

# The Connecticut General Assembly

## Legislative Commissioners' Office

Edwin J. Maley, Jr.  
*Commissioner*  
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*Director*



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Hartford, Connecticut  
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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 survey.](#)

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 has been prepared. Estimated value is \\$35,000 based on the limited use that can be made of the property.](#)

**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.

[MBL 27-3-153-35; however, the area to be conveyed is just ~2.7 acres in the southwest corner of the entire 47.77 acre parcel.](#)

B. What is the acreage of the property?

[Approximately 2.7 acres are proposed to be conveyed.](#)

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

[Department of Energy and Environmental Protection](#)

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.)

[Potential costs include those for a title search, final survey, property description, and appraisals.](#)

- 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)

Fair market value as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance.

- F. How will the municipality or entity receiving the property use it? (e.g. open space, recreational, housing, economic development)  
There would be no change to the existing use, which is access drives and accessory structures.
- 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?

N/A as there is no proposed change in the existing use.

- 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

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

CT DEEP staff indicated that the Department did not have the legal authority to convey the land without legislation.

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

Unknown

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

Unknown

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

Meriden Homestead II LLC

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

John P. Casey, Esq. (jcasey@rc.com)  
Robinson & Cole LLP  
280 Trumbull Street  
Hartford, CT 06355  
P: 860-275-8359  
F: 860-275-8299

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

Sen. Jan Hochadel; Rep. Michael D. Quinn; Rep. Jack Fazzino; Rep. Hilda E. Santiago

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: MBL 27-3-153-35; however, the area to be conveyed is just ~2.7 acres in the southwest corner of the entire 47.77 acre parcel.

Name of Person Completing Form: John P. Casey, Esq. (jcasey@rc.com | 860-275-8359)

Name of Legislator(s) Sponsoring the Conveyance: Sen. Jan Hochadel; Rep. Michael D. Quinn;  
Rep. Jack Fazzino; Rep. Hilda E. Santiago

What is the current use of the property? Access drives and accessory structures

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: 2.4%

Other impervious cover (parking lots, roads, driveways, sidewalks): 25% (includes gravel drives)

Developed open space (lawn, turf, playing field): 0%

Natural meadow, grassland, or agriculture: 0%

Forest: 72.6%

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): None - N/A

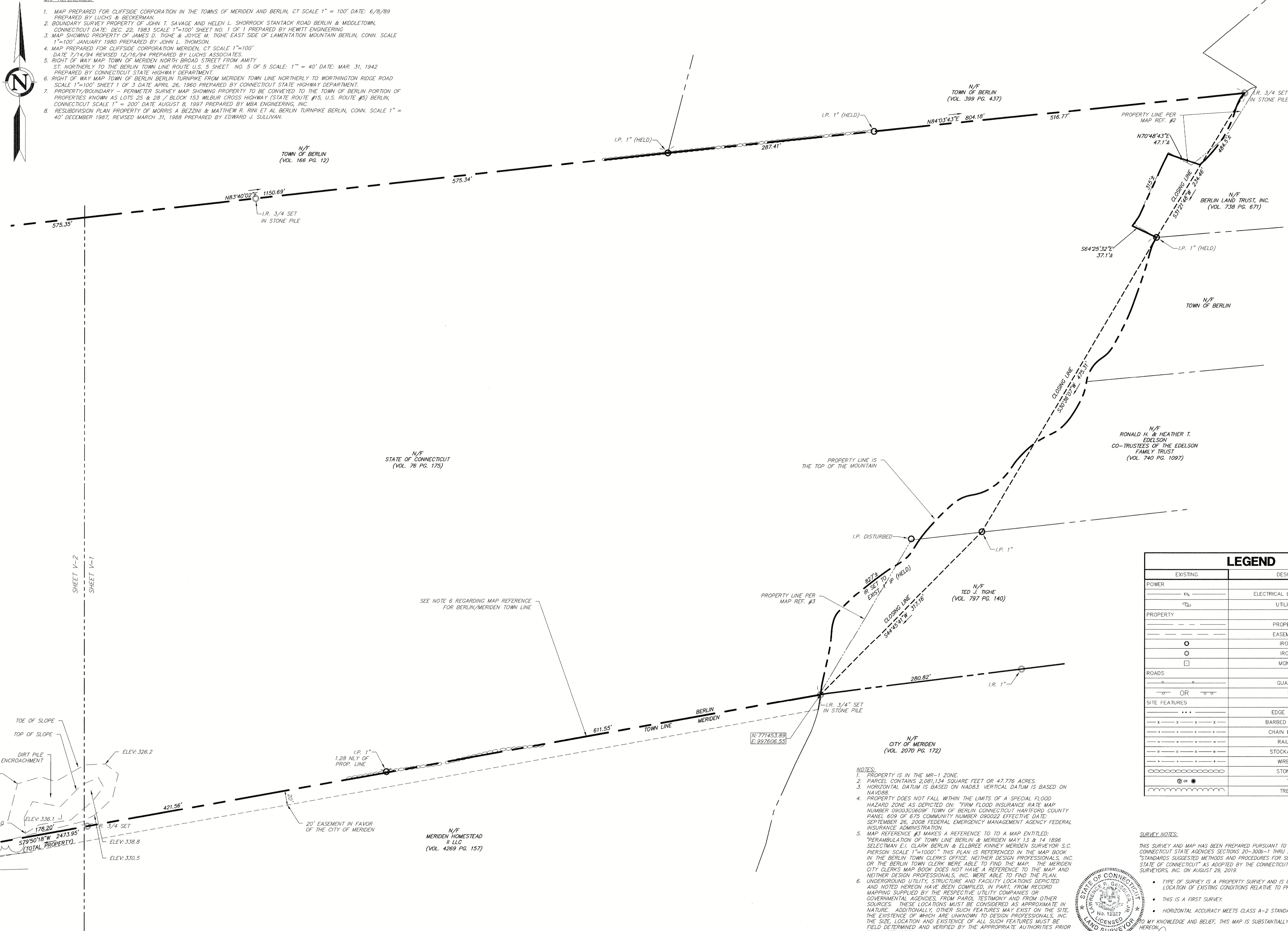
Are any of the buildings on the property on the National Register of Historic Places? ~~Yes~~/No  
If yes, please explain.

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



MAP REFERENCES:

1. MAP PREPARED FOR CLIFFSIDE CORPORATION IN THE TOWNS OF MERIDEN AND BERLIN, CT SCALE 1" = 100' DATE: 6/8/89 PREPARED BY LUCHS & BECKERMAN.
2. BOUNDARY SURVEY PROPERTY OF JOHN T. SAVAGE AND HELEN L. SHORROCK STANTACK ROAD BERLIN & MIDDLETOWN, CONNECTICUT DATE: DEC. 22, 1983 SCALE 1"=100' SHEET NO. 1 OF 1 PREPARED BY HEWITT ENGINEERING
3. MAP SHOWING PROPERTY OF JAMES D. TIGHE & JOYCE M. TIGHE EAST SIDE OF LAMENTATION MOUNTAIN BERLIN, CONN. SCALE 1"=100' JANUARY 1980 PREPARED BY JOHN L. THOMSON.
4. MAP PREPARED FOR CLIFFSIDE CORPORATION, MERIDEN, CT SCALE 1"=100' DATE: 7/14/94 REVISED 12/16/94 PREPARED BY LUCHS ASSOCIATES.
5. RIGHT OF WAY MAP TOWN OF MERIDEN NORTH BROAD STREET FROM AMITY ST. NORTHERLY TO THE BERLIN TOWN LINE ROUTE U.S. 5 SHEET NO. 5 OF 5 SCALE: 1" = 40' DATE: MAR. 31, 1942 PREPARED BY CONNECTICUT STATE HIGHWAY DEPARTMENT.
6. RIGHT OF WAY MAP TOWN OF BERLIN BERLIN TURNPIKE FROM MERIDEN TOWN LINE NORTHERLY TO WORTHINGTON RIDGE ROAD SCALE 1"=100' SHEET 1 OF 3 DATE APRIL 26, 1960 PREPARED BY CONNECTICUT STATE HIGHWAY DEPARTMENT.
7. PROPERTY/BOUNDARY - PERIMETER SURVEY MAP SHOWING PROPERTY TO BE CONVEYED TO THE TOWN OF BERLIN PORTION OF PROPERTIES KNOWN AS LOTS 25 & 28 / BLOCK 153 WILBUR CROSS HIGHWAY (STATE ROUTE #15, U.S. ROUTE #5) BERLIN, CONNECTICUT SCALE 1" = 200' DATE AUGUST 8, 1997 PREPARED BY MBA ENGINEERING, INC.
8. RESUBDIVISION PLAN PROPERTY OF MORRIS A. BEZZINI & MATTHEW R. RINI ET AL BERLIN TURNPIKE BERLIN, CONN. SCALE 1" = 40' DECEMBER 1987, REVISED MARCH 31, 1988 PREPARED BY EDWARD J. SULLIVAN.



LEGEND	
EXISTING	DESCRIPTION
POWER	
	ELECTRICAL LINES, OVERHEAD
	UTILITY POLE
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	
	GUARD RAIL
	SIGN
SITE FEATURES	
	EDGE OF WATER
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
	STOCKADE FENCE
	WIRE FENCE
	STONE WALL
	TREE
	TREE LINE

- NOTES:
1. PROPERTY IS IN THE MR-1 ZONE.
  2. PARCEL CONTAINS 2,081,134 SQUARE FEET OR 47.776 ACRES.
  3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD83.
  4. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0609P" TOWN OF BERLIN, CONNECTICUT HARTFORD COUNTY PANEL 609 OF 675 COMMUNITY NUMBER 090022 EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
  5. MAP REFERENCE #3 MAKES A REFERENCE TO A MAP ENTITLED: "PERAMBULATION OF TOWN LINE BERLIN & MERIDEN MAY 13 & 14 1896 SELECTMAN E.I. CLARK BERLIN & ELLBREE KINNEY MERIDEN SURVEYOR S.C. PIERSON SCALE 1"=1000'" THIS PLAN IS REFERENCED IN THE MAP BOOK IN THE BERLIN TOWN CLERKS OFFICE. NEITHER DESIGN PROFESSIONALS, INC. OR THE BERLIN TOWN CLERK WERE ABLE TO FIND THE MAP. THE MERIDEN CITY CLERKS MAP BOOK DOES NOT HAVE A REFERENCE TO THE MAP AND NEITHER DESIGN PROFESSIONALS, INC. WERE ABLE TO FIND THE PLAN.
  6. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
  7. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

- TYPE OF SURVEY IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS A FIRST SURVEY.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS.

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

LAWRENCE R. GEISSLER, JR., L.S.

12327

LIC. NO.

PROPERTY SURVEY

V-2

NO

DATE

REVISIONS

BY

STATE OF CONNECTICUT, DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION, LAMENTATION MOUNTAIN STATE PARK SCENIC RESERVE, STATE ROUTE 15 - BERLIN, CONNECTICUT

PREPARED FOR DEEP Land Acquisition & Property Management 6th Floor 79 Elm Street Hartford, CT

DESIGNED BY: BDC/MHA  
CHECKED BY: BDC

DATE: 09/08/23  
DESIGNER: BT  
DRAWN BY: BDC/MHA

PROJECT NO: 5672

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