

From: [Ted Ferrarone](#)
To: [de la Cruz, Virgil](#)
Cc: [Rosenson, Valerie](#); [Pia Jr., Charles](#); [Summerville, Annie](#); [Lee, Benjamin](#); [Michelson, Bradley](#); [Lion, Bob](#); [Graziosi, Anzelmo](#); [Cottrell, Megan](#); [Sherwood, Nina](#)
Subject: RE: NRZ/Historic District
Date: Wednesday, October 30, 2019 2:45:59 PM

Virgil – resending my note below in the hope of getting some clarity so I can let other property owners in the South End know what is being contemplated. There is still considerable confusion about this matter and no one has seen any clarifying material.

The note below from the study group indicates that they want to limit the District to “streets that have a number of owner occupied historic structures” but the proposed resolution you circulated covers the entire South End (which your committee indicated at the last meeting was far too broad an area for consideration) – what is the contemplated area?

How is the community supposed to respond to this when they don’t know which properties are affected, what the proposed effects will be, or even who will bear the cost of the study itself?

Can you clarify whether the Land Use Committee would refer the Resolution to the Board of Representatives without any of this necessary information or public discussion?

I also understand that the SHPO has offered to come down and attend a future Land Use Committee Meeting or other public meeting to field any questions that might remain regarding the process and implications of establishing a local district, will this occur at the next Land Use Committee meeting?

The applicants have continued to vigorously oppose requests to conduct public information sessions regarding the matter which does not seem right. If they are really just in favor of historic preservation, why won’t they produce a map of the affected properties or a description of the impacts of the LHD on property owners?

I hope you agree that the affected property owners should get to hear, consider, and respond to information from the proposers and applicable city and state experts before any Resolution is passed.

Thank you,

Ted Ferrarone

From: Ted Ferrarone
Sent: Thursday, October 24, 2019 8:42 AM
To: de la Cruz, Virgil <VdeCruz@StamfordCT.gov>
Cc: Rosenson, Valerie <VRosenson@StamfordCT.gov>; Adams, Terry <TAdams@StamfordCT.gov>
Subject: RE: NRZ/Historic District

Virgil, thank you for the note.

I am not clear on what to expect for the 30th – have the proposers produced the materials that your committee asked them for?

If not, the committee can't move forward until the material is submitted and the affected parties have a chance to understand it.

The feedback at the last hearing was uniformly negative and all speakers and the committee agreed that more information is needed.

We have not seen so much as a description of the proposed district, an explanation of what restrictions it would impose on property owners, or even a map of the affected properties. Does this exist?

If so, it would be helpful to have it in advance so that property owners could know if they are affected and attend the meeting.

It does not seem like proper process to vote on a resolution of this impact without even knowing which properties will be affected or allowing the public to review/respond.

From: de la Cruz, Virgil <VdelaCruz@StamfordCT.gov>

Sent: Tuesday, October 22, 2019 4:49 PM

To: Ted Ferrarone <TFerrarone@harborpt.com>

Cc: Rosenson, Valerie <VRosenson@StamfordCT.gov>; Adams, Terry <TAdams@StamfordCT.gov>

Subject: Re: NRZ/Historic District

Dear Mr. Ferrarone,

Based on discussions at the October Steering Committee meeting, the South End Historic District matter is on the October agenda of the Land Use Committee. At this meeting the sponsor of the matter is expect to submit a revised draft resolution as well as respond to the various issues raised by committee members at the September meeting.

Based on the discussion at the upcoming meeting, the committee will either hold the matter, or vote on a recommendation for the Board of Reps to consider at the November meeting. If the Board of Reps decision is to proceed with the resolution, it is the intention to hold a public hearing to give all stakeholders an opportunity to speak on the matter.

Sincerely,

Virgil de la Cruz

From: Ted Ferrarone <TFerrarone@harborpt.com>
Sent: Tuesday, October 15, 2019 4:00 PM
To: de la Cruz, Virgil; Pia Jr., Charles
Cc: Rosenson, Valerie
Subject: FW: NRZ/Historic District

Dear Chair De la Cruz,

I'm writing to ask whether the "Local Historic District" item is going to be put on the upcoming Land Use Committee agenda. At the last Land Use Committee meeting, the direction given the members of the NRZ and Ad Hoc Study Committee seemed clear – do additional public outreach, return with information regarding potential interested property owners, a proposed map showing potential areas for inclusion, a correct resolution; and verify the eligibility of the Study Committee as electors of the municipality.

Specifically, Representative Lee suggested that, because "the conclusions of the proposed Committee are already known," the input of other members of the community should be considered. He also noted that the group should "go out and knock on doors and bring us some new faces to show us there really is a groundswell of opinion." Representative Michelson said "before we take any step before formalizing, there should be a map, there should be what you're doing with \$20,000 if you get it." Representative Summerville noted that she wanted to see the Ad Hoc Study Committee "go around and give people information" and write out a statement of what they are telling residents about the proposed District to ensure no one is misled. Representative Cottrell suggested that the group would "go out in the community and poll the neighbors" and assess potential interest.

However, the Historic Committee has specifically refused to bring this matter to the NRZ for review (see below), and we are not aware that any public outreach has occurred, a proposed map has been developed, or a revised resolution has been proposed.

We have continued to receive uniformly negative feedback about the LHD from other property owners since the Land Use Committee hearing.

After the Land Use Committee hearing, we specifically asked that this item be presented at

this month's NRZ meeting and this was refused (see below). In addition, a long-time member of the NRZ, Al Koproski, attempted to discuss this item at the October 8, 2019 NRZ meeting and was emphatically denied the opportunity to speak about it.

It is not clear to me why the proponents of the resolution refuse to share the proposal with the community and will not present to the NRZ. Additionally, the assertion noted below that the Historic Study group is a "study group of small businesses and property owners who choose not to participate with the NRZ" doesn't seem plausible when the proposal was brought to the Land Use Committee by the current NRZ President and proposed/supported by the NRZ President, Secretary Sheila Barney, and Sue Halpern, who claims to be the NRZ Vice President.

We have seen no evidence that any meaningful public outreach has occurred since the Land Use Committee and hope that this item will not come before the Land Use Committee again until there is evidence that a majority of the South End community supports it.

Thanks,

Ted

From: Sheliabarney <sheilabarney@optonline.net>
Sent: Sunday, October 6, 2019 4:29 PM
To: Ted Ferrarone <TFerrarone@harborpt.com>
Cc: Terry Adams <terryadam@optonline.net>; Sue Halpern <suehrn1@optonline.net>; Rachael Cain <rcain@bltooffice.com>
Subject: Re: NRZ/Historic District

Ted,

This would not have an impact on the entire community only those that choose to be involved. It can be done by streets that have a number of owner occupied historic structures that agree to participate. Besides it's a study group of small businesses and property owners who choose not to participate with the NRZ

Sheila

Sent from my iPhone

On Oct 2, 2019, at 4:37 PM, Ted Ferrarone <TFerrarone@harborpt.com> wrote:

Sheila, we have read the state statutes and it is clear that a local historic district would have a major impact on all property owners in the South End.

Any group who is seeking to do something this major should come and present to the NRZ – isn't that the whole purpose of the community group?

It seemed pretty clear to me at the hearing that a large number of property owners are confused by the proposal – wouldn't it make sense to discuss it in public so everyone can understand the facts?

Why can't the "ad-hoc" committee come and present to the NRZ?

From: barney <sheilabarney@optonline.net>
Sent: Monday, September 30, 2019 9:31 PM
To: Ted Ferrarone <TFerrarone@harborpt.com>; Terry Adams <terryadam@optonline.net>; Sue Halpern <suehrn1@optonline.net>
Cc: Rachael Cain <rcain@bltooffice.com>
Subject: Re: NRZ/Historic District

Ted,

We made it perfectly clear at the BOR and at Land Use that this is not part of the NRZ and besides Jeff Wilcox and the Health Department is coming to speak in October.

Sheila

On September 30, 2019 at 7:55 PM Ted Ferrarone
<TFerrarone@harborpt.com> wrote:

In light of last week's meeting, why don't we ask the ad-hoc Historic District group to present to the NRZ this month?

Also would it be helpful to have someone like Bill Hennessey or Rick Redniss put together some bullet points on the current 7.3 regs to make sure people understand what is currently allowed? Also I understand there are some proposed changes under the "Omnibus" zoning and people might also want to understand those and weigh in if they wanted to make changes.

Ted Ferrarone

Co-President

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