



**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. (*Effective from passage*) (a) Notwithstanding any provision  
2 of the general statutes, the Commissioner of Transportation shall  
3 convey to the city of Stamford a parcel of land located in the city of  
4 Stamford, at a cost equal to the administrative costs of making such  
5 conveyance. Said parcel of land has an area of approximately 14.6  
6 acres, and is identified as the parcel shown as "Release Area" on a map  
7 entitled "Town of Stamford, Map Showing Land Released to, by The  
8 State of Connecticut, Department of Transportation, Ct. Route 15 at  
9 Riverbank Road, Scale 1"=100', May, 2000, James F. Byrnes Jr., P.E.,  
10 Chief Engineer - Bureau of Engineering and Highway Operations".  
11 The conveyance shall be subject to the approval of the State Properties  
12 Review Board.

13 (b) The Commissioner of Transportation shall convey said parcel of  
14 land to the city of Stamford subject to the condition that the city of  
15 Stamford grant a permanent conservation easement to the  
16 Commissioner of Environmental Protection to preserve the entire  
17 parcel in perpetuity in its natural, scenic and open condition for the  
18 protection of natural resources while allowing for recreation consistent  
19 with such protection.

20 (c) The State Properties Review Board shall complete its review of  
21 the conveyance of said parcel of land not later than thirty days after it  
22 receives a proposed agreement from the Department of  
23 Transportation. The land shall remain under the care and control of  
24 said department until a conveyance is made in accordance with the  
25 provisions of this section. The State Treasurer shall execute and deliver  
26 any deed or instrument necessary for a conveyance under this section,  
27 which deed or instrument shall include provisions to carry out the  
28 purposes of subsection (b) of this section. The Commissioner of  
29 Transportation shall have the sole responsibility for all other incidents  
30 of such conveyance.

31 Sec. 2. Section 7 of special act 99-17 is amended to read as follows  
32 (*Effective from passage*):

33 (a) (1) Notwithstanding any provision of the general statutes, the  
34 Commissioner of Economic and Community Development shall  
35 convey to the town of Hebron three parcels of land located in the town  
36 of Hebron and known as the Johnson Farm Parcel, [at a cost equal to  
37 forty per cent of the fair market value of said parcels,] upon (A)  
38 acquisition by said commissioner of said parcels from Vision Housing,  
39 Inc., and (B) approval [in Regional School District Number 8 of a  
40 referendum question on the construction of a new high school in the  
41 town of Hebron for said school district] by the town of Hebron in  
42 accordance with the provisions of any charter, home rule ordinance or  
43 special act for said town. The Commissioner of Economic and  
44 Community Development shall not be required to complete the  
45 acquisition of said parcels from Vision Housing, Inc. until the town of  
46 Hebron approves the conveyance of said parcels from the  
47 commissioner.

48 (2) The conveyance of said parcels of land by the Commissioner of  
49 Economic and Community Development to the town of Hebron shall  
50 be made at a cost equal to forty per cent of the fair market value of said  
51 parcels minus the amount of any delinquent property taxes levied by  
52 the town of Hebron against said parcels on or before the effective date

53 of this section. In order to determine the fair market value of the  
54 parcels, both the state of Connecticut and the town of Hebron shall, at  
55 their own expense, obtain independent appraisals for the parcels. The  
56 state and the town of Hebron shall use such appraisals to negotiate the  
57 final fair market value of the parcels. If the state and the town of  
58 Hebron fail to reach an agreement on the fair market value, a third  
59 independent appraisal shall be completed by an appraiser jointly  
60 selected by the state and the town of Hebron, the cost of which shall be  
61 paid equally by both the state and the town of Hebron. Such third  
62 appraisal shall serve to determine the fair market value of the  
63 property.

64 [(2)] (3) Said parcels of land have a total acreage of approximately  
65 65.301 acres and are further described as follows:

66 First Parcel: A certain piece or parcel of land with all improvements  
67 and appurtenances thereto situated in the town of Hebron, County of  
68 Tolland and State of Connecticut consisting of approximately 30.30  
69 acres and shown as Parcel B on a certain map entitled "Property of  
70 Reuben H. & Lydia Y. Bosley, Scale 1" = 100', Date 05-28-81", which  
71 map was prepared by Megson & Heagle, Civil Engineers & Land  
72 Surveyors, Glastonbury, Conn., and which map is on file in the Hebron  
73 Town Clerk's Office in Volume 10, Page 22.

74 Second Parcel: A certain piece or parcel of land with all  
75 improvements and appurtenances thereto situated in the town of  
76 Hebron, County of Tolland and State of Connecticut consisting of  
77 approximately 25.001 acres and shown as Parcel B on a certain map  
78 entitled "Plan Prepared for H.H.C.D.C., Scale 1" = 100', Date 07-23-90",  
79 which map was prepared by Fuss & O'Neill, Consulting Engineers,  
80 Manchester, Connecticut, and which map is on file in the Hebron  
81 Town Clerk's Office in Volume 16, Page 56.

82 Third Parcel: A certain piece or parcel of land with all  
83 improvements and appurtenances thereto situated in the town of  
84 Hebron, County of Tolland and State of Connecticut consisting of

85 approximately 10.00 acres and shown as Parcel C on a certain map  
86 entitled "Sorghum Hill Farms - Property of Lina Lucarelli & Joseph L.  
87 Alberti, Scale 1" = 100', Date 10-74", which was prepared by Griswold  
88 & Fuss, Consulting Engineers and Surveyors, Manchester,  
89 Connecticut, and which map is on file in the Hebron Town Clerk's  
90 Office in Volume 5, Page 76.

91 (4) The conveyance shall be subject to (A) the dismissal and waiver  
92 of all tax liens currently held against the property by the town of  
93 Hebron, and (B) the approval of the State Properties Review Board.  
94 The conveyance of said parcels to the town of Hebron shall also  
95 include any liens, debts or encumbrances, if any, which may exist on  
96 said parcels. The Commissioner of Economic and Community  
97 Development shall provide an accounting of such liens, debts or  
98 encumbrances, if any, to the town of Hebron prior to the conveyance of  
99 said parcels. The town of Hebron shall hold the state of Connecticut  
100 harmless with regard to any and all existing or potential  
101 environmental issues with regard to said parcels.

102 (b) The town of Hebron shall [convey or lease said parcels of land to  
103 Regional School District Number 8, which shall use said parcels of  
104 land for the construction of a new high school for said school district. If  
105 the town of Hebron does not convey or lease said parcels to said school  
106 district, the parcels shall revert to the state of Connecticut. If the town  
107 of Hebron conveys said parcels to said school district and the school  
108 district does not use the parcels for said purposes, the parcels shall  
109 revert to the town of Hebron and then to the state of Connecticut. If the  
110 town of Hebron leases said parcels to said school district and the  
111 school district does not use the parcels for said purposes, the lease  
112 shall terminate, and the parcels shall revert to the state of Connecticut]  
113 use said parcels for open space, recreational or public safety purposes.  
114 If the town of Hebron (1) does not use said parcels for any of said  
115 purposes, (2) does not retain ownership of all of said parcels, or (3)  
116 leases all or any portion of said parcels, the parcels shall revert to the  
117 state of Connecticut. In the case of any reversion of said parcels to the  
118 state under this subsection, the state shall refund to the town of

119 Hebron the amount paid by the town for said parcels under subsection  
120 (a) of this section.

121 (c) The State Properties Review Board shall complete its review of  
122 the conveyance of said parcels of land not later than thirty days after it  
123 receives a proposed agreement from the Department of Economic and  
124 Community Development. The land shall remain under the care and  
125 control of said department until a conveyance is made in accordance  
126 with the provisions of this section. The State Treasurer shall execute  
127 and deliver any deed or instrument necessary for a conveyance under  
128 this section, which deed or instrument shall include provisions to carry  
129 out the purposes of subsection (b) of this section. The Commissioner of  
130 Economic and Community Development shall have the sole  
131 responsibility for all other incidents of such conveyance.

132 Sec. 3. Subsection (a) of section 6 of special act 01-6 is amended to  
133 read as follows (*Effective from passage*):

134 (a) Notwithstanding any provision of the general statutes, the  
135 Commissioner of Environmental Protection shall convey to the town of  
136 Old Lyme two parcels of land located in the town of Old Lyme, at a  
137 cost equal to the administrative costs of making such conveyance. Said  
138 parcels of land are described as follows: (1) Lot 52 on town of Old  
139 Lyme Tax Assessor's Map 43, which parcel has an area of  
140 approximately 1.23 acres, and (2) Lot [5] 51 on town of Old Lyme Tax  
141 Assessor's Map 48, which parcel has an area of approximately 1.23  
142 acres. The conveyance shall be subject to the approval of the State  
143 Properties Review Board.

144 Sec. 4. (*Effective from passage*) The state of Connecticut, acting  
145 through the State Treasurer, is authorized to execute and deliver to the  
146 United States of America, without consideration, a quit claim deed  
147 releasing any right or restriction retained in a quit claim deed dated  
148 March 25, 1958, from the state of Connecticut to the United States of  
149 America, and recorded in the land records of the City of New London,  
150 County of New London and State of Connecticut in Volume 282, at

151 Page 329, which quit claim deed was executed pursuant to Special Act  
152 No. 476 of the Special Acts of 1957.

153 Sec. 5. Section 3 of special act 01-6 is amended to read as follows  
154 (*Effective from passage*):

155 Notwithstanding any provision of the general statutes, the  
156 Commissioner of Environmental Protection shall convey to the Yantic  
157 Volunteer Fire Department the parcels of land located at [42, 44] 40  
158 and 42 Franklin Road in the towns of Norwich and Franklin and 46  
159 Franklin Road in the town of Franklin, at a cost equal to the  
160 administrative costs of making such conveyance. Said parcels of land  
161 have a total area of approximately .58 acre. The conveyance shall be  
162 subject to the approval of the State Properties Review Board.

163 Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of  
164 the general statutes, the Commissioner of Transportation shall convey  
165 to Leonard C. Reizfeld a parcel of land located in the town of Hamden,  
166 at a cost equal to the fair market value of said land, as determined by  
167 two separate appraisals. Said parcel of land has an area of  
168 approximately 15,213 square feet and is identified as the parcel of land  
169 designated by the Department of Transportation as File No. 185-33-  
170 13A. The conveyance shall be subject to the approval of the State  
171 Properties Review Board.

172 (b) The State Properties Review Board shall complete its review of  
173 the conveyance of said parcel of land not later than thirty days after it  
174 receives a proposed agreement from the Department of  
175 Transportation. The land shall remain under the care and control of  
176 said department until a conveyance is made in accordance with the  
177 provisions of this section. The State Treasurer shall execute and deliver  
178 any deed or instrument necessary for a conveyance under this section.  
179 The Commissioner of Transportation shall have the sole responsibility  
180 for all other incidents of such conveyance.

181 Sec. 7. Subsection (c) of section 5 of public act 95-127, as amended by  
182 special act 98-1 and section 2 of public act 00-168, is amended to read

183 as follows (*Effective from passage*):

184 (c) The Stratford Festival Theater, Inc. shall agree to renovate the  
185 current theater located thereon and to operate it as a theater, which  
186 shall be known as the Connecticut-Stratford Shakespeare Festival  
187 Theater, for live, theatrical performances, including at least one  
188 performance of a play by William Shakespeare each year for at least  
189 twenty years after the effective date of this section. The Stratford  
190 Festival Theater, Inc. shall further agree that (1) it shall, within four  
191 months of the date of conveyance of said parcels, present to the  
192 commissioner a plan of development for the theater and the parcels for  
193 the commissioner's approval, (2) the commissioner shall have two  
194 months to approve or disapprove such plan, provided, if the  
195 commissioner does not act, such plan shall be deemed to be approved,  
196 and provided further, if the commissioner disapproves the plan, it may  
197 be resubmitted, but such disapproval and resubmittal shall not extend  
198 the other time limits set forth in this subsection, (3) the Stratford  
199 Festival Theater, Inc. shall, within one year of the date of conveyance  
200 of said parcels, present to the commissioner construction documents  
201 consisting of design drawings and specifications for the development  
202 of the theater and the parcels for the commissioner's approval,  
203 provided such drawings and specifications shall also be under the  
204 jurisdiction of the local building official, (4) the commissioner shall  
205 have two months to approve or disapprove such documents, provided,  
206 if the commissioner does not act, such documents shall be deemed to  
207 be approved, and provided further, if the commissioner disapproves  
208 such documents, they may be resubmitted, but such disapproval and  
209 resubmittal shall not extend the other time limits set forth in this  
210 subsection, (5) the Stratford Festival Theater, Inc. shall reopen the  
211 theater, within three years of the date of conveyance of said parcels or  
212 within two years of the conclusion of any lawsuit relating to said  
213 parcels which prohibits or substantially inhibits development of said  
214 parcels, whichever is later. Approval by the commissioner pursuant to  
215 subdivision (2) or (4) of this subsection shall not be deemed to include  
216 any federal, state or local approvals or permits necessary for the

217 construction or siting of facilities or for other regulated use of the  
218 property. If at least one play by William Shakespeare is not performed  
219 in any period of two consecutive years during the twenty years after  
220 the effective date of this section, or if said parcels are not, at any time,  
221 used for [the] any other purposes set forth in this subsection and  
222 within the time periods set forth in this subsection, [they] said parcels  
223 shall revert to the state of Connecticut.

224 Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of  
225 the general statutes, the Commissioner of Environmental Protection  
226 shall convey to the town of Chaplin a parcel of land located in the  
227 town of Chaplin, at a cost equal to the administrative costs of making  
228 such conveyance. Said parcel of land has an area of approximately 15.9  
229 acres and is identified as Lot 59(1) on town of Chaplin Tax Assessor's  
230 Map 75. The conveyance shall be subject to the approval of the State  
231 Properties Review Board.

232 (b) The town of Chaplin shall use said parcel of land for open space  
233 and recreational purposes. If the town of Chaplin:

- 234 (1) Does not use said parcel for said purposes;
- 235 (2) Does not retain ownership of all of said parcel; or
- 236 (3) Leases all or any portion of said parcel,

237 the parcel shall revert to the state of Connecticut.

238 (c) The State Properties Review Board shall complete its review of  
239 the conveyance of said parcel of land not later than thirty days after it  
240 receives a proposed agreement from the Department of Environmental  
241 Protection. The land shall remain under the care and control of said  
242 department until a conveyance is made in accordance with the  
243 provisions of this section. The State Treasurer shall execute and deliver  
244 any deed or instrument necessary for a conveyance under this section,  
245 which deed or instrument shall include provisions to carry out the  
246 purposes of subsection (b) of this section. The Commissioner of  
247 Environmental Protection shall have the sole responsibility for all other  
248 incidents of such conveyance.

249 Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of  
250 the general statutes, the Commissioner of Transportation shall convey  
251 to the town of East Hartford a parcel of land located on Lombardo and  
252 DePietro Drives in the town of East Hartford, at a cost equal to the  
253 administrative costs of making such conveyance. Said parcel of land  
254 has an area of approximately 8.5 acres and is identified as the same  
255 premises described in a deed recorded on the East Hartford Land  
256 Records at Volume 405, Page 197. The conveyance shall be subject to  
257 the approval of the State Properties Review Board.

258 (b) The town of East Hartford shall use said parcel of land for open  
259 space purposes. If the town of East Hartford:

- 260 (1) Does not use said parcel for said purposes;  
261 (2) Does not retain ownership of all of said parcel; or  
262 (3) Leases all or any portion of said parcel,

263 the parcel shall revert to the state of Connecticut.

264 (c) The State Properties Review Board shall complete its review of  
265 the conveyance of said parcel of land not later than thirty days after it  
266 receives a proposed agreement from the Department of  
267 Transportation. The land shall remain under the care and control of  
268 said department until a conveyance is made in accordance with the  
269 provisions of this section. The State Treasurer shall execute and deliver  
270 any deed or instrument necessary for a conveyance under this section,  
271 which deed or instrument shall include provisions to carry out the  
272 purposes of subsection (b) of this section. The Commissioner of  
273 Transportation shall have the sole responsibility for all other incidents  
274 of such conveyance.

275 Sec. 10. Section 15 of special act 01-6, as amended by section 6 of  
276 public act 01-194, is amended to read as follows (*Effective from passage*):

277 The name of Morrissey Brook in the [town] towns of Sherman and  
278 New Milford shall be changed to Naromiyocknowhusunkatankshunk  
279 Brook.

280 Sec. 11. (*Effective from passage*) (a) Notwithstanding any provision of  
281 the general statutes, the Commissioner of Transportation shall convey  
282 to the town of Wethersfield a parcel of land located at the intersection  
283 of Interstate Route 91 and Middletown Avenue in the town of  
284 Wethersfield, at a cost equal to the administrative costs of making such  
285 conveyance. Said parcel of land has an area of approximately 1.05 acres  
286 and is further identified as the parcel of land designated by the  
287 Department of Transportation as File No. 118-68-10E. The conveyance  
288 shall be subject to the approval of the State Properties Review Board.

289 (b) The town of Wethersfield shall use said parcel of land for open  
290 space purposes. If the town of Wethersfield:

- 291 (1) Does not use said parcel for said purposes;
- 292 (2) Does not retain ownership of all of said parcel; or
- 293 (3) Leases all or any portion of said parcel,

294 the parcel shall revert to the state of Connecticut.

295 (c) The State Properties Review Board shall complete its review of  
296 the conveyance of said parcel of land not later than thirty days after it  
297 receives a proposed agreement from the Department of  
298 Transportation. The land shall remain under the care and control of  
299 said department until a conveyance is made in accordance with the  
300 provisions of this section. The State Treasurer shall execute and deliver  
301 any deed or instrument necessary for a conveyance under this section,  
302 which deed or instrument shall include provisions to carry out the  
303 purposes of subsection (b) of this section. The Commissioner of  
304 Transportation shall have the sole responsibility for all other incidents  
305 of such conveyance.

306 Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of  
307 the general statutes, the Commissioner of Public Works shall convey to  
308 880 Post Road East, LLC, terminate and release the nonexclusive  
309 easement over the parcel of land located at 880 Post Road East in the  
310 town of Westport, at a cost equal to the administrative costs of making  
311 such conveyance. Said easement is labeled as "Easement in Favor of

312 the State of Connecticut" on a map entitled "Former State Police  
313 Barracks, Post Road East, Westport, CT" prepared by A & N  
314 Consulting Engineers, Inc. Said map is on file in the Westport town  
315 clerk's office as Map number 9384. Said easement was reserved to the  
316 State of Connecticut in the deed from the State of Connecticut to 880  
317 Post Road East, LLC, dated December 23, 1999, and recorded in  
318 Volume 1747, Page 159 of the Westport land records. As a condition of  
319 such conveyance, 880 Post Road East, LLC simultaneously shall grant  
320 to the State of Connecticut a nonexclusive easement over the parcel of  
321 land located at 880 Post Road East in the town of Westport to certain  
322 adjoining land of the State of Connecticut for pedestrian and vehicular  
323 ingress and egress and utilities to and from the radio tower, and any  
324 replacement thereof, and adjacent building, and any replacement  
325 thereof, on such land of the State of Connecticut from the Sherwood  
326 Island Connector (CT Route 476). Said easement is labeled as "PROP.  
327 INGRESS/EGRESS EASEMENT IN FAVOR OF THE STATE OF  
328 CONNECTICUT AREA = 8842±S.F." on a map entitled "Easement Map  
329 State of Connecticut for Property located at 880 Post Road East,  
330 Westport, Connecticut" prepared by CCA LLC and dated November  
331 21, 2001. The conveyance shall be subject to the approval of the State  
332 Properties Review Board.

333 (b) The State Properties Review Board shall complete its review of  
334 the conveyance of said easement not later than thirty days after it  
335 receives a proposed agreement from the Department of Public Works.  
336 The easement shall remain under the care and control of said  
337 department until a conveyance is made in accordance with the  
338 provisions of this section. The State Treasurer shall execute and deliver  
339 any deed or instrument necessary for a conveyance under this section.  
340 The Commissioner of Public Works shall have the sole responsibility  
341 for all other incidents of such conveyance.

342 Sec. 13. (*Effective from passage*) (a) Notwithstanding any provision of  
343 the general statutes, the Commissioner of Public Works shall convey to  
344 the city of Norwich or its assignee a parcel of land located on State  
345 Route 32 in the city of Norwich. Said parcel of land has an area of

346 approximately 5.21 acres and is identified as Lot 19 in Block 12 on the  
347 city of Norwich Tax Assessor's Map 77. Said conveyance shall be made  
348 subject to a permanent easement and right of way in favor of the  
349 Department of Public Works to use, maintain and access an existing  
350 sewer line across said parcel of land. Said easement shall require the  
351 city of Norwich or its assignee to replace and repair the existing sewer  
352 line to specifications approved by the Commissioner of Public Works,  
353 at a cost not to exceed sixty thousand dollars, prior to or  
354 simultaneously with the use and development of the land for the  
355 purposes authorized in subsection (c) of this section. The conveyance  
356 shall be subject to the approval of the State Properties Review Board.

357 (b) Said conveyance shall be made for a total cost equal to the sum  
358 of (1) the fair market value of said parcel of land, as determined by the  
359 average of two independent appraisals which the Commissioner of  
360 Public Works shall obtain, and (2) the administrative costs of making  
361 such conveyance. Such total cost shall be subject to the approval of the  
362 Commissioner of Public Works and the city of Norwich. The  
363 Commissioner of Public Works shall promptly transmit to the State  
364 Treasurer all moneys received from such conveyance for the fair  
365 market value of said parcel, as provided in subdivision (1) of this  
366 subsection, and may retain all moneys received from such conveyance  
367 for the administrative costs of making such conveyance, as provided in  
368 subdivision (2) of this subsection.

369 (c) The city of Norwich may use, sell, lease or exchange said parcel  
370 of land for economic development, municipal or recreational purposes.  
371 If the city of Norwich does not use, sell, lease or exchange said parcel  
372 for one of said purposes within three years, the city of Norwich shall  
373 sell the parcel back to the State of Connecticut for the same amount as  
374 the total cost paid by the city of Norwich under subsection (b) of this  
375 section.

376 (d) The State Properties Review Board shall complete its review of  
377 the conveyance of said parcel of land not later than thirty days after it  
378 receives a proposed agreement from the Department of Public Works.

379 The land shall remain under the care and control of said department  
380 until a conveyance is made in accordance with the provisions of this  
381 section. The State Treasurer shall execute and deliver any deed or  
382 instrument necessary for a conveyance under this section, which deed  
383 or instrument shall include provisions to carry out the purposes of  
384 subsection (c) of this section. The Commissioner of Public Works shall  
385 have the sole responsibility for all other incidents of such conveyance.

This act shall take effect as follows:	
Section 1	<i>from passage</i>
Sec. 2	<i>from passage</i>
Sec. 3	<i>from passage</i>
Sec. 4	<i>from passage</i>
Sec. 5	<i>from passage</i>
Sec. 6	<i>from passage</i>
Sec. 7	<i>from passage</i>
Sec. 8	<i>from passage</i>
Sec. 9	<i>from passage</i>
Sec. 10	<i>from passage</i>
Sec. 11	<i>from passage</i>
Sec. 12	<i>from passage</i>
Sec. 13	<i>from passage</i>

**GAE**      *Joint Favorable Subst.*