

# 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](mailto: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. **A compilation map was created by Ct DOT. This is a portion of Ct Route 151. See CT DOT Survey Map.**
- 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. **Ct DOT conducted an appraisal, but it was based on the “value added to the abutting property” versus the actual value of the land standing alone. See Ct DOT Appraisal Letter.**

**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. **There are no assessor’s tax map and lot number for a portion of the state highway land. See Compilation Plan prepared for by CT DOT.**
- B. What is the acreage of the property? **.94 +/- acres or 40,837 +/- square feet per the plan.**
- C. Which state agency has custody and control of the property? **Ct Department of Transportation**
- 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.) **Only administrative and mapping cost.**

- 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) **Administrative and Compilation Map Plan cost - \$3500**
- F. How will the municipality or entity receiving the property use it? (e.g. open space, recreational, housing, economic development) **This property would be combined with the abutting property to create a permanent farmers market owned and operated by the East Haddam Agriculture Commission. See Curtin Intent Letter.**
- 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**
- 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)? **Yes, but only verbally and was told there is no town discount.**
- 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. **The Town feels the appraisal process derived is not what would occur in a fair market setting. A parcel of land with a drainage swale running the full length of the property and containing wetlands would not appraise at \$18,000. The appraisal also does not account for the thousands of dollars it will cost to pipe the drainage swale to make the property accessible. The land should have reverted back to the abutting property owner back in the 1940's when the State straighten out the road.**
- J. Has a title search of the property been conducted? **No**
- K. Are there any deed or other restrictions on the use of the property? If so, please specify. **None**
- L. Please state the name of the municipality or entity that would receive the property.  
**Town of East Haddam**

4. **Please provide the name, address and phone and fax numbers of the person who completed this form. James Ventres, Land Use Administrator, 860-873-5031, 860-873-1565**

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

**Representative Irene Haines – 34<sup>th</sup> District**

**Senator Norman Needleman – 33<sup>rd</sup> District**