



General Assembly

Amendment

January Session, 2011

LCO No. 8697

SB0119608697SD0

Offered by:

SEN. SLOSSBERG, 14th Dist.

REP. MORIN, 28th Dist.

REP. FRITZ, 90th Dist.

REP. HWANG, 134th Dist.

To: Subst. Senate Bill No. 1196

File No. 841

Cal. No. 371

"AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

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

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

12 (1) Does not use said parcel for said purposes;

13 (2) Does not retain ownership of all of said parcel; or
14 (3) Leases all or any portion of said parcel,
15 the parcel shall revert to the state of Connecticut.

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

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

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

44 (1) Does not use said parcel for said purposes;

45 (2) Does not retain ownership of all of said parcel; or
46 (3) Leases all or any portion of said parcel,
47 the parcel shall revert to the state of Connecticut.

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

59 Sec. 3. (*Effective from passage*) (a) Notwithstanding any provision of
60 the general statutes, the Commissioner of Transportation shall convey
61 to the town of Fairfield a parcel of land located in the town of Fairfield,
62 at a cost equal to the administrative costs of making such conveyance.
63 Said parcel of land has an area of approximately 1.19 acres, is
64 designated by the Department of Transportation as File No. 180-56-
65 12B, is located at 2021 Cross Highway and is adjacent to the Merritt
66 Parkway. The conveyance shall be subject to the approval of the State
67 Properties Review Board.

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

71 (1) Does not use said parcel for said purposes;
72 (2) Does not retain ownership of all of said parcel; or
73 (3) Leases all or any portion of said parcel,
74 the parcel shall revert to the state of Connecticut.

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

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

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

92 (b) Notwithstanding a certain condition contained in a deed from
93 the State of Connecticut to the Coventry Historical Society, Inc., dated
94 September 11, 1963, and recorded in the Coventry land records at
95 volume 111, page 273 and in a quit-claim deed from the State of
96 Connecticut to the Coventry Historical Society, Inc., dated August 2,
97 1965, and recorded on August 2, 1965, in the Coventry land records at
98 volume 172, pages 62 and 63, the Coventry Historical Society, Inc. is
99 authorized to sell, free of any restriction that the property be used for
100 museum and meeting place purposes, the building described in this
101 section and land described in number 365 of the special acts of 1963
102 and said deeds recorded in the Coventry land records, subject to the
103 approval of the State Properties Review Board. The net proceeds from
104 any such sale shall be used for maintenance or related costs of the
105 other properties owned by the Coventry Historical Society, Inc.

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

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

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

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

123 the parcel shall revert to the state of Connecticut.

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

135 Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of
136 the general statutes, the Commissioner of Transportation shall convey
137 to the town of Tolland a parcel of land consisting of approximately 1.3
138 acres located in the town of Tolland in exchange for a parcel of land

139 totaling approximately 2.2 acres located in the town of Tolland,
140 provided the parcel conveyed by said town, at the time of conveyance,
141 contains improvements that are comparable to those contained on the
142 parcel conveyed by the department, as determined by the
143 commissioner, and further provided the commissioner approves the
144 design and construction of the commuter lot on the parcel conveyed by
145 the town of Tolland. Said improvements shall include, but not be
146 limited to, a commuter parking lot of equal or greater size, a bus
147 shelter and energy-efficient lighting. The exchange of said parcels of
148 land shall be made simultaneously and each in consideration of the
149 other. The parcel of land to be conveyed by the Commissioner of
150 Transportation in said exchange is identified as the portion of Lot 142-
151 61-5 containing a commuter lot on "Connecticut Department of
152 Transportation Right of Way Map, Town of Tolland, Interstate 84,
153 from the Vernon town line easterly to Cathole Road, Number 142-07,
154 Sheet No. 9 of 11, dated February 4, 1994". The parcel of land to be
155 conveyed by Tolland in said exchange is identified as Lot 1, Block L, on
156 Tolland Tax Assessor's Map 28. The exchange of said parcels of land
157 shall be subject to the approval of the State Properties Review Board.

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

167 Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of
168 the general statutes, the Commissioner of Transportation shall convey
169 to the town of Bristol a parcel of land located in the town of Bristol, at a
170 cost equal to the fair market value of the property, as determined by
171 the average of the appraisals of two independent appraisers selected
172 by the commissioner, plus the administrative costs of making such

173 conveyance. Said parcel of land has an area of approximately .11 acre
174 and is identified as 308 Pine Street, located on the corner of Pine Street
175 and Poplar Street. The conveyance shall be subject to the approval of
176 the State Properties Review Board.

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

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

198 (1) The parcel of land to be conveyed by the state is approximately
199 17.40 acres and is identified as Haddam Assessor's Lot 22-2 Bridge
200 Road, Haddam, CT. Said parcel is further identified as Lot 1 and Lot 2
201 on a map prepared by William B. Bergan, dated February 11, 2003,
202 with revisions dated March 12, 2009, and with such revisions titled
203 "Division of Former Eagle Land Corp. Prop. - 2 Lots". Said parcel shall
204 not include any land with frontage along the Connecticut River.
205 Notwithstanding certain restrictions contained in a warranty deed

206 from Eagle Land Corp. to the State of Connecticut, Department of
207 Environmental Protection, recorded in Volume 263 at Page 319 of the
208 Haddam land records that such land be retained in its natural scenic or
209 open condition as park or public open space, said parcel may be used
210 for economic development purposes and said restrictions are released
211 and relinquished and shall have no further force and effect.

212 (2) The parcel of land or other consideration to be conveyed by
213 Riverhouse Properties, LLC shall include an approximately 87.70 acre
214 parcel of land on the east side of High Street in the Higganum section
215 of Haddam, CT. Said parcel is further identified as Parcels #42-1, 43
216 and 44 on Haddam Assessor's Map 24 and Parcel 92 on Map 14, and is
217 further identified as land conveyed from Walkley Heights Associates
218 via a deed dated May 26, 2004, as recorded in Volume 278 at Page 287
219 of the Haddam land records. Said parcel shall be held in fee ownership
220 by the state and shall become a part of the Cockaponset State Forest.
221 The Commissioner of Environmental Protection shall grant a
222 permanent conservation easement on the entirety of said parcel to a
223 land trust or nonprofit conservation organization selected by the
224 department to ensure that said parcel remains undeveloped.

225 (3) The specific description of the parcels of land or other
226 consideration to be conveyed between the Department of
227 Environmental Protection and Riverhouse Properties, LLC shall be
228 established by mutual agreement of said parties, and said parties shall
229 make all reasonable efforts to enter into such agreement on or before
230 December 31, 2011. Said specific description of land to be conveyed
231 shall include an identification of the portion of the 17.40 acre parcel
232 conveyed by the state that shall be open to the public.

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

235 (b) If, not later than two years after the date of the exchange of land
236 or other consideration, Riverhouse Properties, LLC does not obtain or
237 otherwise secure approval of the Haddam planning and zoning

238 commission for any zone change necessary for its proposed use of the
239 parcel to be conveyed by the state, the parcel shall revert to the state of
240 Connecticut and if applicable, the parcel conveyed by Riverhouse
241 Properties, LLC shall revert to Riverhouse Properties, LLC and any
242 consideration paid by Riverhouse Properties, LLC shall be returned to
243 Riverhouse Properties, LLC.

244 (c) The State Properties Review Board shall complete its review of
245 the exchange of said parcels of land or other consideration not later
246 than thirty days after it receives a proposed agreement from the
247 Department of Environmental Protection. The state land shall remain
248 under the care and control of said department until a conveyance is
249 made in accordance with the provisions of this section. The State
250 Treasurer shall execute and deliver any deed or instrument necessary
251 for a conveyance under this section, which deed or instrument shall
252 include provisions to carry out the purposes of subsections (a) and (b)
253 of this section.

254 Sec. 9. (*Effective from passage*) Notwithstanding any provision of the
255 general statutes, the Commissioners of Transportation, Environmental
256 Protection and Motor Vehicles, in consultation with the town of
257 Hamden, shall develop a plan to grant the town of Hamden easements
258 of land across the state property under the custody and control of the
259 Departments of Transportation and Motor Vehicles located at Franklin
260 Road and State Street (Route 5) in the town of Hamden, for purposes
261 of constructing, using and maintaining a storm drainage outfall to
262 reduce flooding across such property. Said commissioners shall
263 develop a plan for such easements and the design of such storm
264 drainage outfall and, not later than January 1, 2012, shall submit such
265 plan to the joint standing committee of the General Assembly having
266 cognizance of matters relating to government administration. Any
267 such easements shall be subject to the approval of the State Properties
268 Review Board.

269 Sec. 10. (*Effective from passage*) (a) Notwithstanding any provision of
270 the general statutes, the Commissioner of Transportation shall convey

271 to Goodwin College a parcel of land located in the town of East
272 Hartford, at a cost equal to the fair market value of the property, as
273 determined by the average of the appraisals of two independent
274 appraisers selected by the commissioner, plus the administrative costs
275 of making such conveyance. Said parcel of land has an area of
276 approximately 1.645 acres and is identified as "Release Area =1.645 ±
277 acre, State of Connecticut Formerly United Aircraft Corp. Certif. of
278 Condem., vol. 286, Pg 253, 42-105-47C" on a map entitled "Compilation
279 Survey Town of East Hartford, Map Showing Land Released to, By the
280 State of Connecticut Department of Transportation, Route 2 East
281 Hartford Expressway, Scale 1"=40' Dec. 2008, Michael W. Lonergan,
282 P.E., Acting Chief Engineer, Bureau of Engineering and Highway
283 Operations" and is designated by the Department of Transportation as
284 File No. 42-105-47H. The conveyance shall be subject to the approval of
285 the State Properties Review Board.

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

295 Sec. 11. (*Effective from passage*) (a) Notwithstanding any provision of
296 the general statutes, the Commissioner of Transportation shall convey
297 to the city of Norwalk a parcel of land located in the city of Norwalk,
298 at a cost equal to the fair market value of said parcel of land, as
299 determined by the Department of Transportation, plus the
300 administrative costs of making such conveyance. Said parcel of land is
301 identified as a portion of a parcel located within the right of way of I-
302 95 in the city of Norwalk and is depicted on a map entitled "New Fire
303 Station Norwalk Headquarters dated 3/2/2011, scale 1"=40', prepared
304 by Pacheco Ross Architects, P.C." The Department of Transportation

305 shall determine the precise location and acreage of said parcel. The
306 conveyance shall be subject to the approval of the State Properties
307 Review Board and of the Federal Highway Administration.

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

317 Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of
318 the general statutes, the Commissioner of Public Works shall convey to
319 the city of Bridgeport a parcel of land located in the city of Bridgeport,
320 at a cost equal to the administrative costs of making such conveyance.
321 Said parcel of land has an area of approximately 3.1 acres and is
322 identified as 115 Virginia Avenue, Lot 71 in Block 2860 of city of
323 Bridgeport Tax Assessor's Map 68. The conveyance shall be subject to
324 the approval of the State Properties Review Board.

325 (b) The city of Bridgeport shall use said parcel of land for municipal
326 purposes. If the city of Bridgeport:

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

330 the parcel shall revert to the state of Connecticut.

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

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

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

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

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

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

359 [(1) Does] does not use said parcel for said purposes, [;]

360 [(2) Does not retain ownership of all of said parcel; or

361 (3) Leases all or any portion of said parcel,]

362 the parcel shall revert to the state of Connecticut. If the town of
363 Tolland sells or leases all or any portion of said parcel, any
364 consideration received by the town of Tolland for the sale or lease of
365 said parcel shall be transferred to the state.

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

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

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

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|---|---------------------|--|
| This act shall take effect as follows and shall amend the following sections: | | |
| Section 1 | <i>from passage</i> | New section |
| Sec. 2 | <i>from passage</i> | New section |
| Sec. 3 | <i>from passage</i> | New section |
| Sec. 4 | <i>from passage</i> | Number 365 of the special acts of 1963 |
| 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> | New section |
| Sec. 11 | <i>from passage</i> | New section |
| Sec. 12 | <i>from passage</i> | New section |
| Sec. 13 | <i>from passage</i> | New section |
| Sec. 14 | <i>from passage</i> | SA 03-19, Sec. 34 |
| Sec. 15 | <i>from passage</i> | Repealer section |