

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

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.

"RELEASE AREA = 3.15± ACRES" on a certain Compilation Plan prepared by the State of Connecticut Department of Transportation Town of Wilton. Map showing land to be conveyed to _____ by State of Connecticut Department of Transportation Danbury Road U.S. Route 7 Scale 1" = 40' Date: October 2019 Mark D. Rolfe, P.E. Chief Engineer, Bureau of Engineering and Construction

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 Connecticut DOT has obtained appraisals and Hoffman seeks to purchase at the appraised value of the land.

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.

HB 6684, 2021

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.

Please refer to map above.

B. What is the acreage of the property?

3.15 acres ±

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

Connecticut 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.)

None

- 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 of the land as determined by Connecticut Department of Transportation.

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

Economic development in the form of a landscaping business with more than 100 employees.

- 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 entity respectfully declines such a provision.

- 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 entity is unaware of an available administrative process and seeks approval through the legislative process.

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

See above.

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

In process.

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

Preliminary research has indicated no relevant restrictions.

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

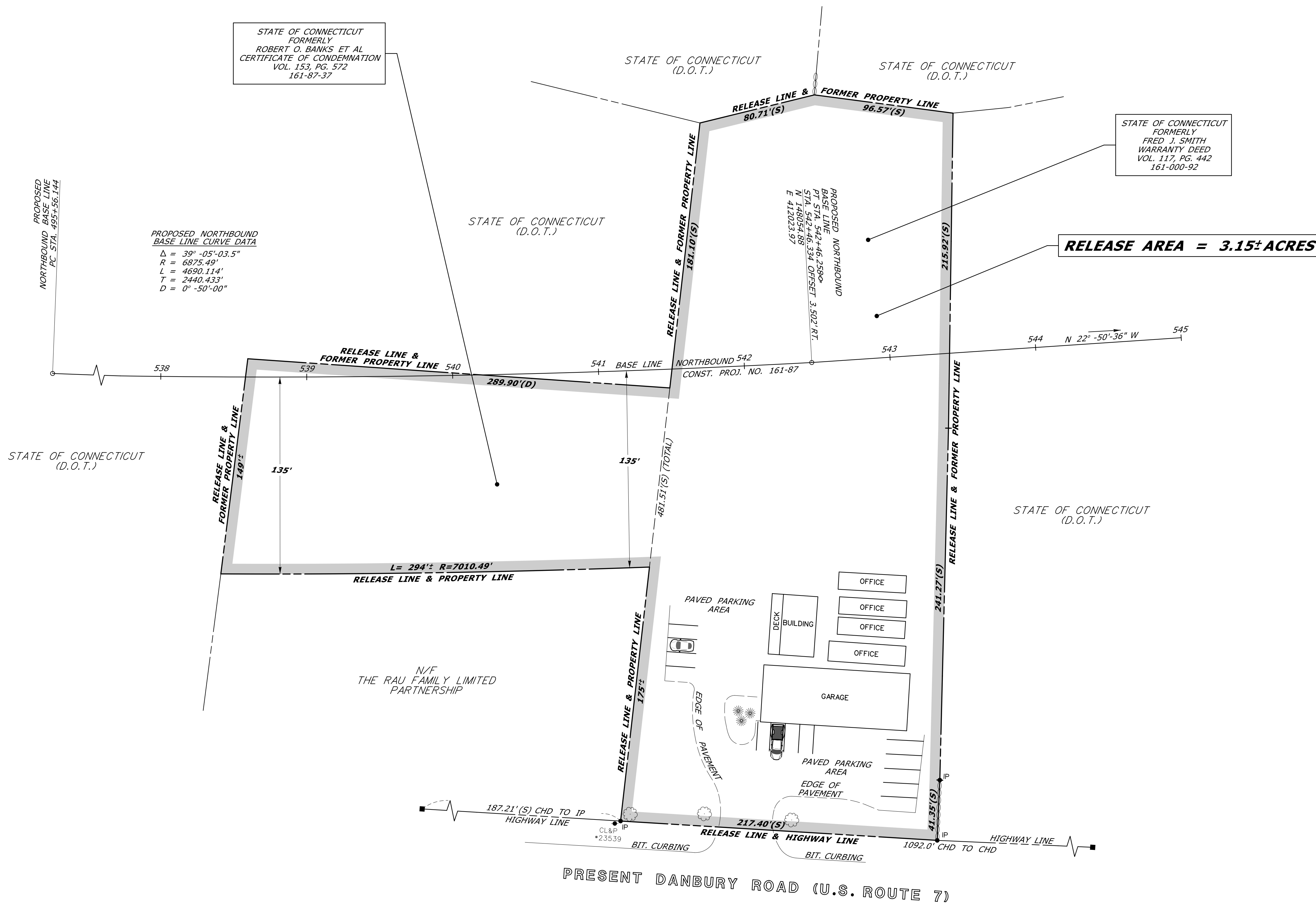
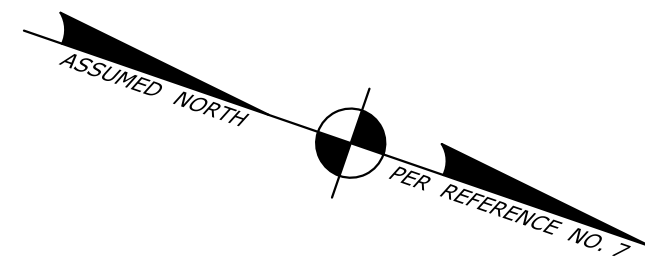
Hoffman Properties, LLC

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

Ward J. Mazzucco, Esq.
Chipman Mazzucco Emerson LLC
44 Old Ridgebury Road, Suite 320
Danbury, CT 06810
Phone: 203-744-1929 ext. 25
Fax: 203-744-5371
Email: wjm@danburylaw.com

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

Senator Catherine Cecilia Maher



REFERENCES:

1. CONNDOT R.O.W. MAP 547-A, SHEET 2, DATED: MARCH 31, 1943, REVISED: DECEMBER 2, 1970
2. CONNDOT B.R.C. FILE 161-87-2
3. CONNDOT B.R.C. FILE 161-87-37
4. CONNDOT CONSTRUCTION PROJECT 161-87, SHEETS 35 & 38, DATED: 1973
5. MAP ENTITLED "MAP PREPARED FOR FRED SMITH WILTON, CONNECTICUT", PREPARED BY PAUL F. ROSSKAMP, SCALE: 1"=50', DATED: DEC. 4, 1953
6. MAP ENTITLED "SITE PLAN - EXISTING CONDITIONS & USE HOFFMAN LANDSCAPES, 647 DANBURY ROAD WILTON, CONNECTICUT 06897", MAP PREPARED BY HOFFMAN LANDSCAPES, LANDSCAPE ARCHITECTURE & SITE PLANNING, SCALE: 1"=20', DATED: 4/13/11
7. MAP ENTITLED "DATA ACCUMULATION PLAN PREPARED FOR HOFFMAN LANDSCAPES, WILTON, CONNECTICUT", PREPARED BY RYAN AND FAULDS, LLC LAND SURVEYORS, SCALE: 1"=20', DATED: JULY 14, 1997

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	LAL
DATE	10/30/19
CHECKED BY	TJB
DATE	10/30/19

File: X:\Z_V8_CTDOT_NON_PROJECTS\Survey\Release\60_169\SV_CS_161_0000_092RMA.dgn

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

SCALE IN FEET		
40	0	40 80
DATE	REVISION	REQ. BY

VOID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL
TOWN NO. 161
PROJECT NO. 000
SERIAL NO. 92A
SHEET 1 OF 1
DATE
TITLE
MANAGER - SURVEY OPERATIONS
CHRISTINE E. AUBREY, P.L.S.
PLS #18823

COMPILATION PLAN

TOWN OF WILTON
MAP SHOWING LAND RELEASED TO

BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
DANBURY ROAD (U.S. ROUTE 7)

SCALE 1" = 40'
MARK D. ROLFE, P.E.
OCTOBER 2019
CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION