

# The Connecticut General Assembly

## Legislative Commissioners' Office

Edwin J. Maley, Jr.  
*Commissioner*  
Leonard A. Fasano  
*Commissioner*

Nicholas Bombace  
*Director*



Legislative Office Building  
Suite 5500  
Hartford, Connecticut  
06106-1591  
(860) 240-8410  
fax (860) 240-8414  
e-mail: lco@cga.ct.gov

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.

*Please see attached Map indicating the portion of the property the Town is seeking to obtain. The overall lot is 7.22 acres, and the Town is seeking approximately 2.5 acres of wooded land.*

- 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.

*An appraisal for the portion of the property has not been conducted.*

**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.**

*N/A*

**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.

*The property is a portion of 1996 Highland Avenue MBL 4-31. Please see attached property card for the property.*

- B. What is the acreage of the property?

*The total acreage is 7.22 . There is an existing office and State Commuter parking lot on the property. Town is seeking to acquire approximately 2.5 acres of wooded property directly behind the Office of the Inspector General who has been notified and is in support of the Town's request.*

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

*The property is listed as being in the control of the State Police.*

- 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*

- 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)

*Reasonable transaction costs for conveyance.*

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

*The Town would combine this parcel with additional adjacent land recently acquired from the State for Economic Development purposes.*

- 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?

*The town is seeking to acquire for economic development purposes and would accept a provision allowing for it to revert to the State.*

- 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)?

*The Town has worked with its State Representative and had a meeting with the controlling State agency / department and received favorable responses with letters of support forthcoming.*

- I. If the answer to question (H) is yes, please indicate the status of such administrative process and why legislation is needed. If the answer to question (H) is no, please indicate why not.

*Legislation is needed per receipt of this package and direction from State Agency.*

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

*A title search has not been conducted by the Town of Cheshire.*

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

*The Town is unaware of any restriction on the use of the property.*

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

*The Town of Cheshire.*

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

*Andrew Martelli - Coordinator of Economic Development  
Town Hall - 84 South Main Street, Suite 221  
Cheshire, CT 06410  
Phone: 203-271-6679  
Andrew.Martelli@cheshirect.org*

- 5. Please provide the name of the legislator(s) sponsoring this legislation.**

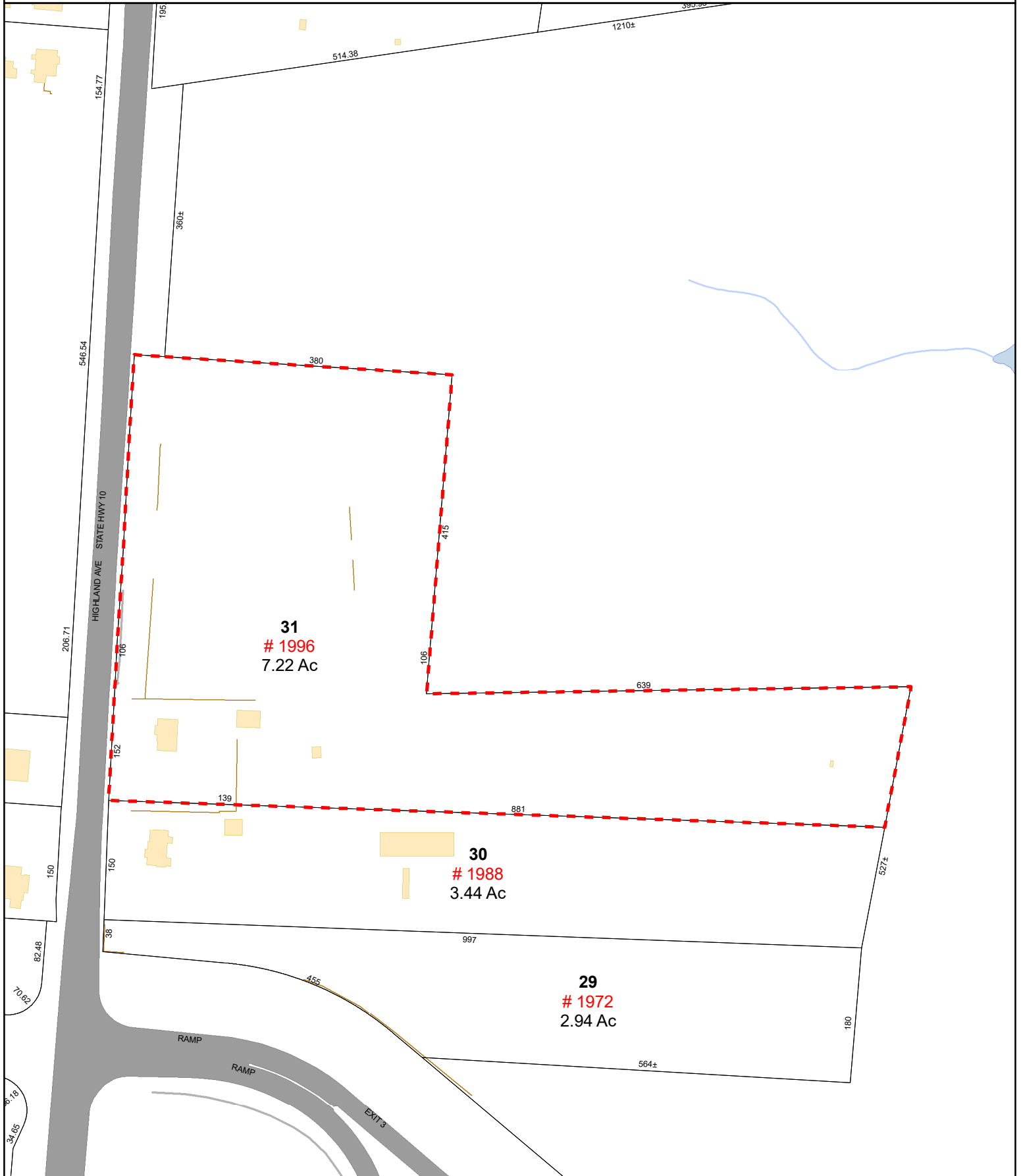
*Senator Rob Sampson*

# Town of Cheshire, Connecticut - Assessment Parcel Map

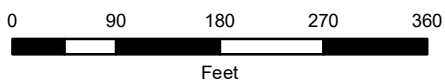


Parcel: 00005900

Location: 1996 HIGHLAND AVE



Approximate Scale: 1 inch = 167 feet



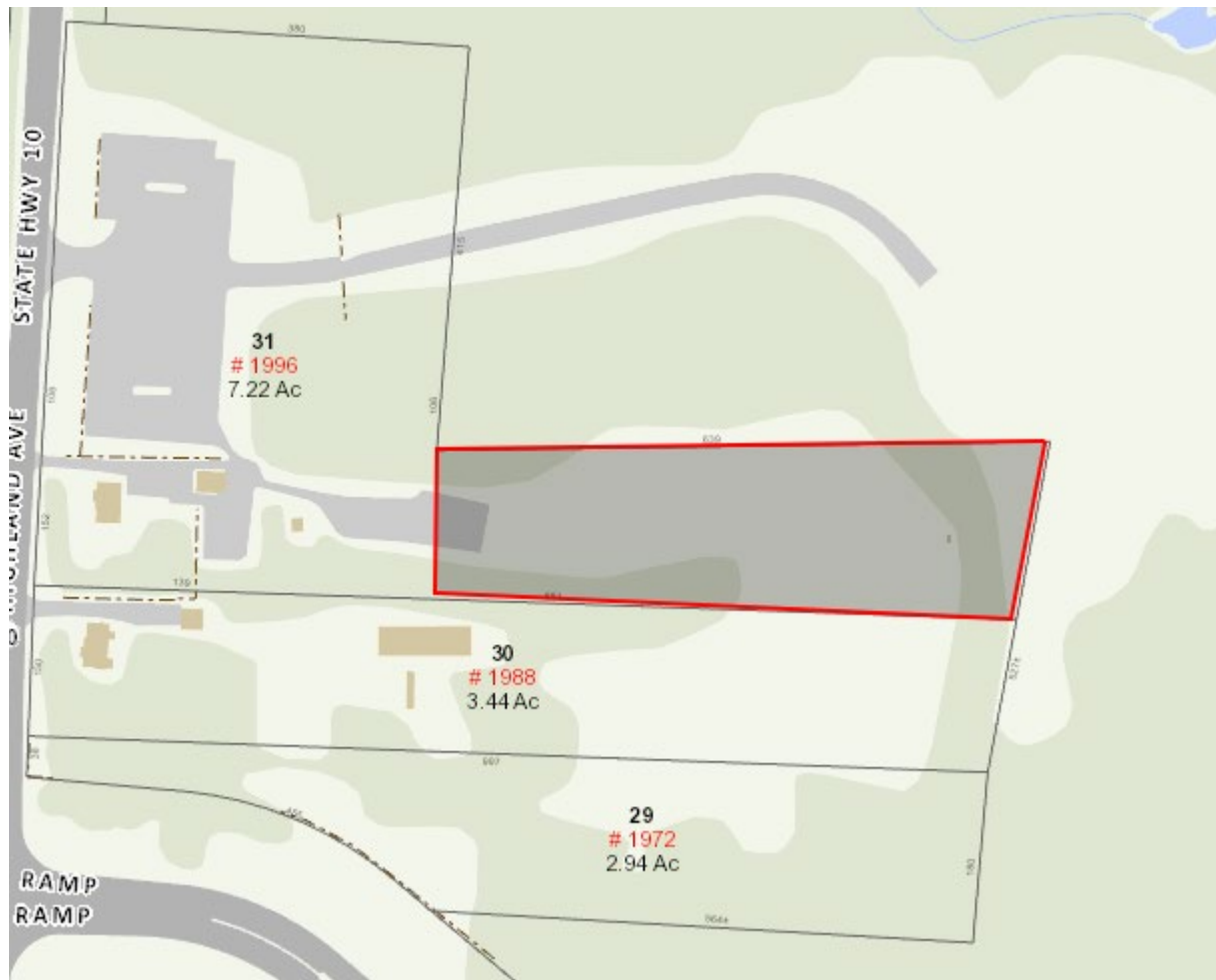
Map Produced: December 2022

Disclaimer: This map is for informational purposes only All information is subject to verification by any user. The Town of Cheshire and its mapping contractors assume no legal responsibility for the information contained herein.

Entire 7.22-acre site located at 1996 Highland Avenue.



Approximate 2.5 acre portion of 7.22 acre lot sought by Town for Conveyance





# Town of Cheshire, CT

## Property Listing Report

Map Block Lot

4 31

Building #

1

Unique Identifier

00005900

### Property Information

Property Location	1996 HIGHLAND AVE
Mailing Address	CHESHIRE CT 06410
Land Use	Office Building
Zoning Code	I-C
Neighborhood	IC-1

Owner	CONNECTICUT STATE OF
Co-Owner	
Book / Page	0187/0655
Land Class	Commercial
Census Tract	3431
Acreage	7.22

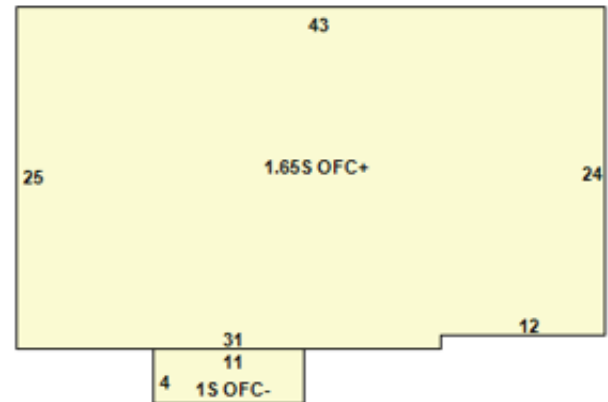
### Valuation Summary

(Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	111581	78110
Outbuildings	150556	105390
Land	540345	378240
Total	802482	561740

### Utility Information

Electric	No
Gas	No
Sewer	No
Public Water	No
Well	No



### Primary Construction Details

Year Built	1945
Building Desc.	Commercial
Building Style	
Stories	1.65
Exterior Walls	Vinyl
Exterior Walls 2	
Interior Walls	Drywall
Interior Walls 2	
Interior Floors 1	Carpet
Interior Floors 2	

Heating Fuel	Oil
Heating Type	FHA
AC Type	Central
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	NA
Kitchen Style	
Occupancy	0

Building Use	Office Building
Building Condition	Very Good/Good
Frame Type	Low Cost
Fireplaces	0
Bsmt Gar	0
Fin Bsmt Area	
Fin Bsmt Quality	
Building Grade	15
Roof Style	Gable
Roof Cover	Asphalt

Report Created On

3/2/2023



# Town of Cheshire, CT

Property Listing Report

Map Block Lot

4 31

Building #

1

Unique Identifier

00005900

## Detached Outbuildings

Type	Description	Area (sq ft)	Condition	Year Built
Garage	Frame	651	Average	1945
Paving	Paving	7500	Good	1945
Paving	Paving	280000	Average	1980

## Attached Extra Features

Type	Description	Area (sq ft)	Condition	Year Built

## Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
-----------------	------------	-----------	------------