



**House Bill No. 6680**

**Special Act No. 21-32**

**AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF WINDSOR TO THE TOWN OF WINDSOR.**

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 Transportation shall convey to the town of Windsor a parcel of land located in the town of Windsor, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately .6 acre and is identified as the irregular rectangular shaped parcel labeled "Upper Broad Street" depicted on a map entitled "Land to be Conveyed to Mastriani Realty, LLC, Routes 75 and 159, Scale 1"= 30', March 30, 2021, Dubiel Associates East Hartford, Connecticut, Project No. 2875". The precise area of the parcel to be conveyed shall be determined by the Department of Transportation. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Windsor shall sell said parcel of land for economic development purposes. If the town does not sell said parcel for economic development purposes within five years after the conveyance of the parcel to the town under this section, the parcel shall revert to the state of Connecticut. Any sale of said parcel by the town shall be made

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at a cost equal to the fair market value of said parcel, as determined by the average of the appraisals of two independent appraisers selected by the commissioner. Any funds received by the town of Windsor from a sale in accordance with this subsection, minus the cost of any appraisals, shall be transferred to the State Treasurer for deposit in the Special Transportation Fund.

(c) The conveyance of said parcel shall be granted (1) subject to the right of the state to (A) pass and repass over and on said parcel of land for the purpose of accessing lands of the state, and (B) place and maintain over, under and on said parcel of land existing and future utilities, including, but not limited to, electrical, water, sanitary sewer, telecommunications and gas, and (2) subject to any rights and easements with regard to said parcel of land that the state deems necessary to meet its governmental obligations.

(d) 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 Transportation. 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 subsections (b) and (c) of this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.