



**Substitute House Bill No. 5522**

**Special Act No. 24-21**

**AN ACT LEASING A PARCEL OF STATE LAND IN THE TOWN OF WOODSTOCK.**

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 Energy and Environmental Protection shall lease to the Young Men's Christian Association (YMCA) of Metropolitan Hartford, Inc., a parcel of land located in the town of Woodstock, for the benefit of Young Men's Christian Association (YMCA) Camp Woodstock, for a twenty-five-year period, at a cost equal to the fair market value of such lease, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of executing the lease. Said parcel of land has an area of approximately 19.3 acres and is identified as Lot 35-09 on the town of Woodstock Tax Assessor's Map 7272, and borders Camp Road. The lease shall be subject to the approval of the State Properties Review Board.

(b) Young Men's Christian Association (YMCA) Camp Woodstock shall use said parcel of land for passive recreation purposes. As used in this section, "passive recreation" means leisure activities such as fishing, swimming, boating, hiking, bicycling and camping and includes, but is not limited to, (1) the construction of bicycle and hiking trails for

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pedestrian and cyclist use but excluding motor vehicle use, (2) the construction of a trailhead and associated parking lot not larger than able to accommodate twenty motor vehicles, and (3) any other purpose approved by the commissioner in writing.

(c) If Young Men's Christian Association (YMCA) Camp Woodstock:

(1) Does not use said parcel for passive recreation, or

(2) Subleases all or any portion of said parcel,

the lease shall terminate and the leased parcel shall revert to the state of Connecticut.

(d) The State Properties Review Board shall complete its review of the lease of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Energy and Environmental Protection. The land shall remain under the care and control of said department until the lease is executed in accordance with the provisions of this section. The Commissioner of Energy and Environmental Protection shall have the sole responsibility for all other incidents of such transaction.