
OLR Bill Analysis

sHB 5550

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

SUMMARY:

This bill (1) authorizes conveyances in the towns of Barkhamsted, Cheshire, Colchester, Darien, East Haddam, New Haven, and Newtown; (2) amends prior conveyances and land exchanges in East Lyme and Morris; (3) requires the Department of Mental Health and Addiction Services (DMHAS) to grant a conservation easement in Middletown; and (4) repeals conveyances in Newtown and East Haven.

EFFECTIVE DATE: Upon passage

§§ 2-4 & 6-10 — NEW CONVEYANCES

As described in Table 1, the bill authorizes the following conveyances of state property for the purposes noted. Except where specified, the town is the recipient of the property.

Table 1: New Conveyances

Section	Town (Recipient)	Agency	Description/Purpose	Cost
2	Cheshire (Cheshire Community Food Pantry)	Correction (DOC)	Two acres for charitable purposes (unspecified portion of a 244.6 acre parcel containing the Cheshire Reformatory)	No cost
3	New Haven	Administrative Services, on behalf of Economic and Community Development (DECD)*	6.95 acres, including improvements, for municipal purposes, including the relocation of public service departments and for economic development	\$1
4	New Haven	Transportation (DOT)	Two parcels totaling 0.99 acre for economic development purposes	\$1
6	Newtown	Agriculture	34.44 acres for an animal	Administrative

	(Catherine Violet Hubbard Foundation, Inc.)		sanctuary, wildlife preserve, or other nature preservation purpose; the state reserves a 50-foot-wide easement of 1,539.57 feet in length to allow ingress and egress to other state lands and for agricultural purposes	costs
7	Barkhamsted	Energy and Environmental Protection (DEEP)	2.6 acres, including improvements, for a senior and community center and related purposes	\$1
8	East Haddam	DEEP	Three parcels totaling 2.44 acres for open space and passive recreation; town must maintain the Comer monument and may construct a driveway to access other adjoining open space and municipal property	Administrative costs
9	Darien	DOT	2.1 acres for affordable housing and associated parking purposes	Administrative costs
10	Colchester	DOT	1.397 acres for municipal purposes; parcel is subject to easements to maintain an endwall and to drain in favor of the state	No cost

* It is not clear which agency actually owns the property.

The conveyances in East Haddam do not terminate any reversionary interest in two of the parcels that may be held by the successors and heirs of Captain George Comer.

Each conveyance is subject to the State Properties Review Board's approval within 30 days. The land remains under the care and control of the transferring department until the conveyance is completed. Conveyances revert to the state if the recipient (1) does not use the parcel for the specified purposes, (2) does not retain ownership of the entire parcel, or (3) leases all or any part of the parcel. It is unclear how New Haven could use its conveyances for economic development purposes in light of the second and third of these conditions, since the city could not sell or lease the land.

§ 1 & 15 — AMENDED CONVEYANCES AND LAND EXCHANGES

The bill amends a 2007 conveyance from DOC to East Lyme to allow the town to lease the parcel for agricultural purposes; the town is

currently barred from leasing the property at all. It removes Richard A. Zibello as a party in a 2006 land exchange with DEEP in Morris and makes technical changes to this exchange.

§ 11 — CONSERVATION EASEMENT

The bill requires DMHAS to grant easements over certain parcels in Middletown to a nonprofit conservation organization. The parcels are those described in the “Land Title Report, Southerly Watershed Properties, Connecticut Valley Hospital 1866-2007,” that Attorney John E. Hudson prepared before applying for a permit to abandon the reservoirs as water supply sources. The easements are meant to preserve, for conservation, the reservoirs and their watersheds located on the parcels comprising the Connecticut Valley Hospital water supply system. The easements do not prevent DMHAS or its successor from using the parcels for any activity related to supplying water to the hospital or taking steps as DMHAS deems necessary to limit access in order to protect the integrity of the water supply.

§ 12 — CONVEYANCES REPEALED

The bill repeals conveyances of:

1. two parcels in Newtown, having an area of approximately 34.44 acres and 4.0 acres, for open space and recreational purposes and, under certain circumstances, for economic development purposes;
2. a parcel containing approximately 0.49 acres to East Haven for economic development purposes; and
3. a parcel containing approximately 2,402 square feet to East Haven for municipal purposes.

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 13 Nay 0 (03/24/2014)