



Senate

General Assembly

File No. 961

January Session, 2025

Senate Bill No. 1565

Senate, May 27, 2025

The Committee on Government Oversight reported through SEN. GADKAR-WILCOX of the 22nd Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

AN ACT CONVEYING CERTAIN PARCELS OF STATE LAND IN THE TOWN OF SPRAGUE.

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 Transportation shall convey
3 to the Avalonia Land Conservancy, Inc., four parcels of land located in
4 the town of Sprague, at a cost equal to the administrative costs of
5 making such conveyance. The first parcel of land has an area of
6 approximately 36.6 acres and is identified as "Parcel No. 1, Release Area
7 = 36.6± Acres" on a map entitled "Compilation Plan, Town of Sprague,
8 Map Showing Land Released to ___ by the State of Connecticut
9 Department of Transportation, Bushnell Hollow Road (CT Route 138),
10 Scale 1"=100', April 2024, Scott A. Hill, P.E., Chief Engineer - Bureau of
11 Engineering and Construction, Town No. 133, Project No. 133-000, Serial
12 No. 30, Sheet 1 of 1". The second parcel of land has an area of
13 approximately 0.02 acre and is identified as "Parcel No. 2, Release Area
14 = 0.02± Acres" on said map. The third parcel of land has an area of

15 approximately 8.9 acres and is identified as "Parcel No. 3, Release Area
16 = 8.9± Acres" on said map. The fourth parcel of land has an area of
17 approximately 1.28 acres and is identified as "Parcel No. 4, Release Area
18 = 1.28± Acres" on said map. The conveyance shall be subject to the
19 approval of the State Properties Review Board.

20 (b) The Avalonia Land Conservancy, Inc., shall use said parcels of
21 land for conservation purposes. If the land conservancy:

22 (1) Does not use said parcels for said purposes;

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

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

25 the parcels shall revert to the state of Connecticut.

26 (c) In accordance with Category 13 of the Department of Energy and
27 Environmental Protection License Number 202112522-FM, regarding
28 real property belonging to the state and being within or affecting a
29 floodplain, the Avalonia Land Conservancy, Inc., shall not construct
30 within or use any part of said parcels in any manner that may promote
31 development within the floodplain or that may in any way violate the
32 National Flood Insurance Program requirements as administered and
33 enforced by the town of Sprague.

34 (d) The State Properties Review Board shall complete its review of the
35 conveyance of said parcels of land not later than thirty days after it
36 receives a proposed agreement from the Department of Transportation.
37 The land shall remain under the care and control of said department
38 until a conveyance is made in accordance with the provisions of this
39 section. The State Treasurer shall execute and deliver any deed or
40 instrument necessary for a conveyance under this section, which deed
41 or instrument shall include provisions to carry out the purposes of
42 subsections (b) and (c) of this section. The Commissioner of
43 Transportation shall have the sole responsibility for all other incidents
44 of such conveyance.

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

Section 1	<i>from passage</i>	New section
-----------	---------------------	-------------

GOS *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 26 \$	FY 27 \$
Transportation, Dept.	TF - Loss of Asset	See Below	See Below

Note: TF=Transportation Fund

Municipal Impact: None

Explanation

The bill conveys specified parcels of land from the Department of Transportation to a private party. The state would lose use of the asset. The asset would revert to state control if the recipient does not use the land for specified purposes.

The land conveyance is subject to the review and approval of the State Properties Review Board.

The Out Years

The conveyance action is one time in nature. Control of the asset would continue into the future as described above.

OLR Bill Analysis

SB 1565

AN ACT CONVEYING CERTAIN PARCELS OF STATE LAND IN THE TOWN OF SPRAGUE.

SUMMARY

The Office of Legislative Research (OLR) does not analyze Special Acts, but information on this conveyance and others reported favorably by the Government Oversight Committee can be found in an annual report prepared by OLR. For 2025, this is OLR Report 2025-R-0066.

COMMITTEE ACTION

Government Oversight Committee

Joint Favorable

Yea 11 Nay 1 (05/15/2025)