

# The Connecticut General Assembly

## Legislative Commissioners' Office

Edwin J. Maley, Jr.  
*Commissioner*  
Leonard A. Fasano  
*Commissioner*

Nicholas Bombace  
*Director*



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Suite 5500  
Hartford, Connecticut  
06106-1591  
(860) 240-8410  
fax (860) 240-8414  
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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.

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.

\$37500 assessors value of excess vacant land at \$15,000 per acre.

**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.

03/264/000, aka 149 Starr Avenue.

B. What is the acreage of the property?  
approx. 2.5 acres.

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

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 foreseen.

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)  
Reasonable administrative costs.

F. How will the municipality or entity receiving the property use it? (e.g. open space, recreational, housing, economic development)  
Open space/passive recreation. Parcel abuts a Town park.

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.

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

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.  
The parcel sits entirely within the Town's mapped wetlands with several small watercourses running through it.

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

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


Chris Zibbideo, PE, LS  
Town Engineer  
200 Garfield Street  
Newington, CT 06111

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

Rep. Gary Turco, 27th.

QUIT-CLAIM DEED

136

 Cleveland Legal Blank Service, Inc.  
E. Hartford, Connecticut

**To all People to whom these Presents shall come, Greeting:**

**KNOW YE, THAT** I, Mary Canestrino, of the Town of Newington, County of Hartford, and State of Connecticut

for divers good causes and considerations thereunto moving, especially for  
One Dollar and other valuable considerations

received to my full satisfaction of the State of Connecticut, acting herein by its Commissioner of Income Maintenance or his agent duly authorized

have remised, released, and forever quit-claimed, and do by these presents, for  
myself and heirs, justly and absolutely remise, release, and forever

**QUIT-CLAIM** unto the said State of Connecticut and its

~~heirs~~ and assigns forever, all such right and title as I, the said Releasor

have or ought to have in or to a certain piece or parcel of land with the buildings hereon, situated on the southerly side of Starr Avenue, in the Town of Newington, County of Hartford and State of Connecticut, more particularly bounded and described as follows, to wit:

Commencing at a point at the intersection of the easterly line of Willard Avenue and the southerly line of Orchard Lane (so-called, now Starr Avenue); thence running easterly along the southerly line of Starr Avenue N 88 degrees 29 feet 25 inches E, a distance of 566.43 feet to a point; thence running southerly S 08 degrees 58 feet 25 inches W, a distance of 312.31 feet to a point; thence turning and running westerly N 83 degrees 53 feet 38 inches W, a distance of 246.75 feet to a point, thence turning and running northerly N 03 degrees 21 feet 35 inches W a distance of 158.31 feet; thence turning and running southwesterly S 69 degrees 30 feet 25 inches W, a distance of 255.0 feet to a point in the easterly line of Willard Avenue; thence running along the easterly line of Willard Avenue in a northerly direction N 06 degrees 51 feet 35 inches W, a distance of 200.53 feet to the point or place of beginning.

Being the same and all the same property conveyed to Mary Canestrino by Virtue of a Quit Claim Deed of Jeanette Zaleski dated and recorded 3/14/78 in Vol. 335 page 136 in the Newington Land Records.

No State Conveyance Tax  
"no Conveyance Tax collected"

Cindy Laskin, Asst.  
Town Clerk of Newington

03722

To Have and to Hold, the premises unto the said  
State of Connecticut  
and to its heirs and assigns, to the only use and behoof of the said  
heirs and assigns forever, so that neither Mary Canestrino the said Releasor  
nor any person or persons in her name and behalf, shall or will hereafter claim  
or demand any right or title to the premises or any part thereof, but they and everyone of them  
shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I, Mary Canestrino

have hereunto set my hand this day of 1984

Signed and Delivered in the presence of (Type or Print name below each signature.)

WITNESS:

*Nancy T. Spirito*  
NANCY T. SPIRITO

Witness: *Barbara C. Cotter*  
BARBARA COTTER

GRANTOR:

*Mary Canestrino*  
Mary Canestrino

STATE OF CONNECTICUT,  
COUNTY OF HARTFORD

ss. Newington

*Sept. 14* 1984

Personally Appeared Mary Canestrino  
Signer(s) of the foregoing Instrument, and acknowledged the same to be her  
free act and deed, before me.

*Nancy T. Spirito*  
NANCY T. SPIRITO

Notary Public / J. of Peace / Commissioner of Superior Court  
My Commission Expires 3/31/89

STATE OF CONNECTICUT,  
COUNTY OF

ss.

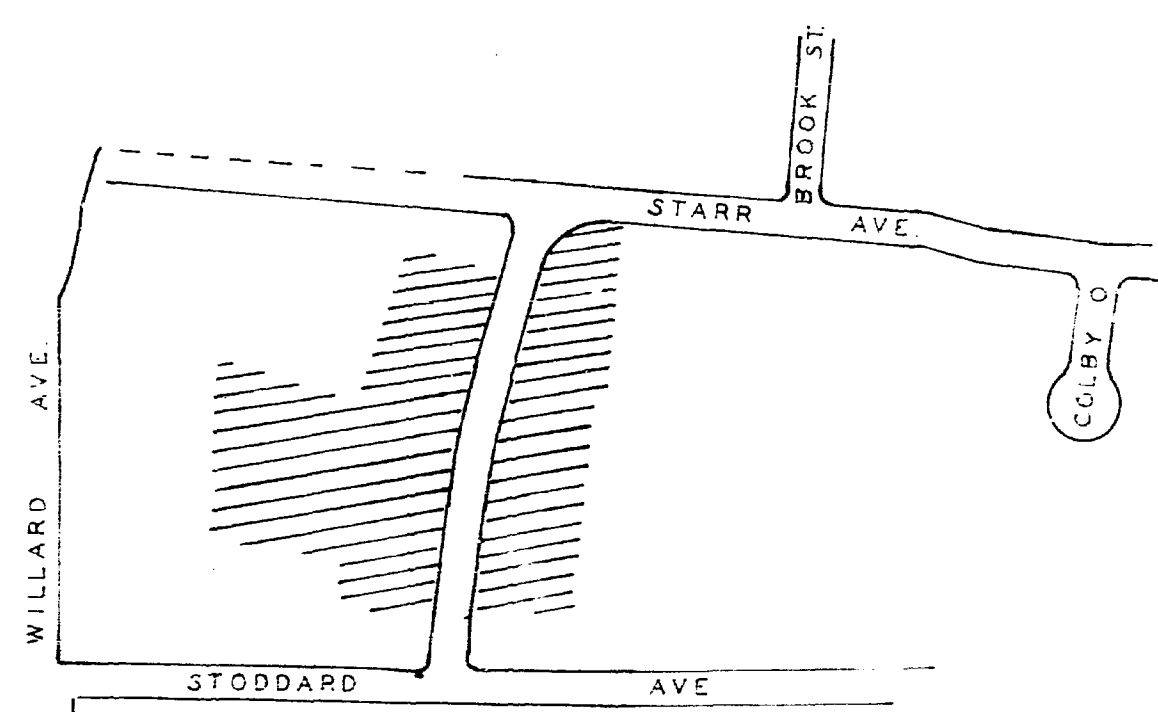
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Personally Appeared  
acknowledged the same to be  
and the free act and deed of said corporation/partnership, before me.

Grantees' Address:

Notary Public / J. of Peace / Commissioner of Superior Court

Received for Record September 27, 1984 at 2:45 P M. Attest *Roberta N. Glaskin*  
Town Clerk.



VICINITY MAP  
SCALE 1"=300'

WILLARD AVE.

200.53  
ACQUIRED BY STATE OF CONN.  
VOL. 40 PAGE 338  
WEST LINE PIPER BROOK

STATE OF CONN.

LILA STEELE

CHARLES H. SHERWOOD EST.

NELS O. & HELEN W. NELSON

MARY CANESTRINO

FLOWAGE RIGHTS

STODDARD

N 88°-29'-25" E

N 81°-01'-35" W

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DR.

HALE

NATHAN

AVE.

STARR

50.0

AVE.

BROOK ST.

MILTON & ALEXANDER BAYER

WALTER H. & MARGARET SWANSON

NATHAN HALE ESTATES SECT. 2

CONNECTICUT HOME BUILDERS INC.

SHOWING LOTS

12-17

NOV 1969

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