



**Substitute House Bill No. 6695**

**Public Act No. 09-203**

**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:

Section 1. Section 28 of special act 07-11 is amended to read as follows (*Effective from passage*):

(a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to [Derek Viel] the city of New Britain a parcel of land located in the city of New Britain, for the fair market value of said parcel plus the administrative costs of making such conveyance. Said parcel of land has an area of approximately 0.06 acre and is identified as Lot 146 on city of New Britain Tax Assessor's Map 394. The conveyance shall be subject to the approval of the State Properties Review Board.

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

**Substitute House Bill No. 6695**

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

Sec. 2. (*Effective from passage*) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey, for the fair market value of a defined trail corridor, to the city of Danbury an easement over certain parcels of land owned by the Department of Transportation and that are further identified as lots G 22005, G 22006, G 22007, G 21011 and G 21012 by the Danbury Tax Assessor. Such easement shall allow for the creation of the Ives Trail and Greenway.

Sec. 3. Subsection (a) of section 30 of public act 99-26, as amended by section 19 of public act 05-279, is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) Notwithstanding any provision of the general statutes, the Commissioner of Children and Families shall convey to the city of Middletown two parcels of land, and any improvements upon said parcels, located in the city of Middletown, at a cost equal to the fair market value of said parcels, except that such cost shall be reduced by an amount equal to the reasonable cost to the city for demolition and disposal of demolition waste necessary for the preparation of said parcels for [redevelopment] open space. Said parcels of land are identified as Lot 37 (approximately .52 acre) and Lot 41 (approximately .34 acre) in Block 29-17 on city of Middletown Tax Assessor's Map 27. The fair market value of said parcels shall be determined by the average of the appraisals of two independent appraisers who shall be selected by such commissioner. [The reasonable cost of such demolition and disposal shall be determined through a competitive contractor selection process conducted by the city. The net revenues from the sale of said parcels shall be deposited in the donation fund of The Connecticut Juvenile Training School in accordance with the provisions of section 17a-27 of the general statutes.]

**Substitute House Bill No. 6695**

Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Environmental Protection, not later than one hundred twenty days after the effective date of this section, shall lease to the town of Ridgefield, for the sum of one dollar per year and a term of ten years, a parcel of land located in the town of Ridgefield. Said parcel of land has an area of approximately 2.146 acres and is identified as 424 Ethan Allen Highway. The lease shall be subject to the approval of the State Properties Review Board.

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

- (1) Does not use said parcel for said purposes; or
- (2) Leases all or any portion of said parcel,

the lease shall terminate and the parcel shall revert to the state of Connecticut. The Department of Environmental Protection shall provide the town of Ridgefield with not less than a two-year notice, within such ten-year period, prior to any change in the terms of such lease.

(c) The State Properties Review Board shall complete its review of the lease of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Environmental Protection. The land shall remain under the care and control of said department until a lease is made in accordance with the provisions of this section. The Commissioner of Environmental Protection shall have the sole responsibility for all other incidents of such lease.

Sec. 5. Section 22 of public act 98-255, as amended by section 107 of public act 98-1 of the June special session, is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) Notwithstanding any provision of the general statutes to the contrary, the Commissioner of Public Works shall convey to the town

**Substitute House Bill No. 6695**

of Greenwich, subject to the approval of the State Properties Review Board and at a cost equal to the administrative costs of making such conveyance, a parcel of land located at the junction of Route U.S. 1, Boston Post Road and Sound Beach Avenue in the town of Greenwich, having an area of approximately .49 acre and bounded and described as follows:

NORTHERLY: By the Junction of Route U.S. 1, the Boston Post Road and Sound Beach Avenue;

EASTERLY: By Sound Beach Avenue;

SOUTHERLY: By Old Greenwich Lane and land now or formerly of Harold C. and William M. Rich, each in part;

WESTERLY: By Route U.S. 1, Boston Post Road;

together with buildings thereon, and the same being a portion of the premises contained in an Executrix Deed, dated October 18, 1916, and recorded in the Greenwich Land Records in Volume 159 at Page 148.

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

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

the parcel shall revert to the state of Connecticut.

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

**Substitute House Bill No. 6695**

instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section, and the Commissioner of Public Works shall have the sole responsibility for all other incidents of such conveyance.

Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Military Department shall convey to the town of East Lyme a parcel of land located in the town of East Lyme, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 0.9 acre and is identified as the southern portion of Lot 216 on town of East Lyme Tax Assessor's Map 17.3 below the extension of the southern property line of Lot 55 on town of East Lyme Tax Assessor's Map 17.5. The remaining land of Lot 216 on town of East Lyme Tax Assessor's Map 17.5 shall remain the property of the state of Connecticut. The conveyance shall be subject to the approval of the State Properties Review Board.

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

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

the parcel shall revert to the state of Connecticut.

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

**Substitute House Bill No. 6695**

instrument shall include provisions to carry out the purposes of subsection (b) of this section. The Military Department shall have the sole responsibility for all other incidents of such conveyance.

Sec. 7. Section 16 of special act 07-11 is amended to read as follows  
(*Effective from passage*):

(a) Notwithstanding any provision of the general statutes, the Commissioner of Environmental Protection shall convey to the town of Griswold a parcel of land located in the town of Griswold, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 5.5 acres and is identified on a map entitled "Plan Showing Property of Elizabeth W. Snyder prepared for the Department of Environmental Protection, State of Connecticut, Sheldon Road and Connecticut Route 165, Griswold Connecticut, Scale 1" = 40', May 2001". The parties shall determine the precise location of such acreage. The conveyance shall be subject to the approval of the State Properties Review Board.

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

- (1) Does not use said parcel for said purposes;
- (2) Does not retain ownership of all of said parcel; or
- (3) Leases all or any portion of said parcel, ] ; or
- (4) Does not develop recreational fields on said parcel within five years of such conveyance,]

the parcel shall revert to the state of Connecticut.

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

**Substitute House Bill No. 6695**

provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The Commissioner of Environmental Protection shall have the sole responsibility for all other incidents of such conveyance.

Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of South Windsor a parcel of land located in the town of South Windsor, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 4.84 acres and is identified as that parcel of land that is the subject of an appraisal conducted by TW Henry Real Estate Appraisals, LLC., dated March 28, 2005. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of South Windsor shall use said parcel of land for economic development purposes. If the town of South Windsor:

- (1) Does not use said parcel for said purposes;
- (2) Does not retain ownership of all of said parcel, except for a sale of said land for economic development purposes; or
- (3) Leases all or any portion of said parcel, except for a lease for economic development purposes,

the parcel shall revert to the state of Connecticut. Any funds received by the town of South Windsor from a sale or lease of said parcel for economic development purposes shall be transferred to the State Treasurer for deposit in the General Fund.

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

**Substitute House Bill No. 6695**

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

Sec. 9. Section 7 of special act 08-8 is amended to read as follows (*Effective from passage*):

(a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall enter into an agreement with the city of Norwalk for the conveyance of a parcel of land from the city of Norwalk to the state at no cost to the state. The parcel of land to be conveyed by the city of Norwalk is identified as "AREA TO BE CONVEYED BY THE CITY OF NORWALK TO THE STATE OF CONNECTICUT" on a map entitled "Compilation Survey For Crescent Street Road Abandonment Purposes Prepared For 95/7 Ventures LLC and the City of Norwalk and the State of Connecticut, Reed Putnam Project, Norwalk, Connecticut, Scale 1"=40', January 28, 2008, William W. Seymour & Associates, P.C." Said parcel has an area of approximately .176 acre. The state shall pay no administrative costs incurred by the city of Norwalk in the conveyance of said parcel of land. The Commissioner of Transportation shall prepare any survey of said parcel of land for purposes of said conveyance. Said conveyance shall be subject to the approval of the State Properties Review Board.

(b) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The [State Treasurer] city of Norwalk shall execute and deliver any deed or instrument necessary for a conveyance under this

**Substitute House Bill No. 6695**

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

Sec. 10. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Military Department shall convey to the town of Putnam a parcel of land located in the town of Putnam, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 3.56 acres and is identified as the National Guard Armory Building located at 15 Keech Street. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Putnam shall use said parcel of land for recreational or municipal purposes. If the town of Putnam:

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

the parcel shall revert to the state of Connecticut.

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

Sec. 11. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall enter into an agreement with the town of Westbrook for the exchange of two

**Substitute House Bill No. 6695**

parcels of land located in the town of Westbrook, simultaneously and each in consideration of the other. The parcel of land to be conveyed by the Commissioner of Transportation in said exchange is identified as the property located on Route 145 that was formerly used by said department as a maintenance facility and has an area of approximately 3.375 acres. The parcel of land to be conveyed by the town of Westbrook in said exchange is identified as the property used by said town on March 15, 2005, as a maintenance facility and having an area of approximately 2.087 acres. The town of Westbrook shall pay the administrative costs incurred by the state in the exchange of said parcels of land. The Commissioner of Transportation shall pay the costs of any survey of either of said parcels of land that is prepared for the purposes of said exchange. Said exchange shall be subject to the approval of the State Properties Review Board.

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

Sec. 12. (*Effective from passage*) Notwithstanding any provision of the general statutes, following adoption and publication, not later than twenty-four months after the effective date of this section, by the Department of Transportation, in consultation with the Department of Environmental Protection, of a master plan for the retention or disposition of any property previously taken for the purpose of the expansion of Route 6. In the case of disposition such property shall be sold for fair market value, as determined by the state, to any interested

**Substitute House Bill No. 6695**

former owner of said property or heir of such former owner of said property, at fair market value, provided such interested party makes a written request to purchase said property and in no event shall the price paid by any such former owner or heir of such former owner to reacquire such property be less than the price paid by the Department of Transportation to acquire such property for the expansion of Route 6.

Sec. 13. (*Effective from passage*) Notwithstanding any provision of the general statutes, all islands within the Connecticut River north of the boundary between East Windsor and South Windsor and south of the island known as King's Island p/k/a Terry's Island p/k/a Great Island are set aside under the exclusive custody and control of the Department of Environmental Protection. Such islands or such portions thereof as are recorded in private ownership shall not be included under the custody and control of said department, but such custody and control shall extend to all such islands or portions thereof as are now owned or as may be hereafter acquired by the state.

Sec. 14. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Environmental Protection shall convey to Loretta M. Budkofsky, at a cost of eight hundred and twenty-five dollars, land that was mistakenly acquired by the state of Connecticut from Aspinook, LLC, and that constitutes a portion of the land described in a Warranty Deed dated May 1, 2003, recorded in Volume 143 at Page 184 of the Land Records of the Town of Windham. The specific property to be conveyed by the Commissioner of Environmental Protection is more particularly described as follows:

"PARCEL #50

Beginning at a point in the southerly line of land now or formerly of Providence & Worcester Railroad marking the northeasterly corner of the herein described Lot #50, said point being located 167.66 feet

**Substitute House Bill No. 6695**

southerly of the southeasterly corner of Lot #3 as shown on the aforementioned plan, thence S 61° 38' 35" W 498.57 feet to a point in the center of the Quinebaug River, the last course being bounded northerly by land now or formerly of said Providence & Worcester Railroad; thence S 16° 03' 59" E 292.08 feet along the centerline of the Quinebaug River to a point; thence S 87° 44' 29" E 174.44 feet to a ¾" rebar at the easterly edge of the Quinebaug River, the last two courses being bounded westerly and southerly by land now or formerly of Bernice Loser; thence N 27° 30' 31" E 159.30 feet to an Aspinook Company monument; thence N 27° 30' 31" E 242.64 feet to an Aspinook Company monument; thence N 00° 41' 59" W 167.86 feet to the point of beginning, the last three courses being bounded southeasterly and easterly by land now or formerly of Arthur F. Coughlin, Raymond M. Coughlin & Robert S. Coughlin."

The above described parcel comprises one of the two parcels comprising the Fifth Tract of land acquired by Aspinook, LLC from Yaworski, Inc. by Quit Claim Deed dated August 29, 1996, and recorded in Vol. 104, Page 526 of the town of Canterbury Land Records.

Said Property consists of approximately 3.06 acres of land as shown on a map entitled "Property Survey Prepared for CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION STATE OF CONNECTICUT Property of ASPINOOK, LLC, Butts Bridge Road, Canterbury, Connecticut, Scale 1" = 80', Date 6/17/2002, KWP Associates, Surveying Engineering Site Planning", which map is on file in the Canterbury Office of the Town Clerk.

(b) The State Properties Review Board shall complete its review of the conveyance of said land not later than thirty days after it receives a proposed deed from the Department of Environmental Protection. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions on this section.

**Substitute House Bill No. 6695**

The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section. The Commissioner of Environmental Protection shall have the sole responsibility for all other incidents of such conveyance.

Sec. 15. (NEW) (*Effective from passage*) The state of Connecticut, acting through the Commissioner of Environmental Protection, is authorized to grant a lease or other appropriate authorization over submerged lands held in public trust by the state underlying or associated with the Penfield Reef Lighthouse for the purpose of facilitating the preservation of said lighthouse. Such lease or other authorization shall constitute a right of occupancy so as to facilitate the preservation of such lighthouse pursuant to the federal National Historic Lighthouse Preservation Act of 2000, 16 USC 470w-7, provided such lease shall be for consideration as determined by the Commissioner of Environmental Protection, for a term of no more than ten years, subject to subsequent renewals, and shall contain appropriate conditions to ensure consistency with the goals and policies of section 22a-92 of the general statutes and with other interests of the state, including, but not limited to, reasonable public access, preservation of historic structures and education of the public regarding such structures.

Sec. 16. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Department of Public Works is authorized to acquire title from the city of Torrington, for no consideration, of a portion of the city street known as Clark Street, and that is further described as being that portion bounded on the north and south sides by state owned land and Field Street on the west and terminating at the intersection of Clark Street and Clinton Street.

(b) The State Properties Review Board shall complete its review of the instrument of transfer granted pursuant to this section not later than thirty days after it receives a proposed agreement from the

**Substitute House Bill No. 6695**

Department of Public Works. The Department of Public Works shall have the sole responsibility for all other incidents of any transfer under this section.

Sec. 17. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Department of Public Works, on behalf of the Board of Trustees of the Community-Technical Colleges, in furtherance of the completion of State Project: BI-CTC-401 and satisfying the requirements of the State Traffic Commission, Certificate 1735, at Three Rivers Community College, shall grant an easement in favor of the city of Norwich over a portion of said college campus along New London Turnpike for the purpose of providing sidewalks for the general public and a snow shelf area.

(b) The State Properties Review Board shall complete its review of the easement granted pursuant to this section not later than thirty days after it receives a proposed agreement from the Department of Public Works. The Commissioner of Public Works shall have the sole responsibility for all other incidents of any easement under this section.

Sec. 18. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Department of Public Works, on behalf of the Department of Developmental Services, shall transfer and convey to the Town of Enfield all its right and title to that certain easement dated December 28, 1984, and recorded April 3, 1985, in Volume 498 at Page 687 of the Enfield Land Records.

(b) The State Properties Review Board shall complete its review of the easement granted pursuant to this section not later than thirty days after it receives a proposed agreement from the Department of Public Works. The Town of Enfield shall have the sole responsibility for all other incidents of any easement under this section.

**Substitute House Bill No. 6695**

Sec. 19. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, after holding a public hearing on the matter, the Commissioner of Environmental Protection shall enter into an agreement with the Goodspeed Opera House Foundation, Inc. and Riverhouse Properties, LLC to exchange lands or other consideration of approximately equal value. The land to be conveyed by the state is approximately 17.40 acres and is identified as Assessor's Lot 22-2 Bridge Road, Haddam, CT. Such land is further identified as Lot 1 and Lot 2 on a map prepared by William B. Bergan, dated February 11, 2003, with revisions dated March 12, 2009, and with such revisions titled "Division of Former Eagle Land Corp. Prop. - 2 Lots". Such land to be conveyed by the state shall not include any land with frontage along the Connecticut River. The land or other consideration to be conveyed by the Goodspeed Opera House Foundation, Inc. may include all or a portion of a 2.70 acre parcel of land on the west side of Lumber Yard Road in East Haddam, CT, and is further identified on the East Haddam's Tax Assessor's Map # M17 as Lots #L096 and #L090. Such land is also a portion of land acquired from the state of Connecticut on February 18, 1964, and recorded in the land records of the town of East Haddam in volume 79 at page 623. The land or other consideration to be conveyed by Riverhouse Properties, LLC may include all or a portion of an approximately 87.70 acre parcel of land on the east side of High Street in the Higganum section of Haddam, CT. Such land is further identified as Parcels #42-1, 43 and 44 on Haddam Assessor's Map 24 and Parcel 92 on Map 14, and is further identified as land conveyed from Walkley Heights Associates via a deed dated May 26, 2004, as recorded in Volume 278 at Page 287 of the Haddam land records. The specific description of land or other consideration to be conveyed among the Department of Environmental Protection, the Goodspeed Opera House Foundation, Inc. and Riverhouse Properties, LLC shall be established by mutual agreement of such parties, and such parties shall make all reasonable efforts to reach such agreement on or before December 31, 2009. Said exchange

**Substitute House Bill No. 6695**

shall be subject to the approval of the State Properties Review Board.

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

Sec. 20. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Trumbull a parcel of land located in the town of Trumbull, at a cost equal to the fair market value of said parcel plus the administrative costs of making such conveyance. Said parcel of land has an area of approximately 0.32 acre and is identified as "Parcel 2" on a Preliminary Map entitled "Compilation Plan, Town of Trumbull, Map Showing Land Released To By The State of Connecticut, Department of Transportation, CT Route 111/15 Interchange", Scale 1"=500', Feb. 2007, Arthur W. Gruhn, P.E., Chief Engineer-Bureau of Engineering and Highway Operations. The conveyance shall be subject to the approval of the State Properties Review Board.

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

**Substitute House Bill No. 6695**

Sec. 21. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Environmental Protection shall convey to the city of Bridgeport two parcels of land located in the town of Trumbull, for the price of two million eight hundred thousand dollars plus the administrative costs of making such conveyance. Said parcels of land have an area of approximately 33 acres and is identified as follows:

PROPOSED PARCEL B-1

Commencing at a point in the easterly line of Old Town Road, said point being the southwest corner of land N/F The State Of Connecticut, thence heading northwesterly along the westerly line of Old Town Road N04°14'23"W a distance of 191.55 feet to a point; thence heading along a curve to the right having a delta angle of 32°35'15", radius of 327.46 feet, in the northerly property line of The State Of Connecticut; thence heading N74°58'19"E a distance of 20.56 feet to a point; thence heading N19°53'57"E a distance of 78.18 feet to a point; thence heading N63°05'56"E a distance of 174.50 feet to a point; thence heading S71°54'04"E a distance of 59.36 feet to a point; thence heading S26°54'04"E a distance of 50.56 feet to a point; thence heading S71°54'04"E a distance of 36.12 feet to a point; thence heading N59°39'22"E a distance of 230.37 feet to a point; thence heading N67°54'35"E a distance of 140.71 feet to a point; thence heading N79°03'45"E a distance of 455.14 feet to a point; thence heading N42°40'29"E a distance of 138.51 feet to a point; thence heading N06°52'15"E a distance of 79.51 feet to a point; thence heading N62°13'58"W a distance of 273.03 feet to a point; thence heading N27°46'02"E a distance of 197.92 feet to a point; thence heading S62°13'58"E a distance of 399.26 feet to a point; thence heading N66°29'16"E a distance of 118.20 feet to a point, in the easterly property line of The State Of Connecticut; thence heading S35°37'25"E a distance of 210.42 feet to a CHD monument; thence heading along a curve to

**Substitute House Bill No. 6695**

the Right having a delta angle of 04°46'45", radius of 4413.35 feet to a CHD monument; thence heading along a curve to the right having a delta angle of 04°26'00", radius of 4413.35 feet to a CHD monument; thence heading along a curve to the right having a delta angle of 02°29'34", radius of 4413.35 feet; thence heading S16°45'44"E a distance of 174.28 feet to a point in the southerly property line of The State Of Connecticut; thence heading N89°04'30"W a distance of 44.01 feet to a point; thence heading N86°07'00"W a distance of 25.01 feet to Marshall Road Centerline Rebar; thence heading N84°43'47"W a distance of 19.43 feet to a point; thence heading N89°52'13"W a distance of 5.60 feet to a point; thence heading N89°52'13"W a distance of 21.45 feet to a point; thence heading N86°56'40"W a distance of 18.95 feet to a point; thence heading S88°56'58"W a distance of 28.47 feet to a point; thence heading S84°16'17"W a distance of 31.53 feet to a point; thence heading N89°59'55"W a distance of 100.08 feet to a point; thence heading N86°33'44"W a distance of 50.01 feet to a point; thence heading N86°50'55"W a distance of 100.01 feet to a point; thence heading N86°50'55"W a distance of 100.01 feet to a point; thence heading N87°08'06"W a distance of 50.00 feet to a point; thence heading N79°35'53"W a distance of 101.01 feet to a point; thence heading N79°35'53"W a distance of 101.01 feet to a point; thence heading N79°44'18"W a distance of 50.49 feet to a point; thence heading N79°19'03"W a distance of 202.16 feet to a point; thence heading N78°51'57"W a distance of 7.00 feet to a point; thence heading S20°33'08"W a distance of 37.43 feet to a point; thence heading N78°08'20"W a distance of 62.87 feet to rebar; thence heading N77°36'17"W a distance of 113.07 feet to a point; thence heading N81°50'34"W a distance of 34.27 feet to a point; thence heading N77°33'05"W a distance of 16.62 feet to a point; thence heading N79°11'39"W a distance of 43.47 feet to a point; thence heading N79°11'39"W a distance of 43.47 feet to a point; thence heading N82°25'26"W a distance of 39.34 feet to a point; thence heading N78°08'25"W a distance of 38.94 feet to a point; thence heading

***Substitute House Bill No. 6695***

N83°07'15"W a distance of 78.98 feet to a point; thence heading N80°12'55"W a distance of 34.24 feet to a point; thence heading N85°19'46"W a distance of 27.40 feet to a point; thence heading N76°36'54"W a distance of 265.98 feet to a point; thence heading N84°01'35"W a distance of 26.30 feet to a point; thence heading S88°26'11"W a distance of 43.63 feet to a point; thence heading N88°15'07"W a distance of 49.31 feet to a point; thence heading S81°46'09"W a distance of 28.87 feet to a point; thence heading S88°40'04"W a distance of 102.13 feet to a point, said point being the point and place of beginning for the proposed Parcel B-1.

PROPOSED PARCEL C-1

Commencing at a point in the westerly line of Quarry Road, said point being the northeast corner of land N/F The State of Connecticut, thence heading southeasterly along the westerly line of Quarry Road S15°00'22"E a distance of 129.59 feet to a point in the southerly property line of The State of Connecticut; thence heading S74°59'38"W a distance of 586.47 feet to a point in the westerly property line of The State of Connecticut; thence heading N33°09'47"W a distance of 43.56 feet to a point; thence heading N28°01'19"W a distance of 200.81 feet to a point; thence heading N33°09'35"W a distance of 115.06 feet to a point in the northerly property line of The State of Connecticut; thence heading S83°23'21"E a distance of 198.93 feet to a point; thence heading S75°19'13"E a distance of 17.67 feet to a point; thence heading S77°39'20"E a distance of 76.86 feet to a point; thence heading S73°29'22"E a distance of 84.27 feet to a point; thence heading S80°54'58"E a distance of 44.14 feet to a point; thence heading S85°48'04"E a distance of 34.57 feet to a point; thence heading S86°50'12"E a distance of 52.60 feet to a point; thence heading N78°51'36"E a distance of 125.58 feet to a point; thence heading N80°23'36"E a distance of 53.02 feet to a point; thence heading N76°30'36"E a distance of 38.42 feet to a point, said point being the

***Substitute House Bill No. 6695***

point and place of beginning for the proposed Parcel C-1.

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

(b) The city of Bridgeport shall use said parcel of land for educational and municipal purposes. If the city of Bridgeport does not begin construction of a regional magnet high school on such property not later than ten years after acquiring title to said parcels, the parcels shall revert to the state of Connecticut, except if the city of Bridgeport agrees to maintain said parcels, in perpetuity, as a public park and such restriction is properly recorded in the town of Trumbull land records.

(c) The Commissioner of Environmental Protection shall use the proceeds from the sale of said parcels for the purchase of real property in the city of Bridgeport that will provide an equivalent replacement for said parcels described in subsection (a) of this section. Such proceeds shall be considered special appropriations reserved for special use and exempt from deposit into the General Fund. The Commissioner of Environmental Protection may consider a certain parcel, previously identified for such replacement purposes and consisting of approximately 10 acres, as a suitable replacement for said parcels.

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

**Substitute House Bill No. 6695**

Environmental Protection shall have the sole responsibility for all other incidents of such conveyance.

Sec. 22. (*Effective from passage*) Notwithstanding any provision of the general statutes, if, prior to July 1, 2011, the Department of Public Utility Control approves the sale by a public service company to a third party of approximately twenty-six acres of real property located at the southeast corner of West Street and Route 3 in the town of Rocky Hill, the approximately twenty-two-acre portion of said parcel that: (1) Is no longer used or useful, as determined by the department, (2) is not and never was in the rate base of such company, and (3) was maintained by the shareholders of such public service company shall be exempt from the provisions of section 16-245e of the general statutes.

Sec. 23. Section 25 of special act 07-11 is amended to read as follows (*Effective from passage*):

(a) [Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall transfer to the Commissioner of Mental Health and Addiction Services custody and control of a parcel of land located in the town of New Haven.] Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the city of New Haven a parcel of land located in the city of New Haven, at a cost equal to the administrative costs of making such conveyance. Said parcel of land [has an area of approximately 2.7 acres and is identified as "Rte 34 West Phase I" on a map entitled "New Haven Map Showing Land Released to, by the State of Connecticut, Department of Transportation, Rte 34, 2007"] is further identified as the portion of the land that is bound on the north by North Frontage Road, on the east by College Street, on the south by South Frontage Road and on the west by the Air Rights Garage. The conveyance shall be subject to the approval of the State Properties Review Board.

***Substitute House Bill No. 6695***

[(b) The Commissioner of Mental Health and Addiction Services shall use said parcel of land to provide parking for the Connecticut Mental Health Center.]

(b) (1) The city of New Haven shall use said parcel of land for economic development purposes and may convey or lease all or any portion of said parcel for economic development purposes, provided any consideration received by the city of New Haven for the sale or lease of said parcel, that is not otherwise allocated for public improvements, shall be transferred to the state.

(2) The city of New Haven or its designee shall obtain approval from the State Traffic Commission and the Commissioner of Transportation for the purposes of adjusting the right-of-way of Route 34.

(3) If the city of New Haven:

(A) Does not retain ownership of all of said parcel, except for a sale of all or any portion of said parcel for economic development purposes, in accordance with the provisions of subdivision (1) of this subsection; or

(B) Leases all or any portion of said parcel, except for a lease of all or any portion of said parcel for economic development purposes, in accordance with the provisions of subdivision (1) of this subsection, the parcel shall revert to the state of Connecticut.

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

**Substitute House Bill No. 6695**

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

Sec. 24. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, in the event that the Department of Education discontinues the vocational education programs of the J. M. Wright Technical High School in Stamford, the Commissioner of Education shall lease to the town of Stamford the parcel of land, and any improvements thereon, on which the J. M. Wright Technical High School is located in the town of Stamford, for the sum of one dollar per year and a term of twenty years. Said parcel of land has an area of approximately 18.6 acres and is identified on a map entitled "Map of Property to be Conveyed by the City of Stamford to State of Connecticut, site of Proposed Wright Technical School, Stamford, Conn.", scale 1"=50', Nov. 1955, Charles P. Hurley and Associates, Winsted, Connecticut. The lease shall be subject to the approval of the State Properties Review Board.

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

- (1) Does not use said parcel for said purposes; or
- (2) Leases all or any portion of said parcel,

the lease shall terminate and the parcel shall revert to the Department of Education. The Department of Education shall provide the town of Stamford with not less than a five-year notice, within such twenty-year period, prior to any change in the terms of such lease.

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

**Substitute House Bill No. 6695**

land shall remain under the care and control of said department until a lease is made in accordance with the provisions of this section. The Commissioner of Education shall have the sole responsibility for all other incidents of such lease.

Sec. 25. Section 13a-85b of the general statutes, as amended by section 3 of public act 09-186, is amended by adding subsection (b) as follows (*Effective July 1, 2009*):

(NEW) (b) The Commissioner of Transportation shall not sell, or use in any manner that is incompatible with transportation purposes, any property currently under his control in Danbury adjacent to Route 7 and south of Wooster Heights Road.

Sec. 26. Section 13a-85c of the general statutes is repealed. (*Effective from passage*)

Vetoed July 7, 2009