



House of Representatives

General Assembly

File No. 538

January Session, 2003

Substitute House Bill No. 6662

House of Representatives, April 24, 2003

The Committee on Government Administration and Elections reported through REP. O'ROURKE of the 32nd Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

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 Environmental Protection
3 shall convey to the Iwo Jima Memorial Historical Foundation, Inc. a
4 parcel of land located in the city of New Britain and the town of
5 Newington, at a cost equal to the administrative costs of making such
6 conveyance. Said parcel of land has an area of less than one acre and is
7 identified as the site of the National Iwo Jima Memorial Monument
8 and Park. The conveyance shall be subject to the approval of the State
9 Properties Review Board.
- 10 (b) The Iwo Jima Memorial Historical Foundation, Inc. shall use said
11 parcel of land for the purposes of the National Iwo Jima Memorial
12 Monument and Park. If said foundation:

- 13 (1) Does not use said parcel for said purposes;
14 (2) Does not retain ownership of all of said parcel; or
15 (3) Leases all or any portion of said parcel,

16 the parcel shall revert to the state of Connecticut.

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

28 Sec. 2. (*Effective from passage*) (a) Notwithstanding any provision of
29 the general statutes, the Commissioner of Transportation shall convey
30 to the town of Greenwich a parcel of land located on the easterly side
31 of Spring House Road in the town of Greenwich at a cost equal to the
32 administrative costs of making such conveyance. Said parcel of land
33 has an area of approximately 1.30 acres and is identified as the parcel
34 shown as "Release Area" on a map entitled "Town of Greenwich, Map
35 Showing Land Released to, by The State of Connecticut, Department of
36 Transportation, CT. Route 15 - Merritt Parkway at Round Hill Road,
37 Scale 1"=80', Jan. 2002, James F. Byrnes, Jr., P.E., Chief Engineer -
38 Bureau of Engineering and Highway Operations".

39 (b) The town of Greenwich shall use said parcel of land for open
40 space purposes. If the town of Greenwich:

- 41 (1) Does not use said parcel for said purposes;
42 (2) Does not retain ownership of all of said parcel; or
43 (3) Leases all or any portion of said parcel,

44 the parcel shall revert to the state of Connecticut.

45 (c) The State Properties Review Board shall complete its review of
46 the conveyance of said parcel of land not later than thirty days after it
47 receives a proposed agreement from the Department of
48 Transportation. The land shall remain under the care and control of
49 said department until a conveyance is made in accordance with the
50 provisions of this section. The State Treasurer shall execute and deliver
51 any deed or instrument necessary for a conveyance under this section,
52 which deed or instrument shall include provisions to carry out the
53 purposes of subsection (b) of this section. The Commissioner of
54 Transportation shall have the sole responsibility for all other incidents
55 of such conveyance.

56 Sec. 3. (*Effective from passage*) (a) Notwithstanding any provision of
57 the general statutes, the Commissioner of Transportation shall convey
58 to the town of Greenwich a parcel of land located on the westerly side
59 of the Merritt Parkway (CT Route 15) in the town of Greenwich, at a
60 cost equal to the administrative costs of making such conveyance. Said
61 parcel of land has an area of approximately 2.40 acres and is further
62 identified as the parcel of land designated by the Department of
63 Transportation as File No. 180-13-21A. The conveyance shall be subject
64 to the approval of the State Properties Review Board.

65 (b) The town of Greenwich shall use said parcel of land for open
66 space purposes. If the town of Greenwich:

- 67 (1) Does not use said parcel for said purposes;
68 (2) Does not retain ownership of all of said parcel; or
69 (3) Leases all or any portion of said parcel,

70 the parcel shall revert to the state of Connecticut.

71 (c) The State Properties Review Board shall complete its review of
72 the conveyance of said parcel of land not later than thirty days after it
73 receives a proposed agreement from the Department of
74 Transportation. The land shall remain under the care and control of
75 said department until a conveyance is made in accordance with the
76 provisions of this section. The State Treasurer shall execute and deliver

77 any deed or instrument necessary for a conveyance under this section,
78 which deed or instrument shall include provisions to carry out the
79 purposes of subsection (b) of this section. The Commissioner of
80 Transportation shall have the sole responsibility for all other incidents
81 of such conveyance.

82 Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of
83 the general statutes, the Commissioner of Transportation shall convey
84 to the town of East Hartford three parcels of land located in the town
85 of East Hartford, at a cost equal to the administrative costs of making
86 such conveyance. Said parcels of land are identified as follows: (1) The
87 parcel of land located on Langford Lane in said town and designated
88 by the Department of Transportation as File No. (42) 53-101-21A,
89 having an area of approximately 7.4 acres, (2) the parcel of land located
90 on School Street in said town and designated by said department as
91 File No. 42-238-7A, having an area of approximately 16,118 square feet,
92 and (3) the parcel of land located on Forbes Street in said town and
93 designated by said department as File No. (42) 53-101-16A, having an
94 area of approximately 1 acre. The conveyance of said parcels of land
95 shall be subject to the approval of the State Properties Review Board.

96 (b) The town of East Hartford shall use said parcels of land for open
97 space purposes. If the town of East Hartford, in the case of any said
98 parcel:

- 99 (1) Does not use said parcel for said purposes;
100 (2) Does not retain ownership of all of said parcel; or
101 (3) Leases all or any portion of said parcel,

102 the parcel shall revert to the state of Connecticut.

103 (c) The State Properties Review Board shall complete its review of
104 the conveyance of said parcel of land not later than thirty days after it
105 receives a proposed agreement from the Department of
106 Transportation. The land shall remain under the care and control of
107 said department until a conveyance is made in accordance with the
108 provisions of this section. The State Treasurer shall execute and deliver

109 any deed or instrument necessary for a conveyance under this section,
110 which deed or instrument shall include provisions to carry out the
111 purposes of subsection (b) of this section. The Commissioner of
112 Transportation shall have the sole responsibility for all other incidents
113 of such conveyance.

114 Sec. 5. (*Effective from passage*) (a) Notwithstanding any provision of
115 the general statutes, the Commissioner of Transportation shall convey
116 to the city of Milford a parcel of land located in the city of Milford, at a
117 cost equal to the administrative costs of making such conveyance. Said
118 parcel of land has an area of approximately 16,893 square feet and is
119 identified as the parcel shown as "Release Area" on a map entitled
120 "Town of Milford, Map Showing Land Released to, by The State of
121 Connecticut, Department of Transportation, Woodmont Road #1 at
122 Woodmont Road #2, Scale 1"=40', Oct. 2002, Arthur W. Gruhn, P.E.,
123 Chief Engineer - Bureau of Engineering and Highway Operations". The
124 conveyance shall be subject to the approval of the State Properties
125 Review Board.

126 (b) The State Properties Review Board shall complete its review of
127 the conveyance of said parcel of land not later than thirty days after it
128 receives a proposed agreement from the Department of
129 Transportation. The land shall remain under the care and control of
130 said department until a conveyance is made in accordance with the
131 provisions of this section. The State Treasurer shall execute and deliver
132 any deed or instrument necessary for a conveyance under this section.
133 The Commissioner of Transportation shall have the sole responsibility
134 for all other incidents of such conveyance.

135 Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of
136 the general statutes, the Commissioner of Correction shall convey to
137 the town of East Lyme a parcel of land located in the town of East
138 Lyme, at a cost equal to the administrative costs of making such
139 conveyance. Said parcel of land has an area of approximately 3.57 acres
140 and is identified as the parcel shown as "Area of Land to be
141 Transferred from the Department of Correction to the Town of East

142 Lyme" on a map entitled "Lot Line Revision Boundary Survey between
143 Connecticut Department of Correction, 199 West Main Street and the
144 Town of East Lyme, Bride Brook Park, 221 West Main St. (Rt 156), East
145 Lyme, Connecticut, Town of East Lyme Engineering Department, July
146 17, 2002, Scale 1"=40', W.S., M.G.". The conveyance shall be subject to
147 the approval of the State Properties Review Board.

148 (b) The town of East Lyme shall use said parcel of land for
149 recreational purposes. If the town of East Lyme:

- 150 (1) Does not use said parcel for said purposes;
151 (2) Does not retain ownership of all of said parcel; or
152 (3) Leases all or any portion of said parcel,

153 the parcel shall revert to the state of Connecticut.

154 (c) The State Properties Review Board shall complete its review of
155 the conveyance of said parcel of land not later than thirty days after it
156 receives a proposed agreement from the Department of Correction.
157 The land shall remain under the care and control of said department
158 until a conveyance is made in accordance with the provisions of this
159 section. The State Treasurer shall execute and deliver any deed or
160 instrument necessary for a conveyance under this section, which deed
161 or instrument shall include provisions to carry out the purposes of
162 subsection (b) of this section. The Commissioner of Correction shall
163 have the sole responsibility for all other incidents of such conveyance.

164 Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of
165 the general statutes, the Commissioner of Environmental Protection
166 shall convey by quit-claim deed to Edward H. Dzwilewski any and all
167 interest under the custody and control of the Department of
168 Environmental Protection that the state may have to land owned by
169 Edward H. Dzwilewski on the westerly side of Bride Brook Road, East
170 Lyme, by virtue of a warranty deed recorded in volume 118, page 315,
171 of the East Lyme land records, in exchange for fee title transferred by
172 warranty deed to land of Edward H. Dzwilewski contiguous to Rocky
173 Neck State Park in the town of East Lyme. Said land of Edward H.

174 Dzwilewski shall be of a location and configuration acceptable to the
175 Commissioner of Environmental Protection and be of at least equal fair
176 market value to the state's interest conveyed to Edward H.
177 Dzwilewski. All administrative costs of making such conveyance and
178 all costs incidental to the transfer, such as survey, appraisal and
179 attorney and other fees, shall be paid by Edward H. Dzwilewski and
180 all such work must be performed in a manner and format acceptable to
181 the Commissioner of Environmental Protection. The conveyance shall
182 be subject to the approval of the State Properties Review Board.

183 (b) The State Properties Review Board shall complete its review of
184 the conveyance of said parcels of land not later than thirty days after it
185 receives a proposed agreement from the Department of Environmental
186 Protection. The land shall remain under the care and control of said
187 department until a conveyance is made in accordance with the
188 provisions of this section. The State Treasurer shall execute and deliver
189 any deed or instrument necessary for a conveyance under this section.
190 The Commissioner of Environmental Protection shall have the sole
191 responsibility for all other incidents of such conveyance.

192 Sec. 8. (*Effective from passage*) Notwithstanding any provision of the
193 general statutes, the Commissioner of Transportation shall convey to
194 Robert J. Drakeley, of the town of Bethlehem, at a cost equal to the
195 administrative costs of making such conveyance, a parcel of land
196 located in the town of Bethlehem, having an area of approximately .007
197 acre, as shown on a map entitled "Map Showing Land of State Of
198 Connecticut To Be Conveyed To Robert J. Drakeley, 12 Main Street
199 North aka Connecticut Route 61, Bethlehem, Connecticut, Scale 1"=20',
200 September 2002, Revised December 3, 2002, Revised February 2002".

201 Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of
202 the general statutes, the Commissioner of Transportation shall convey
203 to the city of Meriden a parcel of land located in the city of Meriden, at
204 a cost equal to the administrative costs of making such conveyance.
205 Said parcel of land has an area of approximately 3.44 acres and is
206 identified as Lot 51-79 in Block 213C on city of Meriden Tax Assessor's

207 Map 6-19. The conveyance shall be subject to the approval of the State
208 Properties Review Board.

209 (b) The city of Meriden shall use said parcel of land for open space
210 purposes. If the city of Meriden:

- 211 (1) Does not use said parcel for said purposes;
- 212 (2) Does not retain ownership of all of said parcel; or
- 213 (3) Leases all or any portion of said parcel,

214 the parcel shall revert to the state of Connecticut.

215 (c) The State Properties Review Board shall complete its review of
216 the conveyance of said parcel of land not later than thirty days after it
217 receives a proposed agreement from the Department of
218 Transportation. The land shall remain under the care and control of
219 said department until a conveyance is made in accordance with the
220 provisions of this section. The State Treasurer shall execute and deliver
221 any deed or instrument necessary for a conveyance under this section,
222 which deed or instrument shall include provisions to carry out the
223 purposes of subsection (b) of this section. The Commissioner of
224 Transportation shall have the sole responsibility for all other incidents
225 of such conveyance.

226 Sec. 10. (*Effective from passage*) (a) Notwithstanding any provision of
227 the general statutes, the Commissioner of Transportation shall convey
228 to Jennie Aiardo a parcel of land located in the town of North Haven,
229 at a cost equal to the fair market value of said parcel of land. Said
230 parcel of land has an area of approximately .67 acre and is identified as
231 the parcel of land on North Frontage Road that is adjacent to 11
232 Montowese Avenue in said town. The conveyance shall be subject to
233 the approval of the State Properties Review Board.

234 (b) The State Properties Review Board shall complete its review of
235 the conveyance of said parcel of land not later than thirty days after it
236 receives a proposed agreement from the Department of
237 Transportation. The land shall remain under the care and control of
238 said department until a conveyance is made in accordance with the

239 provisions of this section. The State Treasurer shall execute and deliver
240 any deed or instrument necessary for a conveyance under this section.
241 The Commissioner of Transportation shall have the sole responsibility
242 for all other incidents of such conveyance.

243 Sec. 11. (*Effective from passage*) Notwithstanding any provision of the
244 general statutes, the Commissioner of Transportation shall transfer to
245 the Commissioner of Environmental Protection custody and control of
246 a parcel of land located in the town of Westport, having an area of
247 approximately 2 acres, and is identified as the parcel of land
248 designated by the Department of Transportation as File No. (158) 180-
249 55-11B. The Commissioner of Environmental Protection shall manage
250 said parcel of land and preserve the parcel as open space.

251 Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of
252 the general statutes, the Commissioner of Transportation shall convey
253 to the town of Glastonbury a parcel of land located in the town of
254 Glastonbury, at a cost equal to the administrative costs of making such
255 conveyance. Said parcel of land has an area of approximately 12 acres,
256 is adjacent to Route 2 and is identified as a portion of the land on town
257 of Glastonbury Tax Assessor's Map 92. The conveyance shall be subject
258 to the approval of the State Properties Review Board.

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

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

264 the parcel shall revert to the state of Connecticut.

265 (c) The State Properties Review Board shall complete its review of
266 the conveyance of said parcel of land not later than thirty days after it
267 receives a proposed agreement from the Department of
268 Transportation. The land shall remain under the care and control of
269 said department until a conveyance is made in accordance with the
270 provisions of this section. The State Treasurer shall execute and deliver

271 any deed or instrument necessary for a conveyance under this section,
272 which deed or instrument shall include provisions to carry out the
273 purposes of subsection (b) of this section. The Commissioner of
274 Transportation shall have the sole responsibility for all other incidents
275 of such conveyance.

276 Sec. 13. (*Effective from passage*) (a) Notwithstanding any provision of
277 the general statutes, the Commissioner of Environmental Protection
278 shall convey to the town of North Stonington a parcel of land located
279 in the town of North Stonington, at a cost equal to the administrative
280 costs of making such conveyance. Said parcel of land has an area of
281 approximately 8 acres and is identified as a portion of Lot 6365 in
282 Block 90 on Sheet 109 of town of North Stonington Tax Assessor's Map
283 2732. The conveyance shall be subject to the approval of the State
284 Properties Review Board.

285 (b) The town of North Stonington shall use said parcel of land for
286 municipal purposes. If the town of North Stonington:

- 287 (1) Does not use said parcel for said purposes;
288 (2) Does not retain ownership of all of said parcel; or
289 (3) Leases all or any portion of said parcel,

290 the parcel shall revert to the state of Connecticut.

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

302 Sec. 14. (*Effective from passage*) (a) Notwithstanding any provision of

303 the general statutes, the Commissioner of Transportation shall convey
304 to the town of Westbrook a parcel of land located in the town of
305 Westbrook, at a cost equal to the administrative costs of making such
306 conveyance. Said parcel of land has an area of approximately .06 acre
307 and is identified as Lot E1 on town of Westbrook Tax Assessor's Map
308 25. The conveyance shall be subject to the approval of the State
309 Properties Review Board.

310 (b) The town of Westbrook shall use said parcel of land for
311 recreational purposes. If the town of Westbrook:

- 312 (1) Does not use said parcel for said purposes;
313 (2) Does not retain ownership of all of said parcel; or
314 (3) Leases all or any portion of said parcel,

315 the parcel shall revert to the state of Connecticut.

316 (c) The State Properties Review Board shall complete its review of
317 the conveyance of said parcel of land not later than thirty days after it
318 receives a proposed agreement from the Department of
319 Transportation. The land shall remain under the care and control of
320 said department until a conveyance is made in accordance with the
321 provisions of this section. The State Treasurer shall execute and deliver
322 any deed or instrument necessary for a conveyance under this section,
323 which deed or instrument shall include provisions to carry out the
324 purposes of subsection (b) of this section. The Commissioner of
325 Transportation shall have the sole responsibility for all other incidents
326 of such conveyance.

327 Sec. 15. (*Effective from passage*) (a) Notwithstanding any provision of
328 the general statutes, the Commissioner of Transportation shall convey
329 to the town of Stonington a parcel of land located in the town of
330 Stonington, at a cost equal to the administrative costs of making such
331 conveyance. Said parcel of land has an area of approximately 2.5 acres
332 and is identified as Lot 1 in Block 2 on town of Stonington Tax
333 Assessor's Map 149. The conveyance shall be subject to the approval of
334 the State Properties Review Board.

335 (b) The town of Stonington shall use said parcel of land for
336 transportation purposes. If the town of Stonington:

- 337 (1) Does not use said parcel for said purposes;
338 (2) Does not retain ownership of all of said parcel; or
339 (3) Leases all or any portion of said parcel,

340 the parcel shall revert to the state of Connecticut.

341 (c) The State Properties Review Board shall complete its review of
342 the conveyance of said parcel of land not later than thirty days after it
343 receives a proposed agreement from the Department of
344 Transportation. The land shall remain under the care and control of
345 said department until a conveyance is made in accordance with the
346 provisions of this section. The State Treasurer shall execute and deliver
347 any deed or instrument necessary for a conveyance under this section,
348 which deed or instrument shall include provisions to carry out the
349 purposes of subsection (b) of this section. The Commissioner of
350 Transportation shall have the sole responsibility for all other incidents
351 of such conveyance.

352 Sec. 16. (*Effective from passage*) (a) Notwithstanding any provision of
353 the general statutes, the Commissioner of Agriculture shall convey to
354 the town of Newtown two parcels of land located in the town of
355 Newtown, at a cost equal to the administrative costs of making such
356 conveyance. Said parcels of land are identified as follows: (1) A parcel
357 of land having an area of approximately 34.44 acres and bounded on
358 the west by the Housatonic railroad right-of-way property line; on the
359 north by the 37.54 acre parcel being sold to the town of Newtown for
360 economic development; and on the east and south by the 21.66 acre
361 parcel being conveyed to the town of Newtown along Deep Brook, and
362 (2) a parcel of land having an area of approximately 4.0 acres and
363 bounded on the southwest by land owned by the town of Newtown;
364 on the northwest and the north by 21.66 acres being conveyed to the
365 town of Newtown along Deep Brook; on the east by property owned
366 by the state of Connecticut and on the south by Old Farm Road. The
367 conveyance shall be subject to the approval of the State Properties

368 Review Board.

369 (b) The town of Newtown shall use said parcels of land for open
370 space and recreational purposes. If the town of Newtown, in the case
371 of either said parcel:

- 372 (1) Does not use said parcel for said purposes;
373 (2) Does not retain ownership of all of said parcel; or
374 (3) Leases all or any portion of said parcel,

375 the parcel shall revert to the state of Connecticut.

376 (c) 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 Agriculture.
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 (b) of this section. The Commissioner of Agriculture shall
385 have the sole responsibility for all other incidents of such conveyance.

386 Sec. 17. (*Effective from passage*) (a) Notwithstanding any provision of
387 the general statutes, the Commissioner of Transportation shall convey
388 to Gary Becroft a parcel of land located in the city of Milford, at a cost
389 equal to the fair market value of said parcel of land. Said parcel of land
390 has an area of approximately 1.58 acres and is identified as the parcel
391 of land adjacent to 583 Anderson Avenue in said city. The conveyance
392 shall be subject to the approval of the State Properties Review Board.

393 (b) The State Properties Review Board shall complete its review of
394 the conveyance of said parcel of land not later than thirty days after it
395 receives a proposed agreement from the Department of
396 Transportation. The land shall remain under the care and control of
397 said department until a conveyance is made in accordance with the
398 provisions of this section. The State Treasurer shall execute and deliver
399 any deed or instrument necessary for a conveyance under this section.

400 The Commissioner of Transportation shall have the sole responsibility
401 for all other incidents of such conveyance.

402 Sec. 18. (*Effective from passage*) (a) Notwithstanding any provision of
403 the general statutes, the Commissioner of Transportation shall lease to
404 the Society of Founders of Norwich, CT., Inc. a parcel of land located
405 in the city of Norwich. Said parcel of land has an area of
406 approximately one-quarter acre and is identified as follows:

407 That certain tract or parcel of land in the Town of Norwich, County
408 of New London and State of Connecticut, located off of Routes 2 and
409 32 and shown on a map entitled, "Lease Sketch, Town of Norwich,
410 Sketch Showing Land Leased to Society of Founders of Norwich, CT,
411 Inc. by the State of Connecticut Department of Transportation, CT.
412 Routes 2 & 32, Scale 1" = 20', Arthur W. Gruhn, P.E., September 2002,
413 Chief Engineer - Bureau of Engineering and Highway Operation",
414 Town No. 103, Proj. No. 103-74, Serial No. 26C, Sheet No. 1 of 1 and
415 which parcel is further described as follows:

416 Beginning at a Connecticut Highway Department Monument
417 located 118.50 feet southeast of another Connecticut Highway
418 Department Monument located on Washington Street, which first
419 monument marks the northerly point of the within described tract:
420 thence running southeasterly 65.00 feet on line with the line between
421 the two above mentioned monuments; thence turning an interior angle
422 of 113° 00' 00" and running southwesterly 86.00 feet to a point; thence
423 running westerly 220 feet more or less to a point; thence running
424 northwesterly 32.00 feet to a point, the last four lines bordering on
425 other land of the State of Connecticut; thence turning an interior angle
426 of 75° 00' 00" and running easterly 143.00 feet to a Connecticut
427 Highway Department monument; thence turning an exterior angle of
428 130° 54' 50" and running northeasterly 99.25 feet to another
429 Connecticut Highway Department monument; thence turning an
430 exterior angle of 170° 03' 15" and running northeasterly 23.85 feet to a
431 Connecticut Highway Department monument and the point of
432 beginning, the last three lines bordering on other land of the Society of

433 Founders of Norwich, CT, Inc., the last and first lines being an exterior
434 angle of 106° 49' 11" from each other.

435 (b) Said lease shall provide that the Society of Founders of Norwich,
436 CT, Inc. shall use said parcel of land for a parking lot and driveway for
437 the Leffingwell Museum and shall pay rent of one dollar per year to
438 the Commissioner of Transportation. If the Society of Founders of
439 Norwich, CT, Inc. does not use said parcel of land for said purposes,
440 the lease shall terminate. The term of the lease shall be fifty years,
441 provided the Commissioner of Transportation may reopen the lease if
442 the Department of Transportation needs said parcel of land for a valid
443 transportation use for the purposes of the Routes 2 and 32 connector.
444 The lease shall be subject to the approval of the State Properties
445 Review Board.

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

456 Sec. 19. (*Effective from passage*) (a) Notwithstanding any provision of
457 the general statutes, the Commissioner of Transportation shall convey
458 to Wickham Park a parcel of land located in the town of Manchester, at
459 a cost equal to the administrative costs of making such conveyance.
460 Said parcel of land has an area of approximately 5.1 acres and is
461 identified as the parcel of land designated by the Department of
462 Transportation as acquisition number 76-147-8A. The conveyance shall
463 be subject to the approval of the State Properties Review Board.

464 (b) Wickham Park shall use said parcel of land for open space
465 purposes. If Wickham Park:

- 466 (1) Does not use said parcel for said purposes;
467 (2) Does not retain ownership of all of said parcel; or
468 (3) Leases all or any portion of said parcel,

469 the parcel shall revert to the state of Connecticut.

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

481 Sec. 20. (*Effective from passage*) (a) Notwithstanding any provision of
482 the general statutes, the Commissioner of Transportation shall convey
483 to the town of Windsor a parcel of land located in the town of
484 Windsor, at a cost equal to the administrative costs of making such
485 conveyance. Said parcel of land has an area of approximately .41 acre
486 and is identified as the parcel of land described as follows:

487 Beginning at a point marking the intersection of the east street line
488 of Deerfield Road (abandoned) with the south highway line of Putnam
489 Memorial Highway, also known as interstate route 291, said point also
490 being the northeast corner of the subject parcel;

491 Thence south 48 degrees-01 minutes-49 seconds west, 129.29 feet to
492 a point;

493 Thence southwesterly, along a curve to the left, 150.96 feet to a
494 point, said curve has a radius of 230.00 feet and a central angle of 37
495 degrees-36 minutes-43 seconds;

496 Thence southeasterly, along a curve to the left, 16.94 feet to a point,

497 said curve has a radius of 11.00 feet and a central angle of 86 degrees-
498 14 minutes-22 seconds;

499 The three preceding courses being along property now or formerly
500 Joseph Cicero, Jr., et al;

501 Thence north 77 degrees-49 minutes-16 seconds west along property
502 now or formerly town of Windsor (formerly Drake Street), 10.42 feet to
503 a point in the east street line of Windsor Avenue;

504 Thence north 02 degrees-33 minutes-31 seconds east in the east
505 street line of Windsor Avenue, 276.99 feet to a point;

506 Thence easterly, over property now or formerly the state of
507 Connecticut, along a curve to the right, 166.41 feet to the point or place
508 of beginning, said curve has a radius of 505.84 feet and a central angle
509 of 18 degrees-50 minutes-58 seconds.

510 The conveyance shall be subject to the approval of the State Properties
511 Review Board.

512 (b) The State Properties Review Board shall complete its review of
513 the conveyance of said parcel of land not later than thirty days after it
514 receives a proposed agreement from the Department of
515 Transportation. The land shall remain under the care and control of
516 said department until a conveyance is made in accordance with the
517 provisions of this section. The State Treasurer shall execute and deliver
518 any deed or instrument necessary for a conveyance under this section.
519 The Commissioner of Transportation shall have the sole responsibility
520 for all other incidents of such conveyance.

521 Sec. 21. (*Effective from passage*) (a) Notwithstanding any provision of
522 the general statutes, the Adjutant General shall convey to the town of
523 Ansonia a parcel of land located in the town of Ansonia, at a cost equal
524 to the administrative costs of making such conveyance. Said parcel of
525 land has an area of approximately 1.9 acres and is identified as the
526 State Armory Building in said town. The conveyance shall be subject to
527 the approval of the State Properties Review Board.

528 (b) The town of Ansonia shall use said parcel of land for municipal
529 purposes. If the town of Ansonia:

- 530 (1) Does not use said parcel for said purposes;
- 531 (2) Does not retain ownership of all of said parcel; or
- 532 (3) Leases all or any portion of said parcel,

533 the parcel shall revert to the state of Connecticut.

534 (c) The State Properties Review Board shall complete its review of
 535 the conveyance of said parcel of land not later than thirty days after it
 536 receives a proposed agreement from the Military Department. The
 537 land shall remain under the care and control of said department until a
 538 conveyance is made in accordance with the provisions of this section.
 539 The State Treasurer shall execute and deliver any deed or instrument
 540 necessary for a conveyance under this section, which deed or
 541 instrument shall include provisions to carry out the purposes of
 542 subsection (b) of this section. The Adjutant General shall have the sole
 543 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>
Sec. 14	<i>from passage</i>
Sec. 15	<i>from passage</i>
Sec. 16	<i>from passage</i>
Sec. 17	<i>from passage</i>
Sec. 18	<i>from passage</i>

Sec. 19	<i>from passage</i>
Sec. 20	<i>from passage</i>
Sec. 21	<i>from passage</i>

GAE *Joint Favorable Subst.*

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

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Type	FY 04 \$	FY 05 \$
Correction, Dept.; Department of Agriculture; Department of Environmental Protection; Military Dept.	GF - Loss of Asset Value	More than \$2.6 million	None
Transportation, Dept.	TF - Loss of Asset Value	More than \$2 million	None
Transportation, Dept.	TF - Revenue Gain	Minimal	Minimal
Prop. Review Bd.; Treasurer	GF - Cost	Minimal	Minimal
Reimb. to Towns for Tax Loss on State Property	GF - Savings	Minimal	Minimal

Note: GF=General Fund; TF=Transportation Fund

Municipal Impact:

Municipalities	Effect	FY 04 \$	FY 05 \$
Greenwich; Ansonia; East Hartford; East Lyme; Milford; Newtown; Norwich; Windsor; Stonington; Westbrook; North Stonington; Glastonbury; Westport; Meriden	Gain of Asset Value	More than \$4.6 million	None
Various Municipalities	Revenue Loss	Minimal	Minimal

Explanation

The bill results in the following state impact: (1) a loss of asset value to the General Fund of more than \$2.6 million, (2) a loss of asset value to the Transportation Fund of more than \$2.0 million, (3) a minimal cost for making the conveyances (less than \$1,000 each), (4) a minimal saving to the state for payments-in-lieu-of-taxes (PILOT) payments, and (5) a minimal revenue gain to the Transportation Fund, beginning in FY 04 for lease payments. These conveyances also represent a

potential revenue loss to the state to the extent that the state could have sold properties at fair market value.

The bill results the following municipal impact: (1) a gain of asset value of more than \$4.6 million to certain municipalities, (2) a minimal revenue loss for PILOT payments, and (3) a potential revenue gain to various municipalities for those properties that are used for economic development purposes and for those that become fully taxable.

The table below summarizes the property conveyances in the bill. The properties must be used for the purposes specified in the bill (see “Use Restriction” below) or the property will revert to the state.

Property Conveyances in sHB 6662					
Sec.	From	To/Location	Acres	Value	Use Restriction
1	DEP	Iwo Jima Historical Foundation, Inc./New Britain & Newington	Less than 1 acre	\$50,000	Iwo Jima Memorial Monument and Park
2	DOT	Town of Greenwich	1.3	\$83,000	Open space
3	DOT	Town of Greenwich	2.4	\$160,000	Open space
4	DOT	Town of East Hartford	7.4	\$250,000	Open space
5	DOT	City of Milford	16,893 sq ft.	\$33,500	None
6	DOC	Town of East Lyme	3.57	\$50,000	Recreation
7	DEP	Edward H. Dzwilewski/East Lyme	Not specified	Land exchange	None
8	DOT	Robert J. Drakeley/Bethlehem	0.007	\$1,000	None
9	DOT	City of Meriden	3.44	\$50,000	Open space
10	DOT	Jennie Aiardo/North Haven	0.67	\$12,000	None
11	DOT	DEP/Westport	2.0	\$152,000	Open space
12	DOT	Town of Glastonbury	12.0	\$100,000	Open space
13	DEP	Town of North Stonington	8.0	\$150,000	Municipal purposes
14	DOT	Town of Westbrook	0.06	\$290,000	Recreation
15	DOT	Town of Stonington	2.5	\$780,000	Transportation
16	DOAg	Town of Newtown	34.44	\$670,700	Open space and recreation

Property Conveyances in sHB 6662					
Sec.	From	To/Location	Acres	Value	Use Restriction
16	DOAg	Town of Newtown	4.0	\$77,900	Open space and recreation
17	DOT	Gary Becroft/Milford	1.58	\$100,000	None
18	DOT	Society of Founders of Norwich, CT, Inc./Norwich	0.25	\$1/yr annual lease fee for 50 years	Parking lot for Leffingwell Museum
19	DOT	Wickham Park/Manchester	5.1	\$10,000	Open space
20	DOT	Town of Windsor	0.41	\$6,000	None
21	Military	Town of Ansonia	1.9	<u>\$1,625,400</u>	Municipal purposes
				Tota	\$4,651,500

The conveyances are subject to the review and approval of the State Properties Review Board (SPRB). The SPRB is required to review each conveyance within 30 days. Deeds or any other instruments necessary for the conveyances must be executed and delivered by the State Treasurer. These requirements are part of the respective agencies normal operations and can be accomplished with existing staff and resources.

OLR Bill Analysis

sHB 6662

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

This bill:

1. conveys parcels of state property to the towns of Ansonia, East Hartford, East Lyme, Glastonbury, Greenwich, Meriden, Milford, Newtown, North Stonington, Stonington, Westbrook, and Windsor and to individuals in Bethlehem, Milford, and North Haven;
2. conveys parcels of state property to the Iwo Jima Memorial Historical Foundation, Inc. and Wickham Park;
3. requires the Department of Transportation (DOT) to lease to the Society of Founders of Norwich CT., Inc. .25 acres for a parking lot and driveway for the Leffingwell Museum in Norwich for \$1 a year for 50 years (DOT may reopen the lease if it needs the property for a transportation purpose); and
4. transfers care and control of two acres in Westport from DOT to the Department of Environmental Protection (DEP) for use as open space.

All the conveyances are subject to State Property Review Board approval except the conveyance to the individuals in Bethlehem and the interdepartmental transfer. Two sales to individuals in Milford and North Haven are for the fair market value of the property; the others are at a cost equal to the administrative cost of the conveyance, which the recipient pays. The property reverts back to the state if the recipient town does not use it for the stated purpose, does not retain ownership, or leases any of the property in all but the Milford and Windsor conveyances.

The bill also requires the DEP commissioner to convey by quit claim deed to Edward H. Dzwilewski any interest the state may have in a

parcel of property in East Lyme in exchange for fee title transferred by warranty deed to land contiguous to Rocky Neck State Park in East Lyme

EFFECTIVE DATE: Upon passage

DOT CONVEYANCES TO TOWNS

The bill requires DOT to convey property located in the recipient town to the following, for the purposes specified:

1. three parcels to East Hartford for open space (7.4 acres, 16,118 square feet, and 1 acre);
2. East Lyme for recreational purposes (3.57 acres);
3. Glastonbury for open space (12 acres);
4. two parcels to Greenwich for open space (1.3 acres and 2.4 acres);
5. Meriden for open space (3.44 acres);
6. Milford for unspecified purposes (16,893 square feet);
7. Stonington for transportation purposes (2.5 acres);
8. Westbrook for recreational purposes (.06 acre);
9. Windsor for unspecified purposes (.41 acre).

DOT CONVEYANCES TO OTHER PARTIES

The bill requires DOT to convey state property to the following:

1. Robert J. Drakeley (.007 acre in Bethlehem);
2. Wickham Park for open space (5.1 acres in Manchester);
3. Jennie Aiardo for its fair market value (.67 acres in North Haven);
and
4. Gary Becroft for its fair market value (1.58 acres in Milford).

OTHER DEPARTMENT CONVEYANCES

The bill requires the following departments to convey state property:

1. DEP to the Iwo Jima Memorial Historical Foundation, Inc. for the National Iwo Jima Memorial Monument and Park (less than one acre in New Britain and Newington);
2. DEP to North Stonington for municipal purposes (8 acres);
3. the Department of Correction to East Lyme for recreational purposes (3.57 acres);
4. the Department of Agriculture to Newtown, two parcels, both for open space and recreational purposes (34.44 acres and 4 acres); and
5. the Adjutant General to Ansonia, the State Armory Building for municipal purposes (1.9 acres).

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 17 Nay 0