



General Assembly

January Session, 2023

**Raised Bill No. 6938**

LCO No. 6783



Referred to Committee on GOVERNMENT ADMINISTRATION  
AND ELECTIONS

Introduced by:  
(GAE)

**AN ACT CONCERNING THE CONVEYANCE OF PARCELS OF STATE  
LAND TO THE TOWN OF BEACON FALLS.**

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 Emergency Services and  
3 Public Protection, on behalf of the Commission on Fire Prevention and  
4 Control, shall convey to the town of Beacon Falls four parcels of land  
5 located in the town of Beacon Falls, and any improvements on said  
6 parcels, at a cost equal to the administrative costs of making such  
7 conveyance. The first parcel of land has an area of approximately 2.2  
8 acres and is identified as 20 Lancaster Drive, and Lot 1 in Block 4 on  
9 town of Beacon Falls Tax Assessor's Map 3. The second parcel of land  
10 has an area of approximately 2.6 acres and is identified as 24 Lancaster  
11 Drive, and Lot 2 in Block 4 on town of Beacon Falls Tax Assessor's Map  
12 3. The third parcel of land has an area of approximately 3.2 acres and is  
13 identified as 28 Lancaster Drive, and Lot 3 in Block 4 on town of Beacon  
14 Falls Tax Assessor's Map 3. The fourth parcel of land has an area of  
15 approximately 2.9 acres and is identified as 32 Lancaster Drive, and Lot

16 5 in Block 4 on town of Beacon Falls Tax Assessor's Map 3. The parcels  
17 are further described as follows: All that certain real property, together  
18 with the buildings and improvements thereon, situated in the town of  
19 Beacon Falls, County of New Haven and state of Connecticut, being  
20 more particularly shown and designated as Lot Numbers 1, 2, 3 and 5,  
21 Lancaster Drive, on a certain map entitled "Subdivision Map of Pines  
22 Bridge Industrial Park Beacon Falls, CT Sheet 1 of 2 dated May 31, 1989,  
23 revised June 9, 1989 and July 18, 1989, Scale 1" = 100' ", certified  
24 substantially correct and prepared by Arthur W. Miller, Jr., which map  
25 is on file in the town of Beacon Falls land records in Map Volume 13 at  
26 Page 19. The conveyance shall be subject to the approval of the State  
27 Properties Review Board.

28 (b) The town of Beacon Falls shall use said parcels of land and  
29 improvements for economic development purposes and may sell or  
30 lease a portion or all of said parcels and improvements for economic  
31 development purposes. If the town of Beacon Falls:

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

33 (2) Does not retain ownership of all of said parcels and  
34 improvements, other than a sale for economic development purposes;  
35 or

36 (3) Leases all or any portion of said parcels and improvements, other  
37 than a lease for economic development purposes,

38 the parcels and improvements shall revert to the state of Connecticut.  
39 Any sale of said parcel or improvements pursuant to this section shall  
40 be made at a cost equal to the fair market value of said parcel, as  
41 determined by the average of the appraisals of two independent  
42 appraisers selected by the commissioner. Any funds received by the  
43 town of Beacon Falls from a sale or lease in accordance with this  
44 subsection shall be transferred to the State Treasurer for deposit in the  
45 General Fund.

46 (c) The State Properties Review Board shall complete its review of the

47 conveyance of said parcels of land not later than thirty days after it  
48 receives a proposed agreement from the Department of Emergency  
49 Services and Public Protection. The land shall remain under the care and  
50 control of said department until a conveyance is made in accordance  
51 with the provisions of this section. The State Treasurer shall execute and  
52 deliver any deed or instrument necessary for a conveyance under this  
53 section, which deed or instrument shall include provisions to carry out  
54 the purposes of subsection (b) of this section. The Commissioner of  
55 Emergency Services and Public Protection shall have the sole  
56 responsibility 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

**Statement of Purpose:**

To convey parcels of state land to the town of Beacon Falls for economic development purposes.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*