



Land Use-Urban Redevelopment Committee – Board of Representatives

Nina Sherwood, Co- Chair

Carmine Tomas, Co-Chair

Committee Report

Date: Monday, March 25, 2024
Time: 5:30 p.m.
Place: *This meeting was held remotely*

The Land Use-Urban Redevelopment Committee will meet as indicated above. In attendance were Co-Chair Sherwood, Co-Chair Tomas, and Committee Member Reps. Adams, Camporeale, de la Cruz, Grunberger, Kuczynski, Matheny, Mays, and Summerville. Rep. Campbell was excused. Also in attendance were Reps. Boeger and Walston; Lyda Ruijter, Town Clerk; Chris Dellaselva, Attorney; and Ralph Blessing, Land Use Bureau Chief.

Co-Chair Tomas called the meeting to order at 5:30 p.m.

Item No.	Description	Committee Action
1. LU31.035	APPROVAL; 1st Amendment to Agreement between City of Stamford and Info Quick Solutions, Inc. ("IQS") for Integrated Land Records and Vital Statistics Recording System (under RFP No. 859). 02/27/24 – Submitted by Mayor Simmons 03/14/24 – Approved by Board of Finance 5-1-0	Approved 10-0-0

Ms. Ruijter explained that IQS is used for their integrated land use and vital statistics recording system and has also used the company for a one-time project for back scanning of 300,000 pages of land records. Mr. Dellaselva explained the purchasing ordinance does not permit breaking up a contract into smaller pieces in order to avoid the board approval process. The original contract with IQS for integrated land use and vital statistics recordings was for about \$5000 per month, which did not require board approval. A significant cost which takes the entire contract to over \$100,000 requires board approval of the original contract as amended to include the additional fees. A bid waiver was used for this project. This job requires an outside vendor. An additional back scanning project was added that was separate from the original RFP. Four years were captured during that project for a total of 300,000 pages. The project produces a few \$1,000 per month in revenue when individuals purchase documents online for a cost of one dollar per page. The cost per month currently exceeds \$100,000.

A motion to approve Item No. 1 was made, seconded, and approved by a vote of 10-0-0 (Co-Chair Sherwood, Co-Chair Tomas, Reps. Adams, Camporeale, de la Cruz, Grunberger, Kuczynski, Matheny, Mays, and Summerville in favor).

2. [LU31.036](#) REVIEW; the Interpretation of Zoning Regulations that Allow a Two Family House at 50 Bonner Street to be Converted into a Rooming House with 8 Bedrooms and 6~~5~~ Bathrooms in One Unit and 5 Bedrooms and 5~~_~~ Bathrooms in the Other Unit in an R6 Zone
13/11/24 – Submitted by Rep. de la Cruz
- Recommitted to Steering 8-0-0**

Rep. de la Cruz explained that he put this on the agenda because a 2 family home in his district is being expanded to include 13 bedrooms and 7 bathrooms and the neighbors are concerned that it will be a rooming house. Parking is an issue in this neighborhood. He says he has been assured that the proposed building complies with existing zoning regulations. His constituents would like the construction halted.

Mr. Blessing explained that this construction was approved as of right. It is a 2 family building in a 2 family district. The zoning could be changed for the area, but neither an AirB&B nor a rooming house would be permitted in the district. He would be hesitant to limit the number of bedrooms or bathrooms in the structure if they are for a permitted use. If there were a change, they would not apply to this building which is grandfathered in.

Mr. Blessing continued to discuss this item with the committee. Items discussed included the following:

In zone R6:

- Rooming House and Boarding House use is prohibited in this district
- A 2 family house can be occupied by 2 families
- A family is defined as people related by blood or marriage or 4 unrelated people
- The Zoning Board should not be in the business of limiting how many children a family can have
- Hotel use is not permitted in the district
- If there is not a family is living in either unit, that would be a zoning violation
- Short term rental is defined in the Zoning regulations and are prohibited in single family and two-family districts (R-6 is a single and two-family districts). In single family and two family districts, short term rentals are not permitted unless the main renter/owner is on premises and the rental is to no more than 2 people. (This is similar to prior regulations re: boarders)
- The short term rental operator must be the Operator's primary residence.
- Any property owner in Stamford can file for a Zoning text change
- The footprint of a house is limited to 25% of the lot area.
- The minimum size requirement for a two-family home is 6,000 sq. ft.
- The parking requirement for a two-family home is by unit.
- 50 Bonner Street would have either a four or six space parking requirement.
- The building permit for 50 Bonner Street was issued on Sept. 9, 2023.

Zoning complaints can be directed to the Building department or FixIt Stamford. It was noted that zoning regulations may be difficult to enforce due to zoning enforcement officers not being able to enter a property owner's home without their permission or a warrant.

A motion to recommit Item No. 2 to Steering was made, seconded, and approved by a vote of 8-0-0 (Co-Chairs Sherwood and Tomas, Reps. Adams, de la Cruz, Grunberger, Kuczynski,

Matheny and Summerville in favor).

Chair Tomas adjourned the meeting at 7:05 p.m.

Respectfully submitted,
Carmine Tomas, Chair

This meeting is on [video](#).