

Minutes of March 4, 1963  
Meeting of the 7th Board of Representatives  
Stamford, Connecticut

3594

A regular meeting of the 7th Board of Representatives of the City of Stamford was held on Monday, March 4, 1963, in the Cafeteria of the Dolan Junior High School, Toms Road, Stamford, Connecticut.

The meeting was called to order by the President, Paul D. Shapero, at 8:10 P.M.

INVOCATION was given by Rabbi Joseph H. Ehrenkranz, Congregation Agudath Sholom

PLEDGE OF ALLEGIANCE TO FLAG: The President led the members in the pledge of allegiance to the flag.

ROLL CALL was taken by the Clerk. There were 38 present and 2 absent at the calling of the roll. However, Mr. Dombroski arrived shortly afterward and a new Board member was sworn into office, replacing one who resigned, resulting in a final roll call of all 40 Board members present.

RESIGNATION OF BENJAMIN KOZLOWSKI, 2ND DISTRICT REPRESENTATIVE & REPLACEMENT

THE PRESIDENT read a letter of resignation from Mr. Kozlowski, in which he stated that because he has moved out of his District, in accordance with the Charter requirements, is therefore tendering his resignation.

Several members of the Board expressed regret at the loss of a valuable member of this Board.

MR. TRUGLIA, a member of the Board from the Second District, proposed the name of CHESTER WALAYTYS, Democrat, as replacement for Mr. Kozlowski.

MR. NOLAN seconded the nomination. There being no further names offered in nomination to fill this vacancy, a vote was taken and CARRIED unanimously in favor of Mr. Walaytys as replacement for Mr. Kozlowski.

CHESTER WALAYTYS, Democrat, 2nd District, residing at 10 Berkeley Street was sworn into office by the President and assumed his seat as a Board member.

ACCEPTANCE OF MINUTES - Meeting of January 28, 1963  
Meeting of February 4, 1963

The Minutes of the above two meetings were accepted, there being no changes or corrections.

COMMITTEE REPORTS:

MR. SHAPERO presented the following report of the Steering Committee:

STEERING COMMITTEE REPORT

Meeting held Monday, February 18, 1963

A meeting of the Steering Committee was held on Monday, February 18, 1963, in the Mayor's Office, City Hall.

The meeting was called to order at 8:05 P.M. The Chairman, Paul D. Shapero, presided. The following members were present: Paul Shapero, Rose Farina, Hilda Clarke, Robert Meyers, George Russell, David Johnson, Anthony Truglia, Allen Shanen, Eleanor Austin, James Mulreed, Daniel Baker and Fred Blois. Mr. David Oppenheimer was also present as Chairman of the Urban Redevelopment Committee, a special committee.

The following matters were discussed and acted upon:

- (1) Additional appropriations approved by Board of Finance on 2/14/63 - REFERRED TO FISCAL COMMITTEE, with items over \$2,000 referred to a secondary committee, with exception of pensions.
  - (2) Proposed amendment to Building Code (Section 105) entitled "Fire Districts" (Submitted in letter of 2/14/63 from Theodore Godlin, Assistant Corporation Counsel) - REFERRED TO LEGISLATIVE AND RULES COMMITTEE
  - (3) Concerning use of salt on streets in snow removal operations (Brought up by Mr. Kuczo, 10th District Representative, at 2/4/63 Board meeting - See item #6 under Fiscal Committee) - REFERRED TO PUBLIC WORKS COMMITTEE
  - (4) Concerning enforcement of Ordinance regarding towing away of cars (Ordinance No. 102 Supplemental) (Brought up by Mr. Baker, 18th District Representative at 2/4/63 Board meeting under "New Business") - REFERRED TO LEGISLATIVE AND RULES COMMITTEE
  - (5) Concerning removal of ice and snow on sidewalks running from Martha Hoyt School on up Scofieldtown Road. (Brought up by Mr. Johnson, 20th District Representative, at 2/4/63 Board meeting under "New Business") - REFERRED TO PUBLIC WORKS COMMITTEE
  - (6) APPEAL from Zoning Board decision - Concerning Daycroft School - REFERRED TO PLANNING & ZONING COMMITTEE and the LEGISLATIVE & RULES COMMITTEE
  - (7) Concerning proposed NORTH-SOUTH HIGHWAY - Letter dated 2/15/63 from Mr. Frank Halleck, 14 First Street, to Mr. Meyers, 7th District Representative REFERRED TO URBAN REDEVELOPMENT COMMITTEE
  - (8) Public Utilities Commission Findings and Order concerning application of John Mazzola to discontinue bus service on High Ridge and Long Ridge Roads and application of Connecticut Bus Company to extend their bus routes. (Dated 1/30/63) - REFERRED TO SPECIAL COMMITTEE appointed for this purpose at the 1/28/63 special Board meeting)
  - (9) Regarding presentation of resolutions concerning Urban renewal Program - REFERRED TO URBAN REDEVELOPMENT COMMITTEE
  - (10) Organization meeting of 6th Charter Revision Commission (Appointed at Board meeting of 2/4/63)
- MR. SHAPERO said he would shortly call a meeting of the newly appointed Charter Revision Commission, in order that they might appoint officers.
- (11) Letter dated 2/15/63 from Stamford Council of Parent-Teacher Associations, approving Board of Education Operating Budget of \$10,459,042.00 for 1963-1964 fiscal year - REFERRED TO FISCAL COMMITTEE and EDUCATION, WELFARE & GOVERNMENT COMMITTEE



(12) December 1962 Monthly Report from Department of Public Welfare - REFERRED TO EDUCATION, WELFARE & GOVERNMENT COMMITTEE

(13) Stamford Planning Board's recommended CAPITAL BUDGET PROGRAM FOR 1963-1974

Receipt acknowledged and copies previously mailed to all Board members.

There being no further business to come before the Committee, upon motion, duly seconded and CARRIED, the meeting was adjourned.

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Paul D. Shapero, Chairman  
Steering Committee

THE PRESIDENT noted that Mr. Dombroski is now present, giving the Board all 40 members present.

FISCAL COMMITTEE:

MR. MEYERS, Chairman, presented his Committee report. He said a meeting was held on February 25, 1963 those present being Rose Farina, Richmond Mead, Jr., William Murphy, George Russell, Eleanor Austin, Frances Lilliendahl and Robert Meyers.

- (1) \$98.00 - Department of Finance, Bureau of Accounts & Records - Code 116.0101 Salaries (Reclassification of Stock Clerk, Grade S-7 (\$4,555.00) to Account Clerk I - Grade S-9 (\$4,751.00) Step "D", effective 1/1/63) (Mayor's letter 2/1/63)

MR. MEYERS MOVED for approval of the above request. Seconded by Mrs. Austin and CARRIED unanimously.

- (2) \$8,545.00 - Resolution amending 1962-1963 Capital Projects Budget to add item to be known as STEVENS SCHOOL CAFETERIA IMPROVEMENT PROGRAM and appropriation for said project. (Mayor's letter 2/7/63)

The above matter was DEFERRED for the reason that it has not yet been approved by the Planning Board, although it has received the approval of the Board of Finance.

- (3) \$1,200.00 - Fire Department (Mayor's letter 2/8/63) covering the following:

Code 540.0501 Telephone & Telegraph -----	\$ 200.00
Code 540.0702 Janitor Supplies -----	300.00
Code 540.1201 Maintenance of Equipment -----	400.00
Code 540.1801 Maintenance of Buildings -----	300.00
	<u>\$ 1,200.00</u>

MR. MEYERS MOVED for approval of the above request. Seconded by Mr. Baer and CARRIED unanimously.

- (4) \$800.00 - Civil Defense (Mayor's letter 2/7/63) covering the following:

Code 560.1701 Auto Maintenance -----	\$ 500.00
Code 560.5203 Training -----	200.00
Code 560.0301 Stationery & Postage -----	100.00
	<u>\$ 800.00</u>

MR. MEYERS MOVED for approval of the above request. Seconded by Mrs. Austin and CARRIED unanimously.

- (5) \$5,400.00 - Department of Public Works, Code 630.1803, City Hall Maintenance  
(Mayor's letter 2/8/63) (Reduced by Board of Finance from \$9,000)

MR. MEYERS said the Committee approved the sum of \$5,400.00, thereby reducing it from the \$7,500.00 which was approved by the Board of Finance.

MR. MEYERS MOVED for approval of this request in the reduced amount of \$5,400.00. Seconded by Mrs. Austin.

MR. BLOIS, Chairman of the Public Works Committee, to whom this had also been referred, said this matter was still in committee.

THE PRESIDENT informed the members that unless there is a motion to remove this from the Public Works Committee, under the provisions of the Charter, the two Committees have to approve this appropriation - that the matter will be held over.

MR. SHERMAN asked, through the Chair, if he could inquire as to the reason for the conflict.

MR. BLOIS said they made an on the site inspection and the committee felt that one of the items could be reduced.

MR. SCARELLA said he notes that the Fiscal Committee has reduced this request from \$7,500.00 to \$5,400.00. He wanted to know which items the committee intended to cut out.

MR. MEYERS explained that the appropriation is for one account number and it can only be suggested where it should be cut.

After some further discussion, the above request was DEFERRED.

- (6) \$12,000.00 - Department of Public Works, Code 638.0000, Gas, Oil, Repairs  
(Mayor's letter 2/7/63) (Reduced by Board of Finance from \$16,000.00)

MR. MEYERS MOVED for approval of the above request. Mr. Blois seconded the motion and reported that the Public Works Committee concurred in approval. CARRIED unanimously.

- (7) \$12,000.00 - Resolution No. 412 amending 1962-1963 Capital Projects Budget to add item to be known as STORM DRAINS - STILLWATER AVENUE & SPRUCE STREET, and appropriation for said project. (Mayor's letter 1/22/63) (Reduced by Board of Finance from \$14,387.00)

MR. MEYERS introduced the following resolution and MOVED for its adoption. Mr. Blois seconded the motion and reported that the Public Works Committee concurred in approval. CARRIED unanimously:

RESOLUTION NO. 412

AMENDING 1962-1963 CAPITAL PROJECTS BUDGET TO ADD  
THE SUM OF \$12,000.00 FOR ITEM TO BE KNOWN AS  
"STORM DRAINS - STILLWATER AVENUE & SPRUCE STREET"  
AND APPROPRIATION THEREFOR.



BE AND IT HEREBY IS RESOLVED by the Board of Representatives of the City of Stamford, to amend the 1962-1963 Capital Projects Budget so as to add an item thereto to be known as "STORM DRAINS - STILLWATER AVENUE & SPRUCE STREET", in the sum of \$12,000.00, and

BE IT FURTHER RESOLVED, that \$12,000.00 is hereby appropriated for said purpose.

- (8) \$400.00 - Board of Recreation, Code 720.1501, Fuel Oil (Mayor's letter of 1/22/63)

MR. MEYERS MOVED for approval of the above request. Seconded by Mrs. Austin and CARRIED unanimously.

- (9) \$982.00 - Pension for Patrolman Dominic A. Zaccardo, Jr., effective 2/8/63, based on annual pension of \$2,489.35, or 50% of annual salary of \$4,978.70 (Mayor's letter 1/28/63)

MR. MEYERS MOVED for approval of the above request. Seconded by Mr. Arruzza, Mr. Longo and Mr. Kane and CARRIED unanimously.

LEGISLATIVE & RULES COMMITTEE:

Proposed amendment to Building Code (Section 105) entitled "Fire Districts" as submitted in letter of 2/14/63 from office of Corporation Counsel.

MR. BAKER said a question has been made by one of the members of his committee in regard to the provisions of the proposed amendment and for this reason it has been decided to keep the matter in Committee to make a report at the next meeting.

PUBLIC WORKS COMMITTEE:

- (1) Concerning use of salt on streets in snow removal operations. (See Minutes of 2/4/63, item #6, under Fiscal Committee, page 3579)

MR. BLOIS presented the following letter, dated March 4, 1963 from the Commissioner of Public Works on the above matter:

These would be my answers to the specific points which you raised:

1. Use of salt and/or salt and sand on streets:

Although it may be unlawful for any PERSON to use certain things as indicated in Chapter 28, Section 13 of the Code of General Ordinances, it is not unlawful for the municipality to take such steps as it deems necessary for the health and safety of its citizens. Use of salt and salt and sand mixtures is a commonly accepted method of removing ice and snow accumulations from streets and sidewalks. Its use has become more and more prevalent and is currently being used by the State of Connecticut, almost all of the municipalities in the State and by large numbers of our local merchants and industries. The last paragraph of Chapter 20, Section 10 of General Ordinances, specifically indicates that the City is permitted to use chemical substances on City streets in connection with the health and safety of the public.

MR. KUCZO MOVED that the President send a letter to the Corporation Counsel regarding the question of the use of salt on city streets and highways. He said he feels that the continued use of salt on city streets is in direct violation of Chapter 28, Section 13 of the City Code.

MR. BAKER raised a point of order.

THE PRESIDENT ruled the motion out of order. He said, however, if Mr. Kuczo wishes, he will endeavor to seek an opinion from the Corporation Counsel.

MR. CONNORS said he thinks it is about time that the Ordinance be rescinded and not be continued on our books as a city ordinance.

THE PRESIDENT informed Mr. Connors that this is a matter which properly belongs under "New Business" and he will consider it at that time for referral to the Steering Committee.

After some further discussion of the matter, the President said he would get a ruling from the Corporation Counsel.

(2) Concerning removal of ice and snow on sidewalks running from Martha Hoyt School on up Scofield town Road. (See Minutes 2/4/63, page 3592)

MR. BLOIS said this is the direct responsibility of the property owner.

#### HEALTH & PROTECTION COMMITTEE:

Parking Authority - Request in letter dated 11/9/62, for approval of lease on Dr. John Watts property, located on West Main Street, to accommodate 42 vehicles (See Minutes 1/7/63, page 3549 and Minutes 2/4/63, page 3588)

MR. TRUGLIA reported that the committee has not as yet completed its study on this matter. Deferred.

#### PARKS & RECREATION COMMITTEE:

Public Marina Facilities for 1963 Season (Submitted in letter of 12/31/62 from (In accordance with provisions of Supt. of Parks, Edward Connell) Ordinance No. 64 Supplemental)

MR. SHANEN MOVED for approval of the following fees for Public Marina facilities for the 1963 season as presented in the above letter from Mr. Connell; Seconded by Mr. Hearing:

<u>Facility</u>	<u>1963 Per season</u>	<u>Last Year</u>
Cummings & Cove DOCKS -----	\$35.00 -----	\$25.00
Southfield DOCKS -----	25.00 -----	25.00
Cummings & Cove OPEN -----	\$1.00 per ft. minimum \$15.00 -----	7.50
Cummings & Cove SHORE -----	10.00 -----	5.00

(All fees based on regular 7 month season, from April 15th through November 15th)

MR. KELLY objected to the fees being too high, as it will prevent not only the younger citizens, but also the senior citizens from enjoying fishing and boating in Stamford



waters, when they are trying to live on small pensions or incomes. He said these people should be allowed to enjoy the privileges without having the cost way out of their reach. He said the city will have very highly paid recreation, priced out of the reach of the ordinary citizen.

MR. KUCZO said Mr. Kelly expressed his sentiments and it is about time "we held the line on this" and that the rates are getting too high.

MR. CONNORS said people can use the city parks for free, but if they happen to own a small boat, are penalized. He said he thought everyone should be entitled to enjoy the type of recreation they want without being unduly taxed just because they happen to prefer fishing or boating to swimming or baseball. He said this should not be commercialized - that recreation should be for all of the citizens and as cheap as it is possible to make it.

MR. JOHNSON said he wants to know what is the reason for the increase in fees.

MR. SHANEN said they were running into a deficit.

MR. SCHWARTZ said he agrees with Mr. Connors that the fees should not be increased and feels that these increases are unjustified.

MR. SCARELLA said he also would like to know the reason for the increase.

MR. SHANEN said he has a complete breakdown from the Park Commission and it is not an arbitrary thing, but the facts and figures show an increase in fees to be necessary. He said he thinks this Board should respect the opinion of the Park Department.

MR. KETCHAM asked a question. He said based on the number of moorings in existence in 1962 and on the increase in the cost to the taxpayers and boatmen, how much more money will accrue to the General Fund under this new schedule of rates?

MR. SHANEN said he would have to wait while they figured this out.

MR. MEYERS said that even at these increased rates, the city is still providing a public service and that even though they may sound high, if they are compared with the rates of private commercial marinas in this area, it will be found that there is a substantial discrepancy. He said the average cost of dockage of a small boat is approximately \$10 per foot and when you examine it closely you find that the city is providing a great deal that is subsidized.

MR. SHANEN informed Mr. Ketcham that the increase will bring in approximately \$4,000 to the city in additional fees.

MR. KETCHAM said it was his belief that the \$4,000 would contribute very little to alleviate the hardship. He said he would also like to know how much was spent in improving facilities.

MR. SHANEN said he is not an accountant, and if he had this information before the meeting he would have gladly tried to provide the answer. He said he would be glad to get the answer before the next Board meeting.

MR. BAKER said he would not like to see those who cannot afford to pay to be discriminated against because of their inability to pay. He said the only way it can be ascertained as to whether or not the fees are too high is to conduct a survey and compare the fees with other cities and communities nearby.

MR. BAKER MOVED that this matter be referred back to committee, with the request that they bring in a report at the next meeting on comparable fees in the surrounding area. Seconded by Mr. Sherman, Mr. Rybnick and Mr. Kane.

VOTE taken on the motion. CARRIED with one negative vote (Mr. Hearing).

URBAN REDEVELOPMENT COMMITTEE:

MR. OPPENHEIMER, Chairman, presented the following report:

The Urban Redevelopment Committee met at 8 P.M. at 308 Atlantic Street, Tuesday, February 26th. Present were Messrs. Michael Sherman, William Hearing, Oppenheimer, William Murphy, James Mulreed, Benjamin Kozlowski, Carmine Longo and Anthony Esposito. Guest from the Board of Representatives were George Russell, Jerry Philpot, Eleanor Austin, Robert Meyers, Richmond Mead, Samuel Cushing, Rose Farina, Fred Blois and Daniel Baker.

This was the 20th meeting of the Urban Redevelopment Committee during this term of office. The entire Board membership frequently has been invited to attend the Urban Redevelopment Committee meetings and was recently requested to submit questions they wished answered. The purpose of this meeting was to give members of the Board a final opportunity to receive answers to any questions concerning aspects of the plan that may still not be clear to them. Your Committee has made every effort to insure that all Board members are fully informed and thus keep at a minimum lengthy and detailed explanations when the Plan comes to the floor for consideration.

At the beginning of the meeting it was announced that at 9:00 P.M. the members of the Urban Redevelopment Committee would move to the Mayor's Office at City Hall for an executive session. Other Board members were invited to remain. Commissioner James Carey and Assistant Director John Toth were standing by to answer their questions.

At 9:30 P.M. the Urban Redevelopment Committee adjourned to executive session. Present were Messrs. William Hearing, James Mulreed, William Murphy, Michael Sherman, Benjamin Kozlowski, Anthony Esposito, Carmine Longo and David Oppenheimer. After discussion, the following motion was made by Michael Sherman and seconded by James Mulreed: Be it hereby resolved that the Urban Redevelopment Committee of the Board of Representatives approve the plan titled "Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project Conn. R-43" and the following resolutions:

RESOLUTION OF THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD, CONNECTICUT, APPROVING THE URBAN RENEWAL PLAN AND THE FEASIBILITY OF RELOCATION FOR THE PROJECT NO. R-43 - THE SOUTHEAST QUADRANT (EXTENDED) URBAN RENEWAL PROJECT, dated Feb. 20, 1963.

RESOLUTION OF THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD, CONNECTICUT, AUTHORIZING THE URBAN RENEWAL COMMISSION TO ACQUIRE REAL PROPERTY BY EMINENT DOMAIN, dated Dec. 13, 1962.

STATE PROGRAM FOR URBAN RENEWAL - RESOLUTION TO BE ADOPTED BY MUNICIPALITY AUTHORIZING FILING OF APPLICATION FOR STATE FINANCIAL ASSISTANCE AND EXECUTION OF ASSISTANCE AGREEMENT, dated Dec. 13, 1962.



The Committee voted as follows: NONE opposed  
6 in favor  
2 abstentions

The meeting adjourned at 10:00 P.M.

David Oppenheimer, Chairman  
Urban Redevelopment Committee

MR. OPPENHEIMER MOVED for approval of the following three resolutions, as approved by the Urban Redevelopment Committee. Seconded by Mr. Mulreed:

RESOLUTION NO. 413

APPROVING THE URBAN RENEWAL PLAN AND THE FEASIBILITY  
OF RELOCATION FOR PROJECT NO. CONN. R-43 --- THE  
SOUTHEAST QUADRANT (EXTENDED) URBAN RENEWAL PROJECT.

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and

WHEREAS, the City of Stamford, Connecticut Urban Redevelopment Commission (herein called the "Local Public Agency") has entered into a planning contract for financial assistance under such Act with the United States of America, acting by and through the Housing and Home Finance Administrator, pursuant to which Federal funds were provided for the urban renewal project (herein called the "Project") identified as "The Southeast Quadrant (Extended) Urban Renewal Project" and encompassing the area bounded generally by Broad Street on the north, Elm Street on the east, North State Street on the south; and Atlantic, South and River Streets on the west, in the City of Stamford, State of Connecticut (herein called the "Locality"); and

WHEREAS, the Local Public Agency has applied for financial assistance under such Act and proposes to enter into a contract or contracts with the Housing and Home Finance Agency for the undertaking of, and for making available financial assistance for the Project; and

WHEREAS, the Local Public Agency has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the Project area and has determined that the area is a substandard, insanitary, deteriorated, deteriorating, slum or blighted area, and that it is detrimental and a menace to the safety, health, morals and welfare of the inhabitants and users thereof and of the Locality at large, because the existence of such area contributes substantially and increasingly to the spread of disease and crime and constitutes an economic and social liability, and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the Board of Representatives of the Locality (herein called the "Governing Body:") for review and approval, an Urban Renewal Plan for the Project area, dated February 20, 1963, and consisting of 45 pages and 9 exhibits; and

WHEREAS, the project area, which is predominantly nonresidential in character, is to be redeveloped for predominantly nonresidential uses under said Urban Renewal Plan; and

WHEREAS, said Urban Renewal Plan has been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified resolution approving said Urban Renewal Plan, which is attached thereto; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, the Planning Board of the City of Stamford, which is the duly designated and acting official planning body for the Locality, has submitted to the Local Public Agency its report and recommendations respecting said Urban Renewal Plan for the Project area and has certified that said Urban Renewal Plan conforms to the said general plan for the Locality as a whole, and the Local Public Agency has duly considered said report, recommendations, and certification of the planning body; and

WHEREAS, the Housing Authority of the City of Stamford has approved said Urban Renewal Plan; and

WHEREAS, said Urban Renewal Plan for the Project area prescribed certain land uses for the Project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and other public facilities, and other public action; and

WHEREAS, the Local Public Agency has caused to be made a part of Market and Land Use Analysis, a competent independent analysis of the local supply of hotel and other transient housing; and

WHEREAS, the Local Public Agency has prepared and submitted proposals for the relocation of families that may be displaced as a result of carrying out the Project in accordance with said Urban Renewal Plan; and



WHEREAS, there have also been presented to the Governing Body information and data respecting the proposals for relocation which have been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the Project area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of this Governing Body have general knowledge of the conditions prevailing in the Project area and the availability of proper housing in the locality for the relocation of families that may be displaced from the Project area, and in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the proposals for relocation and said Urban Renewal Plan for the Project, in conformity with the contract for financial assistance between the Local Public Agency and the United States of America, acting by and through the Housing and Home Finance Administrator; and

WHEREAS, the Board of Representatives of the City of Stamford is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I of the Housing Act of 1949, including those prohibiting discrimination because of race, color, creed, or nation origin.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD AS FOLLOWS:

1. That it is hereby found and determined that the Project is a substandard, insanitary, deteriorated, deteriorating, slum or blighted area and qualifies as an eligible Project area under Chapter 130 of the General Statutes of the State of Connecticut.
2. That said Urban Renewal Plan for the Project aforementioned, having been duly reviewed and considered, is hereby approved, and the Clerk be and is hereby directed to file said copy of said Urban Renewal Plan with the minutes of this meeting.
3. That it is hereby found and determined that said Urban Renewal Plan for the Project area conforms to said general plan of the Locality.
4. That it is hereby found and determined that the financial aid provided and to be provided, pursuant to said contract for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan for the Project area.
5. That the redevelopment of the Urban Renewal Area for predominantly nonresidential uses is necessary for the proper development of the community.
6. That it is hereby found and determined that the above-mentioned Urban Renewal Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the Urban Renewal of such areas by private enterprise.

7. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area gives due consideration to the provision of adequate park and recreational areas and facilities as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

8. That it is hereby found and determined, as a result of a competent independent analysis of the local supply of transient housing as a part of the Market and Land Use Analysis, that there exists in the area a need for additional units of such housing.

9. That it is hereby found and determined that the proposals for the proper relocation of the families displaced in carrying out the Project in decent, safe and sanitary dwellings in conformity with acceptable standards are feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available, to such displaced families are at least equal in number to the number of displaced families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced families in the Project area, are available at rents or prices within the financial means of the displaced families, and are reasonably accessible to their places of employment.

10. That in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and other public facilities, and other public action and accordingly, this Body hereby:

- (a) Pledges its cooperation in helping to carry out such Urban renewal Plan;
- (b) requests the various officials, departments, boards and agencies of the Locality, having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Urban Renewal Plan; and
- (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said Urban Renewal Plan.

11. That financial assistance under the provisions of Title 1 of the Housing Act of 1949, as amended, is necessary to enable the land in the Project area to be renewed in accordance with the Urban Renewal Plan for the Project area, and accordingly, the filing by the Local Public Agency of an application or applications for such financial assistance under said Title 1 is hereby approved.

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RESOLUTION NO. 414

AUTHORIZING THE URBAN REDEVELOPMENT  
COMMISSION TO ACQUIRE REAL PROPERTY  
BY EMINENT DOMAIN.

WHEREAS, the City of Stamford, Connecticut Urban Redevelopment



Commission and the Board of Representatives have approved an Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project No. 4-43; and

WHEREAS, it is in the public interest to acquire real property in the project area as expeditiously as possible; and

WHEREAS, Section 8-128 of Chapter 130 of the General Statutes of the State of Connecticut provides that the Urban Redevelopment Commission may acquire real property by eminent domain with the approval of the Board of Representatives:

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD that approval is hereby given to the City of Stamford, Connecticut Urban Redevelopment Commission to acquire real property in the project area by eminent domain in accordance with the provisions of Section 8-128 Chapter 130 of the General Statutes of the State of Connecticut and in accordance with the other provisions of the General Statutes of the State of Connecticut.

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RESOLUTION NO. 415

AUTHORIZING FILING OF APPLICATION FOR STATE FINANCIAL ASSISTANCE AND EXECUTION OF ASSISTANCE AGREEMENT.

BE IT RESOLVED BY THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD that:

Section 1. The area in the Municipality known and described as H.H.F.A. Project No. Conn. R-43 and named the Southeast Quadrant (Extended) Urban Renewal Project is a substandard, insanitary, deteriorated, deteriorating or blighted area and is an urban renewal or redevelopment area within the intendment of the redevelopment laws of the State.

Section 2. The existence of said area is impairing and arresting the sound growth and development of the Municipality and is inimical to the public health, safety, morals and welfare of the inhabitants thereof and of the State.

Section 3. The Municipality is undertaking a redevelopment or an urban renewal project in said area, hereinafter called the Project, under and pursuant to the Federal Housing Act of 1949, as amended.

Section 4. The development of the Project is essential to the sound growth and development of the Municipality and to the welfare of the inhabitants thereof.

Section 5. It is necessary and in the public interest that the Municipality avail itself of the financial assistance provided by the redevelopment, laws of the State for the purpose of carrying out the Project.

Section 6. The Municipality hereby recognizes that financial assistance received in the form of an advance shall be repaid in accordance with the provisions of Chapter 130, Sections 8-154a, 8-154b, and 8-154c of the 1961 Supplement to the General Statutes.

Section 7. The Municipality's redevelopment agency is hereby authorized and directed to file an application on forms prescribed by the Connecticut Development Commission, for State financial assistance an amount not to exceed \$6,197,532.00, and upon approval of said application to enter into and execute an Assistance Agreement with the State for such financial assistance.

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MR. OPPENHEIMER said copies of the Urban Renewal Plan are available here tonight and if anyone wishes copies to please come forward and pick up a copy.

THE PRESIDENT said discussion on the motion as made by Mr. Oppenheimer for approval of Resolutions Nos. 413, 414 and 415 is now open.

MR. BAKER said that many of his constituents have questioned him about Urban Renewal; that he has been informed by the Commissioner of Finance that the increase in taxes will be no more than 60¢ per thousand of assessed valuation, so that if a house is assessed at \$6,000 it will mean an increase in taxes of approximately \$6.00. He said that inasmuch as there seems to be a great deal of misunderstanding he would ask Mr. Oppenheimer to explain.

MR. OPPENHEIMER said there is a slight variation in there, depending on how much construction there is and they have taken the more conservative of the two.

MR. CUSHING said he objects to the Plan being "steam-rollered" tonight and said he believes the obligation of this Board is to check and double check the Plan. He said he has several questions he would like to have answered and believes the public should be more fully informed before going ahead, and this Board has an obligation to the public to look into all aspects first, and that is the reason this Board has been given the final check. He named several questions that come to mind that he would like to have answered before a final vote is taken. He said as to certain specific questions, one is the Louis Paul building and 303 Main Street and why these buildings must be purchased at a cost of \$400,000.

MR. CUSHING said in view of the enormity of the project - which is somewhere around a total cost of \$85,000,000 that he believes this Board should not act hastily and said it is his belief that a public hearing should be held and there is absolutely no reason to steam-roller it through, when many projects of much lesser magnitude are often considered and re-considered before the Board votes on it. He said the Board has held many public hearings before on many matters of much less magnitude than this one.

MR. CUSHING MOVED that this question be postponed until the next regular monthly meeting of this Board and that in the interim the Committee on Urban Redevelopment be directed to make arrangements for at least one public hearing at which time both the opponents and the proponents of the Urban Renewal Plan be heard by the entire Board of Representatives or by so many thereof as constitutes a quorum.



MR. NOLAN rose to a point of information. He asked the Chairman if this is a motion to TABLE.

MR. CUSHING said his motion is a motion to defer.

THE PRESIDENT said this is equivalent to a motion to TABLE for one month. He asked if there were any seconders. Two members answered by seconding the motion.

MR. NOLAN MOVED for a roll call vote. The Clerk was instructed to call the roll on the motion to table for one month.

THE PRESIDENT instructed the members that a vote of "yes" is a vote to table and a vote of "no" is a vote not to table.

MRS. CLARKE said she wished to ask a question. She said if this is tabled for one month, will it affect the time limit of the Plan.

A point of order was raised on her question. MR. JOHNSON said he wished to suspend the rules in order to determine the answer to Mrs. Clarke's question.

THE PRESIDENT asked Mr. Johnson if he wished to appeal from the ruling of the Chair.

MR. JOHNSON replied that he did not.

MR. CONNORS asked if it is permissible to go in for a roll call vote before a vote is taken on the motion as previously made by Mr. Oppenheimer to adopt the three resolutions.

THE PRESIDENT replied this could be done at any time.

MR. PHILPOT said he thought Mrs. Clarke's question was germane to the subject and that it was his understanding that there is a deadline from the Federal Government of March 25th.

A member objected and raised a point of order.

The Clerk called the roll on Mr. Cushing's motion to TABLE for one month. LOST by a vote of 25 "no" votes and 15 "yes" votes, as follows:

THOSE VOTING IN FAVOR:

Patsy Arruzza  
Fred C. Blois  
Hilda S. Clarke  
George V. Connors  
Samuel D. Cushing  
Edward Dombroski  
Rose C. Farina  
William Hearing  
Stephen E. Kelly  
Paul J. Kuczo, Jr.  
Carmine V. Longo  
R. A. Mead, Jr.  
Thomas A. Morris

THOSE OPPOSED:

Eleanor R. Austin  
Jack Baer  
Daniel Baker  
Vincent Caporizzo  
Anthony Esposito  
Dr. Melvin Grove  
David L. Johnson  
John V. Kane, Jr.  
Alan H. Ketcham  
Chester Walajtys  
Stanley Kulowiec  
Frances Lilliendahl  
Robert M. Meyers

THOSE VOTING IN FAVOR:

George Russell  
Gerald J. Rybnick

THOSE OPPOSED:

James E. Mulreed  
William D. Murphy  
John R. Nolan  
Richard J. O'Neill  
David Oppenheimer  
Patrick Scarella  
Ronald M. Schwartz  
Allen J. Shanen  
Paul D. Shapero  
Michael S. Sherman  
Anthony D. Truglia  
R. A. Philpot

THE PRESIDENT said that Mr. Oppenheimer's motion to approve Resolutions Nos. 413, 414 and 415 is now before the Board.

MR. SCHWARTZ spoke in favor of the resolutions. He said he believes the only way this redevelopment can be handled is to re-design the entire affected area, rather than by a piecemeal operation. However, he stressed the importance of not allowing "excess condemnation" of land and said he believed this Board should concern itself with the general plan. He suggested that a Committee on Excess Condemnation and Renewal Taxation be established to work as a liaison between the Urban Redevelopment Commission and the people, to attempt to work out a realistic, sensible and humane method of taxation.

MR. MORRIS said a meeting was held in his district to discuss Urban Renewal and the people in his district are against this Plan, but not against urban renewal. He said they seem to feel that they have no say in the Plan and he believes that if the Plan as it now exists is put through, there will be no further chance to say anything.

MR. CONNORS said he disagrees with Mr. Schwartz - that he has been a member of the Board of Representatives since its inception in 1949 and thinks if this Plan is approved tonight, it will go down in history as a very black night for the citizens of Stamford. He said if anyone wishes to take a poll on the east side they will discover that it is 35 to one in opposition to the Plan. He said his constituents are all urging him to vote against it and up to the present time he has only talked to four people who are in favor of the Plan.

MR. CONNORS presented a Minority Report at this time opposing Urban Renewal. He urged that this Plan be given further study.

MR. KELLY spoke in opposition to the resolutions and said he would like to see more time allowed for further study in order that many questions can be answered before anything definite is decided upon. He said he is not satisfied with the answers that the Urban Redevelopment Commission has given regarding the housing problem. He said he feels that he owes the people of his District, who have placed their faith and confidence in him, to request more time so that the answers to their many questions can be answered to their satisfaction. He said many people are requesting that this be put to a referendum before further action is taken.

MR. SHERMAN said he wishes to call attention to the fact that the members of the Urban Redevelopment Committee and Mr. Oppenheimer as Chairman, have worked many long



hours and diligently, and most important, constructively for this end result tonight. That the Committee has been charged with a task which is one of the most important ones that a Committee of this Board has ever been charged with and should be commended for a job well done. He spoke in favor of the resolutions and urged their adoption. He said there is absolutely no statutory provision for a referendum on this matter. He said all members have been diligently notified of all meetings of the Urban Redevelopment Committee and urged to attend so as to be better informed, in order to meet with various experts so that whatever questions they might have could be answered fully.

MR. MEAD spoke against the resolutions and said he thinks the program is a "token effort" and that the relocations will be sub-standard. He said the majority of the people in his District have requested that he vote in opposition to the Plan. In addition, he said he felt he owed it to the community and to Urban Renewal to make himself better informed on the subject so he went on weekends into the Southeast Quadrant where the people are living who will be affected by this redevelopment - a district with 1,100 families and 4,000 people. He said he spoke to the people living and working in this area and everyone was unanimous in saying that improvements are definitely needed, but only 50% were in favor of "this expensive URC program". He said not only was he amazed at the deplorable conditions which existed, but found similar conditions to exist on Cherry Street and people told him if he thought these areas were bad he should see Willow Street and a couple of other streets were also mentioned. He said there is no denying the fact that something must be done, but he questioned whether this program in its present state will do what is needed, in order to help these poor people living in this area.

MR. CUSHING MOVED for a five minute recess at 9:40 P.M. which request was granted.

The members resumed their seats at 10:05 P.M.

MR. PHILPOT said he has been given to understand that March 21st is the date beyond which we cannot secure Federal funds on this particular project and if we miss that date we will have to go down to the bottom of the list and start in all over again and there is no guarantee that we will at some later date be able to obtain funds. He asked, through the Chair, if Mr. Oppenheimer would answer the question.

MR. OPPENHEIMER said this is absolutely correct. He explained that there are over 600 communities throughout the United States engaged in Urban Renewal projects that number somewhere in the neighborhood of 1,200 different projects - that there are many communities eager to obtain Federal assistance on this type of program. He said viewed as a business deal, this community is putting up approximately one-twelfth of the cost of the project in cash. He said if you are a business man, normally you would have to put up a lot of money to get this kind of return. He said the Federal Government has this money allocated for Stamford, and if we do not use it, there are many other communities that would like to have it.

MR. BAKER urged the approval of the resolutions. He said this is a bi-partisan effort on the part of both parties, and wishes to remind everyone that urban renewal was pledged in the platform of both parties.

MR. KUCZO said he wishes it known that he is not opposed to urban redevelopment, but that he is against the "if plan" that is before us at present. He said he thinks we are taxing the taxpayers right out of the city. He urged defeat of the motion.

MR. NOLAN MOVED the previous question. Seconded by Mr. Oppenheimer and voted upon with several no votes. (voice vote)

THE PRESIDENT said he would allow Mr. Connors to speak once more as he had asked for the floor before Mr. Nolan's motion, and he is not sure of the previous vote.

MR. CONNORS said he wants a few questions answered. He said he was never against urban redevelopment, but was against the way it was handled. He said there are some things he just does not understand. He said he wants to know what is going to happen to the 1,100 families involved - where are you going to put them? He said there are approximately 20 liquor outlets and where will they go? He said there are certain Federal housing regulations that will have a bearing on the relocation of these families and the liquor stores are up against zoning regulations that cannot be by-passed.

VOICE taken on Mr. Nolan's motion to move the previous question. VOTE: 21 in favor and 10 opposed. CARRIED. (Vote taken by a show of hands)

THE PRESIDENT said the question now before this Board is the motion made previously by Mr. Oppenheimer for approval of Resolutions Nos. 413, 414 and 415.

MR. NOLAN MOVED for a roll call vote. The Clerk called the roll with the following voting as indicated below. There were 28 votes in favor, 8 opposed and 4 abstentions. CARRIED:

THOSE VOTING IN FAVOR:

Patsy Arruzza  
Eleanor Austin  
Jack Baer  
Daniel Baker  
Fred C. Blois  
Hilda Clarke  
Anthony Esposito  
Dr. Melvin Grove  
William Hearing  
David Johnson  
John Kane, Jr.  
Chester Walajtys  
Stanley Kulowiec  
Carmino Longo  
Robert Meyers  
James E. Mulreed  
William Murphy  
John Nolan  
Richard O'Neill  
David Oppenheimer  
George Russell  
Patrick Scarella  
Ronald Schwartz  
Allen Shanen  
Paul Shapero  
Michael Sherman  
Anthony Truglia  
R. A. Philpot

THOSE WHO ABSTAINED:

Vincent Caporizzo  
Edward Dombroski  
Rose Farina  
Alan Ketcham

THOSE VOTING AGAINST:

George Connors  
Samuel Cushing  
Stephen Kelly  
Paul Kuczo, Jr.  
Frances Lilliendahl  
R. A. Mead, Jr.  
Thomas A. Morris  
Gerald Rybnick



NEW BUSINESS:

Re: Committee assignments to replace vacancy created by resignation of Benjamin Kozlowski

THE PRESIDENT announced the following replacements:

Health & Protection Committee: Chester Walajtys, replacing Mr. Kozlowski.

Parks & Recreation Committee: Chester Walajtys, replacing Mr. Kozlowski.


Charter Revision Committee: Chester Walajtys, replacing Mr. Kozlowski.  
(A special Committee)

Urban Redevelopment Committee: Chester Walajtys, replacing Mr. Kozlowski.  
(A special committee)

ADJOURNMENT:

There being no further business to come before the Board, upon motion, duly seconded and CARRIED, the meeting was adjourned.

vf

  
Velma Farrell  
Administrative Assistant  
(Recording Secretary)

APPROVED:

  
Paul D. Shapero, President  
Board of Representatives

Note: The proceedings of the above meeting were broadcast over Radio Station WSTC.

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