

The Connecticut General Assembly

Legislative Commissioners' Office

Edwin J. Maley, Jr.
Commissioner
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Commissioner

Nicholas Bombace
Director



Legislative Office Building
Suite 5500
Hartford, Connecticut
06106-1591
(860) 240-8410
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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.

State Property on Camp Road, Woodstock Valley CT

Map Attached NECOG (Northeast Connecticut Council of Governance Map) Attachment #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.

Broker Opinion of Value from Gorman & York is attached (Attachment #2).

The estimated value is \$277,996.53.

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.

Record Attached. Attachment #2, Attachment #3 & Attachment #4 - Lot number 7272/35/09

B. What is the acreage of the property?

19.3 acres

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.)

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)

The YMCA is willing to pay for any administrative costs to the state for making the conveyance.

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

The property will be used for Seasonal recreation and camp related activities.

- 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?

Yes

- 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)?

No – only a land swap was discussed with DEEP, which DEEP was unable to accommodate.

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

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.

None that we are aware of.

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

YMCA of Metropolitan Hartford, Inc., for the benefit of YMCA Camp Woodstock.

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

Anthony Gronski, 42 Camp Road, Woodstock Valley CT 06282.

Office Number: 860-974-1336

Cell Phone: 860-990-2143

Fax Number: 860-974-0754

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

Representative Patrick Boyd, District 50

Representative Kurt Vail, District 52

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:

State Property on Camp Road Attachment. Attachment #1 NECOG MAP

Name of Person Completing Form:

Anthony Gronski, Executive Director, YMCA Camp Woodstock

Name of Legislator(s) Sponsoring the Conveyance:

Representative Patrick Boyd, District 50

Representative Kurt Vail, District 52

What is the current use of the property?

State Forest Land

Is the site in an Aquifer Protection Area? Yes/No

If yes, please provide mapping.

No

Is the site within a public water supply watershed? Yes/No

If yes, please provide mapping.

No

Are springs, streams, watercourses, and/or wetlands on the property? Yes/No

If yes, please provide mapping.

Yes - Map of wetlands included as Attachment #5

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.

Unknown

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

Buildings: 0%

Other impervious cover (parking lots, roads, driveways, sidewalks): 0%

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

Natural meadow, grassland, or agriculture: 0%

Forest: 95%

Water bodies, dams, levees: 5%

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

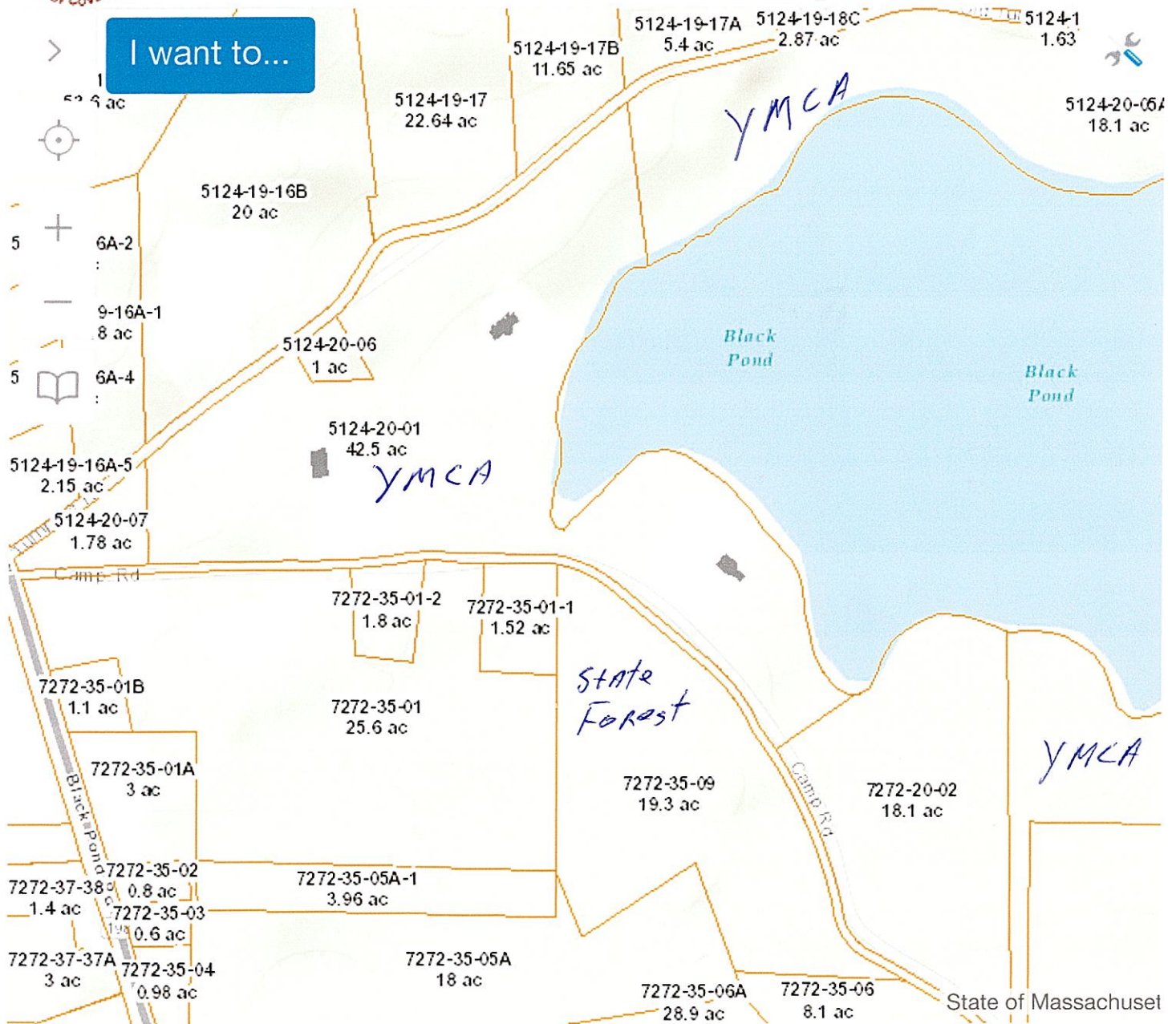
Are any of the buildings on the property on the National Register of Historic Places? Yes/No
If yes, please explain.

No structures on site.

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



neccog

 ashford brooklyn cant
 Search...
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Att. #1

Camp Woodstock

BOV – Parcel 7272-35-09

YMCA of Greater Hartford

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Land Sale Comparisons

BOV – Land Parcel

YMCA of Greater Hartford

GOMAN+YORK

Land Sale Comparisons



855 Hartford Pike, Killingly, CT

- Acres: 5.2
- Sale Price: \$90,000
- Price Per Acre: \$17,307.69
- Raw Land
- Across the street from residences



63 Rock Ave, Killingly, CT

- Acres: 14.8
- Sale Price: \$325,000
- Price Per Acre: \$21,959.46
- Raw Land
- Proximity to Community College

Land Sale Comparisons



38 Walker Rd, Wales, MA

- Acres: 48.42
- Sale Price: \$750,000
- Price Per Acre: \$15,362.56
- Former Camp Site
- 2 Cabins



1382 Turkey St, Hardwick, MA

- Acres: 51.22
- Sale Price: \$750,000
- Price Per Acre: \$14,642.72
- No proximity to a commercial node
- Low residential density



Packerville Rd, Plainfield, CT

- Acres: 6.98
- Sale Price: \$79,900
- Price Per Acre: \$11,446.99
- Raw Land
- Proximity to Industrial and Commercial node

An aerial photograph of a lake surrounded by dense forest. In the foreground, there are several buildings and a parking lot. A large orange cross is overlaid on the right side of the image.

Methodology

BOV – Land Parcel

YMCA of Greater Hartford

GOMAN+YORK

Methodology

Goman+York utilized industry software to analyze the sale of comparable land parcels to determine a valuation for the State Forest parcel abutting the YMCA parcel to the southeast along Camp Rd.

Multiple factors were considered in determining the comparable properties for the subject parcel. Key considerations included location, size, and parcel characteristics, with all sales analyzed having occurred within the past two years to ensure an accurate reflection of the current market dynamics.

Goman+York's analysis primarily centered on land sales within the northeast portion of the Hartford submarket, the northern Norwich market, as well as south-central and southeastern portions of Massachusetts located directly across the border with Connecticut. Sales ranging between 3 and 55 acres were selected from within these areas to cover a diverse range of sizes, including both larger and smaller parcels comparable to the subject parcel, thus ensuring precision in the valuation process.

To extract the 10 most comparable sales, Goman+York assessed each sales comparison's level of residential density and proximity to commercial nodes in the surrounding area. Sales that closely aligned with the subject parcel's characteristics were then selected for further consideration.

Recognizing the subject parcel's status as a state-owned forest with restrictive zoning, which inherently limits its potential value, Goman+York excluded the highest and lowest comparable properties from consideration, as well as removing any properties whose values were inflated due to location from the valuation of Price per Acre.

Following the refinement process, the list was narrowed down to 5 comparable properties. Goman+York then constructed a graph illustrating the comparable properties based on their size in acreage and Price per Acreage, including a trendline to determine how Price per acre is affected by changes in acreage. Subsequently, the equation of the trendline was applied to the subject property's 19.3 acres, resulting in the valuation of the price per acre. However, upon considering past land sales with no potential for development and drawing upon industry knowledge, it became evident that the valuation derived from the trendline may overstate the actual market value, which typically hovers around \$12,500 per acre. To address this discrepancy, Goman+York calculated the average between the sale comparison trendline and the typical market value, arriving at a final valuation that aligns more closely with the subject parcel conditions.

Through this methodology, Goman+York attempted to provide a thorough and precise assessment of the valuation of the State Forest parcel on the southern side of Camp Rd.

An aerial photograph of a lake surrounded by dense forest. In the foreground, there are several buildings, including a large one with a chimney, and a parking area with two vehicles. A large orange cross is overlaid on the right side of the image.

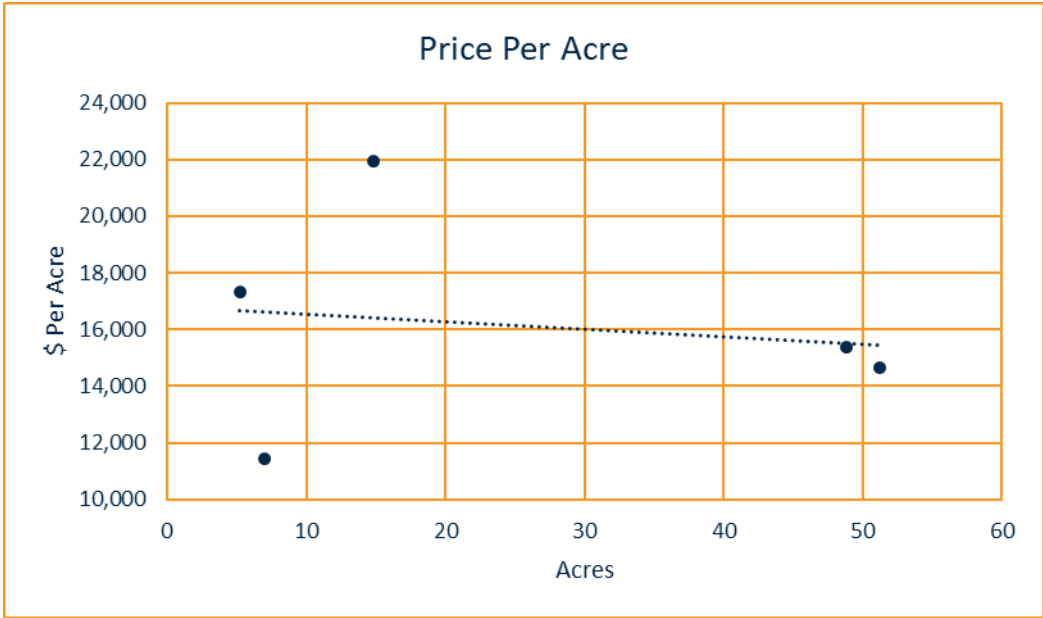
Valuation Estimate

BOV – Land Parcel

YMCA of Greater Hartford

GOMAN+YORK

Valuation Estimate



Valuation from Trendline		
Acres	\$ Per Acre	Total Estimate
19.3	\$ 16,307.93	\$ 314,743.05

Final Valuation Estimate		
Acres	\$ Per Acre	Total Estimate
19.3	\$ 14,403.97	\$ 277,996.53

Goman+York applied the subject parcel 7272-35-09 of 19.3 acres, situated south of Camp Rd, to the trendline equation derived from the land sale comparisons. The outcome yielded a value per acre of \$16,307.93, resulting in a total estimated valuation of \$314,743.05.

However, considering the typical value per acre of \$12,500 for similar parcels lacking development potential, Goman+York discounted the valuation accordingly. By averaging the derived value and the typical value, an adjusted cost of **\$14,403.97 per acre** was applied to the 19.3 acres, resulting in a final valuation of **\$277,996.53**.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of August in the year of our Lord nineteen hundred and forty-four.

Signed, Sealed and Delivered

in the presence of

Sarah H. Foster
Cecelia L. LaRose

Oxford Forestry Company
Roger B. Chaffee (Seal)
Ira G. Ellis (Seal)
Trustees

State of Massachusetts)
County of Worcester) ss.

Oxford, August 21, A. D., 1944

Personally Appeared Roger B. Chaffee and Ira G. Ellis, known by me to be Trustees of Oxford Forestry Company Signers and Sealers of the foregoing Instrument, and acknowledged the same to be their free act and deed, before me

(Seal)

J. Gordon Durning, Notary Public.

Received for Record September 26, 1944 at 1:55 P.M.

Recorded by

[Signature]
Town Clerk.

WARRANTY DEED (Trustees of the Quinebaug Forestry Company to The State of Connecticut)

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That we, C. Gregory Wells, Jr., George B. Wells, John M. Wells, and A. Turner Wells, all of the town of Southbridge, in Worcester County, State of Massachusetts, individually and as trustees of the Quinebaug Forestry Company, an agreement and declaration of trust, dated June 17, 1921, for the consideration of One Dollar and other valuable considerations, received to our full satisfaction of the State of Connecticut, do give, grant, bargain, sell and confirm unto the said State of Connecticut, its successors and assigns forever, all of those certain pieces or parcels of land, situated in the town of Woodstock, Windham County, State of Connecticut, containing in the aggregate three hundred and eighty (380) acres, more or less, bounded and described as follows; viz:

FIRST PIECE: Adjoins the land in Union this day conveyed to the grantee and contains three hundred and forty (340) acres, more or less, bounded and described as follows;

NORTHERLY: By the Connecticut - Massachusetts State line, lands of Dr. L. W. Curtis, Alonzo Howard, and others, in part by each;

EASTERLY: By the old road to Southbridge, lands of George Healey, L. D. Goodell, Alonzo Howard, Arthur Davidson, and others, in part by each;

SOUTHERLY: By lands now or formerly of Freeman Spaulding and Newton Lawson, in part by each;

WESTERLY: By land of the Union - Woodstock town line, lands of Newton Lawson and others.

A small portion of the land herein conveyed lying southerly of the old road to Woodstock and westerly of the Hatchet Pond Road is subject to the flowage right of Freeman Spaulding as appear in the deed of C. M. Wells and A. B. Wells to the Quinebaug Forestry Company as recorded in Volume 40 at page 489 of the Woodstock land records.

SECOND PIECE: Contains sixteen (16) acres, more or less, and is bounded and described as follows;

Beginning at the southwest corner of the land herein conveyed, at an angle point in a stone wall on the northerly side of the highway leading to West Woodstock, which is nearly opposite the southeast corner of the third piece hereinafter described; thence southeasterly in the line of a stone wall, thirty-seven and one half (37½) rods, more or less, to a wire fence corner on the northerly side of said highway; thence northerly partly in the line of the land formerly of Marshall Lyon and partly in the line of the land formerly of Wheeler Phillips to Black Pond at a point near the northerly end of a stone wall; thence westerly in Black Pond fifty-two (52) rods, more or less, to a point at or near the easterly end of a stone wall; thence westerly in the line of the land formerly of John Howard, a stone wall, to a point in a wall line on the easterly side of the highway to West Woodstock; thence southerly in the line of a stone wall on the easterly side of said highway to the point of beginning.

THIRD PIECE: Contains twenty-one (21) acres, more or less, and is bounded and described as follows;

Beginning at the northwest corner of the land herein conveyed, at a point where a wire fence intersects a wall located on the southerly side of the highway leading to West Woodstock, said point being twelve (12) rods and six (6) links northwesterly of the center of the bridges over a brook; thence southeasterly in the line of the said wall along the highway fifty-five (55) rods, twenty-one (21) links, more or less, to a wall corner at a point nearly opposite of the southwest corner of the above described second piece; thence in a generally westerly direction in the line of a stone wall on the northerly side of a cart path to a chestnut tree

State Forest



near the abutment of a wall, at a point where a wire fence begins; thence N 9½ E in the line of said wire fence, sixty-seven and one half (67½) rods, more or less, to the point of beginning.

The intention of this deed is to convey to the grantee all of the land and appurtenances thereon now owned by the grantor in the town of Woodstock.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, its successors and assigns forever, to it and their own proper use and behoof. And also we, the said grantors, do for ourselves, our heirs, executors, and administrators, covenant with the said grantee, its successors and assigns, that at and until the ensuealing of these presents, we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as aforesaid.

AND FURTHERMORE, we the said grantors, do by these presents bind ourselves and our heirs forever to WARRANT AND DEFEND the above granted and bargained premises to it, the said grantee, its successors and assigns, against all claims and demands whatsoever, except as above stated.

IN WITNESS WHEREOF, we have hereunto set our hands and seals as individuals and as trustees of the Quinebaug Forestry Company this twenty-sixth day of September in the year of our Lord nineteen hundred and forty four.

Signed, Sealed and Delivered

in the Presence of

John Buckley
Chester W. Mantin
John Buckley
Chester W. Mantin
John Buckley
Chester W. Mantin
William J. Butler
John E. F. Wood

C. McGregory Wells, Jr. (L.S.)
Individually and as Trustee
George B. Wells (L.S.)
Individually and as Trustee
John M. Wells (L.S.)
Individually and as Trustee
A. Turner Wells (L.S.)
Individually and as Trustee

State of Massachusetts }

County of Worcester }

ss. Southbridge,

September 26, 1944.

Personally appeared, C. McGregory Wells, Jr., George B. Wells, John M. Wells, Signers and Sealers of the foregoing instrument, and acknowledged the same to be their free act and deed as individuals and as trustees of the Quinebaug Forestry Company before me.

J. Belden Sly, Notary Public.

(Seal)

Signature J. Belden Sly

Commonwealth of Massachusetts

Worcester, ss.

I, WILLIAM C. BOWEN, Clerk of the Superior Court, which is a Court of Record for the County and Commonwealth aforesaid, do hereby certify that J. Belden Sly Esquire, of Auburndale, Mass. in said County, is a Notary Public in and for said Commonwealth, residing therein, duly commissioned and qualified, and authorized by the laws of this Commonwealth to take the acknowledgment and proof of deeds or conveyances of lands, tenements or hereditaments or any interest therein, situated, lying and being in said Commonwealth, and other instruments in writing to be recorded in said Commonwealth and administer oaths; that his commission bears date the 19th day of November A. D. 1941, and will expire the 19th day of November A.D. 1948, that full faith and credit is and ought to be given to his acts and attestations done in that capacity, and that the signature above affixed is his genuine signature.

Given under my hand and the seal of said Court, this 25th day of September in the year one thousand nine hundred and forty-four.

William C. Bowen, Clerk

(Seal)

State of New York,)

County of New York) ss. New York,

September 27, 1944.

Personally appeared, A. Turner Wells, Signer and Sealer of the foregoing instrument, and acknowledged the same to be his free act and deed as an individual and as a trustee of the Quinebaug Forestry Company before me.

Norman R. Caridi, Notary Public

(Seal)

NORMAN R. CARIDI
NOTARY PUBLIC, Kings County
Kings Co. Clk's No. 404, Reg. No. 7405
N.Y. Co. Clk's No. 329, Reg. No. 18805
Commission Expires March 30, 1949

State of New York,)

County of New York,) ss.:

No. 69201

I, ARCHIBALD R. WATSON, County Clerk and Clerk of the Supreme Court, New York County, the same being a Court of Record having by law a seal, DO HEREBY CERTIFY, that Norman R. Caridi whose name is subscribed to the annexed deposition, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC acting in and for said County, duly commissioned and sworn, and qualified to act as such; that he has filed in the Clerk's Office of the County of New York a certified copy of his appointment and qualification as a Notary Public for the County of Kings with his autograph signature; that as such Notary Public he was duly authorized by the laws of the State of New York to protect notes, to

take and certify depositions, to administer oaths and affirmations, to take affidavits and certify the acknowledgment or proof of deeds and other written instruments for lands, tenements and hereditaments, to be read in evidence or recorded in this State. And further, that I am well acquainted with the handwriting of such Notary Public, or have compared the signature of such officer with his autograph signature filed in my office, and believe that the signature to the said annexed instrument is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 27th day of Sept. 1944.

Archibald R. Watson
County Clerk and Clerk of the Supreme
Court, New York County

(Seal)

Received for Record September 29, 1944 at 11:05 A.M.

Recorded by

Helen E. Clemence
Town Clerk.

QUIT-CLAIM DEED (Helen E. Clemence to Bertha Polomski)

KNOW ALL MEN BY THESE PRESENTS:

That I, Helen E. Clemence, of Sturbridge, Worcester County, Massachusetts, wife of Elliot M. Clemence, of Sturbridge, Worcester County, Massachusetts, for consideration paid, grant to Bertha Polomski, of Southbridge, Worcester County, Massachusetts, wife of Wladyslaw Polomski, of Southbridge, Worcester County, Massachusetts, with quitclaim covenants

Those two tracts or parcels of woodland in said Town of Southbridge bordering on the State of Connecticut bounded and described as follows:

FIRST TRACT, so much of the following parcel, part of which is in the State of Connecticut and part in the State of Massachusetts, as lies within the said State of Massachusetts, in said Town of Southbridge, being the same as that deeded by John Pierce et al, executors of the last Will of Albert E. Weld to said Mary A. Potter on the 20th day of October, 1898, and recorded in Woodstock Land Records, Volume 32, Page 323, as follows: "On the West by Muddy Brook Pond and by land of Lurancy B. Cutting; on the North by land of Heirs of Albert E. Weld and by land of Hiram Morse; on the East by land of said Hiram Morse and by land now or formerly of Willard May; and on the South by land now or formerly of said May and by land of Cyrus and Charles Potter", together with the right of way to and from the above described land across the land of said Charles Potter.

SECOND TRACT, so much of the following parcel, part of which is in the State of Connecticut and part in the State of Massachusetts, as lies within the said State of Massachusetts, in said Town of Southbridge, being the same as that deeded by Hosea Cutting et al to Mary A. Potter on the 26th day of April, 1905 and recorded in Woodstock Land Records, Volume 42, Page 324, as follows: "Beginning at the Northwest corner thereof on the road South on the house formerly of Albert Balles and now of one Gilbert running South 29° West nineteen (19) rods; thence S. 39 1/4° W. twenty (20) rods ten (10) links; thence S. 31° W. twenty-one (21) rods five (5) links; thence S. 39 1/2° W. eleven (11) rods six (6) links, all on said road to land now or late of B. Bradford; thence S. 61 1/4° E. seventy-nine (79) rods twelve (12) links to the Pond; thence S. 48° E. eighteen (18) rods twenty-two (22) links across said Pond to the end of the Wall; thence N. 79 1/2° E. one (1) rod twenty (20) links; thence N. 7 1/2° E. seventy-five (75) rods twenty (20) links; thence N. 83° W. sixty-five (65) rods eight (8) links to the first mentioned corner and containing thirty-three (33) acres and twenty-eight (28) rods, more or less, and known as the Horace Cutting, Southbridge Pasture".

Subject to any taxes, assessed or to be assessed thereon, which grantee hereby expressly assumes and agrees to pay.

TO HAVE AND TO HOLD the premises with all appurtenances, unto the said releasee, his heirs and assigns forever so that neither I, the releasor, nor my heirs nor any other persons under me or them shall hereafter have any claim, right or title in or to the premises or any part whereof, but therefrom I and they are by these premises forever barred and excluded.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of June, in the year of Lord Nineteen Hundred Forty-Four.

Signed, Sealed and Delivered

In Presence of
Robert P. Montague
Edith C. Perkins

Helen E. Clemence

State of Massachusetts
County of Worcester ss.

Southbridge, June 20, 1944.

Personally appeared Helen E. Clemence, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.

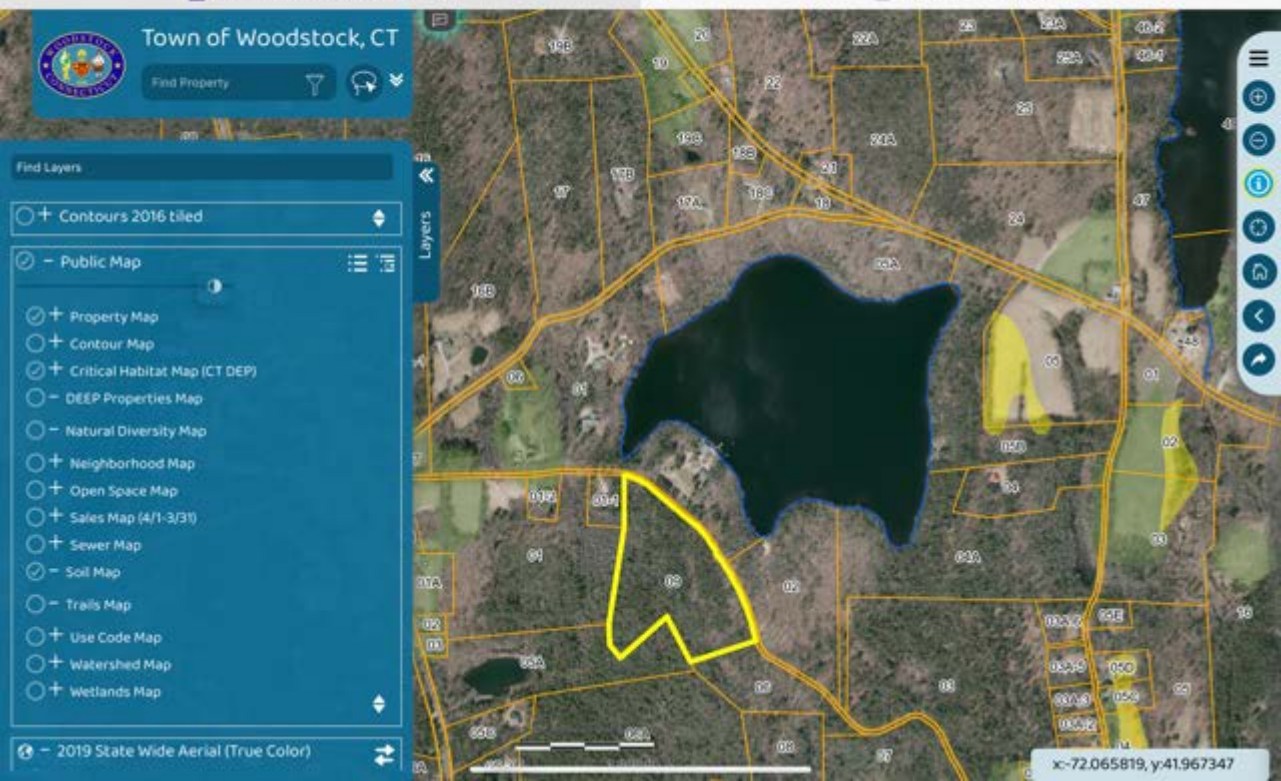
Edith C. Perkins, Notary Public (Seal)
Com. exp. Sept. 28, 1945

U.S.I. Revenue Stamps to the value of
55¢, duly cancelled and attached.

Received for Record September 29, 1944 at 11:10 A. M.

Recorded by

Helen E. Clemence
Town Clerk.





AA

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USPS.com® - USPS Tracking® Results

AxisGIS - WoodstockCT



Town of Woodstock, CT

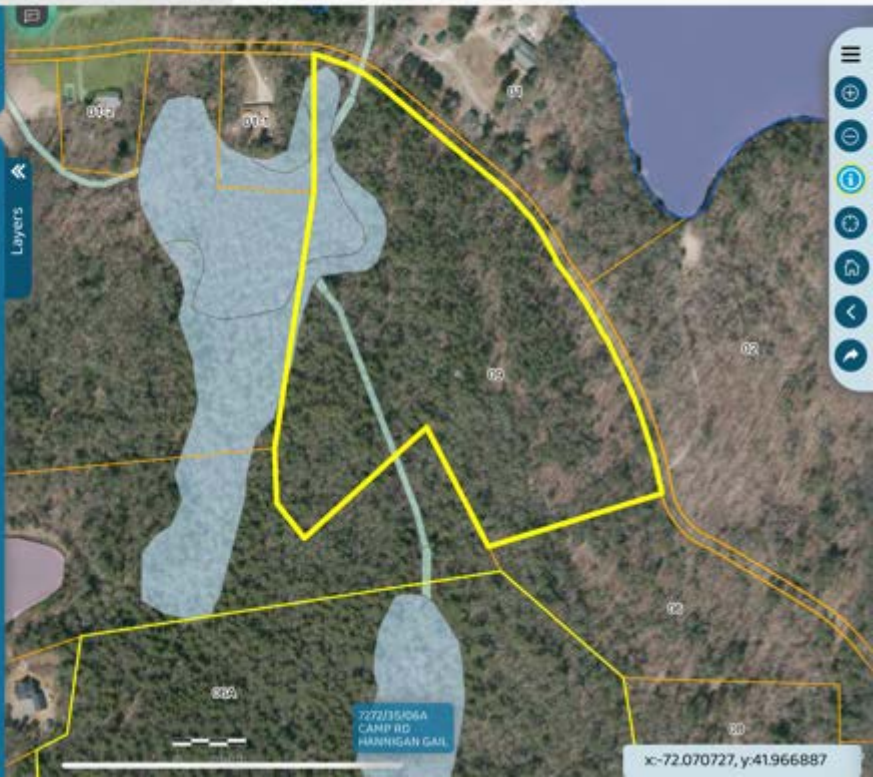
Find Property



Find Layers

☐ + Contours 2016 tiled☒ - Public Map☒ + Property Map☐ + Contour Map☒ + Critical Habitat Map (CT DEP)☐ - DEEP Properties Map☐ - Natural Diversity Map☐ + Neighborhood Map☐ + Open Space Map☐ + Sales Map (4/1-3/31)☐ + Sewer Map☒ - Soil Map☐ - Trails Map☐ + Use Code Map☐ + Watershed Map☒ + Wetlands Map☒ - 2019 State Wide Aerial (True Color)

Layers

7272/35/06A
CAMP RD
HANNIGAN GAIL

x-72.070727, y-41.966887