Senate

General Assembly

File No. 961

January Session, 2025

Senate Bill No. 1565

Senate, May 27, 2025

The Committee on Government Oversight reported through SEN. GADKAR-WILCOX of the 22nd Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

AN ACT CONVEYING CERTAIN PARCELS OF STATE LAND IN THE TOWN OF SPRAGUE.

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 Avalonia Land Conservancy, Inc., four parcels of land located in the town of Sprague, at a cost equal to the administrative costs of making such conveyance. The first parcel of land has an area of approximately 36.6 acres and is identified as "Parcel No. 1, Release Area = 36.6± Acres" on a map entitled "Compilation Plan, Town of Sprague, Map Showing Land Released to ___ by the State of Connecticut Department of Transportation, Bushnell Hollow Road (CT Route 138), Scale 1"=100', April 2024, Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction, Town No. 133, Project No. 133-000, Serial No. 30, Sheet 1 of 1". The second parcel of land has an area of approximately 0.02 acre and is identified as "Parcel No. 2, Release Area = 0.02± Acres" on said map. The third parcel of land has an area of

approximately 8.9 acres and is identified as "Parcel No. 3, Release Area = 8.9± Acres" on said map. The fourth parcel of land has an area of approximately 1.28 acres and is identified as "Parcel No. 4, Release Area = 1.28± Acres" on said map. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The Avalonia Land Conservancy, Inc., shall use said parcels of land for conservation purposes. If the land conservancy:

(1) Does not use said parcels for said purposes;

(2) Does not retain ownership of all of said parcels; or

(3) Leases all or any portion of said parcels,

the parcels shall revert to the state of Connecticut.

(c) In accordance with Category 13 of the Department of Energy and Environmental Protection License Number 202112522-FM, regarding real property belonging to the state and being within or affecting a floodplain, the Avalonia Land Conservancy, Inc., shall not construct within or use any part of said parcels in any manner that may promote development within the floodplain or that may in any way violate the National Flood Insurance Program requirements as administered and enforced by the town of Sprague.

(d) The State Properties Review Board shall complete its review of the conveyance of said parcels 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) and (c) 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

GOS *Joint Favorable*

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 $
Transportation, Dept.	TF - Loss of Asset	See Below	See Below

Note: TF=Transportation Fund

Municipal Impact: None

Explanation

The bill conveys specified parcels of land from the Department of Transportation to a private party. The state would lose use of the asset. 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.

OLR Bill Analysis

SB 1565

AN ACT CONVEYING CERTAIN PARCELS OF STATE LAND IN THE TOWN OF SPRAGUE.

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
Yea 11 Nay 1 (05/15/2025)