
OLR Bill Analysis

sHB 5519

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

SUMMARY:

This bill (1) authorizes conveyances of state property (a) to the towns of East Hartford, East Haven, Farmington, Windsor, Bloomfield, New Haven, and Tolland and (b) in the town of Andover to individuals; (2) amends prior conveyances in Greenwich and Barkhamsted and New Hartford; and (3) repeals prior conveyances in Bristol, Manchester, Marlborough, and Windsor Locks.

EFFECTIVE DATE: Upon passage

NEW CONVEYANCES

Conveyances to Municipalities

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

1. the Department of Transportation (DOT) to East Hartford for open space (two parcels totaling .82 acre for administrative costs);
2. DOT to East Haven (.49 acre for fair market value plus administrative costs);
3. the Department of Energy and Environmental Protection (DEEP) to Farmington for open space (8.46 acres for administrative costs);
4. the Department of Administrative Services, on behalf of the Department of Developmental Services, to Windsor (.73 acre for fair market value plus administrative costs);

5. DEEP to Bloomfield (36.05 acres for fair market value plus administrative costs);
6. the Department of Economic and Community Development to New Haven (.52 acres for administrative costs); and
7. DOT to Tolland (3.2 acres for fair market value plus administrative costs).

Additionally, the New Haven conveyance releases a deed restriction that requires the property to be used for low- and moderate-income housing. The bill includes no required purpose for the conveyance.

Each conveyance is subject to the State Properties Review Board's (SPRB) approval within 30 days. The East Hartford and Farmington conveyances (for administrative costs only) revert to the state if the towns use the parcels for any purpose other than open space.

When an agency conveys property at fair market value, the value is determined by the average appraisals of two independent appraisers chosen by the agency's commissioner.

Conveyances to Individuals

The bill conveys DOT property in Andover to:

1. Carolyn J. and Edward F. Sheehan (two parcels totaling 11.3 acres),
2. Lawrence E. and Fay E. Green (15 acres), and
3. Peter Yeomans (9.9 acres); and
4. Lawrence C. and Ann Nizza (29.307 acres).

These conveyances must be approved by SPRB, and the recipients must pay the fair market value plus the administrative costs of the conveyance.

AMENDED CONVEYANCES

The bill amends a 2008 conveyance of a .44 acre parcel in Greenwich from DOT to the Greenwich Historical Society. It requires the society to use the land for municipal, rather than parking, purposes. It is unclear if a private entity can use land for municipal purposes, but the society must do so or the property reverts to the state.

The bill amends a 2008 conveyance of a 3.2 acre parcel in Barkhamsted and New Hartford from DOT to the Regional Refuse Disposal District One. It allows the parcel to be used for any purpose, instead of economic development only, and removes the reverter provision.

REPEALED CONVEYANCES

The bill repeals prior conveyances from DOT to the following towns:

1. Bristol (.11 acre in 2011);
2. Manchester for road alignment and traffic mitigation (1.517 acres in 2010);
3. Marlborough (.46 acre in 2010); and
4. Windsor Locks for municipal purposes (20,000 square feet in 2006).

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 15 Nay 0 (03/29/2012)