

# STATE OF CONNECTICUT

## OFFICE OF POLICY AND MANAGEMENT

November 8, 2016

This is in response to the comments you submitted concerning the sale of State land in Vernon. Said responses will be published in the *Environmental Monitor* for a period of not less than fifteen days prior to the sale or transfer of the land.

As you are aware, the State is in the process of selling 300+/- square feet of non-conforming, landlocked land with a spring and spring shed on Hartford Turnpike, Vernon and as such the Department of Administrative Services (DAS), in accordance with CGS 4b-47, placed the required public notice in the *Environmental Monitor* and the public was afforded the opportunity to comment upon the proposed transfer of this property.

### **No Identified State Reuse**

On June 21, 2016, the State solicited reuse proposals from State agencies for the subject property. None were received.

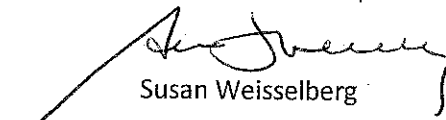
### **Remainder of Disposition Process**

- If the Secretary determines the property to be surplus to State needs, the municipality where the property is located may request that an informational hearing be held to inform the public about the process for the disposition of surplus property, to provide a description of the property, to inform the public of its right to submit written comments under CGS 4b-47 and allow members of the public the opportunity to comment at the meeting. After holding such meeting the Secretary of OPM shall inform DAS of the Secretary's determination regarding whether such property may be treated as surplus.
- After receiving notification from the Secretary that the property may be treated as surplus, the DAS shall offer to convey, sell, lease, etc., the property to the municipality provided the municipality accepts the conveyance via a vote of its legislative body verified by the clerk of the municipality and delivered to DAS not more than 120 days after reviving notice from DAS. If the municipality fails to deliver such resolution to DAS, it shall be deemed to have declined the proposed conveyance. The Commissioner of DAS may extend the 120 day deadline by an additional sixty (60) days.
- If the local municipality does not opt to acquire the property, it is offered for general sale by the State acting through the DAS.
- Other than a transfer to another State agency, the conveyance of surplus property (sale, lease, exchange, etc.) which has been declared surplus under CGS 4b-21 requires the approval of:
  1. Department of Administrative Services
  2. Office of Policy and Management
  3. State Properties Review Board
  4. Legislative Committee for Government Administration and Elections
  5. Legislative Committee for Finance, Revenue and Bonding
  6. Office of the Attorney General
- State Treasurer (execution and delivery of the deed)

**DAS NOTIFICATION**

DAS was notified on November 8, 2016 that the subject property may be treated as surplus.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Weisselberg", with a long, sweeping underline that extends to the left.

Susan Weisselberg

Deputy Secretary

**O'Brien, Patrick M.**

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**From:** John Weedon <jweedon@ctfarmland.org>  
**Sent:** Wednesday, August 17, 2016 11:12 AM  
**To:** O'Brien, Patrick M.  
**Cc:** Mallory, Shane  
**Subject:** Notice of Proposed Land Transfer, Vernon

Dear Mr. O'Brien

I am writing to comment on the "Notice of Proposed Land Transfer, Vernon" in the Environmental Monitor (August 16, 2017).

The 300 square foot land locked piece in the notice is located in a 33-acre parcel currently owned by Meetinghouse Hill, LLC.

Using state and federal funds, Connecticut Farmland Trust is slated to purchase the parcel owned by Meetinghouse and place a conservation easement on the parcel so that it remains open space/farming in perpetuity. CFT will then transfer the parcel with the easement to Strong Family Farm, Inc., a local nonprofit organization.

The 300 square foot piece needs to transfer to Meetinghouse so that the remaining and entire parcel can be protected in perpetuity. If the land is transferred to another party, CFT will be unable to secure the 33 acre property, and the State may lose this important open space and agricultural land to development

Please contact me if you have questions.

Thanks, John

John S. Weedon  
*Conservation Manager*  
Connecticut Farmland Trust  
77 Buckingham Street  
Hartford, CT 06106  
P: 860.247.0202 x222  
F: 860.247.0236  
[www.ctfarmland.org](http://www.ctfarmland.org)



**O'Brien, Patrick M.**

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**From:** karl.hasel@cox.net  
**Sent:** Wednesday, August 24, 2016 5:06 PM  
**To:** O'Brien, Patrick M.  
**Cc:** Mallory, Shane

To: Patrick O'Brien, Office of Policy and Management

cc: Shane Mallory, DAS

Re: #2 Notice of Proposed Land Transfer, Vernon;  
Environmental Monitor, August 16, 2016

From: Karl Hasel, Manager, Meetinghouse Hill, LLC

Meetinghouse Hill, LLC is the current owner of the 33-acre parcel entirely surrounding the referenced 300 square-foot area owned by the State of Connecticut. We are in the process of transferring the 33-parcel to CT Farmland Trust, Inc. (CFT), to be preserved in perpetuity as agricultural and open space land. (CFT has received state and federal grants to acquire the parcel.)

The existence of the State's ownership of this approximately 300-square foot area came to light during the required A2 survey and title search, and was found on an old 1890 deed.

It is important to transfer this 300-square foot piece of land in the middle of the pasture to Meetinghouse Hill so that the entire pasture is protected in perpetuity and is not encumbered with other ownerships. Your assistance in moving this transaction forward is appreciated. Thank you.

Karl Hasel