



Land Use-Urban Redevelopment Committee – Board of Representatives

Virgil de la Cruz, Co-Chair

Charles Pia, Jr., Co-Chair

Committee Report

Date: Wednesday, March 28, 2018

Time: 7:00 p.m.

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

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Representatives Cottrell, de la Cruz, Anzelmo, Lee, Lion, Michelson, and Summerville, Land Use Bureau Chief R. Blessing, Zoning Enforcement Officer J. J. Lunney, and from the public Deborah Billington, Patricia J. Liotta, and Michael Gaudiaro.

Co-Chair Virgil de la Cruz called the meeting to order at approximately 7:04 pm.

| Item No. | Description | Committee Action |
|-----------------|--|-------------------------|
| 1. LU30.008 | REVIEW; the Zoning Enforcement Process, Illegal Housing, and the Exploration of Measures to Actively Pursue Violators Timely and Efficiently. 02/07/18 – Submitted by Rep. Roqueta 02/26/18 – Held in Committee | Report Made |

Bureau Chief Blessing described several actions in progress in the department to address its challenges. Among these actions are: capital funds requests for study of the Cove Neighborhood, Parking, and the Transportation Center; review of the zoning regulations; digitizing of land use records; pursuing an ordinance to facilitate the issuing of zoning citations; request for one additional land use inspector; funds for overtime to provide for evening and weekend inspections; pursuing the adoption of mandatory fines, etc.

Representative Cottrell read into the record an email from a constituent describing difficulty experienced with zoning enforcement.

Zoning Enforcement Officer Lunney described the various challenges in catching violators in the act, the difficulties in getting the Courts to enforce the collection of fines, and the discussions in progress with the State Delegation for legislation to improve the court process. Lunney also presented a comparison of the zoning office staffing per capita of Stamford versus several nearby towns.

After numerous questions and discussion by committee members it was deemed that this item is closed.

2. LU30.010 REVIEW; Need for an Architectural Review Board Report Made
for Commercial and Residential Buildings of Two or
More Families.
02/18/18 – Submitted by Reps. Graziosi and
Morson

Representative Graziosi explained that throughout Stamford there are instances of developments that appear out of proportion with the site they sit on and have no architectural or curb walk appeal. He distributed photographs to demonstrate the point.

Bureau Chief Blessing understood the problem, and explained some of the differences in existing zoning regulations between zoning districts that can lead to such results with “as-of-right” development. A comprehensive review of the zoning regulations is now in progress that could help mitigate this situation, such as the expanded use of site plan review requirements. Greater involvement of Neighborhood Associations could also help in improving such developments.

After numerous questions and discussion by committee members it was deemed that this item is closed.

3. LU30.009 REVIEW; Review and Update on Old Town Hall Report Made.
Redevelopment Agency (OTHRA).
02/07/18 – Submitted by Rep. Zelinsky
02/12/18 – Moved to Pending

Director of Economic Development, Thomas Madden, briefly reviewed the history of the OTHRA and the progress to date in improving the economics of the Old Town Hall building.

Chair de la Cruz adjourned the meeting at approximately 10:40 pm.

This meeting is on [video](#).