

**CONNECTICUT GENERAL ASSEMBLY
CONVEYANCE QUESTIONNAIRE**

Town of Branford-Exit 53
March 6, 2026

1. Please submit the following documents:

A. The best available legal map of the property.

The property proposed for conveyance consists of two separate parcels located alongside the Exit 53 exit ramp in Branford, identified on the attached "Parcel Map" as Lot 1 and Lot 5 (together, the "Property"). Both Lot 1 and 5 are part of a larger 89.8-acre parcel conveyed to the State of Connecticut on June 26, 1959 from Abraham Sachs et al. and recorded at Volume 165 Page 544 of the Branford Land Records (the "Original Conveyance Deed").

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 Assessor's Card for Lot 1 lists an appraised value of \$3,187,700 for Lot 1.

No appraisal has been done on Lot 5, nor is there a Town assessment on that Lot, due to the fact that it is an undeveloped portion of the Original Conveyance.

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.

Yes. In 2005, language that did not ultimately make it into Public Act No. 05-279 was drafted and is contained in HB 6909, File No. 256, Cal. No. 238. Please note that the parcels identified in that bill are similar to, but not identical with the proposed conveyance described in this request.

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.

Lot 1: CO8/000/002

Lot 5: See attached Original Conveyance Deed

B. What is the acreage of the property?

Lot 1: ± 7.2 acres

Lot 5: ± 11.66 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.)

Based on engineering guidance provided to the Town, 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)

FMV

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

Economic development and infrastructure/roadway improvements

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)?

Yes

I. If the answer to question (H) is yes, please indicate the status of such administrative process and why legislation is needed. If the answer to question (H) is no, please indicate why not.

In 2015-2016, the Town engaged in preliminary discussions with CT-DOT representatives about a realignment of the Exit 53 ramp. At that time, the Department was not able to commit to the proposed plan for realignment.

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

Town of Branford

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

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

*Sen. Christine Cohen
Rep. Robin Comey*