

COMMENTS: SEPTEMBER 25, 2019 – BoR LAND USE SESSION

SO END RESIDENTS & MEMBERS OF A SO END INDEPENDENT 'AD HOC' COALITION GROUP OF COMMUNITY ACTIVISTS ASK YOUR SUPPORT OF A RESOLUTION FOR THE FORMATION OF A SOUTH END 'STUDY GROUP' OUTLINED IN CT GENERAL STATUTE (CGS) CHAPTER 97A, SECTION 7-147 A AND B FOR THE CREATION OF A SOUTH END HISTORIC DISTRICT COMMISSION DETAILED IN CGS CHAPTER 97A - 7-147 (A-K). THEY ONLY WANT TO BE HEARD & HAVE A SAY ON FUTURE PLAN FOR PROTECTING AND DEVELOPING THEIR OWN NEIGHBORHOOD. BY REGULATION, THE STUDY GROUP CONDUCTS PUBLIC HEARINGS MUCH LIKE THE CITY ORDINANCE PROCESS - RETURNING WITH ITS 'STUDY' RECOMMENDATIONS TO THE BOARD OF REPS.

ALL ARE WELCOME TO COMMENT IN THE 'STUDY GROUP' PROCESS

THE 'GROUP' WILL BE OPEN TO ALL. THERE ARE NO COSTS TO CITY & THE TAXPAYER. IN FACT, IF BoR APPROVES 'STUDY GROUP', IT ALLOWS CITY TO MAKE APPLICATION TO A FEDERAL PROGRAM IN 'NON-MATCHING' FEDERAL GRANT AID TO ASSIST IN THE PROCESS THROUGH CT HISTORIC PRESERVATION OFFICE. CITY IS AN AUTHORIZED CLG ('CERTIFIED LOCAL GOVERNMENT') SINCE 2011.

TO BE PERFECTLY CLEAR - RESOLUTION IS NOT AN NRZ 'INITIATIVE' (NEIGHBORHOOD REVITALIZATION ZONE) - ALTHOUGH SOME MEMBERS ARE REPRESENTED IN THE AD HOC GROUP. THE NRZ IS A SEPARATE, INDEPENDENT COMMUNITY SPOKESPERSON FOR SO END NEEDS - ESTABLISHED TO COMMUNICATE TO CITY'S ELECTED AND APPOINTED OFFICIALS. WE WELCOME NRZ SUPPORT.

THIS STUDY GROUP RESOLUTION HAS BEEN MADE 'PUBLIC' FOR 3 MONTHS THROUGH LUB & BoR.

THE 'AD HOC' GROUP IS COMPOSED OF COMMUNITY ACTIVISTS, CONCERNED RESIDENTS FOR PRESERVATION OF NEIGHBORHOOD, COMING TOGETHER OVER PAST 2 - 3 YEARS.. IT IS COMPRISED OF A MIX OF 'SO END' RESIDENTS & A STAMFORD URBAN PLANNER: 8 MEMBERS (5 REGULAR & 3 ALTERNATES) INTENDED TO BE CONSIDERED FOR MEMBERSHIP OF THE 'STUDY GROUP' - THE STUDY GROUP WILL LOOK TO:

- INTERESTED PARTIES CONCERNED FOR THE HISTORIC PRESERVATION OF SOUTH END - RESIDENTS, DEVELOPERS, LAND USE PLANNERS, ARCHITECTS, AND PROPERTY OWNERS. ETC CONCERNED FOR HISTORIC PRESERVATION OF THE SOUTH END.
- THE STUDY GROUP DOES NOT MAKE NOR SUGGEST REGULATIONS OR CHANGES - THE STUDY GROUP, IN FACT, SUPPORTS CURRENT MAP & ZONE REGULATIONS TO 2015 MASTER PLAN - AND ITS STUDY WILL EVALUATE AND SUBSTANTIATE MP IMPLEMENTATION,
- THE STUDY GROUP GATHERS COMMENT, MAKES RECOMMENDATION BACK TO BoR
- THE RESOLUTION FOR 'STUDY' GROUP IS SUPPORTED BY CT OFFICE OF HISTORIC PRESERVATION; IT PUBLISHES A HANDBOOK FOR HISTORIC COMMISSION ON-LINE.
- STUDY GROUP INTENDS TO FOLLOW INFORMAL GUIDELINES OF ROBERTS RULES WITH A CHAIR; VICE CHAIR AND SECRETARY.
- RESOLUTION HAS BEEN REVIEWED BY THE CITY'S LEGISLATIVE AND LAND USE BUREAU - IT HAS CONFIRMED THIS DIRECT REFERRAL TO BoR.

STUDY GROUP BECOMES A 'RESOURCE' IN THE SOUTH END FOR INFORMATION, EDUCATION, & OPEN DIALOGUE FROM ALL, INCLUDING STAMFORD NEIGHBORHOODS.

OPTIONAL POINTS

ADDITIONAL KEY FAQs TO CONSIDER:

1. STUDY GROUP FOLLOWS STATE REGULATIONS (CGS CHAPTER 97A - SEC.7-147 A-K WHICH ALLOWS FOR SEVERAL HISTORIC DISTRICT COMMISSIONS WITHIN A CITY LIKE STAMFORD OR ANY CT CITY OR TOWN.

2. STAMFORD PRECEDENTS HAVE BEEN SET BY TWO BOR - APPROVED HISTORIC COMMISSIONS: (1) IN 1984 - LONG RIDGE HISTORIC DISTRICT AND; (2) IN 2013 - HPAC (HISTORIC PRESERVATION 'ADVISORY' COMMISSION).

NOTE: SINCE 1986, THE BOR HAS APPROVED THE SOUTH END TO BE PLACED ON THE DEPARTMENT OF INTERIOR, NATIONAL PARK SERVICE NATIONAL REGISTER OF HISTORIC PLACES, WITH MAPS & INVENTORY OF HISTORIC HOMES AND BUILDINGS OUTLINED.

3. STUDY GROUP IS 'INCLUSIVE' (ENCOURAGING CONTRIBUTION FROM ALL AND WILL FOLLOW NORMAL CITY LAND USE APPLICATION PROCEDURES/PROTOCOLS WITH PUBLIC & INFORMAL HEARINGS OUTLINED BY STATE'S ENABLING REGULATION.

4. STUDY GROUP DOES NOT RECOMMEND NOR SET CITY ORDINANCES OR REGULATIONS. IT IS A 'STUDY' GROUP TO 'STUDY' AND MAKE RECOMMENDATIONS, PASS THEM THROUGH APPROPRIATE LOCAL AND STATE PLANNING BOARDS & COMMISSIONS, AND THEN PRESENT BACK TO THE BOR .

SUMMARY

THE STUDY GROUP STUDIES AND MAKE RECOMMENDATIONS, PASSES THEM BY AND THROUGH APPROPRIATE MUNICIPAL AND STATE PLANNING BOARDS & COMMISSIONS, THEN RETURNS, TO PRESENT ITS FINDINGS TO THE BOR FOR APPROVAL.

IT SERVES TO BENEFIT 'THE MANY' VOICES, THE MAJORITY - NOT JUST 'FEW', AND; TO BE IMPORTANT TO STAMFORD'S BRAND & NEIGHBORHOOD IDENTITY FOR FUTURE LAND USE & MANAGEMENT PLANNING.

SUBMITTED BY
AD HOC COALITION GROUP,
SEPTEMBER 25, 2019