

The Connecticut General Assembly

Legislative Commissioners' Office

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The attached conveyance questionnaire should be completed by the municipality, land trust or other entity that is seeking legislation for the conveyance of state land. The Connecticut General Assembly needs this information in order to draft the legislation and to review the requested conveyance.

Please return the completed questionnaire to:

Shannon McCarthy
Chief Legislative Attorney
Legislative Commissioners' Office
Legislative Office Building – Room 5500
Hartford, CT 06106

FAX: (860) 240-8414

E-MAIL: shannon.mccarthy@cga.ct.gov

E-mail is preferred, but if you have larger maps that don't scan well, you may choose to mail them to the address above.

If you have any questions, please e-mail or call Shannon McCarthy at (860) 240-8496.

CONNECTICUT GENERAL ASSEMBLY CONVEYANCE QUESTIONNAIRE

1. Please submit the following documents:

A. The best available legal map of the property.

* SEE ATTACHED - Map P-40A & 136

B. An appraisal of the value of the property. If an appraisal has not been prepared, please indicate the estimated value of the property and the methodology used to calculate such estimated value.

No Appraisal performed, Please see attached Assessor Property Card

2. Is this conveyance based upon prior legislation? For example, are you attempting to repeal or amend a prior conveyance or was this request drafted in a bill that was not passed by the legislature? If yes, please give the bill or special act number and year, if known.

No

3. Please answer the following questions:

A. What are the tax assessor's map, block and lot numbers for the property? If such numbers do not accurately describe the property, please provide a metes and bounds legal description of the property.

M/B/L: 116/021/009

B. What is the acreage of the property?

0.69 acres

C. Which state agency has custody and control of the property?

Department of Administrative Services

D. What costs, if any, would the state incur if the property were conveyed? (e.g. if the property abutted a highway and needed to be fenced off.)

None, Property is currently leased to the City of Torrington. Property used for recreational offices, recreational activities and voting center

- E. How much would the municipality or entity receiving the property agree to pay for it? (e.g. the administrative costs to the state of making the conveyance; a specific dollar amount; or fair market value)

\$1.00 Plus State Incurred Administrative Cost to Facilitate Transfer

- F. How will the municipality or entity receiving the property use it? (e.g. open space, recreational, housing, economic development)

*Please see Attached

- G. If the municipality or entity receiving the property has a specified use for the property, would it agree to a provision in the conveyance legislation that, if the property is not used for such purpose, it shall revert to the state?

Yes, but request the reverting clause sunset after a maximum of 25 years

- H. Has the municipality or entity asked the state agency that has custody of the property to convey the property to the town or entity (i.e. through an administrative rather than legislative process)?

No

- I. If the answer to question (H) is yes, please indicate the status of such administrative process and why legislation is needed.

- J. Has a title search of the property been conducted?

Yes, See Attached

- K. Are there any deed or other restrictions on the use of the property? If so, please specify.

No Deed Restrictions - Current Lease Section 4 does impose use restriction

- L. Please state the name of the municipality or entity that would receive the property.

City of Torrington

3. Please provide the name, address and phone and fax numbers of the person who completed this form.

Elinor Carbone, Mayor

140 Main St, Torrington CT 06790

Ph:860.489.2218. Fax: 860.489.2541 email:elinor_carbone@torringtonct.org

4. Please provide the name of the legislator(s) sponsoring this legislation.

Representative: Jay M. Case

Representative: Maria P. Horn

Representative: Michelle L. Cook

Senator: Kevin D. Witkos

State of Connecticut
GENERAL ASSEMBLY



GOVERNMENT ADMINISTRATION AND ELECTIONS COMMITTEE
LEGISLATIVE OFFICE BUILDING, ROOM 2200
HARTFORD, CT 06106-1591
TELEPHONE (860) 240-0480

Supplemental Conveyance Questionnaire

Parcel Identification: 153 South Main Street: M/B/L: 116/021/009 Assessor ID: 90031

Name of Person Completing Form: Elinor Carbone, Mayor

Name of Legislator(s) Sponsoring the Conveyance: *SEE ATTACHED

What is the current use of the property? *SEE ATTACHED

Is the site in an Aquifer Protection Area? Yes/No No

If yes, please provide mapping.

Is the site within a public water supply watershed? Yes/No No

If yes, please provide mapping.

Are springs, streams, watercourses, and/or wetlands on the property? Yes/No No

If yes, please provide mapping.

Is the site identified by the State Natural Diversity Data Base as being within an area containing endangered, threatened, special concern species and significant natural communities? Yes/No No

If yes, please provide reference information.

Estimate existing land coverage on the property by percentage (should add up to 100%):

Buildings: 47%

Other impervious cover (parking lots, roads, driveways, sidewalks): 16%

Developed open space (lawn, turf, playing field): 37%

Natural meadow, grassland, or agriculture: 0%

Forest: 0%

Water bodies, dams, levees: 0%

Other (including Low Impact Development, Green Infrastructure, and water resource rights-of-way that would need to be maintained by the future property owner): 0%

Are any of the buildings on the property on the National Register of Historic Places? Yes/No No
If yes, please explain.

Note: CT ECO GIS viewer provides useful information.

Connecticut General Assembly Conveyance Questionnaire

3(F) – City will continue the current uses of the Property: Recreational Department Offices, Recreational Programs, Special Events, Police Athletic League (PAL) youth programs, Offices of Civil Air Patrol and Voting Center, Warming Center/Cooling Center, Emergency Food Distribution, Disaster Recovery Center for Emergency Response Personnel: Proposed additional use Emergency Vaccination/Health Clinic (This use was approved for COVID-19)

Supplemental Conveyance Questionnaire

Name of Legislator(s) Sponsoring the Conveyance:

1. Representative: Jay M. Case
2. Representative: Maria P. Horn
3. Representative: Michelle L. Cook
4. Senator: Kevin D. Witkos

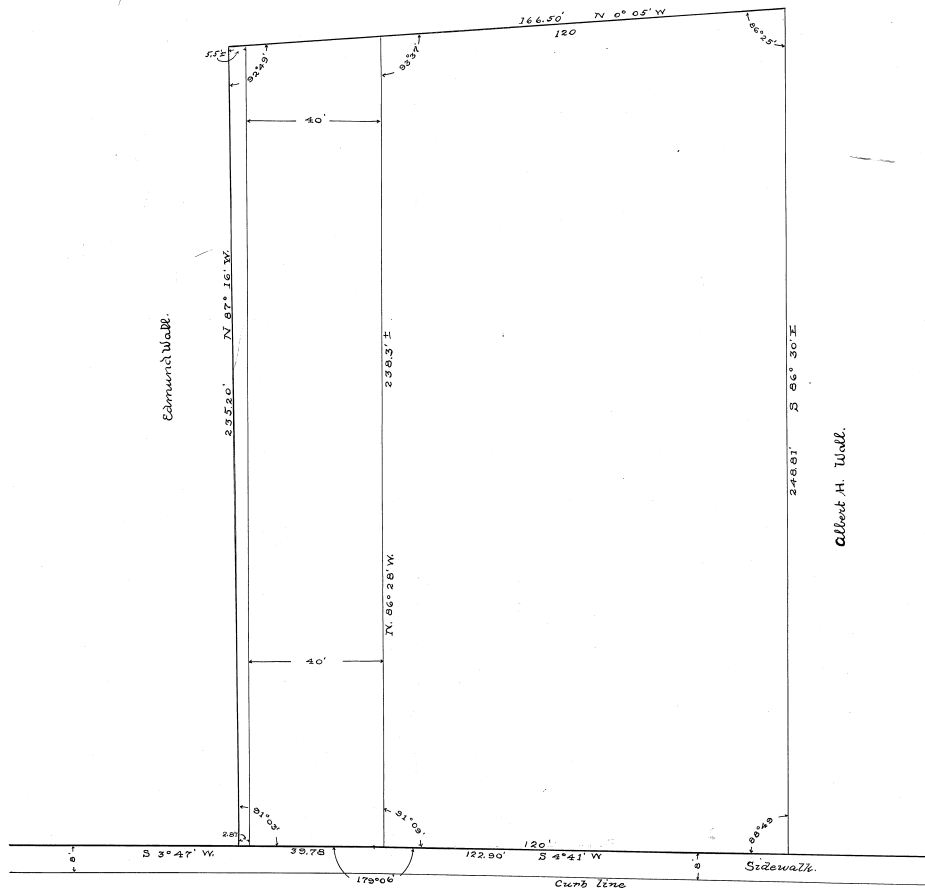
What is the current use of the property?

The current uses of the Property: Recreational Department Offices, Recreational Programs, Special Events, Police Athletic League (PAL) youth programs, Offices of Civil Air Patrol and Voting Center, Warming Center/Cooling Center, Emergency Food Distribution, Disaster Recovery Center for Emergency Response Personnel : Proposed additional use Emergency Vaccination/Health Clinic (This use was approved for COVID-19)

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Heir of Oliver Coe.



SOUTH MAIN STREET.

STATE ARMORY

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ENGINEERING DEPARTMENT	
TOARINGTON, CONN.	
SURVEYED BY	W.A.W.
DRAWN BY	W.A.W.
TRACED BY	H.G.B.
SCALE 1" = 20' DATE Nov 9, 09	
C. A. PATTERSON, C.E., CORO. ENR.	
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MEMO

TO: Ray Drew, Director of Public Works
FROM: Victor M. Muschell, Corporation Counsel
RE: Status of title, Torrington Armory
DATE: March, 17, 2022

On this 17th day of March, 2022 I searched the Torrington, Connecticut land records with regard to property known as the Torrington Armory, 153 South Main Street, Torrington, Connecticut. I find that the property is owned by the State of Connecticut by virtue of a Warranty deed dated November 16, 1909 from Frederick F. Fuessenich to the State of Connecticut, recorded on December 10th, 1909 in Volume 58 Page 621 of the Torrington Land Records.

On said date I continued to bring the title forward to the present time and find that the record title has not changed and the property known as the Torrington Armory, 153 South Main Street, is owned in fee simple by the State of Connecticut. See notes below:

1. The 1909 deed only transferred the land to the State of Connecticut. See copy of the Warranty deed attached.
2. The City has no record of when the building was built or by whom. It does have records of various repair efforts and of additions to the building.
3. The building has been referred to as the "Armory", the Torrington Armory "State Armory", "State Armory Conn Guard" "Civil Defense Office" but record title is and has always been in the name of the State of Connecticut.
4. There have been a number of recorded leases from the state to the City of Torrington, usually for five years. All recorded leases have expired. There is currently an unrecorded lease from the State as Lessor to the City as Lessee for use of the building which lease expires December 31, 2023.

To all People to whom these Presents shall come:—GREETING.

.621

Know Ye, That

I Frederick P. Fuessenich

of the town of Torrington,

County of Litchfield

and State of Connecticut,

for the

consideration of a valuable sum of money in

Dollars, received to my

full satisfaction of

The State of Connecticut, aforesaid

do give,

grant, bargain, sell and confirm unto the said the State of Connecticut the following described land situated in said Town of Torrington in the Borough of Torrington, and containing five eighths (5/8) of an acre more or less, bounded and described as follows to wit: Commencing on the Eastern line of public highway known as South Main Street, at the North Western corner of land of Albert H. Wall, and the South Westerly corner of land herein described: Thence running S. 86° 30' E. on northern line of land of said Wall two hundred and forty eight & 81/100 (248.81) feet, to land of the Trust Estate of Oliver P. Coe deceased: Thence running on the Western line of land of said Estate N. 0° 05' W. one hundred and twenty (120) feet: Thence running across land of this Grantor N. 86° 28' W. two hundred and thirty eight & 3/10 (238.3) feet to said public highway South Main Street: Thence running on Eastern line of said South Main Street S4° 41' W. one hundred and twenty (120) feet to place of beginning, and bounded Northerly by land of this Grantor: Easterly by land of the Trust Estate of Oliver P. Coe, deceased: South-erly by land of Albert H. Wall, and Westerly by said South Main Street. I also further convey to said Grantee a right of way and passway over and across my land of the uniform width of forty (40) feet, adjoining the northerly side of the above described land- The said Grantor reserves the use and occupancy of the buildings standing on the Northwesterly portion of said premises until April 1st 1910, with the privilege of removing the said buildings on or before May 1st 1910.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee its heirs and assigns forever, to its and their own proper use and behoof.
And also, the said Grantor do for my sel f my heirs, executors, and administrators, covenant with the said Grantee, its successors, heirs and assigns, that at and until the encasing of these Presents, I am well seized of the premises as a good indefeasible estate in fee simple, and have good right to bargain and sell the same in manner and form as is above written; and the same is free from all incumbrances whatsoever.

And furthermore, I the said Grantor do by these Presents bind my sel f and my heirs forever to warrant and defend the above granted and bargained premises to the said Grantee, its successors, heirs and assigns, against all claims and demands whatsoever.

In Witness Whereof, I have hereunto set my hand and seal, this 16th day of November in the year of our Lord Anno-Domini, 1909

Signed, sealed, and delivered in presence of

Mary B. Cogswell

Willard A. Roraback

Frederick P. Fuessenich

(Seal)
[L. S.]

STATE OF CONNECTICUT, ss.

County of Litchfield, County,

Torrington, November 16th

A. D. 1909

Personally appeared Frederick P. Fuessenich

signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed before me,

Willard A. Roraback

Justice of the Peace.

Received for Record, December 10th,

at 2.00 P.M.

1909 and recorded by William H. Glavin Town Clerk.

Unique ID: 90031

TORRINGTON2019

Card No: 1 of 1

Location:	153 S MAIN ST	Unit		Map/Block/Lot:	116/021/009	Date Printed	03/17/2022
911 Address		Zone	DD	Nbrhood	C2	Last Update	03/09/2022

Owner Of Record

STATE ARMORY CONN GUARD	Volume / Page	Date	Sales Type	Valid	Selling Price
153 S MAIN ST TORRINGTON, CT 06790	0058 0621			NO	0

Prior Owner History

Permit Number	Date	Cost	New Hse	Status	% Comp	CO Issued	Est Completion	Reason For Change
21-384 EL	Sep/17/2021	1,662	No		0	No	Sep/17/2021	MISC ELEC WORK
20-127 BP	Mar/30/2020	3,321	No	Closed	0	No	May/18/2020	REPL DOUBLE DOOR
19-628	Apr/11/2019	0	No		0	No	Apr/11/2019	WATER COOLER REPLACEMENT
18-168	Feb/12/2018	33,800	No	Closed	0	No	Feb/22/2018	CONVERT TO GAS HEAT & WATER HEATER- REM OILTANK
16-191	Feb/24/2016	5,000	No	Closed	100	No	Feb/24/2016	REPL WATER HEATER
15-2080	Nov/04/2015	87,400	No	Closed	100	No	Nov/13/2015	STRIP & REROOF
11-944	Jun/16/2011	56,360	No	Closed	100	No	Jul/07/2011	REPAIR & REPL FRONT CONC STAIRS
09-194	Feb/19/2009	2,500	No	Closed	100	No	Feb/20/2009	REPAIRING FIRE ESCAPES

State Item Codes

Census	3103	Tract	ON	Code	Quantity	Value	Code	Quantity	Value	Appraised Value	Without 490
Dev Map		Dev Lot		21	0.69	69,430				Total Land Value	99,188
Exempt	X			22	1.00	1,374,980				Total Building Value	1,964,259
Inspection Date	10/18/2011			25	3.00	6,670				Total Outbuilding Value	9,525
Inspector	JF									Total Market Value	2,072,972
Inspection Action											2,072,972

Acres

Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
Primary Site	0.69	0.00	115,000	1.25	0	99,188				
Total	0.69					99,188				

Assessment History (Prior Years As Of Oct 1)

490 Appraised Totals

Current	2021	2020	2019	2018	Acres	Value	Acres	Value
Land	69,430	69,430	69,430	69,430				
Building	1,374,980	1,374,980	1,374,980	1,345,500				
Outbuilding	6,670	6,670	6,670	6,670				
Total	1,451,080	1,451,080	1,451,080	1,418,580				

Tillable A	Pasture
Tillable B	Swamp/Ledge/Scrub
Tillable C	Farm/Woodland
Tillable D	Forest
Orchard	
Totals	

Comments

Apr/02/2019 19- CHG TO MUNICIPAL/EXEMPT- GS
 Oct/26/2011 11GL- REPLACED FRONT STEPS-JF
 Jun/24/2011 11 GL CHG ZONE FRM GB TO DD PER ZONING - DLP
 Aug/24/2009 09/ STRIP & RE-ROOF REPAIRS TO FIRE ESCAPES
 Oct/10/2008 1-TORRINGTON ARMORY 2-TORRINGTON PARKS & RECREATION REMOD 1991; TEMP TENT N/C CONCRETE CHAIR RAMP FOR 2003 06-1258 CHG S

TORRINGTON2019