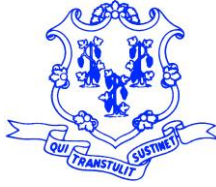


# The Connecticut General Assembly

## 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.

See attached.

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.

The property is valued at \$846,700 according to mass appraisal data from the Tax Assessor for the grand list year 10/1/21.

**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.**

Yes, the Town is seeking to amend Special Act 21-36 to add "community, non-profit charitable services" to the list of permitted uses for the property.

**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 identified as 488 Tunxis Hill Road and listed on Map 42, Block #243. The attached quit claim deed includes a metes and bounds description.

B. What is the acreage of the property?

The property is comprised of 0.2902 acres.

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

The Town of Fairfield owns the subject property, but is seeking to amend the Special Act to allow for use of the property by a community, non-profit charitable organization.

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. The Town of Fairfield presently owns the subject property.

- 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)

Not Applicable. The Town of Fairfield presently owns the subject property.

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

The Town of Fairfield intends to lease the property at no cost to a community, non-profit organization so that it can continue to provide services to those struggling with homelessness and food insecurity.

- 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 modify the existing reversion clause to allow use of the property by a community, non-profit organization.

- 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 of Fairfield owns the subject property, and is seeking to modify or eliminate the reversion clause to allow for redevelopment of the subject property.

- 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 of Fairfield owns the subject property, and is seeking to modify a Special Act to enable use of the property by a community, non-profit organization.

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

A title search will be conducted

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

Not Applicable

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

Not Applicable. The Town of Fairfield already owns the subject parcel.

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

Mark S. Barnhart, Director of Community & Economic Development  
Town of Fairfield, Old Town Hall, 611 Old Post Road  
P: (203) 256-3120 C: (203) 767-2854 F: (203) 256-3129  
mbarnhart@fairfieldct.org

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

Senator Tony Hwang (28th)  
Representative Jennifer Leeper (132nd)  
Representative Cristin McCarthy Vahey (133rd)  
Representative Sarah Keitt (134th)

014364

No Conveyance Tax collected

*Margaret A. Lutz*  
Town Clerk of Fairfield

## QUIT-CLAIM DEED

## STATUTORY FORM

KNOW YE, that the State of Connecticut, acting herein by Denise L. Nappier, Treasurer of the State of Connecticut, under authority granted by Section 23(c) of Special Act No. 01-6 of the General Assembly of the State of Connecticut, approved July 6, 2001, pursuant to the provisions of Section 23(a) of Special Act No. 01-6 of the General Assembly of the State of Connecticut, and with the approval of the State Properties Review Board of the State of Connecticut, for consideration paid (\$1,000.00), Grants to the Town of Fairfield, a Municipal corporation existing under the laws of the State of Connecticut, and having its territorial limits within the County of Fairfield and State of Connecticut, with QUIT-CLAIM COVENANTS,

That certain parcel of land, with the building thereon, situated in the Town of Fairfield, County of Fairfield and State of Connecticut located on the northerly side of Black Rock Turnpike, Route 58, Tunxis Hill Road, containing 0.2902 of an acre, more or less, bounded and described as follows:

SOUTHERLY - by Black Rock Turnpike, Route 58, Tunxis Hill Road, 108.46 feet;  
WESTERLY - by land now or formerly of Leonora Vincentini, et al, 112.01 feet;  
NORTHERLY - by hereinwith described parcel of land, 108 feet;  
EASTERLY - by land now or formerly of Victoria Suelly, 120.43 feet.

The above-described premises are conveyed subject to such rights and easements as may appear of record, and to any state of facts which an inspection of the premises may show.

The above-described premises are conveyed subject to any and all provisions of any ordinance, municipal regulation, or public or private law.

The parties hereto understand and agree in accordance with Section 23(b) of Special Act 01-6 that the above-described premises are conveyed with the special limitation that the Town of Fairfield shall use said parcel for a public works garage. If, in the case of the above-described parcel, the Town of Fairfield does not use said parcel for said purposes, does not retain ownership of all of said parcel, or leases all or any portion of said parcel, the parcel shall revert to the State of Connecticut and this deed shall become null and void.

For a more particular description of the above-described premises, reference is made to a map on file in the Fairfield Town Clerk's Office, entitled: "TOWN OF FAIRFIELD PLAN SHOWING LAND TO BE ACQUIRED FROM THE MOSSOP TRUCKING CO. BY THE STATE OF CONNECTICUT BLACK ROCK TURNPIKE, ROUTE NO. 58. (TUNXIS HILL ROAD) SCALE 1" = 10' APR. 1946 WILLIAM J. COX HIGHWAY COMMISSIONER". TOWN NO. 50, PROJECT NO. MISC, SERIAL NO. 177, SHEET 1 OF 1.

Signed this 22<sup>nd</sup> day of August, A.D. 2001.

Witnessed by:

Shirley Williams  
Shirley Williams

State of Connecticut

Nannette Scudiero  
NANNETTE Scudiero

By Denise L. Nappier (L.S.)  
Denise L. Nappier  
Treasurer  
Duly Authorized

STATE OF CONNECTICUT )  
COUNTY OF HARTFORD ) ss: Hartford



The foregoing Instrument was acknowledged before me this 22<sup>nd</sup> day of August, A.D. 2001, by Denise L. Nappier, Treasurer of the State of Connecticut.

My Commission Expires 4/30/02

Marianne M. Dziedzic  
Notary Public  
Marianne M. Dziedzic

This conveyance is made with the approval of the undersigned in conformity with Section 23(c) of Special Act 01-6 of the General Assembly of the State of Connecticut, dated July 6, 2001.

State Properties Review Board

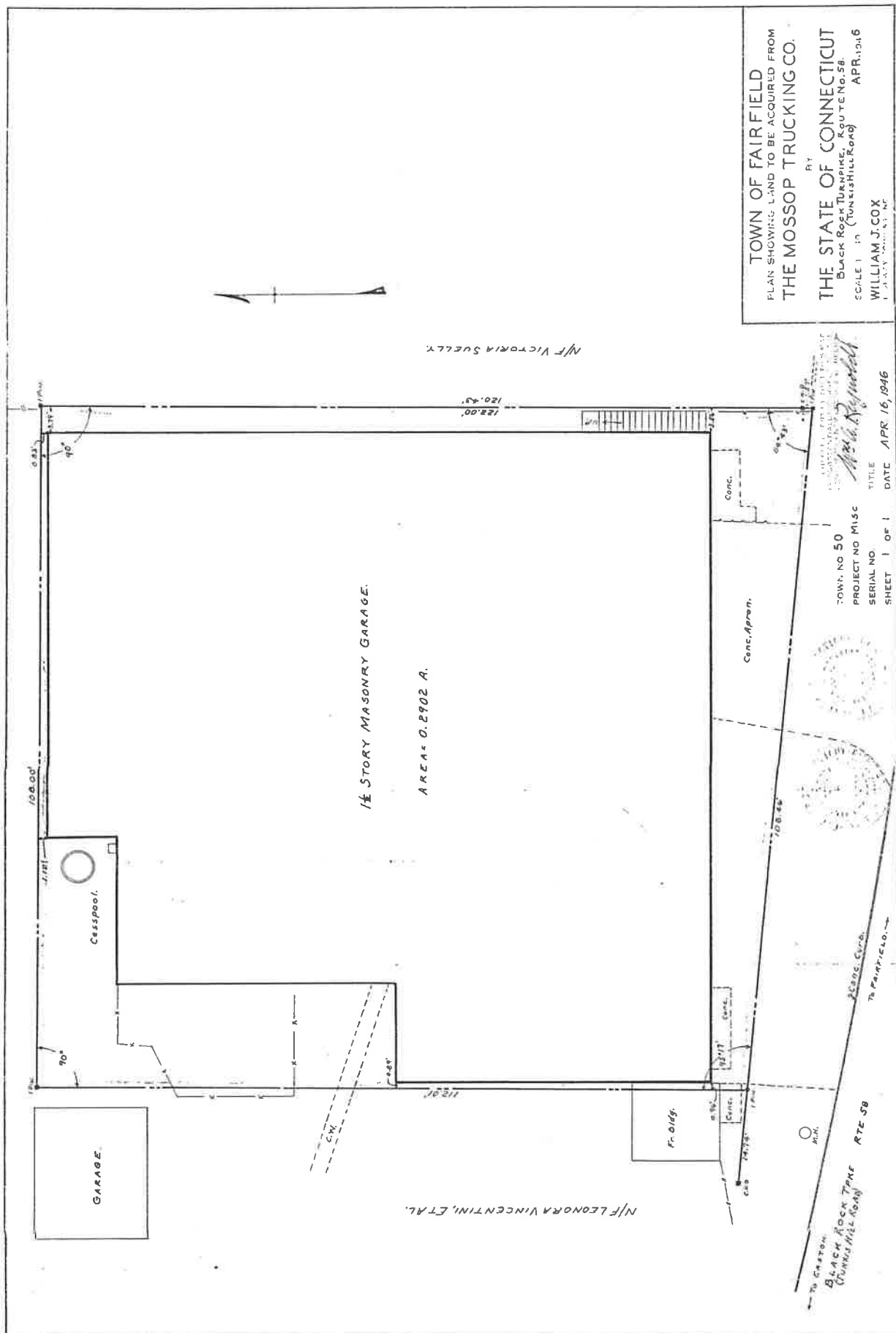
By Frederick D. Baller 9/6/01  
(Date)

APPROVED AS TO FORM:

Will B. R. K.  
Assoc Attorney General

Date: 9/18/01

Received for Record DEC - 7 2001 at 10:05 A.M. Attest Margaret M. J.  
Town Clerk



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

*Must be completed and submitted with the [Conveyance Request Form](#).*

Parcel Identification: 488 Tunxis Hill Road, Fairfield. See Map 42, Block #243

Name of Person Completing Form: Mark S. Barnhart, Director of Community & Economic Development

Name of Legislator(s) Sponsoring the Conveyance: Senator Hwang, Reps. McCarthy Vahey, Leeper and Keitt

What is the current use of the property? municipal garage

Is the site in an Aquifer Protection Area? Yes/No  
If yes, please provide mapping.

Is the site within a public water supply watershed? Yes/No  
If yes, please provide mapping.

Are springs, streams, watercourses, and/or wetlands on the property? Yes/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 If yes, please provide reference information.

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

Buildings: 78%

Other impervious cover (parking lots, roads, driveways, sidewalks): 12%

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

Natural meadow, grassland, or agriculture:

Forest:

Water bodies, dams, levees:

Other (including Low Impact Development, Green Infrastructure, and water resource rights-of-way that would need to be maintained by the future property owner): Not Applicable

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

*Note: [CT ECO](#) provides useful information.*