



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

Bradley Bewkes, Chair

Nina Sherwood, Vice Chair

# **Committee Report**

**Date:** Thursday, September 1, 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 and Committee Member Reps. Adams, de la Cruz, Garst, Grunberger, Mays, Sherwood, Summerville and Tomas. Absent was Rep. Campbell. Excused was Rep. Matheny. Also present were Reps. Stella and Walston; Doug Dalena, Corporation Counsel; Josie Carpanzano, Deputy Director of Operations; Shawn Reed, Building Official; Frank Petise, Transportation Bureau Chief; and Ron Markey, Landscape Specialist.

Chair Bewkes called the meeting to order at 7:02 p.m.

<b>Item No.</b>	<b>Description</b>	<b>Invitee(s) or Designees</b>
1. <a href="#">LU31.017</a>	REVIEW; Recent State of Connecticut Legislation Related to State Control Over Local Zoning, Including but not Limited to <a href="#">Public Act 21-29</a> , Previously H.B.6107, and Other Statutes or Proposed Bills Allowing as of Right Accessory Apartments, as of Right Higher Density Development, and Elimination of Single-Family Zoning Including the Process and Ability of Municipal Opt-Outs. 06/08/22 – Submitted by Reps. Bewkes and Sherwood 06/23/22 – Report Made & Held by Committee 10-0-0 <a href="#">07/28/22 – Held in Committee</a>	<b>HELD</b>
<b><i>As a Secondary Committee: State &amp; Commerce</i></b>		
2. LU31.018	REVIEW; Recent Transit Oriented Development Legislation and Measures Proposed or Passed by the City of Stamford and State of Connecticut. 06/08/22 – Submitted by Reps. Bewkes and Sherwood 06/23/22 – Held by Committee 10-0-0 <a href="#">07/28/22 – Held in Committee</a>	<b>HELD</b>
<b><i>As a Secondary Committee: State &amp; Commerce</i></b>		

Items 1 and 2 were held without objection.

**Possibly in Executive Session:**

3. [LU31.019](#)      REVIEW; Status of Property at 21 Pulaski Street      **Report Made & Held 9-0-0**  
07/06/22 – Submitted by Rep. Adams  
**07/28/22 – Report Made & Held by Committee 10-0-0**

Mr. Dalena reviewed the history of this item:

- The City acquired 21 Pulaski Street by eminent domain.
- The property was identified because part of the property was needed for the widening of Pulaski Street. Because that would have encroached on the footprint of the house, the determination was made to take the entire property. The eminent domain process was engaged in, which consisted of 2 parts – a determination to take the property and then a determination of the value of the property.
- Under eminent domain, the City was required to pay fair market value for the property and deposit that amount with the court. The City deposited \$825,00. After court proceedings and a settlement agreement, the City paid an additional \$175,000 plus \$50,00 in relocation expenses to the property owner.
- Charter Communications, the tenant of the surrounding property, approached him because 21 Pulaski is in the middle of their office complex and they were concerned that the City would not maintain the property
- The City and Charter entered into an Access, Landscaping, Maintenance and Indemnity Agreement under which Charter agreed to grade, landscape and maintain the portion of the property not dedicated to highway purposes in the character of the surrounding property
- His understanding, as well as those of the other members of the City staff involved in this agreement was that the property would be smoothed, graded to the sidewalk and grass, trees and shrubs would be planted
- BLT, the owner of the property, has been installing concrete light posts, electric lighting, concrete stairs, and a retaining wall
- If the administration had been aware of these plans, they would have required a different indemnification agreement
- The work is being done on two separate parcels, one owned by BLT and the other owned by the City. No permits were pulled for the work on either property and no permission was requested for the work on the City-owned parcel. When the City learned of the higher intensity work, stop work orders were issued for both parcels.

Mr. Reed explained that the stop work orders were issued on July 21<sup>st</sup>. He had approached BLT 2 days earlier and asked them to stop work until he could determine what permits had been issued. They stopped work immediately, prior to the stop work orders being issued. He has been to the property and confirmed that no work has been done since then.

Mr. Petise stated that with the increase of traffic impacts due to the building out of the site, Charter was required to do a traffic study, which included the widening of Pulaski St. and Washington Blvd., the installation of a traffic signal, a turn signal into the garage, a turn lane into the garage and a bike lane. From a department standpoint this is part of a larger traffic plan.

Committee members discussed this item with the invited guests:

- There was no intent on the City's part to circumvent the Board. The intention is to come up with a plan that will most benefit the city and the neighborhood and addresses the concerns of the Board of Representatives (a discussion of where to proceed needs to take place in executive session)
- The other party did not comply with the agreement to grade, landscape and maintain

A motion to go into executive session to discuss transactions related to real estate concerning 21 Pulaski Street and legal strategy was made, seconded, and approved by a vote of 8-0-0 (Reps. Bewkes, Sherwood, Adams, de la Cruz, Garst, Mays, Summerville, and Tomas in favor).

The Committee members, along with Mr. Dalena, Ms. Carpanzano, Mr. Petise, Mr. Reed and Ms. Rosenson went into executive session at 7:45 p.m.

The Committee came out of executive session at 9:23 p.m. Chair Bewkes announced that no votes had been taken in executive session and that Reps. Stella and Walston had joined the meeting during the executive session.

A motion to hold Item No. 3 was made, seconded, and approved by unanimous voice vote.

4. [LU31.021](#) RESOLUTION; Advocating a Tree Preservation and Planting Program and Land Use Regulations to Combat the Climate Emergency Recognized in [Resolution No. 4130](#). **Approved, as amended, 9-0-0**  
08/03/22 – Submitted by Reps. de la Cruz, Sherwood, Bewkes, Saftic, Stella, Matheny, and Grunberger

Committee members noted that there are several scrivener's errors in the draft resolution which need to be corrected and that the resolution would only apply to City-owned property.

A motion to amend the resolution to change the language "under its control" to "that it owns" was made, seconded, and approved by unanimous voice vote.

A motion to approve Item No. 4, as amended, was made, seconded, and approved by a vote of 9-0-0 (Reps. Bewkes, Sherwood, Adams, de la Cruz, Garst, Grunberger, Mays, Summerville, and Tomas in favor).

Chair Bewkes adjourned the meeting at 9:37 p.m.

Respectfully submitted,  
Bradley Bewkes, Chair

This meeting is on video ([Pt. 1](#) & [Pt. 2](#)).