



Land Use-Urban Redevelopment Committee – Board of Representatives

Harry Day, Co-Chair

David Kooris, Co-Chair

Committee Report

Date: Tuesday, July 1, 2014

Time: 7:30 p.m.

Place: Democratic Caucus Room, 4th Floor, Government Center

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chairs Day and Kooris and Committee Member Reps. Fountain, McNeil, Okun, Reeder and Ryan. Absent or excused were Committee Member Reps. McGarry and Summerville. Also present was Jim Minor, Law Department.

Co-Chair Kooris called the meeting to order at 7:34 p.m.

| Item No. | Description | Committee Action |
|---|---|--|
| ¹ 1. <u>LU29.002</u> | REVIEW; construction work at Star Meadow Ranch, Erskine Road. 01/28/14 – Report Made & Held in Committee 02/27/14 – Report Made & Held in Committee 03/25/14 – Report Made & Held in Committee 04/22/14 - Report Made & Held in Committee 05/27/14 – Held in Committee | Report Made & Held in Committee |

Mr. Minor stated that since the last meeting, not much has happened except that Mr. Rizzuto hired Ernie Abate as a new lawyer. Mr. Abate has held a conference with the Law Department and who offered to mediate the lawsuit. He will not appear on behalf of Mr. Rizzuto, however, unless there is a stipulated settlement. The City conditioned any mediation on anyone being allowed to inspect the property.

The litigation is moving ahead. There is an issue as to whether the zoning setback requirements should be applied to this property or whether it receives an exemption as a farm. They are getting a zoning expert to research this issue. The litigation is moving along. Star Meadow LLC is in default for failure to appear. Mr. Rizzuto was in default but has now filed an appearance and is not in default.

Mr. Minor will give the committee a written update on this item. He believes that there is progress being made. The Committee will leave this item on the agenda and take it up at its August meeting.

Without objection, the Committee decided to hold this item.

¹ Video Time Stamp 00:00:13

- ². LU29.007 REVIEW; use of property by Finnochio Bros. at 49 Liberty Place and effects on surrounding neighborhood. **Held in Committee**
01/28/14 – Report Made & Held in Committee
02/27/14 – Report Made & Held in Committee
03/25/14 – Report Made & Held in Committee
04/22/14 - Report Made & Held in Committee
05/27/14 – Held in Committee

There being no member of the Administration or Representatives from this District present, the Committee held this item without objection.

- ³. [LU29.008](#) REVIEW; enforcement of the notice and delay provisions of the Demolition Permit ordinance. **Report Made & Held In Committee**
01/28/14 – Report Made & Held in Committee
02/27/14 – Held in Committee
03/25/14 – Held in Committee
04/22/14 - Held in Committee
05/27/14 – Held in Committee

Rep. Reeder stated that she, Rep. Ryan and Wes Haynes reviewed this ordinance:

- Problems were revealed by permits pulled for recent demolitions
- They have not yet consulted with the Historic Preservation Advisory Commission regarding these proposed amendments
- There is only one historic district in the City (Old Long Ridge Historic District)
- Hubbard Heights is in the process of becoming an historic district
- One problem they discovered was that the applicant puts the notice in the paper, but the City notifies the abutting residents, and in one instance, different addresses and property descriptions were used, so they need to ensure that the notice provides sufficient description
- They adopted provisions from model ordinances from the CT and National Trusts for Historic Preservation
- Greg Farmer from the CT Trust for Historic Preservation made some recommendations, as shown in the [attached e-mail](#)

The Committee reviewed the proposed amendments, including

- Including a definition of applicant
- How to address “demolition by neglect” without being too subjective
- Whether other structures should be included in “structure” and the circular definitions of “building” and “structure”
- The inclusion of requirements for an application
- Whether a 50 year age requirement is appropriate as time goes forward
- The need for the signature of the owner
- Who should be providing the notification to abutting properties, and whether it would be too much to place on City staff

² Video Time Stamp 00:11:31

³ Video Time Stamp 00:12:28

- Including a photo of the structure in the notice and the common name and street number
- Having the City sign off on the notice
- How the comment period and the posting period relate
- Whether the 100 foot buffer is sufficient
- Who would take the lead on working with the property owner regarding alternatives to demolition
- Should there be a mechanism to shorten the delay
- Whether there should be a level of beautification required after demolition before construction (and whether this should be in the blight ordinance)
- How to address situations in which there are multiple structures on a piece of property.

The discussed changes will be circulated to the Committee and forwarded to Corporation Counsel. After the next round, this will be forwarded to the Historic Preservation Advisory Committee and the Long Ridge Historic District, as well as the Building Department.

4. [LU29.021](#) REVIEW; Proposed Master Plan Amendments No Action Taken
 04/22/14- Submitted by Co-Chairs Day & Kooris
 05/27/14 – Held in Committee

Co-Chair Kooris adjourned the meeting at 8:55 p.m.

Respectfully submitted,
 David Kooris, Co-Chair

This meeting is on [video](#).