

**Proposed Substitute
Bill No. 502**

LCO No. 3241

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

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

1 Section 1. (*Effective from passage*) (a) Notwithstanding any provision
2 of the general statutes, the Commissioner of Administrative Services
3 shall convey to the town of Newington two parcels of land located in
4 the town of Newington, at a cost equal to the administrative costs of
5 making such conveyance. Said parcels of land have a total area of
6 approximately 28.8 acres and are identified as a portion of a larger
7 parcel that contains the former Cedarcrest Hospital, Lot 000 in Block 10
8 on town of Newington Assessor's Map 12, and further identified as the
9 preservation parcel and conveyance parcel on a map of the
10 Department of Energy and Environmental Protection entitled
11 "Potential Land Transfer, Former Cedarcrest Hospital, Newington and
12 Wethersfield", dated October 3, 2013. The conveyance shall be subject
13 to the approval of the State Properties Review Board.

14 (b) The town of Newington shall use said parcel of land for passive
15 recreation purposes. If the town of Newington:

- 16 (1) Does not use said parcel for said purposes;
- 17 (2) Does not retain ownership of all of said parcel; or
- 18 (3) Leases all or any portion of said parcel,

19 the parcel shall revert to the state of Connecticut.

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

31 Sec. 2. (*Effective from passage*) Notwithstanding a certain restriction
32 contained in a Quit Claim Deed from the State of Connecticut,
33 Highway Commissioner to the town of Stratford, dated August, 1968,
34 and recorded in the Town of Stratford Land Records in Volume 445,
35 pages 670 to 672, inclusive, that the parcel of land described in said
36 deed shall be used for "school purposes only", said restriction may be
37 released, relinquished and have no further force and effect, the town of
38 Stratford may use convey parcel free of said restriction and the parcel
39 may be used for municipal parking purposes.

40 Sec. 3. (*Effective from passage*) (a) Notwithstanding any provision of
41 the general statutes, the Commissioner of Education shall grant to the
42 town of Groton an easement of land located in the town of Groton, at
43 no cost. Such easement is approximately 75 feet in width and is
44 identified as a portion of the parcel identified as Lot 9261E in Block 6
45 on Town of Groton's Assessor's Map 260809, and further described as
46 follows: Extending at its northern limit from the property line between
47 the Ella T. Grasso Technical High School and land now or formerly of
48 the town of Groton, known as Sutton Park, at Fort Hill Brook,
49 proceeding south-south easterly approximately 850 feet, turning east-
50 north easterly for approximately 60 feet to the property line between

51 the Grasso property and land now or formerly of the town of Groton,
52 known as the Merritt property, with an increased width of 180 feet or
53 as necessary to permit grading of the land to accommodate the
54 driveway extending into the Merritt property. The easement shall be
55 subject to the approval of the State Properties Review Board.

56 (b) The town of Groton shall use said easement for the purpose of
57 vehicular and utilities access to a middle school, and associated site
58 improvements. If the town of Groton:

59 (1) Does not use said easement for said purposes;

60

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

62

63 (3) Leases all or any portion of said easement,

64

65 the easement shall revert to the state of Connecticut.

66 (c) Said easement shall be granted (1) subject to the right of the state
67 to (A) pass and repass over and on said easement of land for the
68 purpose of accessing lands of the state, and (B) place and maintain
69 over, under and on said easement of land existing and future utilities,
70 including, but not limited to, electrical, water, sanitary sewer,
71 telecommunications and gas, and (2) subject to any rights and
72 easements with regard to said easement of land that the state deems
73 necessary to meet its governmental obligations.

74 (d) The State Properties Review Board shall complete its review of
75 the conveyance of said easement of land not less than thirty days after
76 it receives a proposed agreement from the Department of Education.

77 Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of
78 the general statutes, the Commissioner of Transportation shall convey
79 to the town of Portland a parcel of land located in the town of
80 Portland, and any improvement upon said parcel, at no cost. Said
81 parcel of land has an area of approximately 7.29 acres and is identified
82 as Lot 35 in Block 00 on Portland Assessor's Map 011 and further

83 identified in a deed dated April 7, 1987, and recorded in Volume 198 at
84 page 102 of the town of Portland Land Records. Said parcel was
85 transferred to the Department of Transportation by the Department of
86 Environmental Protection pursuant to section 1 of special act 87-98.
87 The conveyance shall be subject to the approval of the State Properties
88 Review Board.

89 (b) The town of Portland shall use said parcel of land and any
90 improvements on said parcel for recreational and tourism purposes. If
91 the town of Portland:

92 (1) Does not use said parcel or improvements for said purposes;

93 (2) Does not retain ownership of all of said parcel or improvements;
94 or

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

96 the parcel and improvements shall revert to the state of Connecticut.

97 (c) The State Properties Review Board shall complete its review of
98 the conveyance of said parcel of land and improvements not later than
99 thirty days after it receives a proposed agreement from the
100 Department of Transportation. The land and any improvements shall
101 remain under the care and control of said department until a
102 conveyance is made in accordance with the provisions of this section.
103 The State Treasurer shall execute and deliver any deed or instrument
104 necessary for a conveyance under this section, which deed or
105 instrument shall include provisions to carry out the purposes of
106 subsection (b) of this section. The Commissioner of Transportation
107 shall have the sole responsibility for all other incidents of such
108 conveyance.

109 Sec. 5. (*Effective from passage*) (a) Notwithstanding any provision of
110 the general statutes, the Commissioner of Developmental Services
111 shall convey to the town of Stratford a parcel of land located in the
112 town of Stratford and any improvements upon said parcel, at a cost

113 equal to the fair market value of the property and improvements, as
114 determined by the average of the appraisals of two independent
115 appraisers selected by the commissioner, plus the administrative costs
116 of making such conveyance. Said parcel of land has an area of
117 approximately ___ acres and is identified as the parcel containing the
118 former Ella T. Grasso Center. The conveyance shall be subject to the
119 approval of the State Properties Review Board.

120 (b) The State Properties Review Board shall complete its review of
121 the conveyance of said parcel of land and improvements not later than
122 thirty days after it receives a proposed agreement from the
123 Department of Developmental Services. The land shall remain under
124 the care and control of said department until a conveyance is made in
125 accordance with the provisions of this section. The State Treasurer
126 shall execute and deliver any deed or instrument necessary for a
127 conveyance under this section. The Commissioner of Developmental
128 Services shall have the sole responsibility for all other incidents of such
129 conveyance.

130 Sec. 6. Section 9 of special act 01-6 is amended to read as follows
131 (*Effective from passage*):

132 (a) Notwithstanding any provision of the general statutes, the
133 Commissioner of Transportation shall convey to the town of South
134 Windsor three parcels of land located in the town of South Windsor, at
135 a cost equal to the administrative costs of making such conveyance.
136 Said parcels of land are identified as (1) the subject parcel in a
137 warranty deed from Henry G. Chung Et Al, to the State of Connecticut,
138 recorded in Volume 620, Page 379 of the town of South Windsor Land
139 Records, and further described as the parcel of land identified as
140 "Release Area" on a map entitled "Compilation Plan, Town of South
141 Windsor, Map Showing Land Released to the Town of South Windsor
142 by The State of Connecticut, Department of Transportation, Buckland
143 Road, Scale 1" = 20', July 1998, James F. Byrnes Jr., P.E. Chief Engineer -
144 Bureau of Engineering and Highway Operations, Town No. 132, Proj.

145 No. 132-100, Serial No. 5A, Sheet 1 of 1", which parcel has an area of
146 approximately .44 acre, (2) a portion of the land on town of South
147 Windsor Tax Assessor's Maps 27-13 and 27-14, which is further
148 described as the parcel of land identified as "Release Area" on a map
149 entitled "Compilation Plan, Town of South Windsor, Map Showing
150 Land Released to the Town of South Windsor by The State of
151 Connecticut, Department of Transportation, Buckland Road, Scale 1" =
152 20', James F. Byrnes Jr., P.E. Chief Engineer - Bureau of Engineering
153 and Highway Operations, Town No. 132, Proj. No. 132-100, Serial No.
154 6A, Sheet 1 of 1", which parcel has an area of approximately .94 acre,
155 and (3) the subject parcel in a warranty deed from Ronald A. Phenix Et
156 Al, to the State of Connecticut, recorded in Volume 627, Page 85 of the
157 town of South Windsor Land Records and the subject parcel in a quit
158 claim deed from Thomas C. O'Connor Et Al, to the State of
159 Connecticut, recorded in Volume 620, Page 502 of the town of South
160 Windsor Land Records, and further described as the parcel of land
161 identified as "Release Area" on a map entitled "Compilation Plan,
162 Town of South Windsor, Map Showing Land Released to, by The State
163 of Connecticut, Department of Transportation, Buckland Road, Scale 1"
164 = 20', Aug. 2000, James F. Byrnes Jr., P.E. Chief Engineer, Bureau of
165 Engineering and Highway Operations, Town No. 132, Proj. No. 132-
166 100, Serial No. 17A, Sheet 1 of 1", which parcel has an area of
167 approximately .74 acre. The conveyance shall be subject to the
168 approval of the State Properties Review Board.

169 (b) (1) The town of South Windsor shall use said parcels of land for
170 open space or storm water management and infrastructure
171 improvement purposes, or may sell all or any portion of said parcels of
172 land to a purchaser who shall use such land for economic development
173 purposes. Any such sale shall be made at a cost equal to the fair market
174 value of the land as determined by the average of the appraisals of two
175 independent appraisers who shall be selected by the Commissioner of
176 Transportation. Such cost shall be subject to the approval of such
177 commissioner, said town and the purchaser. [All moneys received by
178 the town of South Windsor from any such sale shall be paid promptly

179 to the State Treasurer and deposited in the Special Transportation
180 Fund.]

181 (2) If, in the case of any such parcel, the town of South Windsor (A)
182 does not use the parcel for open space or storm water management
183 and infrastructure improvement purposes, (B) does not retain
184 ownership of all of the parcel, except for a sale of all or any portion of
185 the parcel for economic development purposes in accordance with
186 subdivision (1) of this subsection, or (C) leases all or any portion of the
187 parcel, the parcel shall revert to the state of Connecticut.

188 (c) The State Properties Review Board shall complete its review of
189 the conveyance of said parcel of land not later than thirty days after it
190 receives a proposed agreement from the Department of
191 Transportation. The land shall remain under the care and control of
192 said department until a conveyance is made in accordance with the
193 provisions of this section. The State Treasurer shall execute and deliver
194 any deed or instrument necessary for a conveyance under this section,
195 which deed or instrument shall include provisions to carry out the
196 purposes of subsection (b) of this section. The Commissioner of
197 Transportation shall have the sole responsibility for all other incidents
198 of such conveyance.

199 *Sec. 7. (Effective from passage)* (a) Notwithstanding any provision of
200 the general statutes, the Commissioner of Transportation shall convey
201 to the town of Cheshire three parcels of land located in the town of
202 Cheshire and any improvements on said parcels, at a cost equal to the
203 administrative costs of making such conveyance. Said parcels of land
204 have a total area of approximately 48.07 acres and are identified as
205 Lots 31, 32 and 33 on town of Cheshire Tax Assessor's Map 4. The
206 conveyance shall be subject to the approval of the State Properties
207 Review Board.

208 (b) The town of Cheshire shall use said parcels of land and
209 improvements for economic development and municipal purposes. If
210 the town of Cheshire:

- 211 (1) Does not use said parcels or improvements for said purposes;
- 212 (2) Does not retain ownership of all of said parcels or
213 improvements; or
- 214 (3) Leases all or any portion of said parcels or improvements,
215 the parcels and improvements shall revert to the state of Connecticut.

216 (c) The State Properties Review Board shall complete its review of
217 the conveyance of said parcels of land and improvements not later
218 than thirty days after it receives a proposed agreement from the
219 Department of Transportation. The land shall remain under the care
220 and control of said department until a conveyance is made in
221 accordance with the provisions of this section. The State Treasurer
222 shall execute and deliver any deed or instrument necessary for a
223 conveyance under this section, which deed or instrument shall include
224 provisions to carry out the purposes of subsection (b) of this section.
225 The Commissioner of Transportation shall have the sole responsibility
226 for all other incidents of such conveyance.

227 *Sec. 8. (Effective from passage)* Notwithstanding the provisions of
228 section 21 of public act 00-168 and a certain restriction contained in a
229 quit claim deed from the state of Connecticut, Treasurer, to the New
230 Milford Affordable Housing, Inc., dated September 14, 2000, and
231 recorded in the town of New Milford Land Records in Volume 647, at
232 page 147, that the parcel of land described in said deed and the
233 buildings on it shall revert to the state if sold or leased, the state of
234 Connecticut shall release all right of reverter stemming from such sale
235 or lease, provided said property is used for affordable housing
236 purposes. The Treasurer shall execute and deliver a quit claim deed
237 containing provisions to release said right of reverter in accordance
238 with this section and include said restriction.

239 *Sec. 9. (Effective from passage)* (a) Notwithstanding any provision of
240 the general statutes, the Commissioner of Transportation shall convey

241 to the New Haven Port Authority two parcels of land located in the
 242 city of New Haven, at a cost equal to the fair market value of the
 243 properties, as determined by the average of the appraisals of two
 244 independent appraisers selected by the commissioner, plus the
 245 administrative costs of making such conveyance. The first parcel of
 246 land has an area of approximately .55 acre and is identified as 135
 247 Fulton Terrace, at Lot 1200 in Block 955 on city of New Haven
 248 Assessor's Map 69. The second parcel parcel of land has an area of
 249 approximately .14 acre and is identified as 54 Edgemere Road, at Lot
 250 1100 in Block 955 on city of New Haven Assessor's Map 69. Both
 251 parcels are further identified as the parcels of land described in
 252 Department of Transportation File Number 92-932-37A. The
 253 conveyance shall be subject to the approval of the State Properties
 254 Review Board.

255 (b) The State Properties Review Board shall complete its review of
 256 the conveyance of said parcels of land not later than thirty days after it
 257 receives a proposed agreement from the Department of
 258 Transportation. The land shall remain under the care and control of
 259 said department until a conveyance is made in accordance with the
 260 provisions of this section. The State Treasurer shall execute and deliver
 261 any deed or instrument necessary for a conveyance under this section.
 262 The Commissioner of Transportation shall have the sole responsibility
 263 for all other incidents of such conveyance.

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>	New section
Sec. 5	<i>from passage</i>	New section
Sec. 6	<i>from passage</i>	SA 01-6, Sec. 9
Sec. 7	<i>from passage</i>	New section
Sec. 8	<i>from passage</i>	New section

Sec. 9	<i>from passage</i>	New section
--------	---------------------	-------------