



House of Representatives

General Assembly

File No. 470

February Session, 2006

Substitute House Bill No. 5776

House of Representatives, April 10, 2006

The Committee on Government Administration and Elections reported through REP. CARUSO of the 126th 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. Section 11 of public act 96-249 is repealed and the
2 following is substituted in lieu thereof (*Effective from passage*):

3 (a) Notwithstanding any provision of the general statutes, [to the
4 contrary,] the Commissioner of Mental Health and Addiction Services
5 shall convey to the town of Ledyard, subject to the approval of the
6 State Properties Review Board and at a cost equal to the administrative
7 costs of making such conveyance, a parcel of land located in the town
8 of Ledyard, having an area of approximately 42.8 acres and identified
9 on town of Ledyard Tax Assessor's Map Number 3 as lot 1087 Colonel
10 Ledyard Highway (Route 117).

11 (b) The town of Ledyard shall use said parcel of land for
12 [agricultural] municipal and economic development purposes. If the

13 town of Ledyard (1) does not use said parcel for said purposes, or (2)
14 does not retain ownership of all of said parcel, the parcel shall revert to
15 the state of Connecticut.

16 (c) The state of Connecticut shall assign to the town of Ledyard the
17 state's rights and obligations under any agreement for the use of said
18 parcel of land for growing and harvesting agricultural products.

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

30 Sec. 2. Section 29 of public act 05-279 is repealed and the following is
31 substituted in lieu thereof (*Effective from passage*):

32 (a) (1) Notwithstanding the provisions of section 16 of special act 03-
33 19 requiring the town of Newtown to use the parcel of land described
34 in subdivision (1) of subsection (a) of said section 16 for open space
35 and recreational purposes, said town may use or lease a portion of said
36 parcel for economic development purposes, subject to the provisions of
37 subsection (b) of this section.

38 (2) Notwithstanding a certain restriction contained in the deed from
39 the state of Connecticut to the town of Newtown, dated July 16, 2004,
40 and recorded in Volume 822 at Page 632 of the Newtown Land
41 Records, which requires the town of Newtown to use the parcel of land
42 described in said deed for economic development purposes, said town
43 may use a portion of said parcel for open space and recreational
44 purposes, subject to the provisions of subsection (b) of this section.

45 (b) The provisions of subsection (a) of this section shall be effective
46 only if the town of Newtown uses at least 34.44 acres of the total
47 combined area of the parcels of land described in subdivisions (1) and
48 (2) of subsection (a) of this section for open space and recreational
49 purposes and if the town of Newtown grants an easement in favor of
50 the state, or any lessee of property owned by the state, upon the
51 property known as Fairfield Hills, provided such easement shall be
52 limited to that portion of such property that has historically been
53 utilized by the state or any lessee of property owned by the state to
54 facilitate agricultural use.

55 Sec. 3. Section 10 of public act 04-186 is repealed and the following is
56 substituted in lieu thereof (*Effective from passage*):

57 (a) Notwithstanding any provision of the general statutes, the
58 Commissioner of Agriculture shall convey to the town of Newtown a
59 parcel of land located in the town of Newtown, at a cost equal to the
60 administrative costs of making such conveyance. Said parcel of land
61 has an area of approximately 23.25 acres and is identified as Lot [1] 2 in
62 Block 5 on town of Newtown Tax Assessor's Map 37. The conveyance
63 shall be subject to the approval of the State Properties Review Board.

64 (b) The town of Newtown shall use said parcel of land for open
65 space and recreational purposes. If the town of Newtown:

- 66 (1) Does not use said parcel for said purposes;
67 (2) Does not retain ownership of all of said parcel; or
68 (3) Leases all or any portion of said parcel, except to the Pootatuck
69 Fish and Game Club for recreational purposes,
70 the parcel shall revert to the state of Connecticut.

71 (c) Notwithstanding the provisions of subsection (a) of this section,
72 the town of Newtown shall grant to the state a fifty-foot wide right-of-
73 way extending for approximately one thousand six hundred feet from
74 Wasserman Way to the northern property line of the parcel described
75 in subsection (a) of this section over the existing unimproved road way
76 identified on the town of Newtown Tax Assessor's map numbered 37-

77 5-2. Such right-of-way shall be used by the state for agricultural
78 purposes.

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

90 Sec. 4. Section 8 of special act 02-9 is amended to read as follows
91 (*Effective from passage*):

92 (a) Notwithstanding any provision of the general statutes, the
93 Commissioner of Transportation shall convey to the town of East
94 Hartford a parcel of land located on Lombardo and DePietro Drives in
95 the town of East Hartford, at a cost equal to the administrative costs of
96 making such conveyance. Said parcel of land has an area of
97 approximately 11.4 acres and is identified as the parcel of land
98 described in Department of Transportation File No. (42) 53-101-27D.
99 The conveyance shall be subject to the approval of the State Properties
100 Review Board.

101 [(b)] Said parcel of land shall be conveyed to the town of East
102 Hartford subject to an easement in favor of Pewter Pot Associates,
103 LLC, and Donald Lombardo over and across said parcel, for purposes
104 of ingress and egress to that parcel of real property abutting said
105 parcel to the east, which parcel of real property is known as 244
106 Lombardo Drive (formerly known as 1215 ½ Silver Lane); along with
107 an easement for the purpose of constructing and maintaining utilities
108 for the benefit of and servicing 244 Lombardo Drive. In the event that
109 244 Lombardo Drive is subdivided in the future, these easements shall

110 be used only for the benefit of one parcel of land, which shall be the
111 parcel containing the family house and business structures, currently
112 located on 244 Lombardo Drive. These easements shall be binding on
113 the town of East Hartford, its successors and assigns and shall inure to
114 the current owner of 244 Lombardo Drive and said owner's heirs,
115 successors and assigns and shall run with the land. The location of
116 these easements shall be in the same approximate location as the
117 current driveway. The easement for ingress and egress shall be twenty-
118 five feet in width. The easement for utilities shall be ten feet in width.
119 The combined width of the two easements shall be no more than
120 thirty-five feet in total.]

121 [(c)] (b) The town of East Hartford shall use said parcel of land for
122 open space purposes. If the town of East Hartford:

- 123 (1) Does not use said parcel for said purposes;
124 (2) Does not retain ownership of all of said parcel; or
125 (3) Leases all or any portion of said parcel,
126 the parcel shall revert to the state of Connecticut.

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

138 Sec. 5. (*Effective from passage*) (a) Notwithstanding any provision of
139 the general statutes, the Commissioner of Environmental Protection
140 shall reconvey to Mary Lou Rood, and to her heirs and assigns forever,
141 at no cost, land which was mistakenly conveyed by her, at no cost, to
142 the state, and which constitutes a portion of the land described in a

143 Warranty Deed dated October 15, 2002, recorded in Volume 702 at
144 page 263 of the Land Records of the Town of Windham. The specific
145 property to be reconveyed by the Commissioner of Environmental
146 Protection is more particularly described as follows: Parcel 1 consisting
147 of three certain tracts of land situated in the Town of Windham,
148 Connecticut and bounded and described as follows:

149 FIRST TRACT: Lies on the westerly side of the highway that leads
150 from North Windham to Windham Center, and is bounded Northerly
151 by land formerly of David Lincoln; Easterly by lots conveyed by Hattie
152 E. Whitney and Elsie M. Potter to H.L. and S.J. Nicols, to E. J. Becker,
153 and to R. L. Dubreuil and by the said North Windham to Windham
154 Center highway; Southerly by the Old Poor House Farm, so-called, by
155 land formerly of Charles Buckinham, and by land formerly of John
156 Tuckie; and Westerly by land of the New York, New Haven and
157 Hartford Railroad Company; and containing by estimation 100 acres,
158 more or less.

159 SECOND TRACT: A small lot of land on the Westerly side of the
160 said Railroad bounded Northerly by land formerly of James Hamilin;
161 Easterly by the said Railroad land; and Southerly and Westerly by land
162 now or formerly of Allen Risk.

163 THIRD TRACT: A small lot of land lying on the Westerly side of
164 said Railroad land and bounded by land now or formerly of James M.
165 Smith and by land now or formerly of James Hamlin, and by land of
166 the New York, New Haven and Hartford Railroad Company.

167 Being the same premises deeded to grantor herein by Deed of
168 Francis E. Rood, dated 9/1/93, recorded 11/5/93 in the Windham
169 Land Records at Vol. 426, Page 1 of the Windham Land Records.

170 Beginning at the point marked "Point M" on a map entitled "MAP
171 SHOWING A PORTION OF THE PROPERTY FORMERLY OF
172 MARTIN FLING-PLOTTED FROM MY SURVEYS AND FROM MAPS
173 OF THE N.Y., N.H., & H.R.R. CO. TOWN OF WINDHAM,
174 CONNECTICUT SURVEY: NOV; 1958-AUG. 1964 SCALE 1 in = 100 ft.

175 THOMAS B. DANIELSON, CONN. REG. LAND SURVEYOR #666,
176 WINDHAM, CONN," which point marks the southerly corner of said
177 parcel, thence line is shown on said map, to the southerly boundary
178 line, of land now or formerly of the New York, New Haven and
179 Hartford Railroad Company for a distance of approximately 340 feet to
180 the northerly comer of the premises herein described. Said northerly
181 corner being formed by the intersection of said southerly boundary
182 line of the Railroad property with the extension of a straight line
183 drawn between point "Point P", as shown on said map and "Point M",
184 as shown on said map, from "Point M" in a straight line and upon the
185 same course in a northerly direction to the said southerly boundary
186 line of land now or formerly of the New York, New Haven and
187 Hartford Railroad Company; thence the line runs southerly along
188 other land of the Grantor herein to said "Point M", being the point and
189 place of beginning.

190 The map referred to aforesaid is recorded on the Windham Land
191 Records. Being the same premises deeded to the grantor herein by
192 Deed of Francis E. Rood, dated 9/1/93, recorded 11/5/93 in the
193 Windham Land Records at Vol. 426, Page 1.

194 Excepting therefrom certain parcels of land shown and designated
195 as "PARCEL A 142.7 ACRES" and "PARCEL B 1.617 ACRES" on a map
196 or plan entitled "PROPERTY BOUNDARY SURVEY PREPARED FOR
197 DEPARTMENT OF ENVIRONMENTAL PROTECTION, STATE OF
198 CONNECTICUT SHOWING PROPERTY OF MARY LOU ROOD #53
199 CRYSTAL ROAD WINDHAM, CONNECTICUT DEP MAP NUMBER
200 SCALE: 1"=160' DATE: APRIL 30, 2002 SHEET NO. 1 OF 1 JOB NO.
201 02-0105 DRAWN BY: MCH REVISED NOVEMBER 15, 2002", which
202 map or plan was prepared by Healey & Associates, LLC and is on file
203 in the Town Clerk's Office in said Town of Windham.

204 (b) The State Properties Review Board shall complete its review of
205 the reconveyance of said land not later than thirty days after it receives
206 a proposed deed from the Department of Environmental Protection.
207 The land shall remain under the care and control of said department

208 until a reconveyance is made in accordance with the provisions of this
209 section. The State Treasurer shall execute and deliver any deed or
210 instrument necessary for a reconveyance under this section. The
211 Commissioner of Environmental Protection shall have the
212 responsibility for all other incidents of such reconveyance.

213 Sec. 6. Section 16 of public act 98-255, as amended by section 31 of
214 special act 03-19, is repealed and the following substituted in lieu
215 thereof (*Effective from passage*):

216 (a) Notwithstanding any provision of the general statutes, [to the
217 contrary,] the Commissioner of Transportation shall convey to the
218 town of Haddam, upon completion of environmental remediation by
219 the Department of Transportation, subject to the approval of the State
220 Properties Review Board and at a cost equal to the administrative costs
221 of making such conveyance, a parcel of land located at 85 Bridge Street
222 in the town of Haddam, having an area of approximately 2.4 acres and
223 further identified as the property shown on a map entitled "Town of
224 Haddam, Plan Showing Land to be Acquired from Clara T. Wiseburn
225 by the State of Connecticut, East Haddam Tylerville Road, Scale 1"=40',
226 Apr. 1952, G. Albert Hill, Highway Commissioner".

227 [(b) The town of Haddam shall use said parcel of land for tourism
228 purposes. If the town of Haddam:

229 (1) Does not use said parcel for said purposes;
230 (2) Does not retain ownership of all of said parcel; or
231 (3) Leases all or any portion of said parcel, except for the lease or
232 other letting of space on or after June 8, 1998, of all or any portion of
233 said parcel to a tenant who uses the parcel, in whole or in part, for
234 tourism purposes,
235 the parcel shall revert to the state of Connecticut.]

236 [(c)] (b) The State Properties Review Board shall complete its review
237 of the conveyance of said parcel of land not later than thirty days after
238 it receives a proposed agreement from the Department of
239 Transportation. The land shall remain under the care and control of

240 said department until a conveyance is made in accordance with the
241 provisions of this section. The State Treasurer shall execute and deliver
242 any deed or instrument necessary for a conveyance under this section
243 [, which deed or instrument shall include provisions to carry out the
244 purposes of subsection (b) of this section,] and the Commissioner of
245 Transportation shall have the sole responsibility for all other incidents
246 of such conveyance.

247 Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of
248 the general statutes, the Commissioner of Transportation shall convey
249 to the town of Farmington a parcel of land located in the town of
250 Farmington, at a cost equal to the administrative costs of making such
251 conveyance. Said parcel of land has an area of approximately 1.21 acres
252 and is identified as Lot 12 on town of Farmington, Department of
253 Public Works & Development Services Planning Division, map dated
254 February 15, 2006. The conveyance shall be subject to the approval of
255 the State Properties Review Board.

256 (b) The town of Farmington shall use said parcel of land for
257 transportation purposes. If the town of Farmington:

- 258 (1) Does not use said parcel for said purposes;
259 (2) Does not retain ownership of all of said parcel; or
260 (3) Leases all or any portion of said parcel,
261 the parcel shall revert to the state of Connecticut.

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

272 of such conveyance.

273 Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of
274 the general statutes, the Commissioner of Environmental Protection
275 shall convey to the town of Farmington a parcel of land located in the
276 town of Farmington, at a cost equal to the administrative costs of
277 making such conveyance. Said parcel of land has an area of
278 approximately 10.98 acres and is identified as Lot 10A Scott Swamp
279 Road on town of Farmington's Tax Assessor's Map 139. The
280 conveyance shall be subject to the approval of the State Properties
281 Review Board.

282 (b) The town of Farmington shall use said parcel of land for open
283 space purposes. If the town of Farmington:

- 284 (1) Does not use said parcel for said purposes;
285 (2) Does not retain ownership of all of said parcel; or
286 (3) Leases all or any portion of said parcel,
287 the parcel shall revert to the state of Connecticut.

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

299 Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of
300 the general statutes, the Commissioner of Environmental Protection
301 shall convey to the town of Farmington a parcel of land located in the
302 town of Farmington, at a cost equal to the administrative costs of
303 making such conveyance. Said parcel of land has an area of

304 approximately 8.540 acres and is identified as Lot 12, 124 Scott Swamp
305 Road on town of Farmington's Tax Assessor's Map 138. The
306 conveyance shall be subject to the approval of the State Properties
307 Review Board.

308 (b) The town of Farmington shall use said parcel of land for open
309 space purposes. If the town of Farmington:

- 310 (1) Does not use said parcel for said purposes;
311 (2) Does not retain ownership of all of said parcel; or
312 (3) Leases all or any portion of said parcel,
313 the parcel shall revert to the state of Connecticut.

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

325 Sec. 10. (*Effective from passage*) (a) Notwithstanding any provision of
326 the general statutes, the Commissioner of Environmental Protection
327 shall convey to the town of Farmington a parcel of land located in the
328 town of Farmington, at a cost equal to the administrative costs of
329 making such conveyance. Said parcel of land has an area of
330 approximately 30.2 acres and is identified as Lot 1 Fienemann Road on
331 town of Farmington Tax Assessor's Map 143. The conveyance shall be
332 subject to the approval of the State Properties Review Board.

333 (b) The town of Farmington shall use said parcel of land for open
334 space purposes. If the town of Farmington:

- 335 (1) Does not use said parcel for said purposes;
336 (2) Does not retain ownership of all of said parcel; or
337 (3) Leases all or any portion of said parcel,
338 the parcel shall revert to the state of Connecticut.

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

350 Sec. 11. (*Effective from passage*) (a) Notwithstanding any provision of
351 the general statutes, the Commissioner of Environmental Protection
352 shall convey to the town of Farmington a parcel of land located in the
353 town of Farmington, at a cost equal to the administrative costs of
354 making such conveyance. Said parcel of land has an area of
355 approximately 290 acres and is identified as "First Parcel" in a quit
356 claim deed from the city of Hartford, dated June 30, 1965 and recorded
357 on town of Farmington land records in Volume 174, Page 494. The
358 conveyance shall be subject to the approval of the State Properties
359 Review Board.

360 (b) The town of Farmington shall use said parcel of land for open
361 space purposes. If the town of Farmington:

- 362 (1) Does not use said parcel for said purposes;
363 (2) Does not retain ownership of all of said parcel; or
364 (3) Leases all or any portion of said parcel,
365 the parcel shall revert to the state of Connecticut.

366 (c) The State Properties Review Board shall complete its review of
367 the conveyance of said parcel of land not later than thirty days after it
368 receives a proposed agreement from the Department of Environmental
369 Protection. The land shall remain under the care and control of said
370 department until a conveyance is made in accordance with the
371 provisions of this section. The State Treasurer shall execute and deliver
372 any deed or instrument necessary for a conveyance under this section,
373 which deed or instrument shall include provisions to carry out the
374 purposes of subsection (b) of this section. The Commissioner of
375 Environmental Protection shall have the sole responsibility for all other
376 incidents of such conveyance.

377 Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of
378 the general statutes, the Commissioner of Environmental Protection
379 shall convey to the town of Farmington a parcel of land located in the
380 town of Farmington, at a cost equal to the administrative costs of
381 making such conveyance. Said parcel of land has an area of
382 approximately 37.830 acres and is identified as Lot 4 Settlement Road
383 on town of Farmington Tax Assessor's Map 159. The conveyance shall
384 be subject to the approval of the State Properties Review Board.

385 (b) The town of Farmington shall use said parcel of land for open
386 space purposes. If the town of Farmington:

- 387 (1) Does not use said parcel for said purposes;
388 (2) Does not retain ownership of all of said parcel; or
389 (3) Leases all or any portion of said parcel,
390 the parcel shall revert to the state of Connecticut.

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

399 purposes of subsection (b) of this section. The Commissioner of
400 Environmental Protection shall have the sole responsibility for all other
401 incidents of such conveyance.

402 Sec. 13. (*Effective from passage*) (a) Notwithstanding any provision of
403 the general statutes, the Commissioner of Transportation shall convey
404 to the town of New Britain three parcels of land located in the town of
405 New Britain, at a cost equal to the administrative costs of making such
406 conveyance. Said parcels of land have a total area of approximately
407 0.373 acres and are identified as "Release Area" on a map entitled
408 "Compilation Plan Town of New Britain Map Showing Land released
409 to by the State of Connecticut Department of Transportation Main
410 Street December 2005" and also known as 634, 648 and 656 Main Street
411 in New Britain. The conveyance shall be subject to the approval of the
412 State Properties Review Board.

413 (b) The town of New Britain shall use said parcels of land for
414 economic development purposes. If the town of New Britain:

- 415 (1) Does not use said parcels for said purposes;
416 (2) Does not retain ownership of all of said parcels; or
417 (3) Leases all or any portion of said parcels,
418 the parcels shall revert to the state of Connecticut.

419 (c) The State Properties Review Board shall complete its review of
420 the conveyance of said parcels of land not later than thirty days after it
421 receives a proposed agreement from the Department of
422 Transportation. The land shall remain under the care and control of
423 said department until a conveyance is made in accordance with the
424 provisions of this section. The State Treasurer shall execute and deliver
425 any deed or instrument necessary for a conveyance under this section,
426 which deed or instrument shall include provisions to carry out the
427 purposes of subsection (b) of this section. The Commissioner of
428 Transportation shall have the sole responsibility for all other incidents
429 of such conveyance.

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

431 the general statutes, the Commissioner of Transportation shall convey
432 to the town of Windsor Locks a parcel of land located in the town of
433 Windsor Locks, at a cost equal to the administrative costs of making
434 such conveyance. Said parcel of land has an area of approximately
435 twenty thousand square feet and is identified as that parcel of land on
436 Stanton Road in Windsor Locks identified for conveyance on a map
437 entitled "Compilation of Construction Plan Project Number 164-178".
438 The conveyance shall be subject to the approval of the State Properties
439 Review Board.

440 (b) The town of Windsor Locks shall use said parcel of land for
441 municipal purposes. If the town of Windsor Locks:

- 442 (1) Does not use said parcel for said purposes;
443 (2) Does not retain ownership of all of said parcel; or
444 (3) Leases all or any portion of said parcel,
445 the parcel shall revert to the state of Connecticut.

446 (c) The State Properties Review Board shall complete its review of
447 the conveyance 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 conveyance 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 conveyance under this section,
453 which deed or instrument shall include provisions to carry out the
454 purposes of subsection (b) of this section. The Commissioner of
455 Transportation shall have the sole responsibility for all other incidents
456 of such conveyance.

457 Sec. 15. (*Effective from passage*) (a) Notwithstanding any provision of
458 the general statutes, the Commissioner of Higher Education shall
459 convey to the town of New Britain a parcel of land located in the town
460 of New Britain, at a cost equal to the administrative costs of making
461 such conveyance. Said parcel of land has an area of approximately .66
462 acre and is identified as a portion of Lot 212 on town of New Britain's

463 Tax Assessor's Map 241. The conveyance shall be subject to the
464 approval of the State Properties Review Board.

465 (b) The town of New Britain shall use said parcel of land for
466 recreational purposes. If the town of New Britain:

- 467 (1) Does not use said parcel for said purposes;
468 (2) Does not retain ownership of all of said parcel; or
469 (3) Leases all or any portion of said parcel,
470 the parcel shall revert to the state of Connecticut.

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

482 Sec. 16. (*Effective from passage*) (a) Notwithstanding any provision of
483 the general statutes, the Commissioner of Transportation shall convey
484 a certain parcel of land located in the town of Southington to
485 Dreamakers, LLC, for a fair market price. Said parcel of land has an
486 area of approximately 2 acres and is identified as that parcel of land
487 which is the subject of Department of Transportation file (131) 182-01-
488 22A. The conveyance shall be subject to the approval of the State
489 Properties Review Board.

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

495 provisions of this section. The State Treasurer shall execute and deliver
496 any deed or instrument necessary for a conveyance under this section.
497 The Commissioner of Transportation shall have the sole responsibility
498 for all other incidents of such conveyance.

499 Sec. 17. (*Effective from passage*) (a) Notwithstanding any provision of
500 the general statutes, the Commissioner of Transportation shall convey
501 to the city of Norwalk a parcel of land located in the town of Norwalk,
502 at a cost equal to the administrative costs of making such conveyance.
503 Said parcel of land has an area of approximately .020 acre and is
504 identified as that portion of land that is located at the southeast corner
505 of the intersection of Berkeley Street and Maple Street and that extends
506 87 feet along Berkeley Street and is approximately 10 feet wide. The
507 conveyance shall be subject to the approval of the State Properties
508 Review Board.

509 (b) The city of Norwalk shall use said parcel of land for economic
510 development purposes. If the town of Norwalk:

- 511 (1) Does not use said parcel for said purposes;
512 (2) Does not retain ownership of all of said parcel; or
513 (3) Leases all or any portion of said parcel,
514 the parcel shall revert to the state of Connecticut.

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

526 Sec. 18. (*Effective from passage*) (a) Notwithstanding any provision of

527 the general statutes, the Commissioner of Transportation shall convey
528 to the town of Canaan a parcel of land located in the town of Canaan,
529 at a cost equal to the administrative costs of making such conveyance.
530 Said parcel of land has an area of approximately .357 acre and is
531 identified as the release area on the "Town of Canaan Map Showing
532 Land Released to the Town of Canaan by the State of Connecticut
533 Department of Transportation U.S. Route 7- Lime Rock Road at Six
534 Rod Road, dated October 2005". The conveyance shall be subject to the
535 approval of the State Properties Review Board.

536 (b) The town of Canaan shall use said parcel of land for municipal
537 purposes. If the town of Canaan:

- 538 (1) Does not use said parcel for said purposes;
539 (2) Does not retain ownership of all of said parcel; or
540 (3) Leases all or any portion of said parcel,
541 the parcel shall revert to the state of Connecticut.

542 (c) The State Properties Review Board shall complete its review of
543 the conveyance of said parcel of land not later than thirty days after it
544 receives a proposed agreement from the Department of
545 Transportation. The land shall remain under the care and control of
546 said department until a conveyance is made in accordance with the
547 provisions of this section. The State Treasurer shall execute and deliver
548 any deed or instrument necessary for a conveyance under this section,
549 which deed or instrument shall include provisions to carry out the
550 purposes of subsection (b) of this section. The Commissioner of
551 Transportation shall have the sole responsibility for all other incidents
552 of such conveyance.

553 Sec. 19. (*Effective from passage*) (a) Notwithstanding any provision of
554 the general statutes, the Commissioner of Environmental Protection
555 shall lease to the Connecticut Antique Machinery Association, Inc. for
556 a twenty-five-year period, two parcels of land in the Town of Kent at a
557 lease rental of \$1.00 per year. Said parcels of land have a total area of
558 approximately 14.94 acres and are identified as Parcel 1 and Parcel 2
559 on a map prepared for Stanley Works Route 7, Town of Kent, County

560 of Litchfield, State of Connecticut Scale 1" = 100', July 1976 by Arthur
561 H. Howland R.L.S. & P.E. The lease shall be subject to the approval of
562 the State Properties Review Board.

563 (b) The Connecticut Antique Machinery Association, Inc. shall use
564 said parcels of land for open space and recreational purposes. If the
565 Connecticut Antique Machinery, Inc.:

- 566 (1) Does not use said parcels for said purposes; or
567 (2) Leases all or any portion of said parcels,
568 the leased parcels shall revert to the State of Connecticut.

569 (c) The State Properties Review Board shall complete its review of
570 the lease of said parcels of land not later than thirty days after it
571 receives a proposed agreement from the Department of Environmental
572 Protection. The land shall remain under the care and control of said
573 department. The Commissioner of Environmental Protection shall
574 have the sole responsibility for all other incidents of such lease.

575 Sec. 20. (*Effective from passage*) (a) Notwithstanding any provision of
576 the general statutes, the Commissioner of Education shall grant to the
577 city of Waterbury easements of land located in the city of Waterbury,
578 at a cost of the administrative costs of making such conveyance. A
579 temporary easement shall allow for the construction of a storm water
580 conduit and the permanent easement shall remain in place after the
581 conduit construction is completed. Such easements have an area of less
582 than one acre and are identified as "Limits of D.R.O.W." on a map
583 entitled "Right of Way Survey City of Waterbury Map Showing
584 Easements Acquired From State of Connecticut By The City Of
585 Waterbury For Clough Brook Drainage Improvements Scale 1" = 30'
586 July 13, 2005". The easements shall be subject to the approval of the
587 State Properties Review Board.

588 (b) The city of Waterbury shall use said easements for the purpose
589 of conveying the storm water culvert containing the Trumpet Brook. If
590 the city of Waterbury:

591 (1) Does not use such easements for said purposes;
 592 (2) Does not retain ownership of all such easements; or
 593 (3) Leases all or any portion of such easements,
 594 the easements shall revert to the State of Connecticut.

595 (c) Such easements shall be granted (1) subject to the right of the
 596 state to (A) pass and repass over and on said easements of land for the
 597 purpose of accessing lands of the state, and (B) place and maintain
 598 over, under and on said easements of land existing and future utilities,
 599 including but not limited to, electrical, water, sanitary sewer,
 600 telecommunications and gas, and (2) subject to any rights and
 601 easements with regard to said easements of land that the state deems
 602 necessary to meet its governmental obligations.

603 (d) The State Property Review Board shall complete its review of
 604 said easements of land not less than thirty days after it receives a
 605 proposed agreement from the Department of Education.

606 Sec. 21. Section 6 of special act 99-17 is repealed. (*Effective from*
 607 *passage*)

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	PA 96-249, Sec. 11
Sec. 2	<i>from passage</i>	PA 05-279, Sec. 29
Sec. 3	<i>from passage</i>	PA 04-186, Sec. 10
Sec. 4	<i>from passage</i>	SA 02-9, Sec. 8
Sec. 5	<i>from passage</i>	New section
Sec. 6	<i>from passage</i>	PA 98-255, Sec. 16
Sec. 7	<i>from passage</i>	New section
Sec. 8	<i>from passage</i>	New section
Sec. 9	<i>from passage</i>	New section
Sec. 10	<i>from passage</i>	New section
Sec. 11	<i>from passage</i>	New section
Sec. 12	<i>from passage</i>	New section
Sec. 13	<i>from passage</i>	New section
Sec. 14	<i>from passage</i>	New section
Sec. 15	<i>from passage</i>	New section

Sec. 16	<i>from passage</i>	New section
Sec. 17	<i>from passage</i>	New section
Sec. 18	<i>from passage</i>	New section
Sec. 19	<i>from passage</i>	New section
Sec. 20	<i>from passage</i>	New section
Sec. 21	<i>from passage</i>	Repealer section

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-Effect	FY 07 \$	FY 08 \$
Department of Environmental Protection; Higher Ed., Dept.	GF - Loss of Asset Value	Approx \$1.9 mil.	None
Department of Transportation	TF - Potential Loss of Asset Value	Approx. \$0.7 mil.	None
Treasurer; Prop. Review Bd.	GF - Cost	Minimal	None
Policy & Mgmt., Off.	GF - Savings	Minimal	Minimal

Note: GF=General Fund; TF=Transportation Fund

Municipal Impact:

Municipalities	Effect	FY 07 \$	FY 08 \$
Various Municipalities	Gain of Asset Value	Approx. \$2.6 mil.	None
Various Municipalities	Revenue Loss	Minimal	Minimal
Various Municipalities	Revenue Gain	Potential	Potential

Explanation

The state impact is: (1) a loss of asset value to the General Fund of approximately \$1.9 million; (2) a loss of asset value to the Transportation Fund of approximately \$0.7 million; and (3) a minimal cost for making the conveyances (less than \$1,000 each). There will be a revenue gain of approximately \$750,000 to the Transportation Fund for the sale of property under the provisions of Section 16. There is also a minimal savings to the state for payments-in-lieu-of-taxes (PILOT) for state owned property. These conveyances represent a potential revenue loss to the state to the extent that the state could have sold or leased the properties at fair market value.

The land 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.

Municipal

The municipal impact for the towns listed in the table below is: (1) a gain in asset value to certain municipalities; (2) a minimal revenue loss for PILOT payments to the degree that the parcels are eligible for PILOT; and (3) a potential revenue gain to various municipalities for those properties that are used for economic development purposes and become fully taxable.

Further Explanation

The tables below summarize each section of the bill. Table 1 summarizes property conveyances and shows the fiscal impact of each. The parcels must be used for the purposes specified in the bill (labeled "Use Restriction") or the property will revert to the state. Table 2 summarizes adjustments in the conditions of prior land conveyances. Table 3 summarizes other provisions of the bill.

Table 1: Property Conveyances

<u>Sec.</u>	<u>From</u>	<u>To/Location</u>	<u>Acres</u>	<u>Estimated Value</u>	<u>Use Restriction</u>
7	DOT	Farmington	1.21	\$500,000	Transportation
8	DEP	Farmington	10.98	\$208,700	Open space
9	DEP	Farmington	8.54	\$161,400	Open space
10	DEP	Farmington	30.2	\$442,900	Open space
11	DEP	Farmington	290	\$580,500	Open space
12	DEP	Farmington	37.83	\$511,300	Open space
13	DOT	New Britain	0.373	\$106,400	Economic development

Table 1: Property Conveyances

<u>Sec.</u>	<u>From</u>	<u>To/Location</u>	<u>Acres</u>	<u>Estimated Value</u>	<u>Use Restriction</u>
14	DOT	Windsor Locks	20,000 sq ft	\$50,000	Municipal purposes
15	Higher Ed ¹	New Britain	.66	\$25,600	Recreational purposes
16	DOT	Dreamakers LLC, Southington	2	Fair market Value ²	None
17	DOT	Norwalk	.020	\$13,000	Economic development
18	DOT	Canaan	.357	\$30,000	Municipal purposes

General Fund Total \$1,930,400

Transportation Fund Total \$699,400

¹ It should be noted that this piece of property is owned by the Connecticut State University System, not the Department of Higher Education.

² Section 16 specifies that the property will be transferred to Dreamakers LLC at fair market value, which is estimated to be around \$750,000.

Table 2: Changes to Prior Conveyances

<u>Sec.</u>	<u>From</u>	<u>To/Location</u>	<u>Reference</u>	<u>Language Change</u>
1	DMHAS	Ledyard	PA 96-249, Sec 11	Land may used for municipal/economic development rather than agriculture
2	State of CT	Newtown	PA 05-279, Sec 29	Easement through Fairfield Hills property granted by town to state
3	DoAG	Newton	PA 04-186, Sec. 10	Right-of-way granted to state by Newtown
4	DOT	East Hartford	SA 02-9, Sec. 8	Remove easement provision
6	DOT	Haddam	PA 98-255, Sec. 16	Remove use restriction
21	DOT	Meriden	SA 99-17, Sec 6	Repealed

Table 3: Other Provisions

<u>Sec.</u>	<u>From</u>	<u>To/Location</u>	<u>Acres</u>	<u>Use Restriction</u>	<u>Provision</u>
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Table 3: Other Provisions

<u>Sec.</u>	<u>From</u>	<u>To/Location</u>	<u>Acres</u>	<u>Use Restriction</u>	<u>Provision</u>
5	DEP	Mary Lou Rood, Windham	3 parcels	None	Land is being returned after being mistakenly conveyed to DEP.
19	DEP	CT Antique Machinery Assoc, Kent	14.94	Open space and recreation	25-year lease at \$1 per year
20	DoED	Waterbury	Less than 1	Trumpet Brook storm water culvert	Easement related to a storm water conduit

The Out Years

The annualized ongoing fiscal impact for the state is the General Fund cost saving for payments-in-lieu-of-taxes (PILOT) to towns. The annualized ongoing fiscal impact for municipalities is the revenue loss from PILOT payments and the potential revenue gain if the property used for economic development purposes becomes fully taxable.

OLR Bill Analysis**sHB 5776*****AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.*****SUMMARY:**

This bill authorizes conveyances from the departments of Education, Environmental Protection (DEP), Higher Education, and Transportation (DOT) to specified towns; authorizes the sale of property to a private party; revises (and in one case repeals) prior conveyance provisions in four towns; conveys an easement to the City of Waterbury; authorizes a 25-year lease on property in Kent; and returns a parcel to a private individual.

EFFECTIVE DATE: Upon passage

NEW CONVEYANCES***Conveyances to Towns***

The bill requires the following conveyances from the agencies to the recipients named for the purpose specified:

1. from DOT to Farmington for transportation purposes (1.2 acres);
2. from DEP to Farmington for open space (five different parcels of approximately 11, 8.5, 30, 290, and 37.8 acres);
3. from DOT to New Britain for economic development purposes (three parcels totaling 0.373 acres);
4. from DOT to Windsor Locks (20,000 square feet for municipal purposes);
5. from the Department of Higher Education to New Britain for recreational purposes (0.66 acre);

6. from DOT to Norwalk for economic development purposes (0.02 acre);
7. from DOT to Canaan for municipal purposes (0.357 acre); and
8. from the education department to Waterbury for a temporary, then permanent easement for construction of a storm water conduit (less than one acre).

Each new conveyance is subject to the State Properties Review Board's (SPRB) approval and must be made at a cost equal to the administrative cost of the conveyance. The property reverts to the state if the recipient uses it for any purpose other than that specified in the bill.

Conveyances to Others

The bill requires DOT to convey at the fair market price two particular acres of land in Southington to Dreamakers, LLC, subject to SPRB approval. DEP must lease for 25 years two parcels in Kent totaling approximately 15 acres to the Connecticut Antique Machinery Association, Inc. for \$1 a year. The land must be used for open space and recreational purposes or it reverts back to the state. The lease is subject to the SPRB's approval.

PRIOR CONVEYANCE CHANGES

The bill:

1. changes, from agricultural to municipal and economic development purposes, the authorized use for a 43-acre parcel of property conveyed by the Department of Mental Health and Addiction Services to Ledyard in 1996;
2. adds a condition for Newtown's use of 34 acres of the Fairfield Hills property that requires Newtown to grant a limited easement (on that portion of the property that facilitates agricultural use) in favor of the state or its lessee;
3. requires Newtown to grant a right-of-way to the state that must

be used for agricultural purposes on property conveyed to the town in 2004 (23.25 acres);

4. removes provisions on property easements in East Hartford conveyed in 2002 in favor of Pewter Pot Associates, LLC and Donald Lombardo for ingress and egress and utilities;
5. removes a condition that property conveyed to Haddam in 1998 be used for tourism purposes and deletes the reverter provision; and
6. repeals a 1999 conveyance of a half-acre of land to Meriden for its use as open space.

RETURN

The bill authorizes the return of property in Windham that was mistakenly conveyed to the state by a private party. Three parcels (100 acres and two small lots) must be reconveyed to Mary Lou Rood at no cost to the state.

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 19 Nay 0 (03/24/2006)