

Legislative History for Connecticut Act

HB 8836 PA 473 1973

House - 5981 1

Senate - 3640 1

General Law - 677, 679, 688 4

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CONNECTICUT
GEN. ASSEMBLY
HOUSE

PROCEEDINGS
1973

VOL. 16
PART 12A
5812-6126

Friday, May 11, 1973 11.

Bruce...I believe Representative O'Neill does not want that to go. EE
I will withdraw H.R. 72. H.R. 73 congratulating Mr. and Mrs.
Stephen Pongratz, Sr., introduced by Representative Mahoney; and
H.J.R. 209 congratulating Yvon N. Granbois, Jr. and Donna Mae
Jacquette, introduced by Representative Grande and Senator Dinielli. I move adoption.

MR. SPEAKER:

Is there objection to any of the resolutions outlined
by the gentleman from the 87th for passage as Consent items?
Without objection, all those in favor of adoption indicate by saying "aye". Those opposed. Resolutions are adopted.

ALBERT W. CRETELLA, JR.:

I move suspension of the rules for immediate transmittal
to the Senate of H.J.R. 209.

MR. SPEAKER:

Question is on suspension for transmittal. Is there objection? Without objection, the rules are suspended, and the resolutions are transmitted. The Clerk call the next item.

BUSINESS ON THE CONSENT CALENDAR

THE CLERK:

Double-starred items.

ALBERT W. CRETELLA, JR.:

I move for acceptance of the Joint Committees' favorable reports and passage of the following bills two-starred on today's Consent Calendar: on Page 1, Calendar 700, H.B. 8612, File 825; on Page 2, Calendar 741, Substitute for H.B. 8836, File 817; Calendar 747, Substitute for H.B. 8246, File 813; Calendar 748,

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CONNECTICUT
GEN. ASSEMBLY
SENATE

PROCEEDINGS
1973

VOL. 16
PART 8
3473-4003

Tuesday, May 15, 1973

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recommit will be renewed at that time. In other words, we will have a thorough inquiry into this matter tomorrow. Senator Page.

roc

SENATOR PAGE:

I will agree to that, Mr. President.

THE CHAIR:

It is thoroughly understood that we will thoroughly go into this tomorrow. We will not press it tonight in view of the other business we have. There being no objection, so ordered.

SENATOR ROME:

I believe that takes care of my motion. I would ask that we now vote on the Consent Calendar. Bills passed on the Consent Calendar HB-8148, SB-2200, SJR-22, SB-2423, SB-2142, SB-2037, SB-2084, HB-8203, SB-1655, HB-8088, HB-8132, HB-8724, HB-8232, HB-8961, HB-9237, HB-9121, HB-8585, HB-8612, HB-8836, HB-8246, HB-9370, HB-9382, HB-8822, HB-8663, HB-8668.

THE CHAIR: Is there any objection or further technicality or recommendation to be made? Hearing none, all in favor signify by saying Aye to Senator Rome's motion on the Consent Calendar. Opposed Nay. The Ayes have it. THE MATTERS THEREON ARE DECLARED PASSED.

SENATOR ROME:

Mr. President, I would like to announce that we will be meeting tomorrow at 1 o'clock. We originally intended to meet ladies and gentlemen of the Senate at 10 o'clock to take care of our business. I would hope that meeting at one o'clock would allow us enough time to do our homework in advance so there be no question, it is not our intent to recess at any time during the day tomorrow but to complete all the items. It has been agreed that there will be no objection to suspension for con-

JOINT
STANDING
COMMITTEE
HEARINGS

GENERAL LAW
PART 2
425-850

1973

TUESDAY

MARCH 27, 1973

REPRESENTATIVE NEWMAN: (Cont.) lottery bills? Representative
on it? No I'm not calling on you.

Under our current legislative rules we reserve from 10:00 to 10:30 for legislators to speak on bills. I would like to let you talk now but committees have been criticized for not hearing the public first. We have two more bills and then we'd be very happy to call on you and hear your words of wisdom.

Senate Bill 2081, AN ACT CONCERNING THE PAYMENT OF INTEREST ON RENT DEPOSITS. Anyone wish to be heard on that? Yes sir?

ROBERT CROSS: Yes Mr. Chairman. My name is Robert B. Cross and I'm a certified property manager with the Robert C. White Company in Hartford. I'm a member of the Institute of Real Estate Management, the Connecticut Chapter. And I'm a spokesman for the Chapter.

The members of the Institute manage in excess of 15,000 rental units in the State of Connecticut. Speaking for the Connecticut Chapter of the Institute of Real Estate Management we wish to express our opposition to bill 2081 because of the administrative costs involved to the lessor.

The average security deposit held is less than \$200.00 and because of this we estimate the amount of interest to be returned would be annually from \$6.00 to \$10.00. Yet the cost for accounting for this money reporting the interest to the Internal Revenue, the costs involved we estimate to be somewhere between \$10.00 and \$20.00 per unit. This to us doesn't make economic sense. The-- what appears to be the case here is that we have a fair and logical bill, however it isn't quite equitable to the tenant in the long run, because we feel that it will be counter productive.

The landlord will, because of these increased administrative costs, merely seek to cover them with increased rent and the net gain to the tenant will be nothing. Thank you.

REPRESENTATIVE NEWMAN: Thank you. We have your written statement dated March 8, 1973 and it will be received and placed on the record. Thank you.

Anyone else wish to be heard on this? If not we'll go to our last bill which is house bill 8836, AN ACT CONCERNING COMMERCIAL PARKING WITHIN A HISTORIC DISTRICT. Will you step up please? Identify yourself.

WILLIAM MORRIS: My name is William J. Morris and I'm the Director of The Connecticut Historical Commission. And I speak in support of Committee Bill 8836. I have a copy of the statement here and I will leave it with the clerk.

TUESDAY

MARCH 27, 1973

REPRESENTATIVE NEWMAN: It will be received and made part of the record sir.

WILLIAM MORRIS: Thank you sir. The Connecticut Historical Commission asks me to place in the record its unqualified support of Committee Bill 8836. Bill 8836 clarifies and strengthens Section 7-147d of the General Statutes and clearly assists local historic district commissions in their efforts to protect and preserve the historic districts under their jurisdiction and the surrounding thereof.

The proposed new provisions of Section 7-147 do not in the opinion of the Connecticut Historical Commission unduly restrict or endanger any of the rights of property owners. Thank you.

REPRESENTATIVE NEWMAN: Just how does this work?

WILLIAM MORRIS: The same as the general provisions of the bill are at the present time. Anyone who wants to can come before the Historical District Commission and apply for a certificate of appropriateness. Then it is considered by the Commission. If they feel that it does not in any way endanger the intent and purpose of the Historic District they issue a certificate.

REPRESENTATIVE NEWMAN: Appropriateness for what sir? Parking their car? Or what? Parking lot?

WILLIAM MORRIS: Sustaining the general appearance of the District sir.

REPRESENTATIVE NEWMAN: Similar to the Williamsburg restoration.

WILLIAM MORRIS: Exactly sir.

REPRESENTATIVE NEWMAN: Just a minute sir. I think Representative Kablick has a--

REPRESENTATIVE KABLICK: Yes. I have a historic district in my district and it also has commercial area as well, and reading this bill would this apply to on street as well as off street parking?

WILLIAM MORRIS: No sir. It applies to parking lots as I understand it.

REPRESENTATIVE YUDKIN: Representative Yudkin, 103rd. We have an historic district in Ansonia, and I'm just wondering, there is a possibility that on the borderline of the historic district and the commercial district there's a possibility that they may need some parking right on the border line. Is your word the final word, the historic district the final word on this parking or we can we go back, what would the remedy be.

GENERAL LAW COMMITTEE

TUESDAY

MARCH 27, 1973

WILLIAM MORRIS: Within 15 days after the denial of an appropriation, certificate appropriation I should say, they can go to the circuit court and take it right through regular channels.

REPRESENTATIVE NEWMAN: Are there any further questions? If not, thank you very much. Does anyone else wish to be heard on this bill? If not Representative Pearson we'll be happy to hear your pearls of wisdom now.

REPRESENTATIVE PEARSON: Mr. Chairman. Representative Pearson 121st District, Stratford. Regarding this sliding scale as proposed in your 8985--

REPRESENTATIVE NEWMAN: That's not on today. We haven't advertised it yet.

REPRESENTATIVE PEARSON: I'm batting a hundred.

REPRESENTATIVE NEWMAN: We're going to have it probably next week one day.

REPRESENTATIVE PEARSON: Thank you very much.

REPRESENTATIVE NEWMAN: If no one else wishes to be heard on any bills I declare the public hearing closed.

STATE OF CONNECTICUT

6 8 8

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March 27, 1973

STATEMENT BY WILLIAM J. MORRIS, DIRECTOR, CONNECTICUT HISTORICAL COMMISSION, IN SUPPORT OF COMMITTEE BILL NO. 8836

The Connecticut Historical Commission asks leave to place in the record its unqualified support of Committee Bill No. 8836 and/or proposed Bill No. 6081.

Bill No. 8836 clarifies and strengthens Section 7-1^a-7d of the General Statutes and clearly assists local historic district commissions in their efforts to protect and preserve the historic districts under their jurisdiction and the surroundings thereof.

The proposed new provisions of Section ~~7-1j~~ of the General Statutes do not, in the opinion of the Connecticut Historical Commission, unduly restrict or endanger the rights of property owners.