

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.

**CONNECTICUT GENERAL ASSEMBLY
CONVEYANCE QUESTIONNAIRE**

1. Please submit the following documents:

A. The best available legal map of the property.

Please see the attached map.

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 an estimated value.

The Town of Somers re-evaluated properties and land in Somers in October 2020. They assessed the 121 acres of open land at 264 Bilton Rd at \$505,000.00. Dividing the 121 by \$505,000.00 yields approximately \$4,200.00 per acre. We are requesting a 3-acre parcel, which is valued at \$12,600.00.

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, Special Act No. 24-13. We request that this act be amended to include a deed restriction as explained in question G., and to be transferred for administrative costs only.

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 thereof.

The tax assessor's information is as follows: Map 10, Lot 2 is the Map and Lot for the entire parcel. Once it is subdivided, it will become Map 10 Lot 10A

B. What is the acreage of the property?

The total open space is 121 acres. We request a 3-acre parcel from this existing property.

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

The Department of Corrections has custody and control of the property.

- 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.)

The state will not incur any costs.

- 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)

The Town of Somers will pay for all administrative costs.

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

The Town of Somers will use the space for public safety. We will install a radio tower to enhance our radio operations in the area. Our two-way radios are ineffective inside the prison facilities due to the interference from concrete and metal construction. A radio tower at the proposed site will eliminate most of those issues and give us better overall radio coverage in that area of town.

- 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?

The Town of Somers agrees to have the parcel deed restricted exclusively for public safety and to allow the parcel to revert to the state if the Town of Somers ceases to use it for public safety.

Additionally, the town will grant an easement (see attached map) to the Department of Corrections for use as a staging area during emergencies.

- 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)?

The Town of Somers contacted David McCluskey from the Department of Corrections. We apprised him of our intent, and he suggested that we submit this request through the conveyance bill procedure.

- 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.

N/A

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

Yes

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

To the best of our knowledge, there are no deed or other restrictions on the use of this property.

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

The Town of Somers

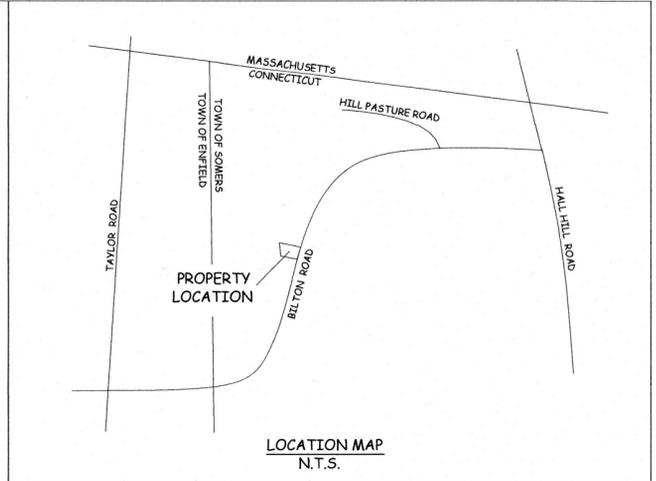
4. Please provide the person who completed this form's name, address, and phone and fax numbers.

Todd Rolland, Director of Public Works & Tree Warden.

*Town of Somers, 600 Main Street, Somers, CT 06071, (860)763-8238 - Office
trolland@somersct.gov*

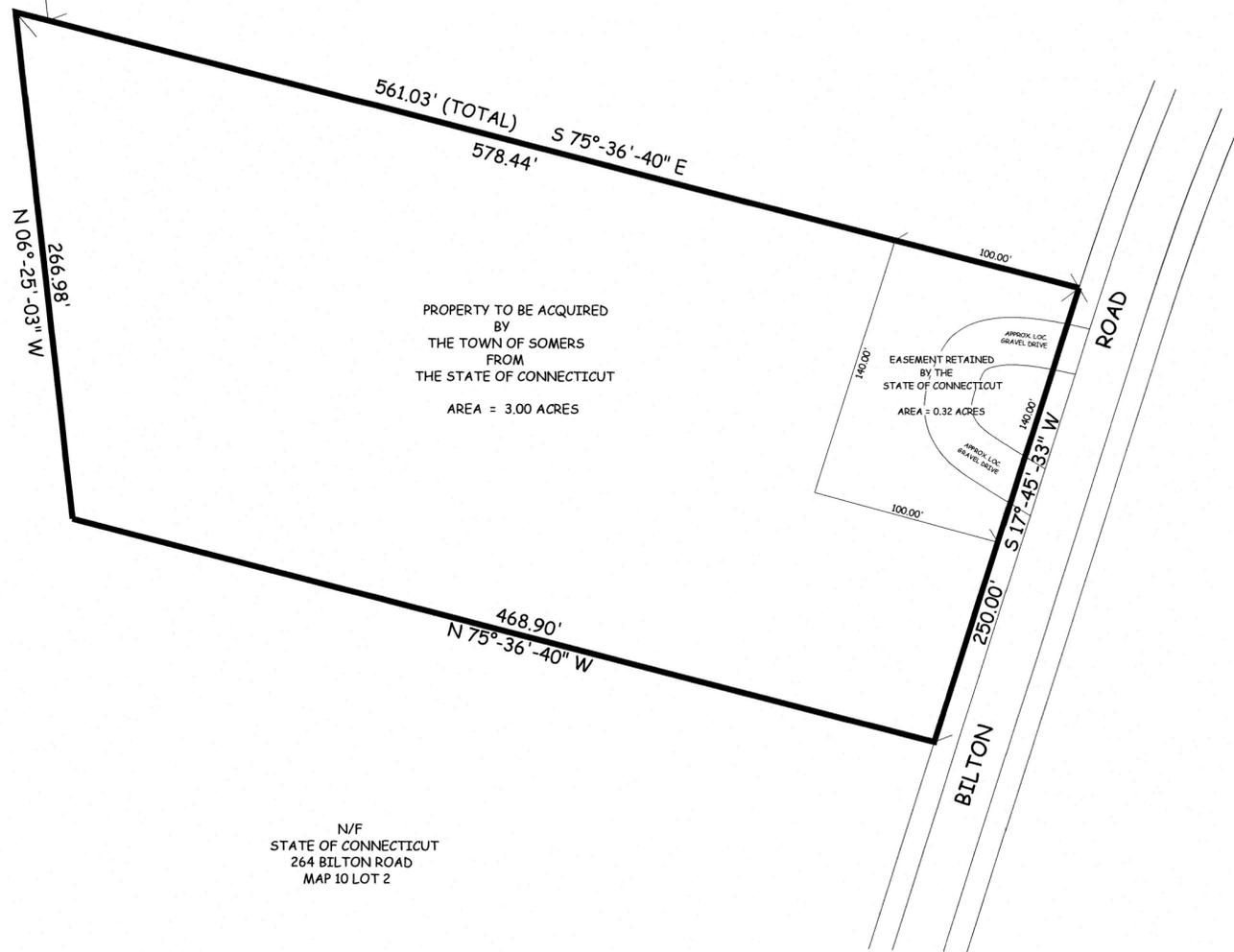
5. Please provide the name of the legislator(s) sponsoring this legislation.

Senator John Kissel



N/F
JAMES & DEANISE
SHEWOKIS
166 BILTON ROAD
MAP 10 BLOCK 3 LOT 1

N/F
STATE OF CONNECTICUT
264 BILTON ROAD
MAP 10 LOT 2



PROPERTY TO BE ACQUIRED
BY
THE TOWN OF SOMERS
FROM
THE STATE OF CONNECTICUT
AREA = 3.00 ACRES

N/F
STATE OF CONNECTICUT
264 BILTON ROAD
MAP 10 LOT 2

MAP REFERENCES:

- "BOUNDARY SURVEY FOR MICHAEL FREEDMAN 163 BILTON ROAD SOMERS, CONNECTICUT SCALE 1"=100 DATE 8-94 REV. 5-04-95 BY MESSIER & ASSOCIATES, INC., MANCHESTER, CT."
- "SUBDIVISION PREPARED FOR DEAN A. & JEAN M. DULCHINOS SOMERS CONN. SCALE: 1"=100' DATE: 9-07-88 REVISED: 11-27-95 BY CREEDON ASSOCIATES, ENFIELD, CONNECTICUT."
- "SUBDIVISION PLAN OWNER: DONALD & ELLEN BUSHNELL 156 BILTON ROAD SOMERS, CONNECTICUT MAP: 10 LOT: 3 ZONE: A-1 APPLICANT: STEVE BUSHNELL 121 WEYMOUTH ROAD ENFIELD, CONNECTICUT PREPARED BY: GARY B. LECLAIR, LLC WINDSOR LOCKS, CONNECTICUT, SCALE 1"=100' DATE 5-29-03 SHEET 1 OF 3"

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH THE STANDARD OF A CLASS D MAP AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 13, 1984. THIS MAP IS COMPILED FROM OTHER MAPS, DEED DIMENSIONS AND/OR OTHER SOURCES OF INFORMATION AND SUBJECT TO CHANGE AS A FIELD SURVEY MAY DISCLOSE. JEFFREY S. BORD P.E., L.S. CT LIC. #14857

PROPERTY IS LOCATED IN A RESIDENTIAL A-1 ZONE

THIS PLAN IS CERTIFIED SUBSTANTIALLY CORRECT

JEFFREY S. BORD, P.E., L.S. CT LIC. NO. 14857



SCALE: 1"=60'

PROPERTY TO BE ACQUIRED
by
THE TOWN OF SOMERS
from
THE STATE OF CONNECTICUT

prepared by
JEFFREY S. BORD P.E., L.S. CT LIC. NO. 14857
ENFIELD, CONNECTICUT

REVISED: SEPTEMBER 19, 2025 - PROPOSED PROPERTY LINES

SCALE: 1"=60'

DATE: AUGUST 23, 2025

SHEET 1 OF 1