



General Assembly

January Session, 2003

**Committee Bill No. 6073**

LCO No. 4781

Referred to Committee on Environment

Introduced by:  
(ENV)

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

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

1 Section 1. (*Effective from passage*) (a) Notwithstanding any provision  
2 of the general statutes or any public or special act, the South Central  
3 Connecticut Regional Water Authority, created by section 5 of special  
4 act 77-98, as amended, may sell, lease, assign or otherwise dispose of  
5 any class I or class II land, as defined in section 25-37c of the general  
6 statutes, upon which a single-family dwelling or barn owned by the  
7 South Central Connecticut Regional Water Authority is situated  
8 provided (1) such dwelling was so situated prior to January 1, 1976, (2)  
9 any underground storage tanks on such property have been removed,  
10 (3) the property is not greater than the minimum acreage required to  
11 meet zoning requirements plus any allowance necessary for setback  
12 allowances and access or egress consistent with local zoning and use  
13 requirements, and, if the single-family dwelling or barn is located on  
14 class I land, such minimum acreage is met by utilizing class II or class  
15 III land, as defined in section 25-37c of the general statutes, to the  
16 greatest extent possible, (4) a restrictive covenant that would limit the

17 expansion of the dwelling and restrict any activity or expansion of any  
18 activity that would have a significant adverse affect on the public  
19 water supply is placed on the property, and (5) for class I land, the  
20 single-family dwelling or barn has historical significance, as  
21 confirmed, in writing, by the Connecticut Trust for Historic  
22 Preservation or its successor organization.

23 (b) The restrictive covenant required by subsection (a) of this section  
24 shall include, but not be limited to, provisions ensuring that (1) the  
25 premises shall only be used for a single-family dwelling or barn; (2) the  
26 total impervious surface area, including, but not limited to, building  
27 roofs, driveways, swimming pools, walkways and patios, shall not be  
28 increased by more than two hundred fifty square feet over the existing  
29 impervious surface area as of the date of the conveyance of the  
30 property from the public water utility to other parties; (3) access is  
31 provided to public drinking water utility staff to perform routine  
32 inspections of the property, at a minimum, on an annual basis during  
33 normal hours of business for the water utility; (4) underground storage  
34 tanks are prohibited; and (5) any other provisions deemed necessary  
35 by the South Central Connecticut Regional Water Authority to protect  
36 the public water supply. The total existing impervious surface area  
37 shall be established by an improvement location survey completed to  
38 A-2 survey accuracy depicting any such areas, which survey shall be  
39 filed on the land records with the restrictive covenant.

40 (c) Whenever the South Central Connecticut Regional Water  
41 Authority intends to sell, lease, assign or otherwise dispose of any  
42 class I or class II land consistent with this section upon which is  
43 situated a single family dwelling or barn, the South Central  
44 Connecticut Regional Water Authority shall provide notice in writing,  
45 by certified mail, return receipt requested, at least thirty days before  
46 the date of the proposed disposition, to the Commissioners of  
47 Environmental Protection and Public Health, the legislative body of  
48 the city or town in which such dwelling is situated, the Nature  
49 Conservancy, the Trust for Public Land, the Land Trust Service Bureau

50 and the Connecticut Fund for the Environment, of such intention to  
51 sell or otherwise transfer such property.

52 (d) All net proceeds, after costs of disposition, from the disposition  
53 of such class I or class II land and dwelling or barn consistent with this  
54 section shall be used by the South Central Connecticut Regional Water  
55 Authority to protect or otherwise acquire interests, including, but not  
56 limited to, fee title to or conservation easements over additional  
57 watershed or aquifer land of public water systems. No sale, lease,  
58 assignment or other disposition or change in use of class I or class II  
59 land pursuant to this section shall occur after October 1, 2008.

This act shall take effect as follows:	
Section 1	<i>from passage</i>

**Statement of Purpose:**

To allow the South Central Connecticut Regional Water Authority to sell existing homes and barns on their property under certain conditions.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*

Co-Sponsors: REP. FRITZ, 90th Dist.

H.B. 6073