



General Assembly

**Substitute Bill No. 6695**

January Session, 2009

\*          HB06695GAE          033009          \*

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

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

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

20 Sec. 2. Section 25 of special act 07-11 is amended to read as follows  
21 (*Effective from passage*):

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

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

41 (b) (1) The city of New Haven shall use said parcel of land for  
42 economic development purposes and may convey or lease all or any  
43 portion of said parcel for economic development purposes. Any traffic  
44 issues associated with the development of said parcel shall be  
45 addressed and approved by the Department of Transportation.

46 (2) If the city of New Haven:

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

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

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

66 Sec. 3. (*Effective from passage*) Notwithstanding any provision of the  
67 general statutes, the Commissioner of Transportation shall convey, for  
68 the fair market value of a defined trail corridor, to the city of Danbury  
69 a permanent easement over certain parcels of land owned by the  
70 Department of Transportation and that are further identified as lots G  
71 22005, G 22006, G 22007, G 21011 and G 21012 by the Danbury Tax  
72 Assessor. Such easement shall allow for the creation of the Ives Trail  
73 and Greenway.

74 Sec. 4. Section 29 of public act 99-26 is repealed and the following is  
75 substituted in lieu thereof (*Effective from passage*):

76 (a) Notwithstanding any provision of the general statutes, the  
77 Commissioner of Children and Families shall convey to the city of  
78 Middletown four parcels of land and any improvements upon said  
79 parcels located in the city of Middletown, at a cost equal to the  
80 administrative costs of making such conveyance. Said parcels of land  
81 are identified as Lot 35 (approximately .95 acre), Lot 36 (approximately  
82 1.02 acres), Lot 40 (approximately .34 acre) and Lot 43 (approximately

83 one acre) in Block 29-17 on city of Middletown Tax Assessor's Map 27.

84 (b) The city of Middletown shall use said parcels of land and any  
85 improvements upon said parcels for municipal purposes. If the city of  
86 Middletown:

87 (1) Does not use any said parcel or improvement for said purposes;  
88 or

89 (2) Does not retain ownership of all of any said parcel or  
90 improvement,

91 the parcel shall revert to the state of Connecticut.

92 (c) Such conveyance shall be subject to the approval of the State  
93 Properties Review Board. The State Properties Review Board shall  
94 complete its review of the conveyance of said parcels of land not later  
95 than thirty days after it receives a proposed agreement from the  
96 Department of Children and Families. The land shall remain under the  
97 care and control of said department until a conveyance is made in  
98 accordance with the provisions of this section. The State Treasurer  
99 shall execute and deliver any deed or instrument necessary for a  
100 conveyance under this section, which deed or instrument shall include  
101 provisions to carry out the purposes of subsection (b) of this section.  
102 The Commissioner of Children and Families shall have the sole  
103 responsibility for all other incidents of such conveyance.

104 (d) Such conveyance may also be subject to the prior approval of the  
105 Superior Court or any other court of competent jurisdiction, as  
106 applicable, of the removal or modification of any restrictions that may  
107 exist on the conveyance by the Commissioner of Children and Families  
108 of said parcels of land pursuant to this section, as may be necessary to  
109 accomplish the conveyances contemplated by this section.

110 Sec. 5. (*Effective from passage*) Notwithstanding any provision of the  
111 general statutes, the Departments of Mental Health and Addiction  
112 Services and Children and Families and the city of Middletown and  
113 Middlesex Community College shall each grant to the Department of

114 Environmental Protection conservation easements over certain parcels  
115 of land that are the subject of the "Land Title Report, Southerly  
116 Watershed Properties, Connecticut Valley Hospital 1866-2007", as  
117 prepared by Attorney John E. Hudson. Such easements shall be  
118 granted for the purpose of preserving the reservoirs, watershed,  
119 aquifers and other water supply lands, located on or abutting the  
120 grounds and buildings comprising the Connecticut Valley Hospital in  
121 the city of Middletown.

122       Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of  
123 the general statutes, the Commissioner of Environmental Protection  
124 shall convey to the town of Ridgefield a parcel of land located in the  
125 town of Ridgefield, at a cost equal to the administrative costs of  
126 making such conveyance. Said parcel of land has an area of  
127 approximately 2.146 acres and is identified as 424 Ethan Allen  
128 Highway. The conveyance shall be subject to the approval of the State  
129 Properties Review Board.

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

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

135 the parcel shall revert to the state of Connecticut.

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

146 incidents of such conveyance.

147       Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of  
148 the general statutes, the Commissioner of Transportation shall convey  
149 to Carolyn J. Sheehan and Edward F. Sheehan two parcels of land  
150 located in the town of Andover, at a cost equal to the fair market value  
151 of said parcels of land, as determined by the Department of  
152 Transportation, plus the administrative costs of making such  
153 conveyance. Said parcels of land have an area of approximately 5.1  
154 acres and 6.2 acres, respectively, and are identified as certain parcels of  
155 land on the easterly side of Present Wheeling Road that constitute  
156 Department of Transportation File #32-114-56 and File #32-114-37. The  
157 conveyance shall be subject to the approval of the State Properties  
158 Review Board.

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

168       Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of  
169 the general statutes, the Commissioner of Transportation shall convey  
170 to Lawrence E. Green and Fay E. Green a parcel of land located in the  
171 town of Andover, at a cost equal to the fair market value of said parcel  
172 of land, as determined by the Department of Transportation, plus the  
173 administrative costs of making such conveyance. Said parcel of land  
174 has an area of approximately 15 acres and is identified as a certain  
175 parcel of land on the easterly side of Wheeling Road that constitutes  
176 Department of Transportation File #12-81-41. The conveyance shall be  
177 subject to the approval of the State Properties Review Board.

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

187 Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of  
188 the general statutes, the Commissioner of Transportation shall convey  
189 to John H. Yeomens a parcel of land located in the town of Andover, at  
190 a cost equal to the fair market value of said parcel of land, as  
191 determined by the Department of Transportation, plus the  
192 administrative costs of making such conveyance. Said parcel of land  
193 has an area of approximately 9.9 acres and is identified as a certain  
194 parcel of land on the southerly side of Bear Swamp Road that  
195 constitutes Department of Transportation File #32-114-53. The  
196 conveyance shall be subject to the approval of the State Properties  
197 Review Board.

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

207 Sec. 10. Section 22 of public act 98-225, as amended by section 107 of  
208 public act 98-1 of the June special session, is repealed and the following  
209 is substituted in lieu thereof (*Effective from passage*):

210 (a) Notwithstanding any provision of the general statutes to the  
211 contrary, the Commissioner of Public Works shall convey to the town  
212 of Greenwich, subject to the approval of the State Properties Review  
213 Board and at a cost equal to the administrative costs of making such  
214 conveyance, a parcel of land located at the junction of Route U.S. 1,  
215 Boston Post Road and Sound Beach Avenue in the town of Greenwich,  
216 having an area of approximately .49 acre and bounded and described  
217 as follows:

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

220 EASTERLY: By Sound Beach Avenue;

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

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

224 together with buildings thereon, and the same being a portion of the  
225 premises contained in an Executrix Deed, dated October 8, 916, and  
226 recorded in the Greenwich Land Records in Volume 159 at Page 148.

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

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,

232 the parcel shall revert to the state of Connecticut.

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

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

244 Sec. 11. (*Effective from passage*) (a) Notwithstanding any provision of  
245 the general statutes, the state of Connecticut National Guard shall  
246 convey to the town of East Lyme a parcel of land located in the town of  
247 East Lyme, at a cost equal to the administrative costs of making such  
248 conveyance. Said parcel of land has an area of approximately 3.29 acres  
249 and is identified as Lot 216 on town of East Lyme Tax Assessor's Map  
250 17.3. The conveyance shall be subject to the approval of the State  
251 Properties Review Board.

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

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

257 the parcel shall revert to the state of Connecticut.

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

269 Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of

270 the general statutes, the Commissioner of Correction shall convey to  
271 the town of East Lyme a parcel of land located in the town of East  
272 Lyme, at a cost equal to the administrative costs of making such  
273 conveyance. Said parcel of land has an area of approximately 8 acres  
274 and is identified as Lot 2 on town of East Lyme Tax Assessor's Map  
275 10.0. The conveyance shall be subject to the approval of the State  
276 Properties Review Board.

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

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

282 the parcel shall revert to the state of Connecticut.

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

293 Sec. 13. (*Effective from passage*) (a) Notwithstanding any provision of  
294 the general statutes, the Commissioner of Environmental Protection  
295 shall convey to the town of Ansonia a parcel of land located in the  
296 town of Ansonia, at a cost equal to the administrative costs of making  
297 such conveyance. Said parcel of land has an area of approximately 2.2  
298 acres and is identified as a certain parcel of land on the easterly side of  
299 Pershing Drive that was formerly transferred to the Department of  
300 Environmental Protection from the Department of Transportation. The  
301 conveyance shall be subject to the approval of the State Properties

302 Review Board.

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

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

308 the parcel shall revert to the state of Connecticut.

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

320 Sec. 14. Section 16 of special act 07-11 is amended to read as follows  
321 (*Effective from passage*):

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

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

- 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, [; or  
338 (4) Does not develop recreational fields on said parcel within five  
339 years of such conveyance,]

340 the parcel shall revert to the state of Connecticut.

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

352 Sec. 15. (*Effective from passage*) (a) Notwithstanding any provision of  
353 the general statutes, the Commissioner of Transportation shall convey  
354 to the town of South Windsor a parcel of land located in the town of  
355 South Windsor, at a cost equal to the administrative costs of making  
356 such conveyance. Said parcel of land has an area of approximately 4.84  
357 acres and is identified as that parcel of land that is the subject of an  
358 appraisal conducted by TW Henry Real Estate Appraisals, LLC., dated  
359 March 28, 2005. The conveyance shall be subject to the approval of the  
360 State Properties Review Board.

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

- 363 (1) Does not use said parcel for said purposes;

364 (2) Does not retain ownership of all of said parcel, except for a sale  
 365 of said land for economic development purposes; or  
 366 (3) Leases all or any portion of said parcel, except for a lease for  
 367 economic development purposes,  
 368 the parcel shall revert to the state of Connecticut.

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

380 Sec. 16. Section 16 of special act 08-8 is repealed. (*Effective from*  
 381 *passage*)

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	SA 07-11, Sec. 28
Sec. 2	<i>from passage</i>	SA 07-11, Sec. 25
Sec. 3	<i>from passage</i>	New section
Sec. 4	<i>from passage</i>	PA 99-26, Sec. 29
Sec. 5	<i>from passage</i>	New section
Sec. 6	<i>from passage</i>	New section
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>	PA 98-225, Sec. 22
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>	SA 07-11, Sec. 16
Sec. 15	<i>from passage</i>	New section
Sec. 16	<i>from passage</i>	Repealer section

**GAE**      *Joint Favorable Subst.*