



***Substitute Senate Bill No. 1564***

***Special Act No. 25-21***

***AN ACT AMENDING A PRIOR CONVEYANCE OF A PARCEL OF  
STATE LAND TO THE CATHERINE VIOLET HUBBARD  
FOUNDATION, INC.***

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

Section 1. Section 1 of special act 14-13 is amended to read as follows  
(*Effective from passage*):

(a) Notwithstanding any provision of the general statutes, the Commissioner of Agriculture shall convey to the Catherine Violet Hubbard Foundation, Inc., a parcel of land located in the town of Newtown, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 34.44 acres and is bounded on the west by the Housatonic Railroad right-of-way property line; on the north by the approximately 37.54 acre parcel sold to the town of Newtown for economic development; and on the east and south by the approximately 21.66 acre parcel conveyed to the town of Newtown along Deep Brook. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The Catherine Violet Hubbard Foundation, Inc. shall use said parcel of land for an animal sanctuary, wildlife preserve or other nature preservation purpose. [If] Except as provided in subsection (c) of this

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section, if the Catherine Violet Hubbard Foundation, Inc.:

- (1) Does not use said parcel for said purposes; or
- (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 Catherine Violet Hubbard Foundation, Inc. may:

(1) Commit a portion or all of said parcel as security for any loan obtained for purposes of financing the construction of an educational barn, a main facility and a veterinary intake facility on the parcel; and

(2) Agree to subject the parcel to foreclosure if the Catherine Violet Hubbard Foundation, Inc., defaults on any loan described in subdivision (1) of this subsection, provided in the event of foreclosure, the entity foreclosing on said parcel shall first offer to sell the parcel to the state, and if the state declines such offer, shall offer to sell said parcel to the town of Newtown, prior to selling or otherwise disposing of said parcel.

[[c)] (d) The state shall reserve unto itself, its successors and assigns and agricultural lessees of the state, a fifty-foot wide easement extending approximately 1539.57 feet along the entire general northerly line of said parcel. The easement shall be for access and ingress and egress to other state lands and for agricultural purposes.

[[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 Agriculture. 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

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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)] to (d), inclusive, of this section. The Commissioner of Agriculture shall have the sole responsibility for all other incidents of such conveyance.

Governor's Action:  
Approved July 1, 2025