



Land Use-Urban Redevelopment Committee – Board of Representatives

Harry Day, Chair

Committee Report

Date: Wednesday, July 28, 2010

Time: 7:30 p.m.

Place: Republican Caucus Room, 4th Floor, Government Center

The Land Use-Urban Redevelopment Committee met as indicated above. Present were Chair Day and Committee Member Reps. Boccuzzi, McGarry and Raduazzo. Absent or excused were Committee Member Reps. Kaufman, Lombardo and Summerville. Also present were Reps. Cannady and Layton; Laure Aubuchon, Director of Economic Development; Stephen Osman, Jim Nixon, Bob Robins, Rachel Goldberg, Esq., Kip Bergstrom and Durelle Alexander of the URC; John Freeman, Esq.; William Hennessey, Esq.; and Rick Redniss. Also present were approximately 20 members of the public as listed on the attendance sheet available in the Board office.

Chair Day called the meeting to order at 7:42 p.m.

Item No.	Description	Committee Action
1. A28.065	<u>URC</u> Christopher D. Meek (R) 20 Middle Ridge Road Stamford, CT 06903 Term Expires: 12/01/13	Repl. Robins (Term Exp. 12/1/08)
2. A28.067	<u>Zoning Board - Alternate</u> Jeff Jonas (R) 77 Havemeyer Lane #4 Stamford, CT 06902 Term Expires: 12/01/14	Repl. Silver (Term Exp. 12/1/09)
3. A28.073	<u>Planning Board - Alternate</u> Zbigniew Naumocicz (R) 70 Barrett Ave. Stamford, CT 06905 Term Expires: 12/01/11	Rep. Curtis (Term Exp. 12/1/8)

The Committee first considered the appointment items on which it is a secondary committee. Representative McGarry reported on the consideration of these items at the Appointments Committee meeting. A motion to approve these items was made, seconded and approved by unanimous vote. (Reps. Day, Boccuzzi, McGarry and Raduazzo in favor.)

1. [LU28.005](#) RESOLUTION; **for final adoption**; 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. **Approved 4-0-0**

Representative Day reviewed the history of this resolution and the time and effort expended by the Committee on this matter to date. The item was approved unanimously by the Planning Board and was approved by the Zoning Board, which found that the traffic studies were adequate and appropriate. The Committee is now considering whether or not to approve the report of the Director of Administration on the financial aspects of the street discontinuance, and if approved, to direct the discontinuance of Henry Street.

Representative Boccuzzi clarified that the committee is only addressing the closure of the western part of Henry Street at this point by examining the effect on the surrounding properties and streets, as directed by the Charter, and is not approving any development project with this vote. Representative Day noted that all of the adjacent properties are currently owned by the developer and that there would be no immediate effect on traffic caused by the street discontinuance because there is currently no traffic. He stated that while at the public hearing an objection was raised to the discontinuance as foreclosing the possibility of a bridge being built in the future, there is currently no bridge in the City's plans.

Representative Cannady stated that as a representative of the district, residents she has spoken to are in favor of the proposed project for the site and are not opposed to the discontinuance. Ms. Aubuchon clarified that the Zoning Board had put numerous conditions on its approval of the plan, including additional funding to the city for improvements to the train station if the developer fails to reach an agreement with the DOT for the train platform, increasing the amount of housing in the proposed development, and an additional traffic study.

Representative Day reminded the committee that the Board of Finance has not yet considered this item and the full Board of Representatives may not vote on this item until it is approved by the Board of Finance. A motion to approve the resolution was made, seconded and approved by unanimous vote. (Reps. Day, Boccuzzi, McGarry and Raduazzo in favor.)

2. [LU28.011](#) RESOLUTION; **public hearing & final adoption**; 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." **Approved 4-0-0**

Representative Day stated this is a joint public hearing between the Committee and the URC, and he called the public hearing to order on behalf of the Committee. Mr. Osman then called the public hearing to order on behalf of the URC.

Ms. Goldberg explained that the redeveloper/owner of the former Advocate site initially approached the URC in order to recategorize the property to permit the development of the property as a residential site. After reviewing this proposal and after notice of the public hearing was published, the URC recognized that there might be opportunities for residential development in other commercial sites. As a result, the URC is proposing an alternative approach which amends the Mill River Corridor plan to expand what is permitted within the Commercial land use category to permit the development of multi-family residential uses, while requiring compliance with below-market rental requirements of 9% (see attached revised [resolution](#)). The URC is also proposing changes to the Mill River Plan BMR standards and the Stamford Zoning regulations to make them consistent with one another. Other changes to the Plan are to comply with recent changes in the state law regarding urban renewal plans. (See attached proposed [amendment](#).)

In response to questions from the committee, Ms. Goldberg and Mr. Hennessey confirmed that the notice of the public hearing was sufficient for the current proposed amendment because the changes are not inconsistent with the original proposal and there are no additional redevelopers affected. Ms. Goldberg stated that the URC, as required by state law, has received an opinion of the Planning Board that the plan as amended is consistent with the Master Plan.

There being no members of the public wishing to speak, Chair Day closed the public hearing on behalf of the Committee, and Mr. Osman did the same on behalf of the URC. A motion to approve the resolution, subject to URC approval, was made, seconded and approved by unanimous vote. (Reps. Day, Boccuzzi, McGarry and Raduazzo in favor.)

The meeting was adjourned at 832 p.m.

Respectfully submitted,

Harry Day, Chair