AN ACT CONVEYING CERTAIN PARCELS OF STATE LAND AND REQUIRING A STUDY OF CERTAIN STATE REAL PROPERTY.

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 Transportation shall convey to the town of Franklin a parcel of land located in the town of Franklin, for the sum of five hundred dollars. Said parcel of land has an area of approximately 1.04 acres and is identified as the parcel bordered only by Sodom Road and Route 32, and is further identified as a parcel located on a map entitled "Town of Franklin, Map Showing the Location of a Section of Highway and Maintenance to be Abandoned on Norwich-Willimantic Road which shall revert to the town as per section 2231 chapter 107 1949 revision of the general statutes, Connecticut State Highway Department, Approved Dec. 19, 1950, G. Albert Hill, State Highway Commissioner, Abandonment filed by Registered Mail Dec. 19, 1950, G. Albert Hill, State Highway Commissioner, Sheet No. 9 of 66". On said map, the parcel is an oblong shape, bordered by Route 32 and "Taking line" and containing a
portion of two parcels, one labelled Leonard E. Day and containing
two sheds and a house, and the other labelled Paul D. Gaudet and
Anne Evelyn Gaudet and containing the reference "B.M. No. 9-El
158.87 R.R. Spike in Tree, U.S.C. G. Dotum". The conveyance shall be
subject to the approval of the State Properties Review Board.

(b) The town of Franklin shall use said parcel of land for open space
purposes. If the town of Franklin:

(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. 2. (Effective from passage) (a) Notwithstanding any provision of
the general statutes, the Commissioner of Transportation shall convey
to the town of Wilton two parcels of land located in the town of Wilton
and any improvements on said parcels, located on the westerly side of
United States Route 7, immediately north of Wilton High school, at a
cost equal to the administrative costs of making such conveyance. The
first parcel of land has an area of approximately 2 acres and is
identified as Lot 12 of Wilton Tax Assessor's Map 47. The second parcel of land has an area of approximately 2.8 acres and is identified as Lot 13 of Wilton Tax Assessor's Map 47. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Wilton shall use the first parcel of land and any improvements upon said parcel for recreational and municipal purposes and the second parcel and any improvements upon said parcel for an earth material storage yard. If the town of Wilton:

(1) Does not use said parcels and improvements for said purposes;

(2) Does not retain ownership of all of said parcels and improvements; or

(3) Leases all or any portion of said parcels or improvements,

the parcels shall revert to the state of Connecticut.

(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 chairperson of the Board of Regents for Higher Education shall convey to the town of Manchester a parcel of land located in the town of Manchester, at no cost. Said parcel of land has an area of approximately .314 acre and is identified as a portion of Lot
60 Block 470 of Manchester Tax Assessor's Map 34, located on the
easterly side of Hillstown Road in Manchester, a portion of the
Manchester Community Technical College and shown as "Taking
Area, Area=13682 SQ. FT.=0.314 acres" on a map entitled "Property
Survey, Town of Manchester, Map Showing Land Acquired from the
State of Connecticut by the Town of Manchester, Hillstown Road,
Manchester, Connecticut, Job Number 96593A11, Phase 8000, Date
7/24/1998, Sheet No. 1 of 1... Scale 1"=40', Fuss & O'Neill, Inc.
Consulting Engineers." The conveyance shall be subject to the approval
of the State Properties Review Board.

(b) The town of Manchester shall use said parcel of land for
highway and traffic purposes. If the town of Manchester:

(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 Board of Regents for Higher
Education. The land shall remain under the care and control of said
board 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 chairperson of the Board of Regents
for Higher Education shall have the sole responsibility for all other
incidents of such conveyance.

Sec. 4. Section 5 of special act 13-23 is amended to read as follows
(Effective from passage):
(a) Notwithstanding any provision of the general statutes, not earlier than October 1, 2014, the Commissioner of Administrative Services, on behalf of the Commissioner of Developmental Services, upon certification of the Commissioner of Developmental Services that the parcel is no longer needed for residential purposes, shall convey to the town of Southbury a parcel of land located in the town of Southbury, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 45 acres and is identified as a portion of the parcel of land containing the Southbury Training School Personnel Village east of South Britain Road. The Commissioner of Developmental Services shall identify said parcel upon completion of a Class A-2 horizontal survey paid for and completed by the town of Southbury. The conveyance shall be subject to the approval of the State Properties Review Board.

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

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

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

(3) Leases all or any portion of said parcel, provided this restriction shall not apply to a lease to a nonprofit organization for senior housing purposes or a sublease in accordance with subsection (c) of this section, the parcel shall revert to the state of Connecticut.

(c) The nonprofit organization to whom a lease is assigned in accordance with subdivision (3) of subsection (b) of this section may assign a sublease to another entity formed for the development, construction and management of low-income senior housing if such sublease is entered into for purposes of enabling state financing or the allocation of federal tax credits and subsequent investment, such as Low Income Housing Tax Credits pursuant to Section 42 of the
Internal Revenue Code of 1986, or any subsequent corresponding internal revenue code of the United States, as amended from time to time.

[(c)] (d) One hundred and twenty days prior to the transfer, the town of Southbury shall conduct an environmental impact evaluation in accordance with part I of chapter 439 of the general statutes of said parcel. The town shall pay all costs and fees associated with conducting such evaluation. Prior to the transfer of the property, the town shall submit such evaluation to the Secretary of the Office of Policy and Management. Based upon a review of the environmental impact evaluation by the secretary, additional terms and conditions or adjustment to the deed or other instrument may be required by the secretary or the secretary, in the secretary's sole discretion, may terminate the proposed transfer.

[(d)] (e) 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 Administrative Services. 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 subsections (b), [and] (c) and (d) of this section. The Commissioner of Administrative Services shall have the sole responsibility for all other incidents of such conveyance.

Sec. 5. (Effective from passage) The Commissioner of Administrative Services, in consultation with the Secretary of the Office of Policy and Management, shall conduct a study evaluating any real property owned by the state that is zoned for residential use by local zoning authorities but is located in a zone authorized to contain commercial structures, as authorized by the municipality. Upon the completion of
the study, the Commissioner of Administrative Services shall submit a report, in accordance with the provisions of section 11-4a of the general statutes, to the joint standing committee of the General Assembly having cognizance of matters relating to government administration and any other joint standing committee of the General Assembly having cognizance of each state agency owning any such property. Such report shall recommend transferring such properties and any legislation necessary to expedite the approval process under state and local authority.

Sec. 6. (Effective from passage) (a) (1) Notwithstanding any provision of the general statutes, the Commissioner of Mental Health and Addiction Services shall convey to the city of Middletown a parcel of land located in the city of Middletown and any improvements on said parcel, for the sum of one dollar. Said parcel of land has an area of approximately 3.38 acres and is identified as a portion of the parcel containing the Connecticut Valley Hospital and contains the Mary Shepherd Home.

(2) The parcel is further described as follows: Beginning at an iron pin in the northwesterly property line herein described and the southerly property line of land of the state of Connecticut and at a point along the easterly street line of Eastern Drive, thence southerly on a bearing of South 11 degrees, 54 minutes, 38 seconds East, a distance of 199.99 feet along said street line to an iron pin, thence running southeasterly on a curve to the left having a radius of 391.01 feet a distance of 138.93 feet to an iron pin, thence southeasterly along street line on a bearing of South 29 degrees, 39 minutes, 46 seconds East, a distance of 79.59 feet to an iron pin thence running on a curve to the left of radius 24.59 feet a distance of 38.84 feet to an iron pin on the northerly street line of Bow Lane thence running on a curve to the right having a radius of 1234.96 feet a distance of 197.33 feet along said street line to an iron pin thence running northeasterly on a bearing of North 22 degrees, 10 minutes, 23 seconds East, a distance of 50.40 feet to an iron pin on the westerly side of Harvey Drive thence running
northeasterly on a bearing of North 13 degrees, 53 minutes, 26 seconds
East, a distance of 92.82 feet to an iron pin thence running
northwesterly on a curve to the left of radius 428.21 feet a distance of
186.36 feet to an iron pin thence running northwesterly on a bearing of
North 14 degrees, 11 minutes, 28 seconds West, a distance of 144.86
feet to an iron pin on the southerly property line of the land of the state
of Connecticut thence southwesterly along said line, a bearing of South
84 degrees, 17 minutes, 26 seconds West, a distance of 155.80 feet to an
iron pin, thence running southwesterly on a bearing of South 13
degrees, 43 minutes, 7 seconds West, a distance of 57.40 feet to an iron
pin, thence southwesterly on a bearing of South 31 degrees, 22
minutes, 50 seconds West, a distance of 48.51 feet to an iron pin thence
southwesterly on a bearing of South 76 degrees, 43 minutes, 43 seconds
West, a distance of 135.45 feet to the iron pin being the said point of
beginning.

(3) The conveyance shall be subject to the approval of the State
Properties Review Board.

(b) The city of Middletown shall use said parcel of land for
permanent supportive housing purposes. If the city of Middletown:

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

(2) Does not retain ownership of all of said parcel, other than a
transfer to the successful respondent under subsection (c) of this
section; or

(3) Leases all or any portion of said parcel, other than a lease to the
successful respondent under subsection (c) of this section;

the parcel shall revert to the state of Connecticut.

(c) The city of Middletown may transfer or lease said parcel and the
Mary Shepherd Home to the successful respondent of a request for
proposals issued by the city to redevelop the Mary Shepherd Home
into permanent supportive housing with a focus on veterans.

(d) 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 Mental Health and Addiction Services. 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 subsections (b) and (c) of this section. The Commissioner of Mental Health and Addiction Services shall have the sole responsibility for all other incidents of such conveyance.

Sec. 7. (Effective from passage) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Greenwich for the Bruce Museum a parcel of land located in the town of Greenwich, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 5.85 acres and is identified as a twenty-five-foot-wide parcel located between interstate 95 and the Bruce Museum in the town of Greenwich, and a portion of Block 2 Lot 545 of Greenwich Assessor’s Map 286 and is further described as the parcel of land depicted on a map entitled "Property of the Town of Greenwich Bruce Museum, Greenwich, CT, dated 7/26/90, revised 3/26/91, by SE Miner & Co. Inc." The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Greenwich shall use said parcel of land for open space and public parking purposes. If the town of Greenwich:

(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. 8. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Energy and Environmental Protection shall convey to the town of Groton six parcels of land located in the town of Groton, at no cost. The first parcel of land has an area of approximately 24.5 acres and is identified as Groton Assessor's property identification number 271018207236E. The second parcel of land has an area of approximately 36.5 acres and is identified as a portion of Groton Assessor's property identification number 261906386767E. The third and fourth parcels of land have an area of approximately 4 acres and are identified as Groton Assessor's property identification number 271018408826E. The fifth parcel of land has an area of approximately 1 acre and is identified as Groton Assessor's property identification number 261907581499E. The sixth parcel of land has an area of approximately .5 acre and is identified as Groton Assessor's property identification number 26190463851. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Groton shall use said parcels of land for economic development, recreational and open space purposes. If the town of Groton:
(1) Does not use said parcels for said purposes;

(2) Does not retain ownership of all of said parcels; or

(3) Leases all or any portion of said parcels,

the parcels shall revert to the state of Connecticut.

(c) The parcels of land shall be conveyed subject to the rights of those having interests in the Smith Burying Ground located on the first parcel to pass and repass from the Smith Burying Ground over a path to River Road with vehicles and on foot and to keep the path in good condition, as reflected in a document recorded in Volume 90 at Page 426 of the town of Groton land records.

(d) 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 Energy and Environmental Protection. 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 subsections (b) and (c) of this section. The Commissioner of Energy and Environmental Protection shall have the sole responsibility for all other incidents of such conveyance.

This act shall take effect as follows and shall amend the following sections:

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<tr>
<th>Section</th>
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<tbody>
<tr>
<td>Sec. 1</td>
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<td>Sec. 4</td>
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<td>Sec. 7</td>
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Statement of Purpose:
To convey certain parcels of land owned by the state and to require a study of certain property owned by the state.