Act Number: 09-004 (Special Act)

Bill Number: 382

Senate Pages: 1400, 1479-1481 **3**

House Pages: 3099-3103 **5**

Committee: Planning and Development: 15-24, 81-84 **12**

Page Total: **20**

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GENERAL ASSEMBLY
SENATE

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SENATOR LOONEY:

Thank you, Mr. President. Calendar 219, Senate Bill 240, I move to refer this item to the Appropriations Committee.

THE CHAIR:

Without objection, so ordered.

SENATOR LOONEY:

Thank you, Mr. President. Calendar 220, PR.

Calendar 224, PR.

Calendar 252, Senate Bill 268, marked go.

Calendar page 46, Calendar 256, Senate Bill Number 877, I move to refer this item to the Appropriations Committee.

THE CHAIR:

Without objection, so ordered.

SENATOR LOONEY:

Thank you, Mr. President. Calendar 266, Senate Bill Number 382, I move to place this item on the Consent Calendar.

THE CHAIR:

Motion is on consent, seeing no objections, so ordered.

SENATOR LOONEY:

Thank you, Mr. President. Calendar 270, Senate

Agenda Number 3, Emergency Certified Bill 6716 and House Bill -- correction, 6379.

Turning to the calendar, calendar page 2, Calendar Number 475, Senate Resolution Number 19; Calendar 476, Senate Resolution Number 20; Calendar 477, Senate Joint Resolution Number 74.

Calendar page 4, Calendar Number 139, Senate Bill 854.

Calendar page 6, Calendar 178, Senate Bill 873.

Calendar page 7, Calendar 194, Substitute for Senate Bill 756.

Calendar page 8, Calendar 223, Substitute for Senate Bill 46.

Calendar page 10, Calendar Number 240, House Bill Number 6401.

Calendar page 12, Calendar Number 264, Substitute for Senate Bill 1023.

Calendar page 14, Calendar 328, Substitute for Senate Bill 814.

Calendar page 19, Calendar Number 400, House Bill 6351.

Calendar page 20, Calendar Number 402, Substitute for House Bill 6193.

Calendar page 21, Calendar 408, House Bill 6322;

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Calendar 409, Senate Bill 1013.

Calendar page 23, Calendar 423, Substitute for Senate Bill 1010.

Calendar page 27, Calendar 443, Substitute Senate Bill 1149; Calendar 447, Senate Bill 673; Calendar 448, Senate Bill 1029.

Calendar page 30, Calendar 459, House Bill 5138; Calendar 461, House Bill 6406; Calendar 462, Substitute for House Bill 6537.

Calendar page 39, Calendar Number 81, Substitute for Senate Bill 760; Calendar 83, Senate Bill 762; Calendar 99, Senate Bill 787.

Calendar page 40, Calendar 119, Substitute for Senate Bill 778.

Calendar page 43, Calendar 171, Senate Bill 251.

Calendar page 46, Calendar Number 266, Senate Bill Number 382.

Calendar page 51, Calendar Number 356. SB855

Mr. President, I believe that completes those items previously placed on the first Consent Calendar.

The Senate is now voting by roll call on the Consent Calendar, will all Senators please return to the chamber. The Senate is now voting by roll call on the Consent Calendar, will all Senators please return

to the chamber.

THE CHAIR:

The machine is open.

Members, please check the board to see if your vote is properly cast and properly recorded. If all members have voted, the machine will be locked.

Would the Clerk please take a tally.

THE CLERK:

Motion is on adoption of Consent Calendar Number 1. Total number voting, 35; those voting yea, 35; those voting nay, 0; those absent/not voting, 1.

THE CHAIR:

Consent Calendar 1 is passed.

Senator Looney.

SENATOR LOONEY:

Yes. Thank you, Mr. President. Mr. President, the two items that appeared on Senate Agenda Number 3, have just been passed on the Consent Calendar. I would move that the first item from Senate Agenda Number 3, House Bill 6716, the emergency certified bill, I move for immediate transmittal of that item to the Governor.

THE CHAIR:

Motion is for immediate transmittal to the

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CONNECTICUT
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Those voting Yea 144

Those voting Nay 0

Those absent and not voting 7

SPEAKER DONOVAN:

Bill as amended is passed.

Clerk please call Calendar Number 535.

THE CLERK:

On page 47, Calendar 535, Senate Bill Number 382, AN ACT CONCERNING THE BOUNDARY LINE BETWEEN THE TOWN OF WATERTOWN AND THE CITY OF WATERBURY, favorable report of the Committee on Judiciary.

SPEAKER DONOVAN:

The distinguished Representative from Waterbury, Representative Berger.

REP. BERGER (73rd):

Thank you, Mr. Speaker. I move for acceptance of the joint committee's favorable report and passage in concurrence with the Senate.

SPEAKER DONOVAN:

The question is on -- is acceptance of the joint committee's favorable report and passage of the bill. Will you remark?

REP. BERGER (73rd):

Yes. Thank you, Mr. Speaker. The bill before us

will create a boundary line change between the city of Waterbury and the city of Watertown Connecticut. And by enabling this change through this legislation the city of Waterbury, Mr. Speaker, will be able to access $15 million in federal funds to build and remodel and redo a brownfield site and also, a former munitions site, formally and currently known as the Waterbury Industrial Commons propriety.

Mr. Speaker, the property will be divided into two sections, both north and south. In the south portion of the property, the city of Waterbury will incorporate a public works campus where they will centralize their public works operation. The north portion of the property will be developed into a joint project between a public and private ownership. The public ownership, being the city of Waterbury, the private ownership being several businesses located in the north campus, which will expand, create jobs and create an economic development and tax base for the city of Waterbury.

It's an important bill for our city, our region and our development and I urge it's passage. Thank you, Mr. Speaker.

SPEAKER DONOVAN:

Thank you, Representative. Representative Aman.

REP. AMAN (14th):

Thank you very much, Mr. Speaker. I will also stand in support of the bill. If you look at the list of cosponsors it appears that all of those who represent either Watertown or Waterbury are in favor of this. The Chairman did indicate what the property was going to be used for, and therefore I urge my colleagues to support the bill.

SPEAKER DONOVAN:

Thank you, Representative. Representative Williams.

REP. WILLIAMS (68th):

Thank you, Mr. Speaker. And a good evening. I stand in strong support of this bill and I have to comment on the fact that the center of the universe, which Representative Berger and I have long disagreed on, where that line actually is, I believe it's a little bit further north into Watertown and he believes it's actually in Waterbury, will get a little bit bigger and I think that this is, as Representative Berger indicated, a good economic development tool for our region. We talk about regionalism often, and while this is a, sort of, obscure issue to contemplate

here in the Legislature, it's certainly something that will, in the long term, benefit both Watertown and Waterbury and I would urge adoption. Thank you, Mr. Speaker.

SPEAKER DONOVAN:

Thank you, Representative. Representative Sharkey.

REP. SHARKEY (88th):

Thank you, Mr. Speaker. I also rise in support of the bill. This bill heard -- got the public hearing in planning and development and both Watertown and Waterbury came forward with a very impressive presentation that made it clear how valuable this would be for both towns. So I would encourage my colleagues to support the bill, as well. Thank you, Mr. Speaker.

SPEAKER DONOVAN:

Remark further on the bill? Remark further on the bill? If not, staff and guests please come to the well of the House. Members take their seats. The machine will be open.

THE CLERK:

The House of Representatives is voting by roll call. Members to the chamber. The House is voting by

roll call. Members to the chamber.

SPEAKER DONOVAN:

Have all the members voted? Have all the members voted? Members check the board to make sure the vote has been properly cast. If all the members have voted, the machine will be locked and the Clerk will please take a tally. Clerk, please announce the tally.

THE CLERK:

Senate Bill 382 in concurrence with the Senate.

Total Number Voting	143
Necessary for Passage	72
Those voting Yea	143
Those voting Nay	0
Those absent and not voting	8

SPEAKER DONOVAN:

The bill is passed.

Are there any announcements or introductions? Representative Fleischmann.

REP. FLEISCHMANN (18th):

Thank you, Mr. Speaker. For the purpose of an introduction.

SPEAKER DONOVAN:

Please proceed, sir.

JOINT
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in and out-of-way place from Cromwell. It's a fair distance from the most closest residential population. And we have made, and we continue to endure -- to ensure that we don't have any odor issues going forward.

We -- we've spent a lot of money on capital improvements to address those issues, and in response to not only the DEP's order, but to the concerns of the town of Cromwell, we want to be a good citizen in the town of Cromwell.

REP. SHARKEY: Thank you. Any other questions from members of the committee? All right. Thanks very much for coming.

BRIAN W. ARMET: Thank you.

REP. SHARKEY: Our next public official on the local set of bills is Mayor Michael Jarjura. Good to see you again, Mayor.

SB 382

MAYOR MICHAEL JARJURA: (Inaudible)-- I forgot all this. See, they change things around -- of Watertown which is one of our neighboring communities.

We're here, of course, joined by Senator Hartley and delegations representing the City of Waterbury and Town of Watertown to request your approval of a slight boundary change between the city of Waterbury and the town of Watertown.

And what this boundary change will accommodate is, through the grand efforts of Congressmen Chris Murphy, there is a plant which is significantly, environmentally challenged, the old Chase copper and manufacturing plant that produced a lot of the armor armaments that got us through World War II.

This plant is in serious -- it's a serious tax delinquent to the city. It also has a lot of environmental issues. And Chris Murphy was able to secure a $15 million grant through the Department of Defense bill last year. And part of the conditions is that all of this property has to be within the city limits.

And back in the day, you know, during wartime, and there wasn't as much concern about the environmental issues. To accommodate the expansion of the industrial production, they actually moved the Naugatuck River. And obviously, the Naugatuck River used to represent the -- the center of the river used to represent the demarcation line between the two communities.

And so, when they moved the river, the demarcation line never moved with the river. So part of this property ended up in Waterbury, part of it ended up in Watertown. And so, you've got the present dilemma that we face.

So, the town -- the city's board of aldermen, the town of Watertown's council, have both been presented with this issue. They both approved it unanimously and -- but, we, of course, we need the permission of the General Assembly and your committee to have a boundary change, because we are a political subdivision of the state, as well as every other 169 communities.

This is really, I don't think, controversial in any way. And it would really accommodate our chance to clean up a brownfield site and put it back to great productive use, which I think would help everybody.

Roy, did you want to add anything to that?

ROY CAVANAUGH: Roy Cavanaugh, Director of Public Works, Town of Watertown. I'm here on behalf of the Watertown Town Council to concur with everything that Mayor Jarjura has said.

The Watertown Town Council voted recently -- to vote unanimously in favor of the proposed boundary change. Thank you.

REP. SHARKEY: Thank you. And as a courtesy to our colleague, Senator Hartley, did you want to, perhaps, make your presentation now? Maybe you can take the microphone over here next to -- in front of the dais, or right there.

SENATOR HARTLEY: We'll do a little musical chairs.

REP. SHARKEY: Sure. That fine.

SENATOR HARTLEY: Very briefly, Chairman Sharkey and Chairman Coleman, and to the distinguished members of the Planning and Development Committee, I'm here in support of Senate Bill -- I'll find the number, 382. And just briefly, to say to you that there's not a lot of good news out there these days.

This proposal before you is much good news. As Mayor Jarjura indicated, we were fortunate enough to receive a Department of Defense grant to do an extensive brownfield remediation.

In order to do this, and in totality, we would have to effectuate a change of the boundary which, quite frankly, is about a sixth of the property along the river there. And then, to

keep our neighboring community whole, there has been a discussion about moving another boundary so as to provide them an equal tax base, if you will.

So it would, with the complete approval of both the City of Waterbury and the Town of Watertown, I am here on behalf of the delegation to implore your support of this and -- which will turn out in very short order to, not only be the home of our maintenance facility, but also to be a pad to bring in increased industrial business into the greater Waterbury area which will quickly translate, obviously, into new jobs.

And so we would be very grateful for your support on this proposal, and thank you so very much for allowing us this opportunity.

REP. SHARKEY: Thank you. Just a couple quick questions, so I can understand. Why is it that the boundary needs to be changed, in order to take advantage of this federal money from Representative Murphy?

SENATOR HARTLEY: As I understand it, what it would do is actually cut the building. It -- this boundary line, as it exists presently, goes right through about a sixth of the building. And so we effectively would, either not be developing that property, or have a convoluted tax structure with the Town of Watertown and the City of Waterbury. So, to make things neat, and to do a complete renovation, we're asking that we change the boundary, because it presently would go through the building as it sits.

REP. SHARKEY: And again, just so I understand, why is that a problem? I mean, if the property --

we, you know, we do remediations over town boundaries in other cases. Why would that be a problem in this case?

SENATOR HARTLEY: I'm not sure if the federal grant required that.

MAYOR MICHAEL JARJURA: Yeah. It was a condition of the grant. In discussions with Congressman Murtha, who was the lead congressman, working with Congressman Murphy -- because there's going to be extensive demolition and remediation, they felt that they would like to see the entire piece of property within the boundaries of one municipality. And, I think, there's a lot practical reasons, too.

Obviously, when you're doing this extensive remediation, environmental remediation, you won't have to go through, sort of, the permitting process of two different municipalities. It's an extensive investment by the federal government. They wanted to hold one municipality responsible for the -- how the $15 million is spent.

And as Senator Hartley said, we have given up equal value of commercial property. We're ceding that in the boundary change to Watertown to keep them whole. So, it was a -- it was really a condition of the federal grant that we secure all four corners of this property.

REP. SHARKEY: Now is that other -- so, in other words, there's a swap involved in this, and --

MAYOR MICHAEL JARJURA: Yes. And that's part of the same boundary change.

REP. SHARKEY: And that is, from what I can see

from the bill, that's the pin shop property.

MAYOR MICHAEL JARJURA: Yes.

REP. SHARKEY: Okay.

MAYOR MICHAEL JARJURA: Which is actually half in Waterbury, half in Watertown.

REP. SHARKEY: It's upside down.

SENATOR FASANO: I can even see the letters. That's pretty good.

REP. SHARKEY: Only when I'm spying on a clients --

SENATOR HARTLEY: Just checking.

MAYOR MICHAEL JARJURA: And as I said, from a practical aspect, you know, now -- right now, we have the assessors from both communities on two separate pieces of property. We have a different mil rate than they have. And we have a different, probably, methodology.

So, this will really, for the owners of these properties, make things much more simple for the owners and occupants of these various properties.

REP. SHARKEY: And where is the pin shop property in relation -- is it anywhere near the other property, the Waterbury Commons?

MAYOR MICHAEL JARJURA: I think, about eight miles away.

REP. SHARKEY: Oh, it's literally on the other side of town.

MAYOR MICHAEL JARJURA: Yeah.

REP. SHARKEY: I see.

MAYOR MICHAEL JARJURA: It's on the same border, but a different section of the border.

REP. SHARKEY: That's interesting. In all my years of doing land-use work, I've never heard of towns swapping property with each other. That's the one unprecedented, from what I --

MAYOR MICHAEL JARJURA: The research we did was, this was the first time in the recent history, meaning in the last 150 years, that the -- this request has come before the Legislature.

REP. SHARKEY: This is a new definition of regionalism, if I've ever heard it.

SENATOR HARTLEY: We're a new year.

MAYOR MICHAEL JARJURA: Does that qualify us for that extra money from the Governor?

REP. SHARKEY: We'll see.

SENATOR HARTLEY: Chairman Sharkey and Chairman Coleman, if, with your indulgence, I was wondering if you might invite Congressman Murphy who is with us to -- who is the father of the project.

REP. SHARKEY: I don't think my cochair or I have any objection. I'm sorry. I didn't see you, Congressman.

SENATOR HARTLEY: Well, I think, he's just arriving.

CONGRESSMAN CHRISTOPHER MURPHY: No. I just wanted to be here to very quickly support the efforts SB382

of Senator Hartley and Mayor Jarjura in this particular application.

I've been working on the federal funding stream which is going to make the renovation of this property possible. We have $15 million, as you may have mentioned before, in federal funding coming for this property which has regional benefits, as well.

The reason I think that Watertown has been so eager to engage in this innovative solution is because that property which was, you know, a regional economic hub for the greater Waterbury metro area for a very long time could once again, be that type of asset if we are able to revitalize it, get a real hub like the public works center there and build up some of the existing tenants.

So, this has been a great example of federal, local, and now State partnership to take an old, decaying industrial property, and turn it into something that really can be a -- an example for regional cooperation and for multilevel government participation as well.

REP. SHARKEY: Great. I'm hoping, too -- Congressman, while I have you, that you're working hard to keep that money to our states and towns in the federal stimulus package -- just to editorialize.

CONGRESSMAN CHRISTOPHER MURPHY: I would like to --

REP. SHARKEY: This could be a real quid pro quo here, you know?

CONGRESSMAN CHRISTOPHER MURPHY: I would like to say that my reason for being here was this hearing, but I was actually just across the

hall at a forum on that exact topic. We're about to go into conference on the competing House and Senate bills. And I think that's safe to say that the most important issue in that conference for the House Democrats is the difference between the two bills in funding for states.

It does us absolutely no good to be stimulating an economy if the state governments are forced to lay off teachers and firefighters and policemen and state workers. And so, our commitment is to be as strong in that conference as we can.

REP. SHARKEY: Godspeed to you. Are there other members of the committee who have questions on this? Hearing none, thank you. Thanks very much for coming.

SENATOR HARTLEY: Thank you.

REP. SHARKEY: That can -- unless there are any members of the public who wanted to speak on the issue -- on the issues we just heard, or the other items on the agenda, we'll move on to the Roman Numeral II on the public hearing agenda, which are grouped as bills involving recommended or requested changes to our revaluation standards.

Among the -- we'll start first with the public officials, beginning with Michael Pace, First Selectmen of Old Saybrook, followed by Al Simon.

If you could hit your microphone button, please. There you go.

MICHAEL PACE: Is it on?

REP. SHARKEY: Now it's on.

MICHAEL PACE: Okay. My name is Michael Pace. I'm First Selectmen of the Town of Old Saybrook, and I'd first like to thank you all for giving me this opportunity to speak on this reval issue.

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SB395
HB5545
HB5547
HB5551
HB5562
HB5860
HB5867
HB5874
HB5879
HB6307

I think it, the world as we see today, we're trying to put some stability back in the taxpayers and the business community. The reval for some of us, my town included, came in the middle of a drastic change of the October 1 date, looking back at the reval. And the property values have changed somewhat dramatically, depends on what source you look at.

The effort here is to ask that reval be taken a look at, to delay, until the markets settle and for towns that have already had to do the reval, all right, have an opportunity to put that aside. The reason being, is that as the marketplace continues to be in some sort of a flex mode, it's hard to find, on any given long period of time, of what property is worth. Based on the mood, if you will, of the country as whether or not it has confidence in the economy or not, based on the number of foreclosures you might have in any neighborhood, all right, it can throw the property values off significantly.

The issue here then, also comes down to the business community. As you make every effort to try to give the business community, to try to enhance -- it can have business stay here, as well as to attract in future, it's important for the business committee to have a clear look forward as to what its tax obligation would be.

State of Connecticut

SENATE

STATE CAPITOL
HARTFORD, CONNECTICUT 06106-1591

SENATOR ROBERT J. KANE
DEPUTY MINORITY LEADER
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RANKING MEMBER
BANKS COMMITTEE
HUMAN SERVICES COMMITTEE

MEMBER
APPROPRIATIONS COMMITTEE
COMMERCE COMMITTEE

February 9, 2009

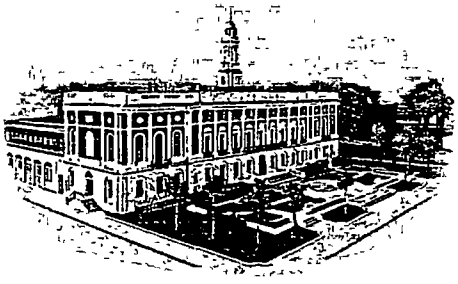
Testimony of Senator Robert J. Kane re: SB 382 AN ACT CONCERNING THE BOUNDARY LINE OF THE TOWN OF WATERTOWN AND THE CITY OF WATERBURY

Senator Coleman, Representative Sharkey and members of the Planning and Development Committee:

Thank you for the opportunity to offer my support to SB 382 AN ACT CONCERNING THE BOUNDARY LINE OF THE TOWN OF WATERTOWN AND THE CITY OF WATERBURY. This bill is very straightforward and simple. It revises the boundary line between the Town of Watertown and the City of Waterbury for taxing purposes. It has been submitted for consideration in a bipartisan manner by all the legislators representing the two communities. Both the Town Council in Watertown and the Board of Alderman in Waterbury have considered and approved this action within their respective bodies. Approval before the Connecticut General Assembly is the final step in this process and I urge your support.

Thank you for your thorough consideration of this request.

MICHAEL J. JARJURA
MAYOR



JOSEPH A. GEARY
DIRECTOR OF OPERATIONS

OFFICE OF THE MAYOR

THE CITY OF WATERBURY

CONNECTICUT

February 9, 2009

Senator Eric Coleman
Representative Brendan Sharkey
Honorable Members of the Planning and Development Committee

RE: Senate Bill 382; An Act Concerning the Boundary Line of the Town of Watertown and the City of Waterbury

Dear Senator Coleman, Representative Sharkey and Honorable Members of the Planning and Development Committee:

Enclosed please find maps that illustrate the requested boundary changes between the City of Waterbury and the Town of Watertown. Both Waterbury and Watertown agree to the proposed boundary changes.

The proposed boundary change will enable Waterbury to utilize federal funds in the amount of fifteen million to remediate the brownfield site known as the Waterbury Industrial Commons property, which is located on the Waterbury / Watertown border. Waterbury intends to build its public works facility on the southern portion of the Waterbury Industrial Commons property. With respect to the northern portion of the property, Waterbury intends to retain the existing businesses and create new industrial pad sites to recruit new businesses and create jobs in Waterbury.

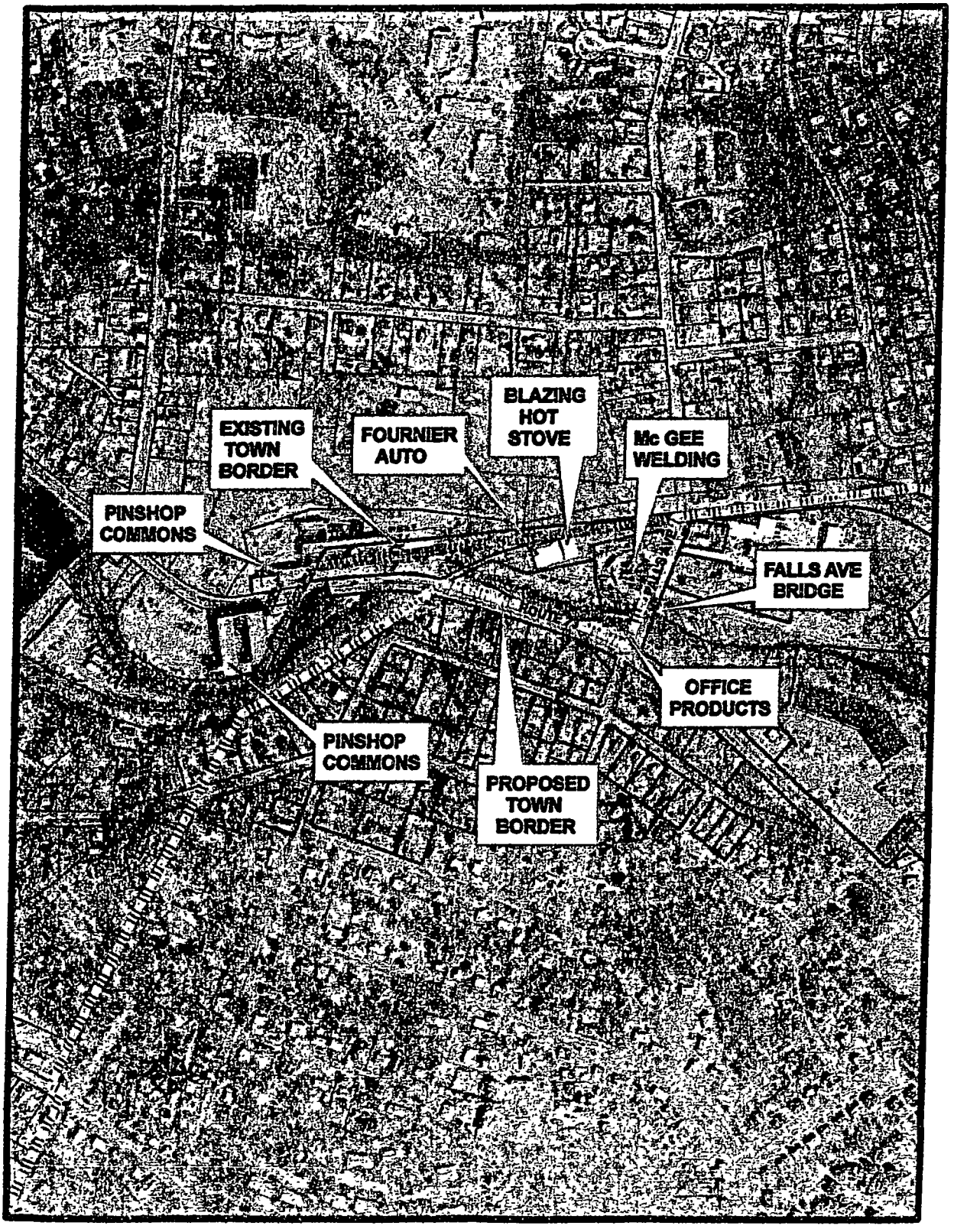
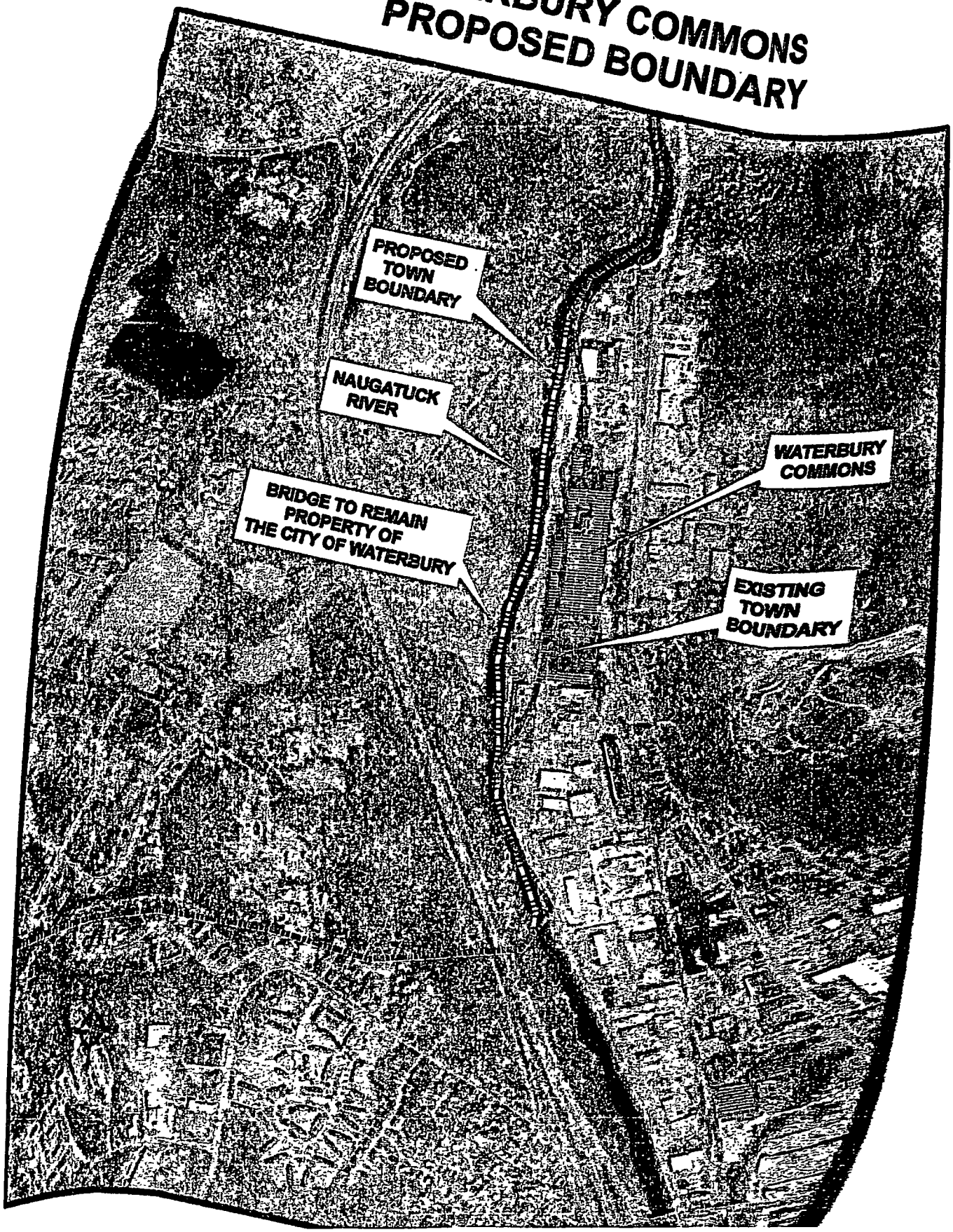
Because this boundary change will aid in the economic revitalization of Waterbury, we respectfully request that your Committee vote in favor of this boundary change.

Very truly yours,

Michael J. Jarjura
Mayor, City of Waterbury

236 GRAND STREET • WATERBURY, CONNECTICUT 06702 • (203) 574-6712

PINSHOP AREA PROPOSED BOUNDARY



WATERBURY COMMONS PROPOSED BOUNDARY