



## ***Land Use-Urban Redevelopment Committee – Board of Representatives***

Bradley Bewkes, Chair

Nina Sherwood, Vice Chair

# **Committee Minutes**

**Date:** Thursday, March 31, 2022  
**Time:** 7:00 p.m.  
**Place:** *This meeting was held remotely.*

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Chair Bewkes, Vice Chair Sherwood and Committee Member Reps. Adams, Campbell, de la Cruz, Grunberger, Matheny, Mays, and Tomas. Excused were Reps. Florio and Summerville. Also present were President Curtis and Reps. Boeger, Coleman, Cottrell, Morson, and Stella; Ted Jankowski, Director of Public Safety, Health and Welfare; Doug Dalena Corporation Counsel; Matthew Quinones, Director of Operations; Ralph Blessing, Land Use Bureau Chief; Patricia Sullivan, Esq, Cohen and Wolf; Barry Michelson, Neighborhood Coalition; Susan Halpern, South End Historic District Study Committee; Bharat Gami, Chief Building Official; Lou Casolo, Engineering; Trevor Roach, Fire Chief; John Cocca; Walter Seely, Fire Marshal; and Lyda Ruijter, Town Clerk.

Chair Bewkes called the meeting to order at 7:03 p.m.

### **Item No.**

### **Description**

### **Committee Action**

#### ***Possibly in Executive Session:***

- |                              |  |                    |
|------------------------------|--|--------------------|
| 11. <a href="#">LU31.012</a> | REVIEW; Supreme Court of Connecticut Decisions in <i>High Ridge Real Estate Owner, LLC v Board of Representatives of the City of Stamford</i> and in <i>The Strand/BRC Group, LLC., et al v Board of Representatives of the City of Stamford</i> .<br>03/14/22 – Submitted by Reps. Bewkes, Sherwood, de la Cruz, and Curtis | <b>REPORT MADE</b> |
|------------------------------|--|--------------------|

Attorney Sullivan gave an overview and report of the case and an update on the Supreme Court decisions in the High Ridge Real Estate and the Strand/BRC Group cases.

- The Judge ruled in favor of the Board of Representatives in the High Ridge Real Estate Owner, LLC case and the case should be remanded to trial court
- The Judge did not rule in favor of the Board of Representatives in the Strand/BRC Group LLC.
- Takeaways from the decisions:
  - The BOR should not be verifying petitions
  - If all owners of a property sign a petition, all of their signatures count
  - No direct decisions were made related to the question if condo owners are considered landowners.

Rep. Sherwood shared her attached [presentation](#) about which signatures now count on petitions and which are still undecided.

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<sup>1</sup> Video Time Stamp 06:03:00 Attorney Sullivan Overview and Report

- <sup>2</sup>2. LU31.009      REVIEW; Materials and Analysis Related to the Petition and Appeal for Application of Amendment to the Zoning Regulations under [Zoning Board Approval No. 221-20](#).  
02/09/22 – Submitted by Reps. Bewkes  
02/14/22 – Held at Steering

The Committee discussed the following:

- If the supreme court decision would be applicable to this or past petitions
- The process of counting the signatures and results from the parties counting signatures including the Land Use Department, Town Clerk, and the Neighborhood Coalition
- The Land Use Bureau, Corporation Counsel, Town Clerk, and possibly others will do further analysis of these signatures based on findings presented.

A motion to hold this item was made, seconded and approved by a vote of 7-0-0. (Bewkes, Sherwood, Adams, Campbell, Matheny Mays, and Tomas in favor)

- <sup>3</sup>3. [LU31.010](#)      RESOLUTION: Accepting the Extension Portion of Pakenmer Road as a City Street under Code of Ordinances §214-32.      **Committee Approved 7-2-0**  
02/24/22 – Submitted by Carousel Heights LLC

Mr. Casolo explained:

- The Resolution is seeking road acceptance for a portion of Pakenmer Road that was finished by the developer.
- The portion leading to Doolittle Rd will still be unaccepted and there is a \$300K capital request coming in this year's budget to finish that portion of Pakenmer.
- This Section of the Road has been certified and constructed in accordance with approved specifications and the Planning Board
- This portion is currently classified as unaccepted

A motion to approve this item was made, seconded and approved by a vote of 7-2-0.(Bewkes, Sherwood, de la Cruz, Grunberger, Matheny Mays, and Tomas in favor; Adams and Campbell opposed)

4. [LU31.011](#)      RESOLUTION: Amending [Resolution No. 4085](#), as amended by [Resolution No. 4101](#), Creating a South End Historic District Study Committee to Extend the Date by which the Study Committee Shall Submit its Report.      **Committee Approved 8-0-0**  
03/09/22 – Submitted by Rep. Bewkes

Sue Halpern explained this request is because of extenuating circumstances including:

- Covid related closings and restrictions
- Backlog of Applications
- State's preservation Council Grant Application was delayed
- RFP for historic consultants was recently approved
- The Study will take an additional 3 to 6 months

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<sup>2</sup> Video Time Stamp 04:57:48 Discussion and Vote of LU31.009

<sup>3</sup> Video Time Stamp 01:26:36 Discussion and Vote of LU31.010

A motion to approve this item was made, seconded and approved by a vote of 7-2-0.(Bewkes, Sherwood, Adams, Campbell, de la Cruz, Grunberger, Matheny Mays, and Tomas in favor)

**As a Secondary Committee**

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|-----------------------------|---|---|
| 3. <a href="#">PS31.006</a> | REVIEW; Collapse of Outdoor Patio at Allure Apartment Building Located in Harbor Point.<br>02/02/22 – Submitted by Rep. Stella, Curtis, Bewkes, Sherwood, Pratt, Coleman, Adams, and Roqueta<br><b>02/22/22 –Held by Committee 8-0-0</b>                          | <b>Held by Public Safety &amp; Health Committee 4-0-1</b> |
| 4. PS31.010                 | REVIEW; City Procedures for Conducting Inspections of New Building Developments or Projects.<br>02/09/22 – Submitted by Reps. Stella, Coleman Roqueta, Curtis, Bewkes, Sherwood, de la Cruz, Pratt, Adams and Roqueta<br><b>02/22/22 –Held by Committee 8-0-0</b> | <b>Held by Public Safety &amp; Health Committee 4-0-1</b> |
| 5. PS31.011                 | REVIEW; City Inspections of Allure, and Yale and Towne Lofts.<br>02/09/22 – Submitted by Reps. Stella, Coleman and Roqueta, Bewkes, Sherwood, de la Cruz, Pratt, Adams and Roqueta<br><b>02/22/22 –Held by Committee 8-0-0</b>                                    | <b>Held by Public Safety &amp; Health Committee 4-0-1</b> |

**At the Meeting of the Legislative & Rules Committee (3/29/22 – 7:00 p.m.)**

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|-----------------------------|--|------------------------|
| 1. <a href="#">LR31.019</a> | REVIEW. Restricting Gas-Powered Leaf Blowers.<br>02/09/22 – Submitted by Reps. Berns and Mays<br><b>03/01/22 – Held by Committee 8-0-0</b> | <b>NO ACTION TAKEN</b> |
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Chair Bewkes adjourned the meeting at 1:22 a.m.

Respectfully submitted,  
Bradley Bewkes, Chair

This meeting is on [video](#).