The State Treasurer shall execute and deliver
701 any deed or instrument necessary for a conveyance under this section,
702 which deed or instrument shall include provisions to carry out the
703 purposes of subsection (b) of this section. The Commissioner of
704 Transportation shall have the sole responsibility for all other incidents
705 of such conveyance.

706 Sec. 15. (a) Notwithstanding any provision of the general statutes,
707 the Commissioner of Transportation shall convey to the town of
708 Newington the following four parcels of land located in the town of
709 Newington, at a cost equal to the administrative costs of making such
710 conveyance: (1) Parcel no. 1, having an area of approximately 8.23
711 acres and located on the westerly side of present Main Street (Conn.
712 Route 176); (2) parcel no. 2, having an area of approximately 9.08 acres
713 and located on the easterly side of present Willard Avenue (Conn.
714 Route 173); (3) parcel no. 3, having an area of approximately 40.3 acres
715 and located on the westerly side of present Willard Avenue (Conn.
716 Route 173) and the easterly side of present Maple Hill Avenue; and (4)
717 parcel no. 4, having an area of approximately 16.3 acres and located on
718 the westerly side of present Maple Hill Avenue. The conveyance shall

719 be subject to the approval of the State Properties Review Board.

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

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

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

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

725 the parcel shall revert to the state of Connecticut.

726 (c) The State Properties Review Board shall complete its review of
727 the conveyance of said parcels of land not later than thirty days after it
728 receives a proposed agreement from the Department of
729 Transportation. The land shall remain under the care and control of
730 said department until a conveyance is made in accordance with the
731 provisions of this section. The State Treasurer shall execute and deliver
732 any deed or instrument necessary for a conveyance under this section,
733 which deed or instrument shall include provisions to carry out the
734 purposes of subsection (b) of this section. The Commissioner of
735 Transportation shall have the sole responsibility for all other incidents
736 of such conveyance.

737 Sec. 16. This act shall take effect from its passage.

GAE Committee Vote: Yea 21 Nay 0 JFS