

# The Connecticut General Assembly

## Legislative Commissioners' Office

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*Commissioner*

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*Director*



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(860) 240-8410  
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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.

*Please see the attached 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 an estimated value.

*The Town of Somers re-evaluated properties and land in Somers in October 2020. They assessed the 121 acres of open land at 264 Bilton Rd at \$505,000.00. Dividing the 121 into \$505,000.00 gives us roughly \$4,200.00 per acre. We are asking for a 3-acre parcel, which equates to a value of \$12,600.00.*

**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.

*The tax assessor's info is as follows - Map 10 Lot 2 is the Map and Lot for the whole piece. Once it is subdivided, it will become Map 10 Lot 10A*

B. What is the acreage of the property?

*The total open space is 121 acres. We are asking for a 3-acre parcel.*

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

*The Department of Corrections has custody and control of the property.*

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.)

*The state will not incur any costs.*

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)

*The Town of Somers will pay for all administrative costs and a land survey if needed.*

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

*The Town of Somers will use the space for public safety. We will install a radio tower to enhance our radio operations in the area. Our two-way radios are ineffective inside the prison facilities due to concrete and metal construction interference. A radio tower at the proposed site will eliminate most of those issues and give us better overall radio coverage in that area of town.*

- 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 of Somers agrees to allow the parcel to revert back to the state if it is not used for public safety.*

- 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 Somers contacted David McCluskey from the Department of Corrections. We apprised him of our desire, and he suggested we make this request through the conveyance bill procedure.*

- 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.

*N/A*

- 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.

*To the best of our knowledge, there are no deed or other restrictions on the use of this property.*

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

*The Town of Somers*

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

*Todd Rolland, Director of Land Use & Public Works, Deputy Director of Emergency Management & Tree Warden.*

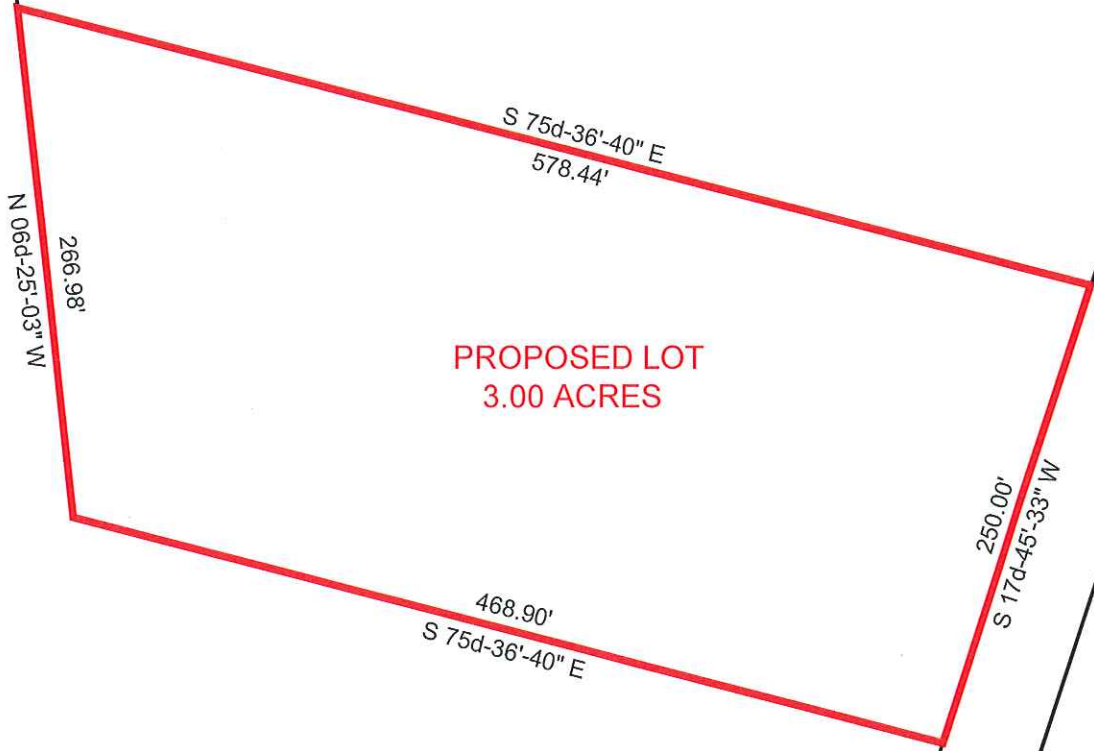
*Town of Somers, 600 Main Street, Somers, CT 06071, (860)763-8238 - Office  
[trolland@somersct.gov](mailto:trolland@somersct.gov)*

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

*Senator John Kissel*

BUSHNELL  
#166 BILTON BOAD

N/F  
BUSHNELL  
#166 BILTON BOAD



PROPOSED LOT  
3.00 ACRES

N/F  
STATE OF CONNECTICUT  
#264 BILTON ROAD

ON ROAD

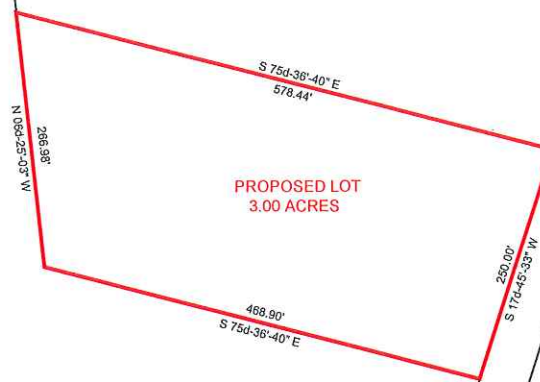








N/F  
STATE OF CONNECTICUT  
#264 BILTON ROAD



N/F  
STATE OF CONNECTICUT  
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N/F  
BUSHNELL  
#166 BILTON BOAD

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BUSHNELL  
#166 BILTON BOAD

BILTON ROAD

BILTON ROAD