



Land Use-Urban Redevelopment Committee – Board of Representatives

Virgil de la Cruz, Co-Chair

Bradley Michelson, Co-Chair

Committee Report

Date: Wednesday, February 26, 2020
Time: 7:00 p.m.
Place: Democratic Caucus Room, 4th Floor Government Center, 888
Washington Boulevard, Stamford, CT

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chairs de la Cruz and Michelson and Committee Member Reps. Cottrell, Lion, Sherwood and Summerville. Excused were Reps. Graziosi and Lee; absent was Rep. Florio. Also present were Reps. Adams, Stella and Zelinsky; Katherine Emmett and Cynthia Anger; Law Department; Ralph Blessing, Land Use Bureau Chief and Jim Travers, Transportation, Traffic and Parking Bureau Chief.

Co-Chair Michelson called the meeting to order at 7:10 p.m.

Item No.	Description	Invitee(s) or Designee(s)
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Possibly in Executive Session:

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| 1. LU30.032 | RESOLUTION <u>and approval of public hearing</u> ;
Initiating the Process of the Acquisition by
Negotiation or Eminent Domain of Rights of Way for
the Washington Blvd and Pulaski Street Widening
Project.
10/10/19 – Submitted by Bureau Chief Travers
10/30/19 – Held by Committee 4-1-1
11/25/19 – FAILED in Committee 4-4-0
12/03/19 – Held by Full Board 19-16-0
12/09/19 – Held at Steering
01/14/20 – Approved by Planning Board
01/29/20 – Approved by Committee 4-1-2
02/03/20 – Held by Full Board | Approved 5-0-1 |
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Committee members discussed Item 1 with the invited guests. Items discussed included the following:

- The proposed square footage to be taken for the 3 partial takes are 2785 ft² for 4 Pulaski Street; 915 ft² for 256 Washington Boulevard; and 610 ft² for 274 Washington Boulevard
- There have been preliminary surveys done, but these rely on GIS data and may be slightly off, once the exact property lines are known, second surveys will be done

A motion to go into executive session to discuss the status of negotiations was made, seconded and approved by a vote of 5-0-0 (Reps. de la Cruz, Michelson, Cottrell, Lion and Sherwood in favor). The Committee went into executive session at 7:19 p.m. In executive session were Reps. de la Cruz, Michelson, Adams, Cottrell, Lion, Stella and Sherwood, Ms. Rosenson, Director Emmett, Ms. Anger, and Mr. Travers. The Committee came out of Executive Session

at 8:37 p.m. Co-Chair Michelson noted that no votes were taken in executive session, Reps. Summerville and Zelinsky joined the meeting during executive session, and Mr. Blessing was invited to join the executive session.

A motion to approve Item No. 1 for a public hearing was made, seconded and approved by a vote of 5-0-1 (Reps. de la Cruz, Michelson, Cottrell, Lion and Summerville in favor; Rep. Sherwood abstaining).

2. [LU30.030](#) RESOLUTION; Creating a South End Historic District Study Committee. **Held 5-0-1**
06/03/19 – Submitted by Rep. Adams and Zelinsky
06/10/19 – Moved to Pending
09/25/19 – Held by Committee 6-2-0
10/30/19 – Held by Committee 5-0-0
11/12/19 – Moved to Pending
01/29/20 – Held by Committee 7-0-0

It was noted that SHPO will be holding a community meeting to discuss Historic Districts on March 30, 2020. A motion to hold Item No. 2 was made, seconded and approved by a vote of 5-0-1 (Reps. de la Cruz, Michelson, Cottrell, Lion and Sherwood in favor; Rep. Summerville abstaining).

The Committee took a short recess at 8:47 p.m. and resumed at 8:50 p.m. Rep. Sherwood left the meeting during the recess.

3. [LU30.034](#) REVIEW; Presentation and Impact of Changes Planned for City's Zoning Regulations. **Report Made**
11/04/19 – Submitted by Rep. de la Cruz
11/25/19 – Held in Committee 7-0-1
12/09/19 – Held at Steering
01/29/20 – Held by Committee 7-0-0

Mr. Blessing reviewed the [attached presentation](#) regarding the proposed changes to the zoning regulations with the Committee. He noted that more detailed information regarding the proposed changes can be found on the [Land Use Bureau website](#)..

4. [LU30.036](#) ORDINANCE for publication; Creating a City of Stamford Historic Preservation Trust Fund. **Approved 5-0-0**
01/30/20 – Submitted by Ralph Blessing

Mr. Blessing discussed the proposed ordinance with the Committee.

- Some residents of historic neighborhoods do not have the resources to make improvements to their properties, including life/safety improvements
- This fund will create a shell to provide funding; it will be a receptacle for state grants or other funds the City may receive
- The Board will consist of 5 trustees: the Land Use Bureau Chief, 2 members of HPAC, the Chair of the Land Use Committee and the Chair of the Board of Finance or their designees
- This will be a vehicle to disburse funds for historic preservation
- The ordinance proposes a new fee when an application is made for an historic preservation bonus, which would go into the trust fund
- The ordinance also seeks the creation of a cultural inventory for the City

