House of Representatives

General Assembly

File No. 972

January Session, 2025

Substitute House Bill No. 7286

House of Representatives, May 28, 2025

The Committee on Government Oversight reported through REP. DATHAN of the 142nd Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONVEYING A PARCEL OF STATE LAND KNOWN AS SOUTH GREENWAY IN THE TOWN OF NORTH CANAAN.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of North Canaan a parcel of land located in the town of North Canaan, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 9.45 acres and is identified as the property depicted on a map of the Department of Transportation attached to a lease of said parcel to the town of North Canaan dated July 16, 1991, that is recorded in the town of North Canaan Land Records in Volume 70 at pages 524 to 530, inclusive, and is further described in deeds recorded in the town of North Canaan Land Records in Volume 29 at page 613 and Volume 30 at page 114, as parcel #3. The precise size and area of the parcel to be conveyed shall be determined by the Commissioner of Transportation. If a survey of said parcel of land for the purpose of the conveyance is deemed necessary by

the Commissioner of Transportation, the town of North Canaan shall pay the costs of any such survey. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of North Canaan shall use said parcel of land for open space or low impact nonmotorized public recreation purposes, including, but not limited to, an existing greenway trail, except for a portion of said parcel to be used for an emergency services facility as provided in subsection (c) of this section. If the town of North Canaan:

(1) Does not use said parcel for any of said purposes;

(2) Does not retain ownership of all of said parcel, other than a transfer of the management of a portion of the parcel as described in subsection (c) of this section or a transfer to a nonprofit entity to facilitate or manage any of said purposes; or

(3) Leases all or any portion of said parcel, other than a lease to a nonprofit entity to facilitate or manage any of said purposes,

the parcel shall revert to the state of Connecticut. Any sale or lease of said parcel to a nonprofit entity under this subsection shall be for fair market value and any funds received by the town of North Canaan from such sale or lease shall be transferred to the State Treasurer for deposit in the Special Transportation Fund.

(c) The town may use a portion not exceeding four acres of said parcel for the construction of a not-for-profit fire and emergency services facility to be used and managed by the North Canaan Fire Company, provided the town retains ownership of said portion of the parcel.

(d) Said parcel shall be subject to an easement in favor of the Housatonic Railroad Company for purposes of maintaining a railroad spur abutting the southerly boundary of the parcel.

(e) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Transportation.

The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsections (b) to (d), inclusive, of this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

This act shall take effect as follows and shall amend the following sections:		
Section 1	*from passage*	New section

Statement of Legislative Commissioners:
In Subsec. (c), "said parcel" was changed to "said portion of the parcel" for accuracy.

GOS *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 26 $	FY 27 $
Department of Transportation	TF - Loss of Asset	See Below	See Below
Resources of the Special Transportation Fund	TF - Potential Revenue Gain	See Below	See Below

Note: TF=Transportation Fund

Municipal Impact:

Municipalities	Effect	FY 26 $	FY 27 $
North Canaan	Cost	See Below	See Below
North Canaan	Gain of Asset	See Below	See Below

Explanation

The bill conveys a specified parcel of land, totaling 9.45 acres, from the Department of Transportation to the town of North Canaan. The state would lose use of the asset. The town of North Canaan would gain use of an asset and would pay the administrative costs of the conveyance, including survey costs if necessary.

Additionally, the bill allows the town to sell or lease a portion of the parcel, provided the sale or lease of such portion be for fair market value and the proceeds of which are deposited into the Special Transportation Fund (STF). This would result in the potential loss of asset for the town and gain of revenue for the STF.

The asset would revert to state control if the recipient does not use the land for specified purposes.

The land conveyance is subject to the review and approval of the State Properties Review Board.

The Out Years

The conveyance action is one time in nature. Control of the asset would continue into the future as described above, subject to future municipal decisions.

OLR Bill Analysis

sHB 7286

AN ACT CONVEYING A PARCEL OF STATE LAND KNOWN AS SOUTH GREENWAY IN THE TOWN OF NORTH CANAAN.

SUMMARY

The Office of Legislative Research (OLR) does not analyze Special Acts, but information on this conveyance and others reported favorably by the Government Oversight Committee can be found in an annual report prepared by OLR. For 2025, this is OLR Report 2025-R-0066.

COMMITTEE ACTION

Government Oversight Committee

Joint Favorable Substitute
Yea 11 Nay 1 (05/15/2025)