



General Assembly

Substitute Bill No. 535

February Session, 2002

AN ACT CONCERNING EXISTING DWELLING HOUSES ON CLASS II LAND OWNED BY THE SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY.

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

1 Section 1. Section 25-32 of the general statutes is amended by adding
2 subsection (o) as follows (*Effective October 1, 2002*):

3 (NEW) (o) Notwithstanding any provision of the general statutes,
4 the South Central Connecticut Regional Water Authority may sell,
5 lease, assign or otherwise dispose of or change the use of any class II
6 land upon which a single family dwelling owned by the South Central
7 Connecticut Regional Water Authority is situated provided (1) such
8 dwelling was so situated prior to January 1, 2002, (2) such property is
9 no more than the minimum acreage required to meet zoning
10 requirements plus any allowance necessary for setback allowances and
11 access or egress consistent with local zoning and use requirements,
12 and (3) a restrictive covenant is placed on the property that would
13 limit the expansion of the dwelling and restrict any activity or
14 expansion of any activity that would have a significant adverse affect
15 on the public water supply. Such restrictive covenant shall include, but
16 not be limited to, provisions ensuring that (A) the premises shall only
17 be used for a single family residence; (B) the total impervious surface
18 area, including building roofs, driveways, walkways and patios, shall
19 not be increased by more than two hundred fifty square feet over the

20 existing impervious surface area as of the date of the property
21 disposition from the public water utility to other parties; (C) access is
22 provided to public drinking water utility watershed inspectors to
23 perform routine inspections of the property, at a minimum, on an
24 annual basis during normal hours of business for the water utility; (D)
25 underground fuel storage tanks are prohibited; and (E) any other
26 provisions deemed necessary by the South Central Connecticut
27 Regional Water Authority to protect the public water supply.
28 Whenever the South Central Connecticut Regional Water Authority
29 intends to sell, lease, assign or otherwise dispose of or change the use
30 of any class II land consistent with this section upon which is situated
31 a single family dwelling, the South Central Connecticut Regional
32 Water Authority shall provide notice in writing, by certified mail,
33 return receipt requested, at least thirty days before the date of the
34 proposed disposition, to the Commissioners of Environmental
35 Protection and Public Health, the legislative body of the city or town in
36 which such dwelling is situated, the Nature Conservancy, the Trust for
37 Public Land, the Land Trust Service Bureau, and the Connecticut Fund
38 for the Environment, of such intention to sell or otherwise transfer
39 such property. All net proceeds, after costs of disposition, from the
40 disposition of such class II land and dwelling shall be used by the
41 South Central Connecticut Regional Water Authority to protect or
42 otherwise acquire interests, including, but not limited to, fee title to or
43 conservation easements over additional watershed or aquifer land of
44 public water systems. No sale, lease, assignment or other disposition
45 or change in use of class II land pursuant to this section shall occur
46 after October 1, 2007.

This act shall take effect as follows:	
Section 1	<i>October 1, 2002</i>

PD *Joint Favorable Subst.*