

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.

[Approximate value of \\$1.3 million \(2022\)](#)

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.

Special Act No. 22-18

[An Act Concerning The Conveyance Of A Parcel Of State Land In The Town Of Cheshire.](#)

https://www.cga.ct.gov/asp/cgabillstatus/cgabillstatus.asp?selBillType=Special+Act&which_year=2022&bill_num=18

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.

[Said parcel of land is identified as a portion of the approximately 166.95 acre parcel containing the Cheshire Correctional Institute, a portion of Block 57 on Town of Cheshire Tax Assessor's Map 36, and adjoining the parcel conveyed pursuant to section 2 of special act 14-23](#)

B. What is the acreage of the property?

[Approximately 3 Acres](#)

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

The Department of Correction and the land shall remain under the care and control of said department until a conveyance is made to the Chesprocott Health District per Special Act 22-18

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.)

N/A

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)

Administrative Costs (per Special Act 22-18)

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

Special Act 22-18 specifies that the Chesprocott Health District shall use said parcel of land for purposes of building a regional health district, including to house Division of Emergency Management and Homeland Security Region No. 2 and emergency support function No. 8, public health and medical services. The legislative change would allow for portions of the land to be used or transferred to a non-profit entity.

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)?

N/A

- 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.
- II.

J. Has a title search of the property been conducted?

N/A

K. Are there any deed or other restrictions on the use of the property? If so, please specify.

N/A

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

Cheshire or name of non-profit

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

Jason Knight

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

State Representative Liz Linehan, 103rd District

https://www.cga.ct.gov/asp/cgabillstatus/cgabillstatus.asp?selBillType=Special+Act&which_year=2022&bill_num=18

Special Act No. 22-18

AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF CHESHIRE.

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 Correction shall convey to the Chesprocott Health District a parcel of land located in the town of Cheshire, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 2 acres and is identified as a portion of the approximately 166.95 acre parcel containing the Cheshire Correctional Institute, a portion of Block 57 on Town of Cheshire Tax Assessor's Map 36, and adjoining the parcel conveyed pursuant to section 2 of special act 14-23. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The Chesprocott Health District shall use said parcel of land for purposes of building a regional health district, including to house Division of Emergency Management and Homeland Security Region No. 2 and emergency support function No. 8, public health and medical services. If the health district:

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

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

(3) Leases all or any portion of said parcel, the parcel shall revert to the state of Connecticut.

(c) 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 Correction. 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 subsection (b) of this section. The Commissioner of Correction shall have the sole responsibility for all other incidents of such conveyance.

Approved May 27, 2022

