

The Connecticut General Assembly

Legislative Commissioners' Office

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

Nicholas Bombace
Director



Legislative Office Building
Suite 5500
Hartford, Connecticut
06106-1591
(860) 240-8410
fax (860) 240-8414
e-mail: lco@cga.ct.gov

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.

State of Connecticut
GENERAL ASSEMBLY



GOVERNMENT OVERSIGHT COMMITTEE
LEGISLATIVE OFFICE BUILDING, ROOM 3100
HARTFORD, CT 06106-1591
TELEPHONE (860) 240-0528

Supplemental Conveyance Questionnaire

Must be completed and submitted with the [Conveyance Request Form](#).

Parcel Identification:

3776B 30 & 34

Name of Person Completing Form:

Donald M Boyce

Name of Legislator(s) Sponsoring the Conveyance:

Anne Hughes, Tony Hwang & Tony Scott

What is the current use of the property?

Vacant forest and wetland

Is the site in an Aquifer Protection Area? Yes/No

If yes, please provide mapping.

Yes, attached

Is the site within a public water supply watershed? Yes/No

If yes, please provide mapping.

Yes, attached

Are springs, streams, watercourses, and/or wetlands on the property? Yes/No

If yes, please provide mapping. Yes, attached

Is the site identified by the State Natural Diversity Data Base as being within an area containing endangered, threatened, special concern species and significant natural communities? Yes/No
If yes, please provide reference information. No

Estimate existing land coverage on the property by percentage (should add up to 100%):

Buildings: 0%

Other impervious cover (parking lots, roads, driveways, sidewalks): 0%

Developed open space (lawn, turf, playing field): 0%

Natural meadow, grassland, or agriculture: 10%

Forest: 90%

Water bodies, dams, levees: 0%

Other (including Low Impact Development, Green Infrastructure, and water resource rights-of-way that would need to be maintained by the future property owner): None

Are any of the buildings on the property on the National Register of Historic Places? Yes/No
If yes, please explain. No

Note: [CT ECO](#) provides useful information.

CONNECTICUT GENERAL ASSEMBLY CONVEYANCE QUESTIONNAIRE

1. Please submit the following documents:

A. The best available legal map of the property.

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.

Attached from GIS - \$296,600

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.

Map: 1557 Vol/Page: 0382/0279 3776B 30 & 34

B. What is the acreage of the property?

6.85 acres

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

DEEP

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.

- 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 of making the conveyance.

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

We would leave it as open space, except for two small plots adjacent to our property which we would convert to two small butterfly gardens/pollinator pathways in honor of Mrs. Eunice Hanson, the grandmother of the youngest 9/11 victim and matriarch of our church. She funded the Beardsley Zoo's Butterfly Garden in memory of her granddaughter Christine. Each plot/garden about 200 square feet adjacent to the road.

- 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, we were told it would be better for this to be done legislatively.

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

n/a

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

No. The property previously belonged to the Bridgeport Hydraulic Company, which was supposed to give the church the right of first refusal in purchasing the land. Instead, when it dissolved, the property went to the State and we've been paying \$100 a year in rent to use the land.

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

No.

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

The Congregational Church of Easton, Inc.

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

Donald M Boyce, Treasurer
36 Silver Hill Road
Easton, CT 06612
347-678-7230

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

Anne Hughes
Tony Hwang
Tony Scott



Town of Easton GIS

Parcel ID: 37768 31

crs_area_gross
5825

crs_area_effective
5825

living_area
5825

crs_style_desc
N/A

crs_occ_desc
Elementary School

crs_total_rooms
N/A

crs_total_beds
0

crs_total_baths
0

SHAPE_Length
466.7061

SHAPE_Area
8523.5126

PhotoLink
<https://s3.amazonaws.com/EastonCT/Assessor/IMAGES/NoPhotoEaston.jpg>

FieldCardLink
<http://www.orgopenrecords.com/PropertyDetails.aspx?towncode=046&parcelid=00062100>

SFH_A
NO

Ac_Label
N/A

DrawOrder
2

I want to...

Parcel ID: 37768 30 & 34

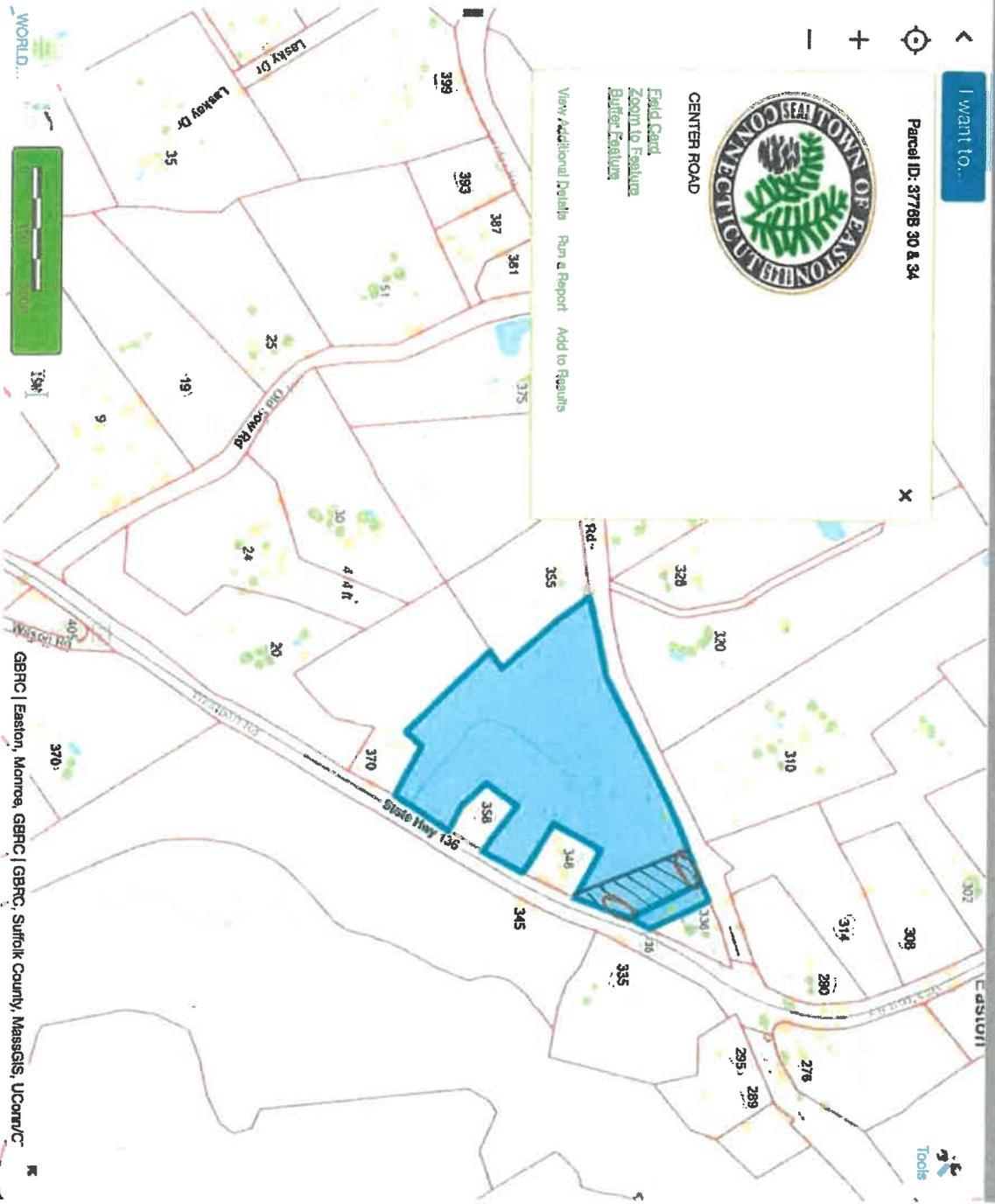


CENTER ROAD

Field Card
Zoom to Feature
Buffer Feature

View Additional Details Run a Report Add to Results

Home Layers Parcel ID: 3...



If we cannot have the entire parcel, we would like the shaded area so that we no longer have to rent, but also to put in the two memorial gardens notated in the red circles of the shaded areas.



Town of Easton GIS

Parcel ID: 3776B 31A

I want to...



396 WESTPORT ROAD

Field Card
Zoom to Features
Buffer Feature

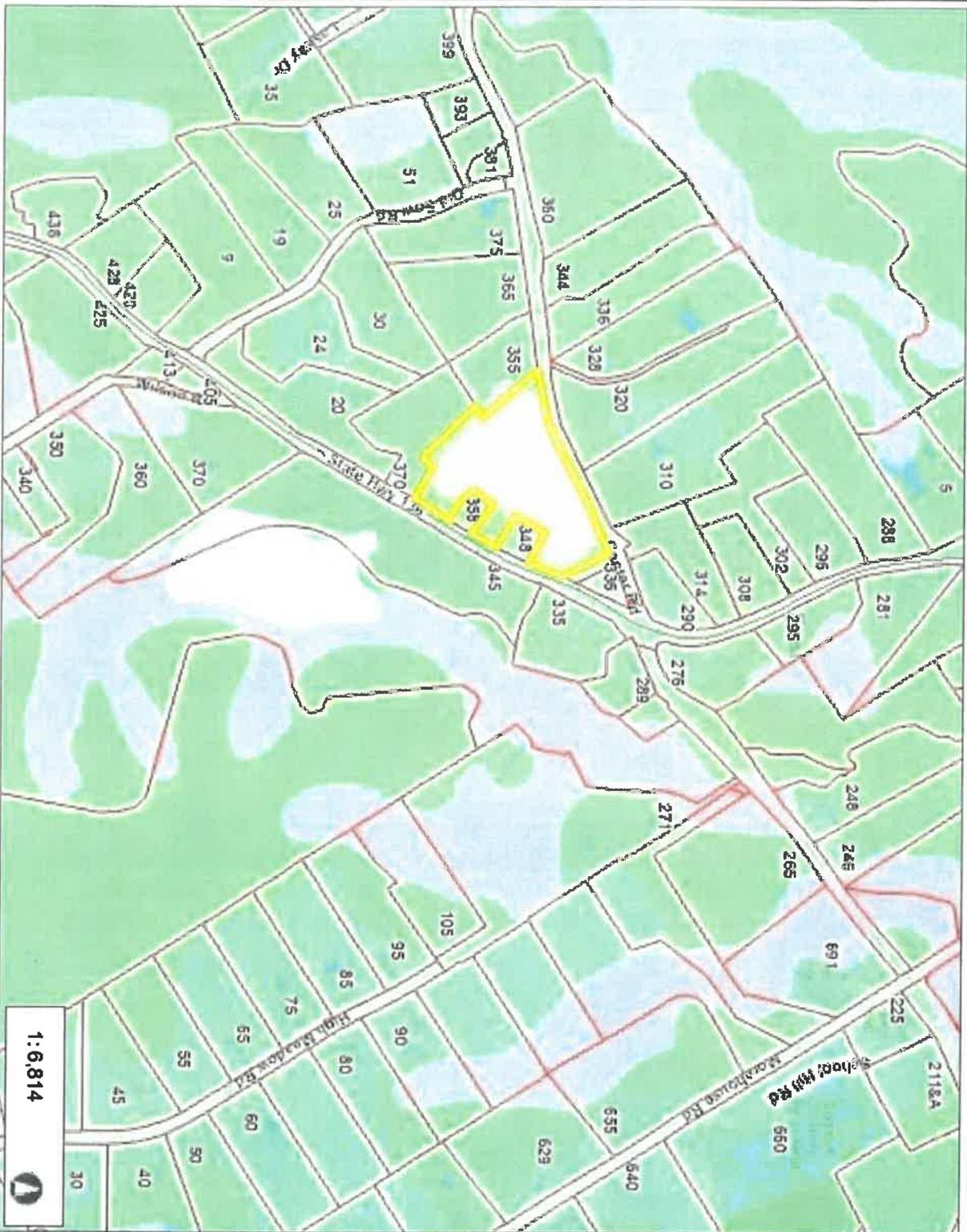
cells

OBJECTID	400
SHAPE	N/A
Joined	N/A
PlantID	N/A
Name	3776B 31A
Type	N/A
Stated Area	N/A
Municipality	Easton

Home Layers Parcel ID: 3...

WORLD...





1,135.6
0
567.79
1,135.6 Feet

1:6,814

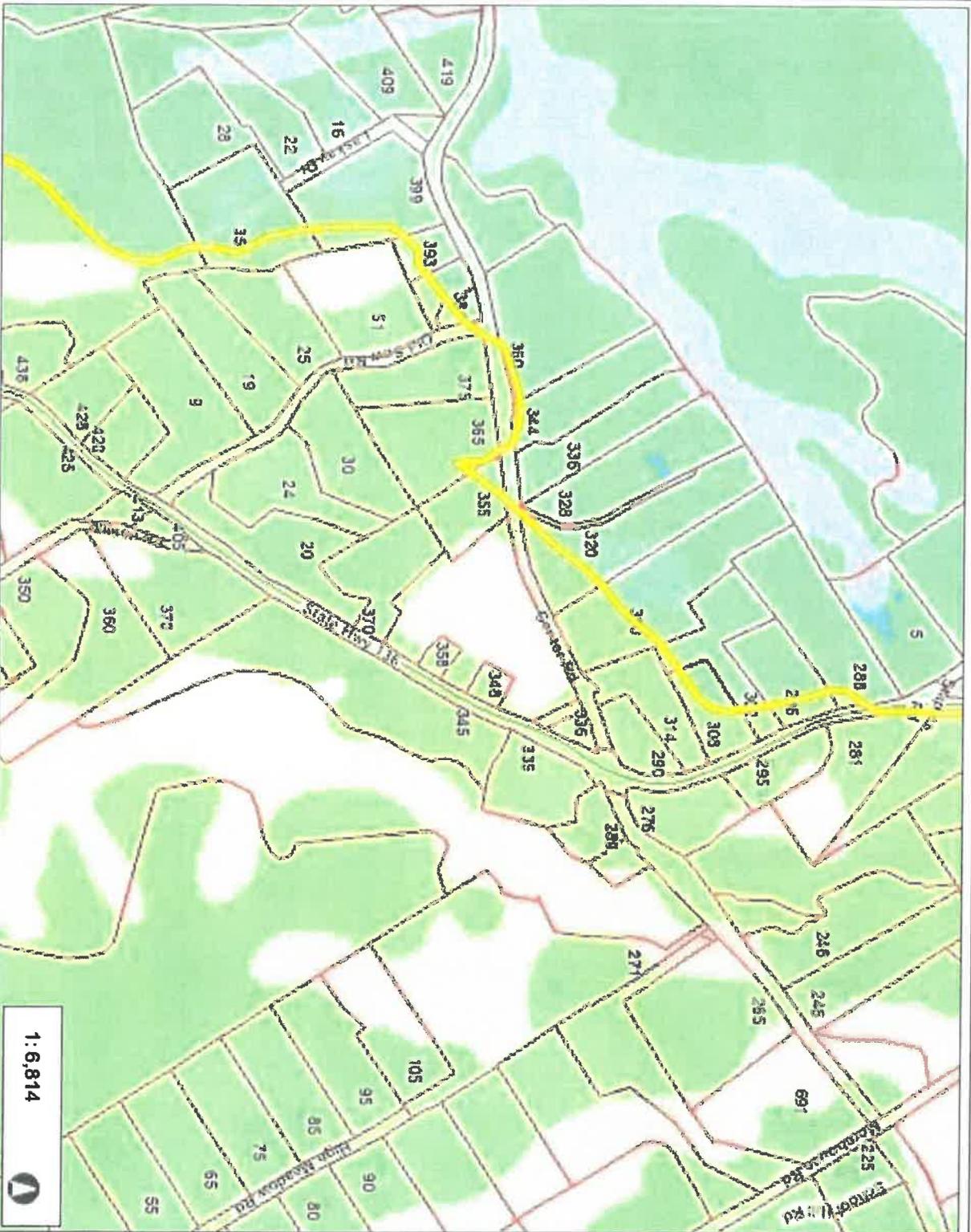
WGS_1984_Web_Mercator_Auxiliary_Sphere
Created by Greater Bridgeport Regional Council

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Parcels
- Streetname Roadways
- Local
- Collector
- Minor Collector
- Minor Arterial
- Major Collector
- PA Other
- PA Other Expwy
- PA Interstate
- Inland Wetland Soils
- Poorly Drained and Very Poorly Dr
- Alluvial and Floodplain Soils
- Public Drinking Water SPA
- Citations





1:6,814

Legend

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- Streamname
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567.79
1,135.6 Feet

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The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2021.



Easton, CT

Information on the Property Records for the Municipality of Easton was last updated on 2/20/2026.



Parcel Information

Location:	CENTER ROAD	Property Use:	Vacant Land	Primary Use:	Residential
Unique ID:	00035000	Map Block Lot:	3776B 30 & 34	Acres:	6.8500
490 Acres:	0.00	Zone:	R3	Volume / Page:	0382/0279
Developers Map / Lot:	1557	Census:	1052		

Value Information

	Appraised Value	Assessed Value
Land	296,600	207,620

Owner's Information

Owner's Data

STATE OF CONNECTICUT
79 ELM STREET
HARTFORD, CT 06106-5127

Appraised Value

Assessed Value

Buildings

0

0

Detached Outbuildings

0

0

Total

296,600

207,620

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
STATE OF CONNECTICUT	0382	0279	04/02/2002		\$0

Information Published With Permission From The Assessor

Invoice



Connecticut Department of Energy & Environmental Protection

79 Elm Street - Hartford, CT 06106-5127
portal.ct.gov/DEEP

Invoice #: DEP446825
Client #: 1016634

Invoice Date: 02/13/2026
Payment Due Date: 03/15/2026

The Congregational Church of Easton
Jean Sedelick
PO Box 37

Easton, CT 06612-37

Make checks payable to:
CONNECTICUT DEPARTMENT OF ENERGY and
ENVIRONMENTAL PROTECTION

Include invoice # on check to expedite processing.
Remit checks to:

ACCOUNTS RECEIVABLE
CONNECTICUT DEPARTMENT OF ENERGY and
ENVIRONMENTAL PROTECTION
79 ELM STREET
HARTFORD, CT 06106

Invoice Amount: \$100.00

Remittance Form
Cut Here

Amount Enclosed:

Invoice Details

The Congregational Church of Easton
Jean Sedelick
PO Box 37

Easton, CT 06612-37

Client #: 1016634
Invoice #: DEP446825
Invoice Date: 02/13/2026
Payment Due Date: 03/15/2026
Invoice Amount: \$100.00
Terms: Net 30 @ 0.00%; Initial
Penalty: 0.00%; Minimum
Penalty: \$0.00

Billing Details

Rev. ID	Reference #	Description	Fee Amt	Qty	Disc./Adj.	Amount Due
4	Contracts #: LEA00006	BOR Bureau Chief - Rental Of State Forest Property And Buildings	100.00	1	0.00	\$100.00
		Annual Rent 2026				
					Current Charges:	\$100.00

Client Outstanding Balance Owed to DEEP (prior to current invoice): \$100.00

Pay your Invoice Online

Use this link to access our online payment portal : <https://deep.service.ct.gov/paymentportal>

Please contact DEEP Accounts Receivable Office at (860) 424-4004 to request a detailed Statement of outstanding charges, **if you would like your invoice emailed, please contact us at DEEP.CentralPermits@ct.gov to update your account.