



Substitute Senate Bill No. 1196

Special Act No. 11-16

AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND AND THE REMOVAL OF CERTAIN TRAFFIC SIGNS.

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

Section 1. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Correction shall convey to the town of Cheshire a parcel of land located in the town of Cheshire, at a cost equal to the administrative costs of making such conveyance. Said parcel of land shall be selected by the commissioner and shall have an area of five acres or less. The conveyance shall be subject to the approval of the State Properties Review Board.

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

- (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

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receives a proposed agreement from the Department of Correction. 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 Correction shall have the sole responsibility for all other incidents of such conveyance.

Sec. 2. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Wethersfield two parcels of land located in the town of Wethersfield, at a cost equal to the administrative costs of making such conveyance. Said parcels of land have an area of approximately .36 acre and .0006 acre respectively, and are identified on the following maps "Compilation Plan Town of Wethersfield, Map showing land released to the Town of Wethersfield by the State of Connecticut Department of Transportation, Maple Street (Route 3) at Spring Street and Middletown Avenue, January 2010, Town 159, Project No. 159-17, Serial No. 4A" and "Town of Wethersfield, Map showing land acquired from Morningside Village Association by State of Connecticut Department of Transportation for Spring Street Relocation, July 1998, Town 159, Project No. 159-176, Serial No. 1". The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Wethersfield shall use said parcels of land for municipal purposes. If the town of Wethersfield, in the case of either parcel:

- (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.

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(c) 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 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. 3. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Fairfield a parcel of land located in the town of Fairfield, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 1.19 acres, is designated by the Department of Transportation as File No. 180-56-12B, is located at 2021 Cross Highway and is adjacent to the Merritt Parkway. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Fairfield shall use said parcel of land for open space purposes. If the state requires said parcel for transportation purposes, or if the town of Fairfield:

- (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

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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, 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. 4. Number 365 of the special acts of 1963 is amended to read as follows (*Effective from passage*):

(a) The state park and forest commission shall sell a building owned by the state and located in the town of Coventry east of the Nathan Hale birthplace, to the Coventry Historical Society, Inc., for one dollar. [, to be used as a museum and meeting place.]

(b) Notwithstanding a certain condition contained in a deed from the State of Connecticut to the Coventry Historical Society, Inc., dated September 11, 1963, and recorded in the Coventry land records at volume 111, page 273 and in a quit-claim deed from the State of Connecticut to the Coventry Historical Society, Inc., dated August 2, 1965, and recorded on August 2, 1965, in the Coventry land records at volume 172, pages 62 and 63, the Coventry Historical Society, Inc. is authorized to sell, free of any restriction that the property be used for museum and meeting place purposes, the building described in this section and land described in number 365 of the special acts of 1963 and said deeds recorded in the Coventry land records, subject to the approval of the State Properties Review Board. The net proceeds from any such sale shall be used for maintenance or related costs of the other properties owned by the Coventry Historical Society, Inc.

Sec. 5. (*Effective from passage*) (a) Notwithstanding any provision of

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the general statutes, the Commissioner of Transportation shall convey to the town of Farmington a parcel of land located in the town of Farmington, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 1.6 acres and is identified as "Release Area = 1.60 acres" on a map entitled "Compilation Plan, Town of Farmington, Map Showing Land Released to by the State of Connecticut, Department of Transportation, CT Route 9 at Goodrich Road, Thomas A. Harley, P.E., May 2010". The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Farmington shall use said parcel of land for open space and recreational purposes. If the state requires said parcel for transportation purposes, or if the town of Farmington:

- (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 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. 6. (*Effective from passage*) (a) Notwithstanding any provision of

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the general statutes, the Commissioner of Transportation shall convey to the town of Tolland a parcel of land consisting of approximately 1.3 acres located in the town of Tolland in exchange for a parcel of land totaling approximately 2.2 acres located in the town of Tolland, provided the parcel conveyed by said town, at the time of conveyance, contains improvements that are comparable to those contained on the parcel conveyed by the department, as determined by the commissioner, and further provided the commissioner approves the design and construction of the commuter lot on the parcel conveyed by the town of Tolland. Said improvements shall include, but not be limited to, a commuter parking lot of equal or greater size, a bus shelter and energy-efficient lighting. The exchange of said parcels of land shall be made 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 portion of Lot 142-61-5 containing a commuter lot on "Connecticut Department of Transportation Right of Way Map, Town of Tolland, Interstate 84, from the Vernon town line easterly to Cathole Road, Number 142-07, Sheet No. 9 of 11, dated February 4, 1994". The parcel of land to be conveyed by Tolland in said exchange is identified as Lot 1, Block L, on Tolland Tax Assessor's Map 28. The exchange of said parcels of land 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 a conveyance of state land under this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

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Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Bristol a parcel of land located in the town of Bristol, at a cost equal to the fair market value of the property, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance. Said parcel of land has an area of approximately .11 acre and is identified as 308 Pine Street, located on the corner of Pine Street and Poplar Street. 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.

Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, a public hearing having been held on the matter on March 21, 2011, by the joint standing committee of the General Assembly having cognizance of matters relating to government administration, the Commissioner of Environmental Protection shall enter into an agreement with Riverhouse Properties, LLC to exchange lands or other consideration of approximately equal value. If land is exchanged, the fair market value of said parcel or parcels of land shall be determined by the average of the appraisals of two independent appraisers selected by the commissioner. Riverhouse Properties, LLC shall pay the administrative costs of any conveyance of land under this section.

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(1) The parcel of land to be conveyed by the state is approximately 17.40 acres and is identified as Haddam Assessor's Lot 22-2 Bridge Road, Haddam, CT. Said parcel 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". Said parcel shall not include any land with frontage along the Connecticut River. Notwithstanding certain restrictions contained in a warranty deed from Eagle Land Corp. to the State of Connecticut, Department of Environmental Protection, recorded in Volume 263 at Page 319 of the Haddam land records that such land be retained in its natural scenic or open condition as park or public open space, said parcel may be used for economic development purposes and said restrictions are released and relinquished and shall have no further force and effect.

(2) The parcel of land or other consideration to be conveyed by Riverhouse Properties, LLC shall include an approximately 87.70 acre parcel of land on the east side of High Street in the Higganum section of Haddam, CT. Said parcel 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. Said parcel shall be held in fee ownership by the state and shall become a part of the Cockaponset State Forest. The Commissioner of Environmental Protection shall grant a permanent conservation easement on the entirety of said parcel to a land trust or nonprofit conservation organization selected by the department to ensure that said parcel remains undeveloped.

(3) The specific description of the parcels of land or other consideration to be conveyed between the Department of Environmental Protection and Riverhouse Properties, LLC shall be established by mutual agreement of said parties, and said parties shall

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make all reasonable efforts to enter into such agreement on or before December 31, 2011. Said specific description of land to be conveyed shall include an identification of the portion of the 17.40 acre parcel conveyed by the state that shall be open to the public.

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

(b) If, not later than two years after the date of the exchange of land or other consideration, Riverhouse Properties, LLC does not obtain or otherwise secure approval of the Haddam planning and zoning commission for any zone change necessary for its proposed use of the parcel to be conveyed by the state, the parcel shall revert to the state of Connecticut and if applicable, the parcel conveyed by Riverhouse Properties, LLC shall revert to Riverhouse Properties, LLC and any consideration paid by Riverhouse Properties, LLC shall be returned to Riverhouse Properties, LLC.

(c) The State Properties Review Board shall complete its review of the exchange of said parcels of land or other consideration 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, which deed or instrument shall include provisions to carry out the purposes of subsections (a) and (b) of this section.

Sec. 9. (*Effective from passage*) Notwithstanding any provision of the general statutes, the Commissioners of Transportation, Environmental Protection and Motor Vehicles, in consultation with the town of Hamden, shall develop a plan to grant the town of Hamden easements of land across the state property under the custody and control of the

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Departments of Transportation and Motor Vehicles located at Franklin Road and State Street (Route 5) in the town of Hamden, for purposes of constructing, using and maintaining a storm drainage outfall to reduce flooding across such property. Said commissioners shall develop a plan for such easements and the design of such storm drainage outfall and, not later than January 1, 2012, shall submit such plan to the joint standing committee of the General Assembly having cognizance of matters relating to government administration. Any such easements shall be subject to the approval of the State Properties Review Board.

Sec. 10. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to Goodwin College a parcel of land located in the town of East Hartford, at a cost equal to the fair market value of the property, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance. Said parcel of land has an area of approximately 1.645 acres and is identified as "Release Area =1.645 ± acre, State of Connecticut Formerly United Aircraft Corp. Certif. of Condem., vol. 286, Pg 253, 42-105-47C" on a map entitled "Compilation Survey Town of East Hartford, Map Showing Land Released to, By the State of Connecticut Department of Transportation, Route 2 East Hartford Expressway, Scale 1"=40' Dec. 2008, Michael W. Lonergan, P.E., Acting Chief Engineer, Bureau of Engineering and Highway Operations" and is designated by the Department of Transportation as File No. 42-105-47H. 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

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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.

Sec. 11. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the city of Norwalk a parcel of land located in the city of Norwalk, at a cost equal to the fair market value of said parcel of land, as determined by the Department of Transportation, plus the administrative costs of making such conveyance. Said parcel of land is identified as a portion of a parcel located within the right of way of I-95 in the city of Norwalk and is depicted on a map entitled "New Fire Station Norwalk Headquarters dated 3/2/2011, scale 1"=40', prepared by Pacheco Ross Architects, P.C." The Department of Transportation shall determine the precise location and acreage of said parcel. The conveyance shall be subject to the approval of the State Properties Review Board and of the Federal Highway Administration.

(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.

Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Public Works shall convey to the city of Bridgeport a parcel of land located in the city of Bridgeport, at a cost equal to the administrative costs of making such conveyance.

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Said parcel of land has an area of approximately 3.1 acres and is identified as 115 Virginia Avenue, Lot 71 in Block 2860 of city of Bridgeport Tax Assessor's Map 68. 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 municipal purposes. If the city of Bridgeport:

- (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 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 Public Works shall have the sole responsibility for all other incidents of such conveyance.

Sec. 13. (*Effective from passage*) Notwithstanding the provisions of section 14-298 and 14-299 of the general statutes and the approval of the State Traffic Commission concerning the placement of signs prohibiting right turns on a red signal at the intersection of Route 3 and Route 160 New Britain Avenue in Rocky Hill, the State Traffic Commission shall cause said signs to be removed.

Sec. 14. Section 34 of special act 03-19 is amended to read as follows (*Effective from passage*):

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(a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Tolland a parcel of land located on the northerly side of Interstate Route 84 in the town of Tolland, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 9.70 acres and is further identified as the parcel of land designated by the Department of Transportation as File No. 142-44-4A. The conveyance shall be subject to the approval of the State Properties Review Board.

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

[(1) Does] 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. If the town of Tolland sells or leases all or any portion of said parcel, any consideration received by the town of Tolland for the sale or lease of said parcel shall be transferred to the state.

(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 deed 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, 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.

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(d) Notwithstanding certain restrictions contained in a quit claim deed from the state of Connecticut, Department of Transportation to the town of Tolland, that said parcel be used for open space purposes and not be sold or leased, said parcel may be used for economic development purposes and the town of Tolland may sell or lease said parcel and said restrictions are released and relinquished and shall have no further force and effect, provided the town of Tolland pays the Department of Transportation the administrative costs associated with relinquishing said restrictions.

Sec. 15. Section 18 of public act 09-4 of the September special session and sections 9 and 16 of public act 10-1 of the June special session are repealed. *(Effective from passage)*

Approved July 8, 2011