



# House of Representatives

**File No. 818**

General Assembly

January Session, 2003

**(Reprint of File No. 538)**

Substitute House Bill No. 6662  
As Amended by House Amendment  
Schedules "A" and "B"

Approved by the Legislative Commissioner  
May 31, 2003

**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) Said parcel of land shall be conveyed (1) subject to the right of  
18 the State of Connecticut to (A) pass and re-pass over and on said parcel  
19 of land for the purpose of accessing lands of the state, and (B) place  
20 and maintain over, under, and on said parcel of land existing and  
21 future utilities, including but not limited to, electrical, water, sanitary  
22 sewer, telecommunications and gas, and (2) subject to any other rights  
23 and easements with regard to said parcel of land that the state deems  
24 necessary to meet its governmental obligations.

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

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

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

- 49 (1) Does not use said parcel for said purposes;  
50 (2) Does not retain ownership of all of said parcel; or  
51 (3) Leases all or any portion of said parcel,

52 the parcel shall revert to the state of Connecticut.

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

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

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

- 75 (1) Does not use said parcel for said purposes;  
76 (2) Does not retain ownership of all of said parcel; or  
77 (3) Leases all or any portion of said parcel,

78 the parcel shall revert to the state of Connecticut.

79 (c) The State Properties Review Board shall complete its review of  
80 the conveyance of said parcel of land not later than thirty days after it  
81 receives a proposed agreement from the Department of  
82 Transportation. The land shall remain under the care and control of  
83 said department until a conveyance is made in accordance with the  
84 provisions of this section. The State Treasurer shall execute and deliver  
85 any deed or instrument necessary for a conveyance under this section,  
86 which deed or instrument shall include provisions to carry out the  
87 purposes of subsection (b) of this section. The Commissioner of  
88 Transportation shall have the sole responsibility for all other incidents  
89 of such conveyance.

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

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

- 107 (1) Does not use said parcel for said purposes;  
108 (2) Does not retain ownership of all of said parcel; or  
109 (3) Leases all or any portion of said parcel,

110 the parcel shall revert to the state of Connecticut.

111 (c) The State Properties Review Board shall complete its review of  
112 the conveyance of said parcels of land not later than thirty days after it  
113 receives a proposed agreement from the Department of  
114 Transportation. The land shall remain under the care and control of  
115 said department until a conveyance is made in accordance with the  
116 provisions of this section. The State Treasurer shall execute and deliver  
117 any deed or instrument necessary for a conveyance under this section,  
118 which deed or instrument shall include provisions to carry out the  
119 purposes of subsection (b) of this section. The Commissioner of  
120 Transportation shall have the sole responsibility for all other incidents  
121 of such conveyance.

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

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

143       Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of  
144 the general statutes, the Commissioner of Correction shall convey to  
145 the town of East Lyme a parcel of land located in the town of East  
146 Lyme, at a cost equal to the administrative costs of making such  
147 conveyance. Said parcel of land has an area of approximately 3.57 acres  
148 and is identified as the parcel shown as "Area of Land to be  
149 Transferred from the Department of Correction to the Town of East  
150 Lyme" on a map entitled "Lot Line Revision Boundary Survey between  
151 Connecticut Department of Correction, 199 West Main Street and the  
152 Town of East Lyme, Bride Brook Park, 221 West Main St. (Rt 156), East  
153 Lyme, Connecticut, Town of East Lyme Engineering Department, July  
154 17, 2002, Scale 1"=40', W.S., M.G.". The conveyance shall be subject to  
155 the approval of the State Properties Review Board.

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

- 158       (1) Does not use said parcel for said purposes;  
159       (2) Does not retain ownership of all of said parcel; or  
160       (3) Leases all or any portion of said parcel,

161 the parcel shall revert to the state of Connecticut.

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

172       Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of  
173 the general statutes, the Commissioner of Environmental Protection  
174 shall convey by quit-claim deed to Edward H. Dzwilewski any and all

175 interest under the custody and control of the Department of  
176 Environmental Protection that the state may have to land owned by  
177 Edward H. Dzwilewski on the westerly side of Bride Brook Road, East  
178 Lyme, by virtue of a warranty deed recorded in volume 118, page 315,  
179 of the East Lyme land records, in exchange for fee title transferred by  
180 warranty deed to land of Edward H. Dzwilewski contiguous to Rocky  
181 Neck State Park in the town of East Lyme. Said land of Edward H.  
182 Dzwilewski shall be of a location and configuration acceptable to the  
183 Commissioner of Environmental Protection and be of at least equal fair  
184 market value to the state's interest conveyed to Edward H.  
185 Dzwilewski. All administrative costs of making such conveyance and  
186 all costs incidental to the transfer, such as survey, appraisal and  
187 attorney and other fees, shall be paid by Edward H. Dzwilewski and  
188 all such work must be performed in a manner and format acceptable to  
189 the Commissioner of Environmental Protection. The conveyance shall  
190 be subject to the approval of the State Properties Review Board.

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

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

209 The conveyance shall be subject to the approval of the State Properties  
210 Review Board.

211 (b) The State Properties Review Board shall complete its review of  
212 the conveyance of said parcel of land not later than thirty days after it  
213 receives a proposed agreement from the Department of  
214 Transportation. The land shall remain under the care and control of  
215 said department until a conveyance is made in accordance with the  
216 provisions of this section. The State Treasurer shall execute and deliver  
217 any deed or instrument necessary for a conveyance under this section.  
218 The Commissioner of Transportation shall have the sole responsibility  
219 for all other incidents of such conveyance.

220 Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of  
221 the general statutes, the Commissioner of Transportation shall convey  
222 to the city of Meriden a parcel of land located in the city of Meriden, at  
223 a cost equal to the administrative costs of making such conveyance.  
224 Said parcel of land has an area of approximately 3.45 acres and is  
225 identified as Lot 51-79 in Block 213C on city of Meriden Tax Assessor's  
226 Map 6-19. The conveyance shall be subject to the approval of the State  
227 Properties Review Board.

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

- 230 (1) Does not use said parcel for said purposes;  
231 (2) Does not retain ownership of all of said parcel; or  
232 (3) Leases all or any portion of said parcel,

233 the parcel shall revert to the state of Connecticut.

234 (c) 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 which deed or instrument shall include provisions to carry out the  
242 purposes of subsection (b) of this section. The Commissioner of  
243 Transportation shall have the sole responsibility for all other incidents  
244 of such conveyance.

245 Sec. 10. (*Effective from passage*) (a) Notwithstanding any provision of  
246 the general statutes, the Commissioner of Transportation shall convey  
247 to Jennie Aiardo a parcel of land located in the town of North Haven,  
248 at a cost equal to the fair market value of said parcel of land. Said  
249 parcel of land has an area of approximately .27 acre and is identified as  
250 the parcel of land on North Frontage Road that is adjacent to 11  
251 Montowese Avenue in said town. The conveyance shall be subject to  
252 the approval of the State Properties Review Board.

253 (b) The State Properties Review Board shall complete its review of  
254 the conveyance of said parcel of land not later than thirty days after it  
255 receives a proposed agreement from the Department of  
256 Transportation. The land shall remain under the care and control of  
257 said department until a conveyance is made in accordance with the  
258 provisions of this section. The State Treasurer shall execute and deliver  
259 any deed or instrument necessary for a conveyance under this section.  
260 The Commissioner of Transportation shall have the sole responsibility  
261 for all other incidents of such conveyance.

262 Sec. 11. (*Effective from passage*) Notwithstanding any provision of the  
263 general statutes, the Commissioner of Transportation shall transfer to  
264 the Commissioner of Environmental Protection custody and control of  
265 a parcel of land located in the town of Westport, having an area of  
266 approximately 2.1 acres, and is identified as the parcel of land  
267 designated by the Department of Transportation as File No. (158) 180-  
268 55-11B. The Commissioner of Environmental Protection shall manage  
269 said parcel of land and preserve the parcel as open space.

270 Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of  
271 the general statutes, the Commissioner of Transportation shall convey

272 to the town of Glastonbury a parcel of land located in the town of  
273 Glastonbury, at a cost equal to the administrative costs of making such  
274 conveyance. Said parcel of land has an area of approximately 12.1  
275 acres, is adjacent to Route 2 and is identified as a portion of the land on  
276 town of Glastonbury Tax Assessor's Map 92. The conveyance shall be  
277 subject to the approval of the State Properties Review Board.

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

- 280 (1) Does not use said parcel for said purposes;
- 281 (2) Does not retain ownership of all of said parcel; or
- 282 (3) Leases all or any portion of said parcel,

283 the parcel shall revert to the state of Connecticut.

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

295 Sec. 13. (*Effective from passage*) (a) Notwithstanding any provision of  
296 the general statutes, the Commissioner of Environmental Protection  
297 shall convey to the town of North Stonington a parcel of land located  
298 in the town of North Stonington, at a cost equal to the administrative  
299 costs of making such conveyance. Said parcel of land has an area of  
300 approximately 8 acres and is identified as a portion of Lot 6365 in  
301 Block 90 on Sheet 109 of town of North Stonington Tax Assessor's Map  
302 2732. The conveyance shall be subject to the approval of the State  
303 Properties Review Board.

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

- 306 (1) Does not use said parcel for said purposes;  
307 (2) Does not retain ownership of all of said parcel; or  
308 (3) Leases all or any portion of said parcel,

309 the parcel shall revert to the state of Connecticut.

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

321 Sec. 14. (*Effective from passage*) (a) Notwithstanding any provision of  
322 the general statutes, the Commissioner of Transportation shall convey  
323 to the town of Westbrook a parcel of land located in the town of  
324 Westbrook, at a cost equal to the administrative costs of making such  
325 conveyance. Said parcel of land has an area of approximately .67 acre  
326 and is identified as Lot E1 on town of Westbrook Tax Assessor's Map  
327 25. The conveyance shall be subject to the approval of the State  
328 Properties Review Board.

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

- 331 (1) Does not use said parcel for said purposes;  
332 (2) Does not retain ownership of all of said parcel; or  
333 (3) Leases all or any portion of said parcel,

334 the parcel shall revert to the state of Connecticut.

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

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

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

- 356 (1) Does not use said parcel for said purposes;  
357 (2) Does not retain ownership of all of said parcel; or  
358 (3) Leases all or any portion of said parcel,

359 the parcel shall revert to the state of Connecticut.

360 (c) The State Properties Review Board shall complete its review of  
361 the conveyance of said parcel of land not later than thirty days after it  
362 receives a proposed agreement from the Department of  
363 Transportation. The land shall remain under the care and control of  
364 said department until a conveyance is made in accordance with the  
365 provisions of this section. The State Treasurer shall execute and deliver  
366 any deed or instrument necessary for a conveyance under this section,

367 which deed or instrument shall include provisions to carry out the  
368 purposes of subsection (b) of this section. The Commissioner of  
369 Transportation shall have the sole responsibility for all other incidents  
370 of such conveyance.

371 Sec. 16. (*Effective from passage*) (a) Notwithstanding any provision of  
372 the general statutes, the Commissioner of Agriculture shall convey to  
373 the town of Newtown two parcels of land located in the town of  
374 Newtown, at a cost equal to the administrative costs of making such  
375 conveyance. Said parcels of land are identified as follows: (1) A parcel  
376 of land having an area of approximately 34.44 acres and bounded on  
377 the west by the Housatonic railroad right-of-way property line; on the  
378 north by the 37.54 acre parcel being sold to the town of Newtown for  
379 economic development; and on the east and south by the 21.66 acre  
380 parcel being conveyed to the town of Newtown along Deep Brook, and  
381 (2) a parcel of land having an area of approximately 4.0 acres and  
382 bounded on the southwest by land owned by the town of Newtown;  
383 on the northwest and the north by 21.66 acres being conveyed to the  
384 town of Newtown along Deep Brook; on the east by property owned  
385 by the state of Connecticut and on the south by Old Farm Road. The  
386 conveyance shall be subject to the approval of the State Properties  
387 Review Board.

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

- 391 (1) Does not use said parcel for said purposes;  
392 (2) Does not retain ownership of all of said parcel; or  
393 (3) Leases all or any portion of said parcel,

394 the parcel shall revert to the state of Connecticut.

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

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

405 Sec. 17. (*Effective from passage*) (a) Notwithstanding any provision of  
406 the general statutes, the Commissioner of Transportation shall convey  
407 to Gary Becroft a parcel of land located in the city of Milford, at a cost  
408 equal to the fair market value of said parcel of land. Said parcel of land  
409 has an area of approximately 1.2 acres and is identified as the parcel of  
410 land adjacent to 583 Anderson Avenue in said city, which is described  
411 as follows: Beginning at a point 132 feet south of railroad track  
412 centerline station 2847 + 22; extending 150 feet in a northeasterly  
413 direction, to a point 62 feet south of the centerline of track; then  
414 southerly 70 feet to the railroad right of way property line; then  
415 westerly 1052 feet, along the railroad property line, to the original  
416 beginning point, all as shown on a sketch entitled "Land Leased to  
417 Gary Becroft by the State of Connecticut, Department of  
418 Transportation, Scale 1" = 100', June 25, 1986", which is attached to  
419 Lease Agreement No. 7.21-01 (1986) between said Department of  
420 Transportation and Gary Becroft. Said parcel of land shall be conveyed  
421 subject to the following conditions: (1) Gary Becroft shall construct a  
422 chain link fence having a height of at least six feet on the northerly  
423 boundary to the remaining state property and shall bear the costs of  
424 such construction; (2) Gary Becroft and any subsequent owners in  
425 perpetuity shall maintain such fence and bear the costs of such  
426 maintenance; and (3) Gary Becroft and any subsequent owners in  
427 perpetuity shall not have access to the remaining state property  
428 abutting said parcel of land. The conveyance shall be subject to the  
429 approval of the State Properties Review Board.

430 (b) The State Properties Review Board shall complete its review of  
431 the conveyance of said parcel of land not later than thirty days after it  
432 receives a proposed agreement from the Department of

433 Transportation. The land shall remain under the care and control of  
434 said department until a conveyance is made in accordance with the  
435 provisions of this section. The State Treasurer shall execute and deliver  
436 any deed or instrument necessary for a conveyance under this section.  
437 The Commissioner of Transportation shall have the sole responsibility  
438 for all other incidents of such conveyance.

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

444 That certain tract or parcel of land in the Town of Norwich, County  
445 of New London and State of Connecticut, located off of Routes 2 and  
446 32 and shown on a map entitled, "Lease Sketch, Town of Norwich,  
447 Sketch Showing Land Leased to Society of Founders of Norwich, CT,  
448 Inc. by the State of Connecticut Department of Transportation, CT.  
449 Routes 2 & 32, Scale 1" = 20', Arthur W. Gruhn, P.E., September 2002,  
450 Chief Engineer - Bureau of Engineering and Highway Operation",  
451 Town No. 103, Proj. No. 103-74, Serial No. 26C, Sheet No. 1 of 1 and  
452 which parcel is further described as follows:

453 Beginning at a Connecticut Highway Department Monument  
454 located 118.50 feet southeast of another Connecticut Highway  
455 Department Monument located on Washington Street, which first  
456 monument marks the northerly point of the within described tract:  
457 thence running southeasterly 65.00 feet on line with the line between  
458 the two above mentioned monuments; thence turning an interior angle  
459 of 113° 00' 00" and running southwesterly 86.00 feet to a point; thence  
460 running westerly 220 feet more or less to a point; thence running  
461 northwesterly 32.00 feet to a point, the last four lines bordering on  
462 other land of the State of Connecticut; thence turning an interior angle  
463 of 75° 00' 00" and running easterly 143.00 feet to a Connecticut  
464 Highway Department monument; thence turning an exterior angle of  
465 130° 54' 50" and running northeasterly 99.25 feet to another

466 Connecticut Highway Department monument; thence turning an  
467 exterior angle of  $170^{\circ} 03' 15''$  and running northeasterly 23.85 feet to a  
468 Connecticut Highway Department monument and the point of  
469 beginning, the last three lines bordering on other land of the Society of  
470 Founders of Norwich, CT, Inc., the last and first lines being an exterior  
471 angle of  $106^{\circ} 49' 11''$  from each other.

472 (b) Said lease shall provide that the Society of Founders of Norwich,  
473 CT, Inc. shall use said parcel of land for a parking lot and driveway for  
474 the Leffingwell Museum and shall pay rent of one dollar per year to  
475 the Commissioner of Transportation. If the Society of Founders of  
476 Norwich, CT, Inc. does not use said parcel of land for said purposes,  
477 the lease shall terminate. The term of the lease shall be fifty years,  
478 provided the Commissioner of Transportation may reopen the lease if  
479 the Department of Transportation needs said parcel of land for a valid  
480 transportation use for the purposes of the Routes 2 and 32 connector.  
481 The lease shall be subject to the approval of the State Properties  
482 Review Board.

483 (c) The State Properties Review Board shall complete its review of  
484 the lease of said parcel of land not later than thirty days after it  
485 receives a proposed agreement from the Department of  
486 Transportation. The land shall remain under the care and control of  
487 said department until a lease is made in accordance with the  
488 provisions of this section. The State Treasurer shall execute and deliver  
489 any deed or instrument necessary for a lease under this section, which  
490 deed or instrument shall include provisions to carry out the purposes  
491 of subsection (b) of this section. The Commissioner of Transportation  
492 shall have the sole responsibility for all other incidents of such lease.

493 Sec. 19. (*Effective from passage*) (a) Notwithstanding any provision of  
494 the general statutes, the Commissioner of Transportation shall convey  
495 to the Wickham Park Trust a parcel of land located in the town of  
496 Manchester, at a cost equal to the administrative costs of making such  
497 conveyance. Said parcel of land has an area of approximately 5.1 acres  
498 and is identified as the parcel of land designated by the Department of

499 Transportation as acquisition number 76-147-8A. The conveyance shall  
500 be subject to the approval of the State Properties Review Board.

501 (b) The Wickham Park Trust shall use said parcel of land for open  
502 space purposes. If the Wickham Park Trust:

- 503 (1) Does not use said parcel for said purposes;  
504 (2) Does not retain ownership of all of said parcel; or  
505 (3) Leases all or any portion of said parcel,

506 the parcel shall revert to the state of Connecticut.

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

518 Sec. 20. (*Effective from passage*) (a) Notwithstanding any provision of  
519 the general statutes, the Commissioner of Transportation shall convey  
520 to the town of Windsor a parcel of land located in the town of  
521 Windsor, at a cost equal to the administrative costs of making such  
522 conveyance. Said parcel of land has an area of approximately .12 acre  
523 and is identified as the parcel of land described as follows:

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

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

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

533 Thence southeasterly, along a curve to the left, 16.94 feet to a point,  
534 said curve has a radius of 11.00 feet and a central angle of 86 degrees-  
535 14 minutes-22 seconds;

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

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

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

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

547 The conveyance shall be subject to the approval of the State Properties  
548 Review Board.

549 (b) The State Properties Review Board shall complete its review of  
550 the conveyance of said parcel of land not later than thirty days after it  
551 receives a proposed agreement from the Department of  
552 Transportation. The land shall remain under the care and control of  
553 said department until a conveyance is made in accordance with the  
554 provisions of this section. The State Treasurer shall execute and deliver  
555 any deed or instrument necessary for a conveyance under this section.  
556 The Commissioner of Transportation shall have the sole responsibility  
557 for all other incidents of such conveyance.

558 Sec. 21. (*Effective from passage*) (a) Notwithstanding any provision of  
559 the general statutes, the Commissioner of Public Works shall convey to

560 the city of Ansonia a parcel of land located in the city of Ansonia, at a  
561 cost equal to the administrative costs of making such conveyance. Said  
562 parcel of land has an area of approximately 1.9 acres and is identified  
563 as the parcel of land located at 5 State Street in said city, including the  
564 approximately 26,620 square foot structure located on said parcel,  
565 which is the former State Armory Building. The conveyance shall be  
566 subject to the approval of the State Properties Review Board.

567 (b) The city of Ansonia shall use said parcel of land for municipal  
568 and recreational purposes. If the city of Ansonia:

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

572 the parcel shall revert to the state of Connecticut.

573 (c) The city of Ansonia shall, by acceptance of the state's quit-claim  
574 deed for said parcel of land, be deemed to have accepted the former  
575 State Armory structure in its "as is" condition, subject to the reverter  
576 provisions of subsection (b) of this section.

577 (d) The State Properties Review Board shall complete its review of  
578 the conveyance of said parcel of land not later than thirty days after it  
579 receives a proposed agreement from the Department of Public Works.  
580 The land shall remain under the care and control of said department  
581 until a conveyance is made in accordance with the provisions of this  
582 section. The State Treasurer shall execute and deliver any deed or  
583 instrument necessary for a conveyance under this section, which deed  
584 or instrument shall include provisions to carry out the purposes of  
585 subsections (b) and (c) of this section. The Commissioner of Public  
586 Works shall have the sole responsibility for all other incidents of such  
587 conveyance.

588 Sec. 22. (*Effective from passage*) (a) Notwithstanding any provision of  
589 the general statutes, the Commissioner of Correction shall convey to  
590 the town of Cheshire two parcels of land located in the town of

591 Cheshire, at a cost equal to the administrative costs of making such  
592 conveyance. Said parcels of land are identified as follows: (1) The  
593 northwest portion of Lot 57 on town of Cheshire Tax Assessor's Map  
594 36 that is bounded northerly by Sandbank Road, easterly and  
595 southerly as to be determined by the town of Cheshire and the  
596 Commissioner of Correction, and westerly by the former Boston &  
597 Maine Railway, which parcel has an area of approximately 7 acres, and  
598 (2) the northwest portion of Lot 60 on town of Cheshire Tax Assessor's  
599 Map 36 that is bounded northerly by Jarvis Street, easterly and  
600 southerly as to be determined by the town of Cheshire and the  
601 Commissioner of Correction, and westerly by the former Boston &  
602 Maine Railway, which parcel has an area of approximately 1 acre. The  
603 conveyance shall be subject to the approval of the State Properties  
604 Review Board.

605 (b) The town of Cheshire shall use said parcel of land for parking  
606 and recreational purposes. If the town of Cheshire, in the case of either  
607 said parcel:

- 608 (1) Does not use said parcel for said purposes;  
609 (2) Does not retain ownership of all of said parcel; or  
610 (3) Leases all or any portion of said parcel,

611 the parcel shall revert to the state of Connecticut.

612 (c) The State Properties Review Board shall complete its review of  
613 the conveyance of said parcel of land not later than thirty days after it  
614 receives a proposed agreement from the Department of Correction.  
615 The land shall remain under the care and control of said department  
616 until a conveyance is made in accordance with the provisions of this  
617 section. The State Treasurer shall execute and deliver any deed or  
618 instrument necessary for a conveyance under this section, which deed  
619 or instrument shall include provisions to carry out the purposes of  
620 subsection (b) of this section. The Commissioner of Correction shall  
621 have the sole responsibility for all other incidents of such conveyance.

622 Sec. 23. (*Effective from passage*) (a) Notwithstanding any provision of

623 the general statutes, the Commissioner of Transportation shall convey  
624 to the town of Hamden a parcel of land located on the northerly side of  
625 the Wilbur Cross Parkway (Route 15) in the town of Hamden, at a cost  
626 equal to the administrative costs of making such conveyance. Said  
627 parcel of land has an area of approximately 7.30 acres and is further  
628 identified as the parcel of land designated by the Department of  
629 Transportation as File No. (61)185-23-17F. The conveyance shall be  
630 subject to the approval of the State Properties Review Board.

631 (b) The town of Hamden shall use said parcel of land for open  
632 space purposes. If the town of Hamden:

- 633 (1) Does not use said parcel for said purposes;  
634 (2) Does not retain ownership of all of said parcel; or  
635 (3) Leases all or any portion of said parcel,

636 the parcel shall revert to the state of Connecticut.

637 (c) The State Properties Review Board shall complete its review of  
638 the conveyance of said parcel of land not later than thirty days after it  
639 receives a proposed agreement from the Department of  
640 Transportation. The land shall remain under the care and control of  
641 said department until a conveyance is made in accordance with the  
642 provisions of this section. The State Treasurer shall execute and deliver  
643 any deed or instrument necessary for a conveyance under this section,  
644 which deed or instrument shall include provisions to carry out the  
645 purposes of subsection (b) of this section. The Commissioner of  
646 Transportation shall have the sole responsibility for all other incidents  
647 of such conveyance.

648 Sec. 24. (*Effective from passage*) (a) Notwithstanding any provision of  
649 the general statutes, the Commissioner of Transportation shall convey  
650 to Anthony C. Barbino, of the town of Bethlehem, a parcel of land  
651 located in the town of Bethlehem, at a cost equal to the fair market  
652 value of said parcel of land. Said parcel of land has an area of  
653 approximately .096 acre and is identified as the parcel of land shown  
654 on a map entitled "Map Showing Land of State Of Connecticut To Be

655 Conveyed To Anthony C. Barbino, Connecticut Route 61, aka Main  
656 Street South, Bethlehem, Connecticut, Scale 1"=50', April 2003". The  
657 conveyance shall be subject to the approval of the State Properties  
658 Review Board.

659 (b) The State Properties Review Board shall complete its review of  
660 the conveyance of said parcel of land not later than thirty days after it  
661 receives a proposed agreement from the Department of  
662 Transportation. The land shall remain under the care and control of  
663 said department until a conveyance is made in accordance with the  
664 provisions of this section. The State Treasurer shall execute and deliver  
665 any deed or instrument necessary for a conveyance under this section.  
666 The Commissioner of Transportation shall have the sole responsibility  
667 for all other incidents of such conveyance.

668 Sec. 25. (*Effective from passage*) (a) Notwithstanding any provision of  
669 the general statutes, the Commissioner of Transportation shall convey  
670 to the Wilton Historical Society a parcel of land located in the town of  
671 Wilton, at a cost equal to the administrative costs of making such  
672 conveyance. Said parcel of land has an area of approximately 1.8 acres  
673 and is identified as Lot 4 on town of Wilton Tax Assessor's Map 34.  
674 The conveyance shall be subject to the approval of the State Properties  
675 Review Board.

676 (b) The Wilton Historical Society shall use said parcel of land for  
677 historic preservation purposes. If the Wilton Historical Society:

- 678 (1) Does not use said parcel for said purposes;  
679 (2) Does not retain ownership of all of said parcel; or  
680 (3) Leases all or any portion of said parcel, except for a lease for an  
681 adaptive use for historic preservation purposes,

682 the parcel shall revert to the state of Connecticut.

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

686 Transportation. The land shall remain under the care and control of  
687 said department until a conveyance is made in accordance with the  
688 provisions of this section. The State Treasurer shall execute and deliver  
689 any deed or instrument necessary for a conveyance under this section,  
690 which deed or instrument shall include provisions to carry out the  
691 purposes of subsection (b) of this section. The Commissioner of  
692 Transportation shall have the sole responsibility for all other incidents  
693 of such conveyance.

694 Sec. 26. Section 14 of public act 00-168 is amended to read as follows  
695 (*Effective from passage*):

696 (a) Notwithstanding any provision of the general statutes, the  
697 Commissioner of Transportation shall convey to the town of  
698 Manchester a parcel of land located in the town of Manchester, at a  
699 cost equal to the administrative costs of making such conveyance. Said  
700 parcel of land has an area of approximately 4.15 acres, is shown on the  
701 town of Manchester Tax Assessor's Map 72 and is bounded and  
702 described as follows:

703 NORTHERLY: By land now or formerly of the State of  
704 Connecticut, 420 feet, more or less;

705 EASTERLY: By the former Tolland Turnpike, 295 feet, more or  
706 less;

707 SOUTHERLY: By land now or formerly of the Town of  
708 Manchester, 497 feet, more or less;

709 WESTERLY: By land now or formerly of Consolidated Rail  
710 Corp., 560 feet, more or less.

711 The conveyance shall be subject to the approval of the State Properties  
712 Review Board.

713 (b) The town of Manchester shall use said parcel of land for [open  
714 space] cemetery purposes. If the town of Manchester:

- 715 (1) Does not use said parcel for said purposes;  
716 (2) Does not retain ownership of all of said parcel; or  
717 (3) Leases all or any portion of said parcel,

718 the parcel shall revert to the state of Connecticut.

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

730 *Sec. 27. (Effective from passage)* (a) Notwithstanding any provision of  
731 the general statutes, the Commissioner of Transportation shall convey  
732 to the city of Hartford eleven parcels of land located in the city of  
733 Hartford and having a total area of approximately 3.217 acres, at a cost  
734 equal to the administrative costs of making such conveyance. Said  
735 parcels of land are identified as the following parcels of land on city of  
736 Hartford Tax Assessor's maps: (1) Lot 1 in Block 2 on Map 653, having  
737 an area of approximately .239 acre, (2) Lot 2 in Block 1 on Map 653,  
738 having an area of approximately .027 acre, (3) Lot 1 in Block 4 on Map  
739 655, having an area of approximately .596 acre, (4) Lot 6 in Block 4 on  
740 Map 655, having an area of approximately .205 acre, (5) Lot 10 in Block  
741 4 on Map 655, having an area of approximately .245 acre, (6) a portion  
742 of Lot 4 in Block 5 on Map 655, having an area of approximately .004  
743 acre, (7) a portion of Lot 4 in Block 5 on Map 655, having an area of  
744 approximately .069 acre, (8) a portion of Lot 4 in Block 5 on Map 655,  
745 having an area of approximately .082 acre, (9) Lot 13 in Block 4 on Map  
746 655, having an area of approximately .528 acre, (10) Lot 19 in Block 4  
747 on Map 655, having an area of approximately 1.2 acres, and (11) Lot 21

748 in Block 4 on Map 655, having an area of approximately .022 acre. The  
749 conveyance shall be subject to the approval of the State Properties  
750 Review Board.

751 (b) The city of Hartford shall use, sell or lease said parcels of land  
752 for economic development purposes consistent with the program plan  
753 for the North Meadows Industrial and Business Development Project.  
754 All moneys received by the city of Hartford from any such sale or lease  
755 shall be used for the purposes of said project. If the city of Hartford, in  
756 the case of any said parcel, (1) does not use the parcel for said  
757 purposes, or (2) sells or leases all or any portion of said parcel for any  
758 other purposes, the parcel shall revert to the state of Connecticut.

759 (c) The State Properties Review Board shall complete its review of  
760 the conveyance of said parcels of land not later than thirty days after it  
761 receives a proposed agreement from the Department of  
762 Transportation. The land shall remain under the care and control of  
763 said department until a conveyance is made in accordance with the  
764 provisions of this section. The State Treasurer shall execute and deliver  
765 any deed or instrument necessary for a conveyance under this section,  
766 which deed or instrument shall include provisions to carry out the  
767 purposes of subsection (b) of this section. The Commissioner of  
768 Transportation shall have the sole responsibility for all other incidents  
769 of such conveyance.

770 Sec. 28. Section 1 of special act 90-37, as amended by section 12 of  
771 public act 92-15 and section 4 of public act 00-168, is amended to read  
772 as follows (*Effective from passage*):

773 (a) Notwithstanding any provision of the general statutes to the  
774 contrary, the Commissioner of Transportation shall convey to the town  
775 and city of Hartford, subject to the approval of the state properties  
776 review board and at a cost equal to the administrative costs of making  
777 such conveyance, a parcel of land located in the town and city of  
778 Hartford and having an area of approximately [2.5] 2.4 acres. Said parcel  
779 is bounded on the north by Farmington Avenue, a distance of 410 feet

780 more or less; on the east and south by Interstate Route 84, a total distance  
781 of 646 feet more or less; and on the west by Broad Street, a distance of  
782 370 feet more or less; in part by each. If the town and city of Hartford has  
783 paid the costs of making the conveyance of the parcel of land required  
784 under section 1 of special act 90-37 and section 12 of public act 92-15, the  
785 town and city of Hartford shall not be required to pay for any additional  
786 costs of making the conveyance of said parcel of land to the town and  
787 city of Hartford.

788 (b) The town and city of Hartford shall use said parcel of land for  
789 economic development purposes, for the construction of a new  
790 combined fire and police department headquarters or construction of fire  
791 department headquarters or police department headquarters or for park  
792 purposes. If said parcel is not used for said purpose, it shall revert to the  
793 state of Connecticut. If the town and city of Hartford sells said parcel of  
794 land for economic development purposes, the town and city of Hartford  
795 shall pay the proceeds from the sale to the State Treasurer who shall  
796 deposit said proceeds in the Special Transportation Fund established in  
797 section 13b-68 of the general statutes.

798 (c) The State Properties Review Board shall complete its review of the  
799 conveyance of said parcel of land not later than thirty days after it  
800 receives a proposed agreement from the department of transportation.  
801 The land shall remain under the care and control of said department  
802 until a conveyance is made in accordance with the provisions of this  
803 section. The state treasurer shall execute and deliver any deed or  
804 instrument necessary for a conveyance under this section and the  
805 commissioner of transportation shall have the sole responsibility for all  
806 other incidents of such conveyance.

807 Sec. 29. (*Effective from passage*) (a) Notwithstanding any provision of  
808 the general statutes, the Commissioner of Transportation shall convey  
809 to the town of Rocky Hill a parcel of land located on the easterly side  
810 of Gilbert Avenue in the town of Rocky Hill, at a cost equal to the  
811 administrative costs of making such conveyance. Said parcel of land  
812 has an area of approximately 6.40 acres and is further identified as the

813 parcel of land designated by the Department of Transportation as File  
814 No. 118-74-10A. The conveyance shall be subject to the approval of the  
815 State Properties Review Board.

816 (b) The town of Rocky Hill shall use said parcel of land for open  
817 space and recreational purposes. If the town of Rocky Hill:

- 818 (1) Does not use said parcel for said purposes;  
819 (2) Does not retain ownership of all of said parcel; or  
820 (3) Leases all or any portion of said parcel,

821 the parcel shall revert to the state of Connecticut.

822 (c) The State Properties Review Board shall complete its review of  
823 the conveyance of said parcel of land not later than thirty days after it  
824 receives a proposed agreement from the Department of  
825 Transportation. The land shall remain under the care and control of  
826 said department until a conveyance is made in accordance with the  
827 provisions of this section. The State Treasurer shall execute and deliver  
828 any deed or instrument necessary for a conveyance under this section,  
829 which deed or instrument shall include provisions to carry out the  
830 purposes of subsection (b) of this section. The Commissioner of  
831 Transportation shall have the sole responsibility for all other incidents  
832 of such conveyance.

833 Sec. 30. (*Effective from passage*) (a) Notwithstanding any provision of  
834 the general statutes, the Commissioner of Transportation shall convey  
835 to the Passionist Fathers of Connecticut, Inc. a parcel of land located on  
836 the southeasterly side of Middle Road in the town of Farmington, at a  
837 cost equal to the fair market value of said parcel of land. Said parcel of  
838 land has an area of approximately 4.60 acres. The conveyance shall be  
839 subject to the approval of the State Properties Review Board.

840 (b) The State Properties Review Board shall complete its review of  
841 the conveyance of said parcel of land not later than thirty days after it  
842 receives a proposed agreement from the Department of  
843 Transportation. The land shall remain under the care and control of

844 said department until a conveyance is made in accordance with the  
845 provisions of this section. The State Treasurer shall execute and deliver  
846 any deed or instrument necessary for a conveyance under this section.  
847 The Commissioner of Transportation shall have the sole responsibility  
848 for all other incidents of such conveyance.

849 Sec. 31. Section 16 of public act 98-255 is amended to read as follows  
850 (*Effective from passage*):

851 (a) Notwithstanding any provision of the general statutes to the  
852 contrary, the Commissioner of Transportation shall convey to the town  
853 of Haddam, upon completion of environmental remediation by the  
854 Department of Transportation, subject to the approval of the State  
855 Properties Review Board and at a cost equal to the administrative costs  
856 of making such conveyance, a parcel of land located at 85 Bridge Street in  
857 the town of Haddam, having an area of approximately 2.4 acres and  
858 further identified as the property shown on a map entitled "Town of  
859 Haddam, Plan Showing Land to be Acquired from Clara T. Wiseburn by  
860 the State of Connecticut, East Haddam-Tylerville Road, Scale 1"=40', Apr.  
861 1952, G. Albert Hill, Highway Commissioner".

862 (b) The town of Haddam shall use said parcel of land for tourism  
863 purposes. If the town of Haddam:

- 864 (1) Does not use said parcel for said purposes;  
865 (2) Does not retain ownership of all of said parcel; or  
866 (3) Leases all or any portion of said parcel, except for the lease or  
867 other letting of space on or after June 8, 1998, of all or any portion of said  
868 parcel to a tenant who uses the parcel, in whole or in part, for tourism  
869 purposes,

870 the parcel shall revert to the state of Connecticut.

871 (c) The State Properties Review Board shall complete its review of the  
872 conveyance of said parcel of land not later than thirty days after it  
873 receives a proposed agreement from the Department of Transportation.  
874 The land shall remain under the care and control of said department

875 until a conveyance is made in accordance with the provisions of this  
876 section. The State Treasurer shall execute and deliver any deed or  
877 instrument necessary for a conveyance under this section, which deed or  
878 instrument shall include provisions to carry out the purposes of  
879 subsection (b) of this section, and the Commissioner of Transportation  
880 shall have the sole responsibility for all other incidents of such  
881 conveyance.

882       Sec. 32. (*Effective from passage*) (a) Notwithstanding any provision of  
883 the general statutes, the Commissioner of Transportation shall convey  
884 to the city of Middletown a parcel of land located in the city of  
885 Middletown, at a cost equal to the administrative costs of making such  
886 conveyance. Said parcel of land has an area of approximately 3 acres  
887 and is identified as parcel 32A on city of Middletown Tax Assessor's  
888 Map 34. The conveyance shall be subject to the approval of the State  
889 Properties Review Board.

890       (b) The city of Middletown shall use said parcel of land for open  
891 space purposes. If the city of Middletown:

- 892       (1) Does not use said parcel for said purposes;  
893       (2) Does not retain ownership of all of said parcel; or  
894       (3) Leases all or any portion of said parcel,

895 the parcel shall revert to the state of Connecticut.

896       (c) The State Properties Review Board shall complete its review of  
897 the conveyance of said parcel of land not later than thirty days after it  
898 receives a proposed agreement from the Department of  
899 Transportation. The land shall remain under the care and control of  
900 said department until a conveyance is made in accordance with the  
901 provisions of this section. The State Treasurer shall execute and deliver  
902 any deed or instrument necessary for a conveyance under this section,  
903 which deed or instrument shall include provisions to carry out the  
904 purposes of subsection (b) of this section. The Commissioner of  
905 Transportation shall have the sole responsibility for all other incidents  
906 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>
Sec. 22	<i>from passage</i>
Sec. 23	<i>from passage</i>
Sec. 24	<i>from passage</i>
Sec. 25	<i>from passage</i>
Sec. 26	<i>from passage</i>
Sec. 27	<i>from passage</i>
Sec. 28	<i>from passage</i>
Sec. 29	<i>from passage</i>
Sec. 30	<i>from passage</i>
Sec. 31	<i>from passage</i>
Sec. 32	<i>from passage</i>

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:**

<b>Agency Affected</b>	<b>Fund-Type</b>	<b>FY 04 \$</b>	<b>FY 05 \$</b>
Correction, Dept.; Department of Agriculture; Department of Environmental Protection; Pub. Works, Dept.	GF - Loss of Asset Value	More than \$2.6 million	None
Transportation, Dept.	TF - Loss of Asset Value	More than \$4.7 million	None
Transportation, Dept.	TF - Revenue Gain	Minimal	Minimal
Treasurer; Prop. Review Bd.	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:**

<b>Municipalities</b>	<b>Effect</b>	<b>FY 04 \$</b>	<b>FY 05 \$</b>
Various Municipalities	Gain of Asset Value	More than \$7.3 million	None
Various Municipalities	Revenue Loss	Minimal	Minimal

### **Explanation**

House "A" strikes the language of the original bill and eliminates the associated fiscal impact stated in the file copy. House "B" makes technical changes and clarifies the intent of House "A", which has no fiscal impact.

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 \$4.7 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 \$7.3 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.

<b>Property Conveyances in House "A"</b>					
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
4	DOT	Town of East Hartford	16,118 sq ft.	\$25,000	Open space
4	DOT	Town of East Hartford	1	\$68,000	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	3.45	\$50,000	Open space
10	DOT	Jennie Aiardo/North Haven	0.27	\$12,000	None
11	DOT	DEP/Westport	2.1	\$152,000	Open space

Property Conveyances in House "A"					
Sec.	From	To/Location	Acres	Value	Use Restriction
12	DOT	Town of Glastonbury	12.1	\$100,000	Open space
13	DEP	Town of North Stonington	8.0	\$150,000	Municipal purposes
14	DOT	Town of Westbrook	0.67	\$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
16	DOAg	Town of Newtown	4.0	\$77,900	Open space and recreation
17	DOT	Gary Becroft/Milford	1.2	\$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	0.12	\$6,000	None
21	DPW	Town of Ansonia	1.9	\$1,625,400	Municipal purposes
22	DOC	Town of Cheshire	7.0	N/A	Parking & recreation
22	DOC	Town of Cheshire	1.0	N/A	Parking & recreation
23	DOT	Town of Hamden	7.3	\$650,000	Open space
24	DOT	Anthony Barbino/Bethlehem	0.096	\$1,000	None
25	DOT	Wilton Historical Society	1.8	\$400,000	Historic preservation
27	DOT	City of Hartford	3.217	\$700,000	Economic development
29	DOT	Town of Rocky Hill	6.4	\$150,000	None
30	DOT	Passionist Fathers of CT/Farmington	4.6	\$600,000	None
32	DOT	Town of Middletown	3.0	\$150,000	Open space

The bill also makes adjustments in the conditions of 3 prior land conveyances (see table below.) The conveyances in Sections 26 and 28 have minimal fiscal impact. There will be a cost to the state associated with Section 28 because the section stipulates that if the City of Hartford has paid the cost of conveying that parcel, the City will not be required to pay any additional costs.

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<b>Changes in Prior Conveyances in House "A"</b>				
Sec.	From	To/Location	Reference	Language Change
26	DOT	Town of Manchester	PA 00-168, Sec. 14	Change use restriction to cemetery purposes
28	DOT	City of Hartford	SA 90-37, Sec. 1	Delete fire dept/police dept Headquarters use restriction
31	DOT	Town of Haddam	PA 98-255, Sec. 16	Expand use restriction to include lease to tenant for tourism purposes

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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.

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**OLR Bill Analysis**

sHB 6662 (as amended by House "A" and "B")\*

**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, Cheshire, East Hartford, East Lyme, Glastonbury, Greenwich, Haddam, Hamden, Hartford, Meriden, Middletown, Milford, Newtown, North Stonington, Rocky Hill, 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., the Passionist Fathers of Connecticut, Inc., the Wickham Park Trust, and the Wilton Historical Society;
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 2.1 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 (SPRB) approval except the interdepartmental transfer. Four sales to individuals in Bethlehem, Milford and North Haven and the Passionist Fathers 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 properties revert back to the state if the recipient 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 (though the bill allows Haddam to lease the property for a specified purpose).

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. The conveyance must be made for the fair market value and is subject to SPRB approval.

The bill caps the charges to Hartford for making a conveyance authorized in 1990 at what the city has already paid. It allows the city to use the property for a combined fire and police department headquarters or a park, in addition to the authorized use as a site for separate fire or police department headquarters. The bill also changes to 2.4 acres the reference to the size of the parcel.

Finally, it changes the permitted use of a 2000 conveyance from DOT to Manchester from open space to use as a cemetery.

\*House Amendment "A":

1. adds (a) a Department of Correction (DOC) conveyance to Cheshire and (b) DOT conveyances to Haddam, Hamden, Hartford, Middletown, and Rocky Hill and to an individual in Bethlehem, the Wilton Historical Society, and the Passionist Fathers;
2. corrects references in the original bill to the sizes of parcels the bill conveys in Glastonbury, Meriden, North Haven, Westbrook, and Windsor and the transfer between DOT and DEP;
3. makes the Bethlehem conveyance to an individual subject to SPRB approval;
4. adds a right-of-way and easement provision for the state on the Iwo Jima conveyance;
5. adds the property description for the DOT conveyance to an individual in Milford;

6. requires the Department of Public Works (DPW), rather than the adjutant general, to convey the parcel of land and state armory in Ansonia to the city, which must accept it “as is;”
7. allows the changes in use for the properties in Hartford and Manchester.

\*House Amendment “B” imposes conditions on the conveyance to Gary Becroft in Milford and corrects the size of the parcel. It also corrects references to the sizes of parcels in Hartford and Wilton.

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. Glastonbury for open space (12.1 acres);
3. two parcels to Greenwich for open space (1.3 acres and 2.4 acres);
4. Haddam for tourism (2.4 acres that the town may lease to a tenant who uses all or part of the property for tourism purposes);
5. Hamden for open space (7.3 acres);
6. 11 parcels to Hartford for economic development that the city may use, sell, or lease consistent with the program plan for the North Meadows Industrial and Business Development Project (3.217 total acres, ranging from .004 acre to 1.2 acre);
7. Meriden for open space (3.45 acres);
8. Middletown for open space (3 acres);
9. Milford for unspecified purposes (16,893 square feet);

10. Rocky Hill for open space and recreation (6.4 acres);
11. Stonington for transportation purposes (2.5 acres);
12. Westbrook for recreational purposes (.67 acre);
13. Windsor for unspecified purposes (.12 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. Anthony C. Barbino for its fair market value (.096 acre in Bethlehem);
3. Passionist Fathers of Connecticut, Inc. (4.6 acres in Farmington);
4. the Wickham Park Trust for open space (5.1 acres in Manchester);
5. Jennie Aiardo for its fair market value (.27 acres in North Haven);  
and
6. Gary Becroft for its fair market value as long as he constructs and maintains a fence and has no access to abutting state property (1.2 acres in Milford); and
7. Wilton Historical Society for historical preservation (1.8 acres in Wilton).

### **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 1 acre in New Britain and Newington to which the state retains access and easement rights);
2. DEP to North Stonington for municipal purposes (8 acres);

3. DOC to East Lyme for recreational purposes (3.57 acres);
4. DOC to Cheshire for parking and recreational purposes (two parcels, 7 acres and 1 acre);
5. the Department of Agriculture to Newtown, two parcels, both for open space and recreational purposes (34.44 acres and 4 acres); and
6. DPW to Ansonia, property including the former State Armory Building for municipal and recreational purposes (1.9 acres) (the city must accept the state's quit-claim deed for the land, accepting the armory in its "as is" condition).

**COMMITTEE ACTION**

Government Administration and Elections Committee

Joint Favorable Substitute  
Yea 17    Nay 0