

Commerce Committee JOINT FAVORABLE REPORT

Bill No.: SB-575

AN ACT EXPANDING A BIOSCIENCE ENTERPRISE CORRIDOR ZONE

Title: LOCATED IN THE TOWN OF PLAINVILLE.

Vote Date: 3/18/2025

Vote Action: Joint Favorable

PH Date: 3/6/2025

File No.:

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SPONSORS OF BILL:

Sen. Henry Martin, 31st District.

Rep. Rebecca Martinez, 22nd District.

REASONS FOR BILL:

The purpose of this bill is to extend the same benefits that businesses located in enterprise zones receive to eligible businesses and commercial properties in Hartford, Farmington, New Britain, Bristol, and Plainville. These benefits are designed to encourage economic development, job creation, and investment in certain regions. The areas specified, including Hartford, parts of Farmington, New Britain, Bristol, Plainville, and municipalities with research universities, are selected based on their potential for growth, innovation, and strategic importance for the state. By offering these incentives, the bill aims to foster business activity in underdeveloped or targeted regions, promote industries such as bioscience, biotechnology, pharmaceuticals, and photonics, and attract new businesses that contribute to the local economy. The bill provides these businesses with the same advantages offered to those located in designated enterprise zones, such as tax incentives, exemptions, or other state-provided benefits. These advantages are proven to help stimulate regional growth and development.

RESPONSE FROM ADMINISTRATION/AGENCY:

None expressed.

NATURE AND SOURCES OF SUPPORT:

[Mark DeVoe, Town Planner, Plainville and Cal Hauburger](#): The Town of Plainville is working on developing a Bioscience Corridor Zone through a multi-year project that includes research, stakeholder collaboration, and revisions to their Plan of Conservation and Development. The goal is to create flexible zoning regulations, called "Planned Development Districts," to allow for "shovel-ready" development, similar to the successful model near the UCONN Health Center in Farmington. Plainville already has key infrastructure, such as the Hartford HealthCare Cancer Institute and a Medical Arts Building, which positions it for further regional development. The plan promotes a mixed-use approach, with medical and technology campuses, along with amenities like housing, restaurants, and recreational facilities for workers. Development is expected to proceed in multiple phases, and the town aims to simplify the approval process to attract investment and development.

NATURE AND SOURCES OF OPPOSITION:

None expressed.

GENERAL COMMENTS:

[Daniel O'Keefe, Commissioner, Department of Economic and Community Development](#): This bill amends Section 32-41s of the Connecticut General Statutes to extend Enterprise Zone Program benefits to block 2000 in the town of Plainville, replacing the previously designated block 9000 in census tract 420700. The Department of Economic and Community Development (DECD) does not consider this change to be significant and supports the inclusion of this amendment in the bill.

Reported by: Austin Adil

Date: 3/25/2025