



Land Use-Urban Redevelopment Committee – Board of Representatives

Nina Sherwood, Co- Chair

Carmine Tomas, Co-Chair

Committee Report

Date: Wednesday, October 22, 2025
Time: 7:00 p.m.
Place: *This meeting was held remotely.*

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chair Sherwood, Co-Chair Tomas and Committee Member Reps. Adams, Campbell, Camporeale, de la Cruz, Kuczynski, Matheny, and Summerville. Also in attendance were Reps. Boeger, Cottrell, Patterson, Strain, and Walston; Burt Rosenberg, Assistant Corporation Counsel; Jody Bishop-Pullan, Director of Health & Human Services, and Ebrima Jobe, Director of Environmental Health & Inspection. Absent or excused were Reps. Grunberger, and Mays.

Co-Chair Tomas called the meeting to order at 7:00 p.m.

Item No.	Description	Committee Action
1. LU31.043	REVIEW; Widening of Garden Street between Henry Street and Dock Street. 08/12/24 – Submitted by Rep. Adams 08/21/24 – Recommitted to Steering 8-0-0 09/18/24 – Held by Committee 10/24/24 – Recommitted to Steering 11-0-0 11/20/24 – Recommitted to Steering 8-0-0 12/09/24 – Held at Steering 01/22/25 – Recommitted to Steering 10-0-0 02/27/25 – Recommitted to Steering 10-0-0 03/19/25 – Recommitted to Steering 9-0-0 04/23/25 – Recommitted to Steering 8-0-0 07/31/25 – Recommitted to Steering 7-0-0 08/20/25 – Recommitted to Steering 8-0-0 09/16/25 – Recommitted to Steering 7-0-0	Motion to recommit 9/0/0

Assistant Corporation Counsel Rosenberg reiterated prior testimony on the following:

- The Board of Representatives' authority to approve contracts over \$100,000 applies only to purchases under the purchasing ordinance.
- Cited Charter Section C3-10-12, affirming the mayor's authority to enter into contracts.
- The MOU in question does not involve a purchase; therefore, the purchasing agent was not involved, and board approval is not required.
- No city funds or escrow account funds are being used for the Garden Street project.
- The TIF agreements establish escrow funds, but none are allocated to this specific project.
- Allegations of zoning violations related to the easement in the MOU are not within the Board of

Representatives' purview, such matters fall under the jurisdiction of the Zoning and Planning Boards.

- The third amendment to the agreement has not been located by the Law Department or Ben Barnes' office.
- Assistant Corporation Counsel 7Rosenberg repeatedly requested Attorney Waters (representing BLT) attend meetings to clarify issues, including fund usage and the missing amendment. Despite multiple invitations, Attorney Waters has not responded or attended.

A motion to recommit Item 1 was made, seconded, and approved by a vote of 9-0-0 (Co-Chair Sherwood, Co-Chair Tomas and Reps. Adams, Campbell, Camporeale, de la Cruz, Kuczynski, Matheny, and Summerville in favor).

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| 2. LU31.062 | REVIEW ; Zoning regulations and Enforcement of City Ordinances in ML (Mixed-Use Light Industrial) Districts
10/08/2025 – Submitted by Reps. Sherwood and Tomas | No action taken |
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| 3. LU31.059 | REVIEW ; of Establishment at 36 Vine Road
09/02/2025 – Submitted by Reps. Camporeale and Sherwood
09/16/2025 – Recommended to Steering 7-0-0 | Motion to recommit 9/0/0 |

Director Jobe summarized the complaint and inspection process:

- Complaints must be formally filed through the department's reporting platform before inspections can be initiated
- For bed bug investigations, an inspector must collect a specimen then the specimen must be lab-confirmed as a bed bug before any action is taken.
- Without a name, contact info, and unit number, inspections cannot proceed due to procedural limitations.
- In July 2025, eighteen units were inspected for bed bugs; only one tested positive.
- The department issued a violation order for that unit, but the tenant refused entry, limiting enforcement.
- A neighboring tenant also denied access for sample collection, preventing confirmation and response.
- Tenants often fear retaliation and avoid filing complaints or sharing identifying information.
- This lack of cooperation significantly hinders the department's ability to investigate and act.
- The department aims to respond within 48–72 hours, but delays may occur due to limited staffing (11 inspectors covering 16 city programs).
- Director Bishop-Pullan offered her services to collaborate on potential solutions—either with members of the committee or the administration.

A motion to recommit Item 3 was made, seconded, and approved by a vote of 9-0-0 (Co-Chair Sherwood, Co-Chair Tomas and Reps. Adams, Campbell, Camporeale, de la Cruz, Kuczynski, Matheny, and Summerville in favor).

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| 4. LU31.060 | REVIEW ; Administration plans to relocate the Lines and Signs Factory out of Courtland Park in accordance with Resolution 4392 .
09/08/2025 – Submitted by Rep. de la Cruz
09/08/2025 – Moved to October Steering agenda | Motion to recommit 9/0/0 |
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A motion to recommit Item 4 was made, seconded, and approved by a vote of 9-0-0 (Co-Chair Sherwood, Co-Chair Tomas and Reps. Adams, Campbell, Camporeale, de la Cruz, Kuczynski, Matheny, and Summerville in favor).

5. [LU31.055](#) **REVIEW**; 2035 Comprehensive Plan **Report made**
06/07/25 – Submitted by Rep. Tomas
07/31/25 – Recommitted to Steering 7-0-0
08/20/25 – Recommitted to Steering 8-0-0
09/08/25 – Moved to pending agenda

- Multiple representatives have raised concerns about a recurring issue: administration invitees consistently declining to attend meetings without offering any explanation.
- It was noted that the Charter does grant the Board authority to compel testimony, a matter may warrant further discussion during the 32nd Board session.

6. [LU31.063](#) **RESOLUTION**; Waiving the Requirements of [Section 21-3.B of the Code of Ordinances](#) in Order to Name the Legislative Board Office as the “Annie M. Summerville Board Office” at the Stamford Government Center (ORIGINALLY LR31.073). **Motion to approve 9/0/0**
10/14/2025 – Submitted by 31st Board of Representatives

A motion to approve Item 6 was made, seconded, and approved by a vote of 9-0-0 (Co-Chair Sherwood, Co-Chair Tomas and Reps. Adams, Campbell, Camporeale, de la Cruz, Kuczynski, Matheny, and Summerville in favor).

7. [LU31.064](#) **RESOLUTION**; Naming the Board Office as the “Annie M. Summerville Board Office” at the Stamford Government Center (ORIGINALLY LR31.074). **Motion to approve 9/0/0**
10/14/2025 – Submitted by 31st Board of Representatives

A motion to approve Item 7 was made, seconded, and approved by a vote of 9-0-0 (Co-Chair Sherwood, Co-Chair Tomas and Reps. Adams, Campbell, Camporeale, de la Cruz, Kuczynski, Matheny, and Summerville in favor).

8. [LU31.058](#) **ORDINANCE; for publication**; Forming a Conservation Commission in the City of Stamford. **Motion to recommit 9/0/0**
09/03/25 – Submitted by Rep. Camporeale
09/16/2025 – Name change of item passed by committee 7-0-0
09/16/2025 – Recommitted to Steering 7-0-0

A motion to recommit Item 8 was made, seconded, and approved by a vote of 9-0-0 (Co-Chair Sherwood, Co-Chair Tomas and Reps. Adams, Campbell, Camporeale, de la Cruz, Kuczynski, Matheny, and Summerville in favor).

Co-Chair Tomas adjourned the meeting at 9:31 p.m.

Respectfully submitted,
Carmine Tomas, Co-Chair

This meeting is on [video](#).