



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

Harry Day, Chair

# **Committee Report**

**Date:** Wednesday, June 30, 2010  
**Time:** 7:30 p.m.  
**Place:** Legislative Chambers, 4<sup>th</sup> Floor, Government Center

The Land Use-Urban Redevelopment Committee met as indicated above. Present were Chair Day and all Committee Members consisting of Reps. Boccuzzi, Kaufman, Lombardo, McGarry, Raduazzo and Summerville. Also present were Reps. Cannady, Fedeli, Gabriele, Layton, Savage and Zelinsky; Rachel Goldberg, Esq., URC; Rick Redniss; Bill Hennessey, Esq.; Michael Cacace, Esq.; Laure Aubuchon, Director of Economic Development; and Fred Flynn, Director of Administration.

Chair Day called the meeting to order at 7:40 p.m., and, after hearing no objections from committee members, took the items up in the following order: #2, #3 and #1.

<b>Item No.</b>	<b>Description</b>	<b>Committee Action</b>
2. <a href="#">LU28.010</a>	RESOLUTION; <b><u>for public hearing &amp; final adoption</u></b> ; initiating the process to relocate and realign Wright and Spruce Streets.	<b>COMMITTEE APPROVED 6-0-0</b>

Chair Day stated that the public hearing was duly noticed. This is a step that the City has requested relating to the Stamford Hospital expansion program. Chair Day introduced William Hennessey, Esq. to give a brief presentation.

Mr. Hennessey stated he is representing Stamford Health System and Stamford Hospital. Approximately one year ago, the Land Use Committee held a public hearing initiating the discontinuance of Shelburne Road, Edison Street and a portion of Finney Lane. As part of this process, the Engineering Department has asked the hospital to remove the presently-existing jog in Wright & Spruce Street and make it a softer curve. Mr. Hennessey showed a drawing of the approved development plan of the new Stamford Hospital campus.

Chair Day called the public hearing to order. Mr. Richard Zurkowski spoke regarding the hardship this plan will create for two of his aunts whose properties border the hospital project. (See Mr. Zurkowski's attached [statement](#).)

Chair Day stated that this is the initiation of a process. If the resolution is approved, it will direct the Mayor and the Director of Administration to issue a report. The matter will then come back before the Board for final approval.

A motion to approve the resolution was made, seconded and approved unanimously (Reps. Day, Boccuzzi, Kaufman, Lombardo, McGarry and Raduazzo in favor).

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| 3. <a href="#">LU28.011</a> | RESOLUTION; approving amendments to the Mill River Corridor Plan to: 1) recategorize 75 Tresser Blvd. from Commercial to Hotel/Residential/Commercial; and 2) modify §402(d) "Below Market Rate Dwelling Unit Standards. | <b>REPORT<br/>MADE &amp;<br/>PUBLIC<br/>HEARING<br/>APPROVED</b> |
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Chair Day stated that the purpose tonight is to set a public hearing on this matter. He then introduced Rachel Goldberg.

Ms. Goldberg, of the Urban Redevelopment Commission, stated that the redeveloper of the old Stamford Advocate site approached the Commission asking for a plan amendment to permit residential use on property currently categorized in the Mill River Project Plan as commercial. This is a substantial change in the Plan, and it will require approval by the Board of Representatives, after referral to the Planning Board. In addition, since the last time a plan amendment was approved, there have been some court decisions that make it clear that the redevelopment commission is required to hold a public hearing. Since it is also the habit of the Board of Representatives to hold a public hearing as well, Ms. Goldberg reported that the Commission thinks it might be most fruitful for a joint public hearing.

A motion to hold a joint public hearing on Wednesday, July 21, 2010 at 7:00 p.m. was made, seconded and approved by a vote of 6-0-0 (Reps. Day, Boccuzzi, Kaufman, Lombardo, McGarry and Raduazzo in favor).

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| 1. <a href="#">LU28.005</a> | RESOLUTION; <b><u>for public hearing &amp; final adoption</u></b> ; approving the Director of Administration's Final Report dated 6/3/10 Concerning the discontinuance of a portion of Henry Street and directing that such partial discontinuance be carried out. | <b>HELD IN<br/>COMMITTEE<br/>7-0-0</b> |
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Chair Day called the public hearing to order. Chair Day stated:

- Allowable actions for the Committee tonight are: conduct the public hearing and approve the Director of Administration's report.
- The Committee cannot take the final step and direct that the discontinuance be carried out because the Board of Finance must act

on that final step before the Board of Representatives can do so, and the Board of Finance has not set a meeting to consider this matter prior to our board meeting next week.

- During the public hearing, everybody is allowed to speak for ten minutes, and if they want to speak for more than ten minutes, they will have an opportunity after everybody else has had a chance to speak.
- Chair Day introduced Director of Economic Development, Laure Aubuchon, who gave the Administration's presentation.
- Chair Day then called on those who signed up to speak (see [attached list](#)).

The public hearing was closed at 10:00 p.m.

A motion to hold the item was made, seconded and approved by unanimous voice vote (Reps. Day, Boccuzzi, Kaufman, Lombardo, McGarry and Raduazzo in favor).

**A transcript of the public hearing & discussion on LU28.005 is available [here](#).**

Chair Day stated that no action would be taken on the secondary committee items as no member of the Committee had attended the Appointments Committee meeting. There were no objections from any committee members.

#### **As Secondary Committee**

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| 1. <a href="#">A28.065</a> | <u>URC</u><br>Christopher D. Meek (R)<br>20 Middle Ridge Road<br>Stamford, CT 06903<br>Term Expires: 12/01/13             | Repl. Robins<br>(Term Exp. 12/1/08)  | <b>NO ACTION<br/>TAKEN</b> |
| 2. A28.066                 | <u>Zoning Board</u><br>Barry S. Michelson (R)<br>111 Idlewood Drive<br>Stamford, CT 06905<br>Term Expires: 12/01/12       | Repl. Aivalis<br>(Term Exp. 12/1/00) | <b>NO ACTION<br/>TAKEN</b> |
| 3. <a href="#">A28.067</a> | <u>Zoning Board - Alternate</u><br>Jeff Jonas (R)<br>77 Havemeyer Lane #4<br>Stamford, CT 06902<br>Term Expires: 12/01/14 | Repl. Silver<br>(Term Exp. 12/1/09)  | <b>NO ACTION<br/>TAKEN</b> |
| 4. <a href="#">A28.071</a> | <u>Zoning Board of Appeals – Alternate</u><br>Alfonso C. Sgritta (R)<br>103 Midland Avenue<br>Stamford, CT 06906          | Reappointment<br>(Term Exp. 12/1/04) | <b>NO ACTION<br/>TAKEN</b> |

Term Expires: 12/01/12

5. [A28.072](#)

Zoning Board of Appeals

John A. Sedlak (R)

83 Courtland Avenue

Stamford, CT 06902

Term Expires: 12/01/12

Reappointment  
(Term Exp. 12/1/09)

**NO ACTION  
TAKEN**

The meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Harry Day, Chair