



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone (860) 594-2392

November 3, 2021

The Honorable Lynne Vanderslice
First Selectwoman
Town of Wilton
238 Danbury Road
Wilton, Connecticut 06897

Dear First Selectwoman Vanderslice:

Subject: Special Act 21-29
State Land - Wilton
File No. 161-000-092A

Please be advised that the Department of Transportation (Department) has determined the value of subject property to be \$1,107,500.00, which is the average of two appraisals. In accordance with Special Act No. 21-29, Section 5(a), the Department will convey the parcel to the Town of Wilton (Town) for the administrative costs of making such conveyance. The administrative cost is \$1,000.00 and will be collected at closing.

This office will now request the preparation of a Quit-Claim Deed for said conveyance and upon its completion, a copy will be forwarded to the Town's Corporation Counsel and Attorney Ward Mazzucco, who represents Hoffman Landscapes, which currently occupies said State property.

Pursuant to Section (b) of Special Act No. 21-29, the Town shall use said parcel of land for purposes of a landscaping business. If the Town: 1) Does not use said parcel for said purposes; 2) Does not retain ownership of all of said parcel, other than a sale for said purposes; or 3) Leases all or any portion of said parcel; other than lease for said purposes, the parcel shall revert to the State of Connecticut. Any sale of said parcel shall be a cost equal to the fair market value of the property, as determined by the average of the appraisals of two independent appraisers selected by the Commissioner.

If you have any questions, please contact me at Melanie.Fadoir@ct.gov, as the Division of Rights of way is under construction, and we are telecommuting.

Very truly yours,

A handwritten signature in black ink that reads "Melanie A. Fadoir".

Melanie A. Fadoir
Supervising Property Agent
Property Management Section
Division of Right of Way

cc: Nicholas R. Bamonte, Esq., Berchem Moses
Ward Mazzucco, Esq., Chipman Mazzucco Emerson LLC

bcc: Amy N. Martinez- Melanie A. Fadoir
BRC Workflow