



# Senate

General Assembly

**File No. 353**

January Session, 2021

Senate Bill No. 167

*Senate, April 8, 2021*

The Committee on Commerce reported through SEN. HARTLEY of the 15th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

***AN ACT CONCERNING THE DISPOSITION OF THE FORMER SEASIDE SANATORIUM FACILITY.***

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

1 Section 1. (*Effective from passage*) (a) Not later than September 1, 2021,  
2 the Commissioner of Energy and Environmental Protection shall  
3 consult with the Governor, the Commissioner of Economic and  
4 Community Development, the Commissioner of Administrative  
5 Services, the Secretary of the Office of Policy and Management, the chief  
6 elected official of the town of Waterford and adjacent landowners to  
7 develop and issue a request for information for low-impact, residential  
8 uses for the former Seaside Sanatorium facility in the town of Waterford.

9 (b) Any request for information issued pursuant to subsection (a) of  
10 this section shall, at a minimum, require that responses to such request  
11 provide for the repair and preservation of any seawall on said property  
12 in order to allow for public access to not less than one hundred feet  
13 landward from the shoreline for the full length of the coastal frontage of  
14 said property, the improvement and maintenance of the current

15 residential facility operated by the state for persons with intellectual and  
16 developmental disabilities, and the compliance with all requirements of  
17 the deed and covenants associated with said property, including, but  
18 not limited to, an easement for the town of Waterford to maintain and  
19 repair the municipal utility equipment located on the property and the  
20 requirement that any proceeds from the sale of the property be used to  
21 support the persons with intellectual and developmental disabilities.

22 (c) Following the receipt of responses to the request for information  
23 issued pursuant to subsection (a) of this section, the Commissioner of  
24 Energy and Environmental Protection, the Governor, the Commissioner  
25 of Economic and Community Development, the Commissioner of  
26 Administrative Services, the Secretary of the Office of Policy and  
27 Management and the chief elected official of the town of Waterford shall  
28 review such responses and determine whether to receive presentations  
29 from any such respondents. Not later than ninety days following the last  
30 of such presentations or the determination to not receive presentations,  
31 whichever is later, the Commissioner of Energy and Environmental  
32 Protection, the Governor, the Commissioner of Economic and  
33 Community Development, the Commissioner of Administrative  
34 Services, the Secretary of the Office of Policy and Management and the  
35 chief elected official of the town of Waterford shall determine the  
36 highest and best low-impact, residential use for such property.  
37 Following such determination, the Commissioner of Energy and  
38 Environmental Protection, the Governor, the Commissioner of  
39 Economic and Community Development, the Commissioner of  
40 Administrative Services, the Secretary of the Office of Policy and  
41 Management and the chief elected official of the town of Waterford shall  
42 develop a request for proposals based upon such highest and best low-  
43 impact, residential use and submit such request for proposals to the joint  
44 standing committees of the General Assembly having cognizance of  
45 matters relating to the environment, commerce and state properties for  
46 approval.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>from passage</i>	New section
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**CE**      *Joint Favorable*

*The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.*

**OFA Fiscal Note**

**State Impact:**

Agency Affected	Fund-Effect	FY 22 \$	FY 23 \$
Department of Energy and Environmental Protection	GF - Cost	Approximately 100,000	None

Note: GF=General Fund

**Municipal Impact:** None

**Explanation**

The bill requires the Department of Energy and Environmental Protection (DEEP) to consult with the Governor, the Departments of Economic and Community Development, Administrative Services, the Office of Policy and Management, and the Town of Waterford to develop and issue a request for information (ROI) for low-impact, residential uses for the former Seaside Sanatorium facility by September 1, 2021.

DEEP currently does not have staff with expertise on low-impact residential development and would need to contract with consultants to assist in the development, implementation, and oversight of the ROI. It is estimated that the bill would result in costs of approximately \$100,000 in FY 22 to contract with outside consultants for this purpose.

**The Out Years**

There is no annualized ongoing fiscal impact identified above occurs only in FY 22.

**OLR Bill Analysis**

**SB 167**

***AN ACT CONCERNING THE DISPOSITION OF THE FORMER SEASIDE SANATORIUM FACILITY.***

**SUMMARY**

The Office of Legislative Research does not analyze Special Acts.

**COMMITTEE ACTION**

Commerce Committee

Joint Favorable

Yea 21    Nay 2    (03/22/2021)