

***AN ACT CONCERNING THE CONVEYANCE OF PARCEL OF STATE LAND TO THE
NEW HAVEN PORT AUTHORITY***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Special Act No. 19-3 is repealed and the following is substituted in lieu thereof (Effective from passage):

- (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the New Haven Port Authority that certain parcel of land located in the city of New Haven at a cost equal to the fair market value of the property, as determined by the average of the appraisers of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance.
- (b) Said parcel has an area of approximately .83 acre and is described as all that certain piece or parcel of land, located in the City of New Haven, County of New Haven and State of Connecticut, being shown and designated as **PARCEL A RELEASE AREA = 3,349.2 +/- m² (36,050 +/- SQ. FT.)** on that certain map entitled, **“COMPILATION PLAN, TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO NEW HAVEN PORT AUTHORITY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, RECONSTRUCTION OF I-95 OVER WEST RIVER NEW HAVEN-WEST HAVEN”**, Scale 1:500, dated July 2021, revised 7/26/21 and 3/1/23, prepared by Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction Town No. 92, Project No. 92-522, Serial No. 14A.
- (c) The State Properties Review Board shall complete its review of the conveyance of said parcels of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deeds or instruments necessary for a conveyance under this section, which deeds or instruments shall include provisions to carry out the purposes of subsection (b) of this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Approved [_____]

**CONNECTICUT GENERAL ASSEMBLY
CONVEYANCE QUESTIONNAIRE
Parcels ~~3A~~ and 7**

Revised March 29, 2023

1. Please submit the following documents:

A. The best available legal map of the property.

(a) RESPONSE: See map entitled “COMPILATION PLAN, TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO NEW HAVEN PORT AUTHORITY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, RECONSTRUCTION OF I-95 OVER WEST RIVER NEW HAVEN-WEST HAVEN”, Scale 1:500, dated July 2021, revised 7/26/21 and 3/1/23, prepared by Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction Town No. 92, Project No. 92-522, Serial No. 14A. (Behind Tab 1)

~~“New Haven East Shore Properties I-95 New Haven Harbor Crossing Improvement Program, Rev. November 5, 2015. See also Existing Conditions Plan dated July 8, 2021 and Compilation Plan for Reconstruction of I-95 over West River – New Haven – West Haven 5/17. (Behind Tab 1). We understand that the Department of Transportation (“DOT”) will be preparing Compilation Plans for Parcels 3 and 7.~~

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.

RESPONSE: The DOT had an appraisal performed ~~of Parcel 3 on~~ on May 15, 2017, which indicated that the fair market value of the property at that time was \$205,000. When the DOT condemned the property in 2019, the amount of damages paid into court was \$205,000. This sum should be adjusted to reflect the fact that a small piece of land in East Shore Parkway will not be conveyed to the New Haven Port Authority, as was included in the condemnation. ~~We are unaware of any appraisal of Parcel 7.~~

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.

RESPONSE: Yes, Special Act 19-3 ~~pertaining to Parcel 3~~ will be repealed.

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.

RESPONSE: Certain documents reference M/B/L 078/0954/00900 as the map, block and lot for Parcel ~~3A~~, but it is difficult to tell from the Assessor’s map if this map/block/lot accurately describes Parcel ~~3A~~. We have a metes and bounds legal description of Parcel ~~3A~~ but it includes

the small piece of East Shore Parkway, which is not being conveyed to the Port Authority. ~~We do not know what the M/B/L is for Parcel 7.~~

B. What is the acreage of the property?

RESPONSE: Approximately 0.83 acres ~~(Parcel 3)~~. We do not know the acreage of Parcel 7.

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

RESPONSE: DOT.

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.)

RESPONSE: DOT will need to remove its waste containment bays ~~from Parcel 3~~ and relocate the gate to Parcels 2 and 3A. DOT may also need to remove fencing, milling, posts, and a trailer, ~~from Parcel 3. A gravel pile, a grit chamber and other DOT property on Parcel 7 will need to be removed as well.~~

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)

RESPONSE: Fair market value.

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

RESPONSE: To support multimodal movement of freight transiting the Port of New Haven.

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?

RESPONSE: No, because the New Haven Port Authority will be paying fair market value for the propertyies.

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)?

RESPONSE: No.

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.

RESPONSE: There is no administrative process for the conveyance of the ~~P~~parcels to the New Haven Port Authority.

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

RESPONSE: DOT performed a title search ~~of Parcel 3~~ on April 4, 2017. We have not seen a copy of the title search. ~~We do not know if there is a title search for Parcel 7.~~

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

RESPONSE: (a) Easement for existing utilities in favor of the State of Connecticut (mentioned on the map but location is not clearly plotted on the map); and (b) Easement for sewer lateral reserved in favor of State of Connecticut. DOT wishes to retain a drainage easement on Parcel 3.

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

RESPONSE: New Haven Port Authority.

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

RESPONSE: Sally Kruse, Executive Director
New Haven Port Authority
P.O. Box 8716
New Haven, CT 06531
(203) 946-6778 (P)
Email: portauthority@newhavenct.gov

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

RESPONSE: Alphonse Paolillo, Jr.

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: Parcel ~~3~~ A and ~~Parcel 7~~.

Name of Person Completing Form: Sally Kruse, Executive Director, New Haven Port Authority

Name of Legislator(s) Sponsoring the Conveyance: Alphonse Paolillo, Jr.

What is the current use of the property? Waste storage.

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:

Other impervious cover (parking lots, roads, driveways, sidewalks): 100%

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): None.

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.

**CONNECTICUT GENERAL ASSEMBLY
CONVEYANCE QUESTIONNAIRE
Parcel A**

Revised March 29, 2023

1. Please submit the following documents:

A. The best available legal map of the property.

- (a) **RESPONSE:** See map entitled "COMPILATION PLAN, TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO NEW HAVEN PORT AUTHORITY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, RECONSTRUCTION OF I-95 OVER WEST RIVER NEW HAVEN-WEST HAVEN", Scale 1:500, dated July 2021, revised 7/26/21 and 3/1/23, prepared by Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction Town No. 92, Project No. 92-522, Serial No. 14A. (Behind Tab 1)
“

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.

RESPONSE: The DOT had an appraisal performed on May 15, 2017, which indicated that the fair market value of the property at that time was \$205,000. When the DOT condemned the property in 2019, the amount of damages paid into court was \$205,000. This sum should be adjusted to reflect the fact that a small piece of land in East Shore Parkway will not be conveyed to the New Haven Port Authority, as was included in the condemnation.

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.

RESPONSE: Yes, Special Act 19-3 will be repealed.

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.

RESPONSE: Certain documents reference M/B/L 078/0954/00900 as the map, block and lot for Parcel A, but it is difficult to tell from the Assessor's map if this map/block/lot accurately describes Parcel A. We have a metes and bounds legal description of Parcel A but it includes the small piece of East Shore Parkway, which is not being conveyed to the Port Authority.

B. What is the acreage of the property?

RESPONSE: Approximately 0.83 acres.

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

RESPONSE: DOT.

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.)

RESPONSE: DOT will need to remove its waste containment bays and relocate the gate to Parcels 2 and A. DOT may also need to remove fencing, milling, posts, and a trailer.

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)

RESPONSE: Fair market value.

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

RESPONSE: To support multimodal movement of freight transiting the Port of New Haven.

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?

RESPONSE: No, because the New Haven Port Authority will be paying fair market value for the property.

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)?

RESPONSE: No.

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.

RESPONSE: There is no administrative process for the conveyance of the parcel to the New Haven Port Authority.

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

RESPONSE: DOT performed a title search on April 4, 2017. We have not seen a copy of the title search.

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

RESPONSE: (a) Easement for existing utilities in favor of the State of Connecticut (mentioned on the map but location is not clearly plotted on the map); and (b) Easement for sewer lateral reserved in favor of State of Connecticut.

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

RESPONSE: New Haven Port Authority.

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

RESPONSE: Sally Kruse, Executive Director
New Haven Port Authority
P.O. Box 8716
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(203) 946-6778 (P)
Email: portauthority@newhavenct.gov

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

RESPONSE: Alphonse Paolillo, Jr.

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: Parcel A

Name of Person Completing Form: Sally Kruse, Executive Director, New Haven Port Authority

Name of Legislator(s) Sponsoring the Conveyance: Alphonse Paolillo, Jr.

What is the current use of the property? Waste storage.

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:

Other impervious cover (parking lots, roads, driveways, sidewalks): 100%

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): None.

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.

TAB 1



E 292250

PARCEL B RELEASE AREA = 777.9±m² (8,373±SQ.FT.)

EASEMENT FOR EXISTING UTILITIES
RESERVED IN FAVOR OF STATE OF
CONNECTICUT (D.O.T.) OR ITS ASSIGNS

EASEMENT FOR SEWER LATERAL
RESERVED IN FAVOR OF STATE OF
CONNECTICUT (D.O.T.) OR ITS ASSIGNS
EASEMENT AREA = 6.7±m² (22±SQ.FT.)

PRESENT STILES STREET BASE LINE
P.C. STA. 50+179.292
N 70°08'4.05"
E 292169.516

PRESENT WATERFRONT CONNECTOR
WC-1 BASE LINE CURVE DATA
Δ = 42° 02' 30.00"
R = 180.000m (590.55')
L = 132.078m (433.33')
T = 69.171m (226.94')

PRESENT WATERFRONT CONNECTOR
BASE LINE PT STA. 80+109.923
N 201°06' 01.8"
E 292165.535

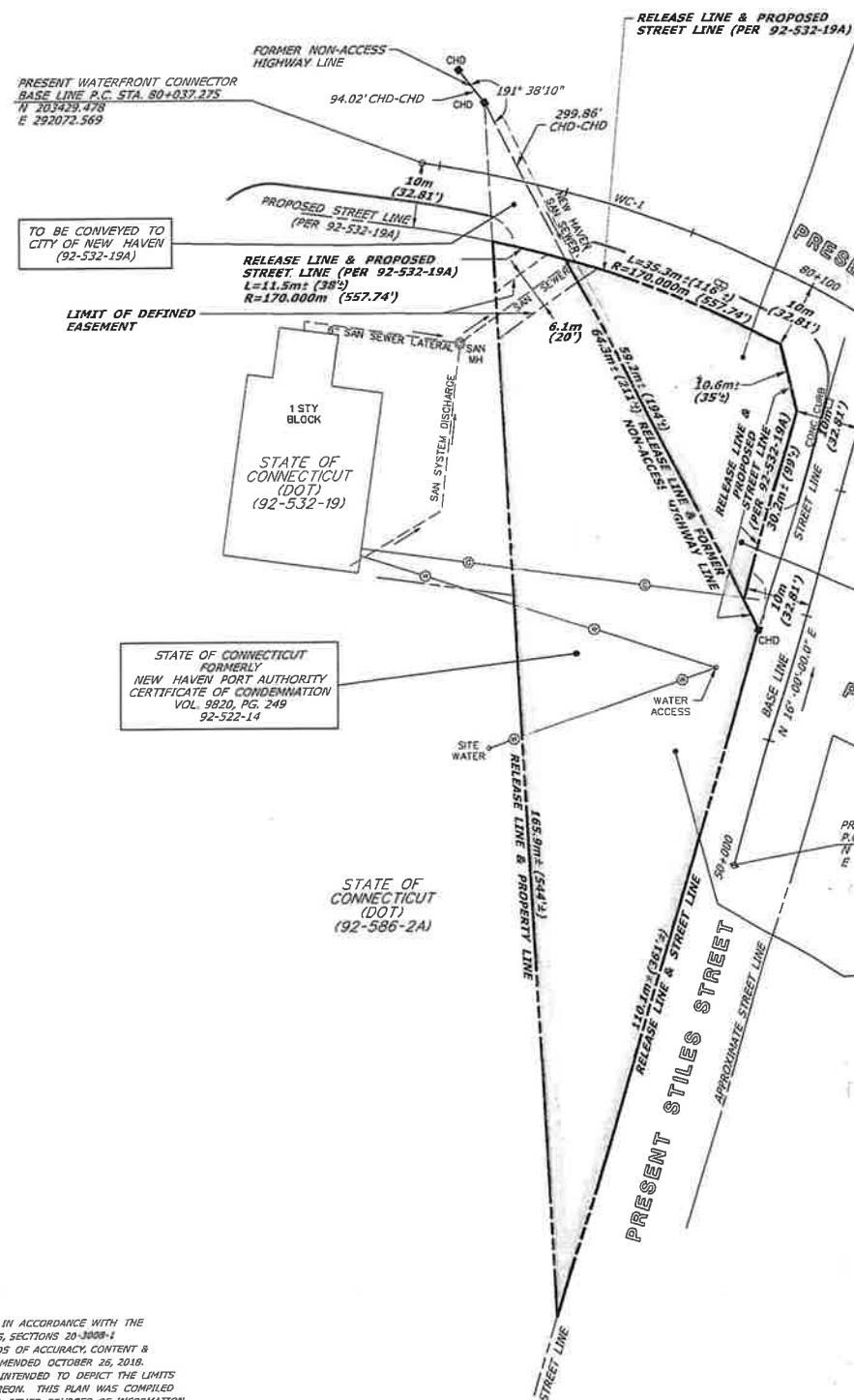
STATE OF CONNECTICUT
FORMERLY
CITY OF NEW HAVEN
CERTIFICATE OF CONDEMNATION
VOL. 1653, PG. 383
92-43-50

PRESENT ALBIA STREET
P.O.B. STA. 50+000.000
N 203°22'1.031"
E 292119.302

PARCEL A RELEASE AREA = 3,349.2±m² (36,050±SQ.FT.)

EASEMENT FOR EXISTING UTILITIES
RESERVED IN FAVOR OF STATE OF
CONNECTICUT (D.O.T.) OR ITS ASSIGNS

EASEMENT FOR SEWER LATERAL
RESERVED IN FAVOR OF STATE OF
CONNECTICUT (D.O.T.) OR ITS ASSIGNS
EASEMENT AREA = 79.5±m² (261±SQ.FT.)



- REFERENCES:
1. GENERAL LOCATION SURVEY PROVIDED BY L-C ASSOCIATES, PROJECT NO. 92-532, CADD FILES: 0920532202.GRN & 0920532202.GRN
 2. CONNDOT CONSTRUCTION PROJECT NO. 92-532 ENTITLED "NEW HAVEN HARBOR CROSSING CORRIDOR IMPROVEMENTS CONTRACT B"
 3. CONNDOT RIGHT OF WAY MAP NO. 92-04, SHEET 7 OF 9, DATED JUNE 1, 1970
 4. CONNDOT BRC FILE 92-532-39
 5. CONNDOT BRC FILE 92-43-50
 6. CONNDOT BRC FILE 92-532-39C
 7. CONNDOT BRC FILE 92-586-2A
 8. CONNDOT BRC FILE 92-532-14
 9. CONNDOT BRC FILE 92-532-19A
 10. CT BCO 2019 ORTHO IMAGERY TILE NO. 955655-SE
 11. UTILITIES REFERENCED HEREON COMPILED FROM SKETCH PROVIDED BY TRC COMPANIES

- NOTES:
1. THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS," AS AMENDED OCTOBER 26, 2018. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF THE PROPERTY TRANSACTION AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
 2. THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEY/MAPPING DATA AS REFERENCED. UNLESS OTHERWISE NOTED, THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.

DRAWN BY WAD/DF
DATE 06/2021
CHECKED BY KJC
DATE 06/2021

File: C:\Users\velde\OneDrive\State of Connecticut\DOT Central Surveys - Documents\From X Drive\Z V8.CT\DOT_NON_PROJECTS\Survey\Release\050_099\SV_CS_092_0522_0014\WADgn



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DATE	REVISION	REQ. BY
7/26/21	REVISE RELEASE AREA	AM
3/1/23	REVISE RELEASE AREA	AM

VOID WITHOUT LINE SIGNATURE AND EMBOSSED SEAL
TOWN NO. 92
PROJECT NO. 92-522
SERIAL NO. 14A
SHEET 1 OF 1 DATE

COMPILATION PLAN

TOWN OF NEW HAVEN
MAP SHOWING LAND RELEASED TO
NEW HAVEN PORT AUTHORITY

BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
RECONSTRUCTION OF I-95 OVER WEST RIVER
NEW HAVEN-WEST HAVEN

SCALE 1: 500

SCOTT A. HILL, P.E.
CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION

JULY 2021