



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

Harry Day, Co-Chair

David Kooris, Co-Chair

Report of Meeting

Date: Tuesday January 28, 2014

Time: 7:00 p.m.

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

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chair Day, Co-Chair Kooris, and Committee Member Reps. McGarry, McNeil, Okun, Reeder, Ryan and Summerville. Also present were Reps. DeLuca, Mitchell and Velishka; Kathryn Emmett, Director of Legal Affairs; Vikki Cooper and Jim Minor, Legal Affairs; Karen Cammarota, Grants; Ernie Orgera, Director of Operations; Dianne Selditch, Soundwaters; and Wes Haynes, Historic Neighborhood Preservation

Co-Chair Day opened the meeting at 7:05 p.m.

Item No.	Description	Committee Action
SUSPENSION OF THE RULES:		
12.	LU29.012 RESOLUTION; authorizing a supplemental application and grant agreement under the Local Bridge Program.	Approved 5-0-0

A motion to take this item up under a suspension of the rules was made, seconded and approved by unanimous vote (Reps. Day, Kooris, Okun, Reeder and Ryan in favor).

Chair Day stated that this Resolution would enable the City to apply for a State grant in the amount of \$640,308 in connection with the June Road Bridge reconstruction. The grant would represent 28.82% of the cost of the project.

A motion to approve this resolution was made, seconded and approved by unanimous vote (Reps. Day, Kooris, Okun, Reeder and Ryan in favor).

REGULAR AGENDA:

1. [LU29.001](#) APPROVAL; of an amendment to the lease between **Approved 5-0-1**

the City of Stamford and Soundwaters.

Chair Day stated that receipt of Hurricane Sandy Disaster Relief Funds is conditional upon execution and recording of a Preservation Restriction on the Holly Mansion property leased by the City to Soundwaters. A motion to approve this item was made, seconded and approved by a vote of 5-0-1 (Reps. Day, Kooris, Okun, Reeder and Ryan in favor; Rep. McNeil abstaining).

2. [LU29.004](#) RESOLUTION; noticing intent to discontinue a portion of South State Street. **Held in Committee.**

Corporation Counsel Kathryn Emmett stated that it was premature to take up this item and LU29.005. A motion to hold this item was made, seconded and approved by a vote of 6-0-0 (Reps. Day, Kooris, McNeil, Okun, Reeder and Ryan in favor).

3. [LU29.005](#) APPROVAL; of an agreement between the City and the State of CT to include a portion of South State Street as part of the State highway system. **Held in Committee**

A motion to hold this item was made, seconded and approved by a vote of 6-0-0 (Reps. Day, Kooris, McNeil, Okun, Reeder and Ryan in favor).

4. LU29.002 REVIEW; construction work at Star Meadow Ranch, Erskine Road. **Report Made & Held in Committee**

Attorneys Cooper and Minor provided the Committee with an update on this matter, and stated that a *lis pendens* had been placed on the property. The Committee agreed that this item should remain on the Committee agenda pending satisfactory resolution. A motion to hold this item was made, seconded and approved by a vote of 6-0-0 (Reps. Day, Kooris, McNeil, Okun, Reeder and Ryan in favor).

5. LU29.003 REVIEW; status of Director of Administration's report re: discontinuance of West Park Place per BOR [resolution 3534, 10/1/12](#). **Report Made & Held in Committee**

Mr. Orgera stated that this item is in progress. A motion to hold this item was made, seconded and approved by a vote of 7-0-0 (Reps. Day, Kooris, McGarry, McNeil, Okun, Reeder and Ryan in favor).

6. LU29.007 REVIEW; use of property by Finocchio Bros. at 49 Liberty Place and effects on surrounding neighborhood. **Report Made & Held in Committee**

Mr. Orgera reported that ZEO Jim Lunney had obtained a Cease and Desist Order preventing Finocchio Bros. from continuing to operate a non-permitted rock crushing operation on the property which results in the employees parking

on streets in the adjacent residential neighborhood. Committee members expressed continuing consternation at activities taking place on the property. Mr. Orgera stated that further enforcement initiatives would be pursued. A motion to hold this item was made, seconded and approved by a vote of 8-0-0 (Reps. Day, Kooris, McGarry, McNeil, Okun, Reeder, Ryan and Summerville in favor).

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| 7. LU29.008 | REVIEW; enforcement of the notice and delay provisions of the Demolition Permit ordinance. | Report Made & Held in Committee |
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The Committee discussed the need to consider changes to the Demolition Permit ordinance in order to assure that the historic preservation provisions are properly enforced. Reps Reeder and Ryan agreed to study the matter further and report to the Committee their findings including proposals for amending the ordinance. A motion to hold this item was made, seconded and approved by a vote of 8-0-0 (Reps. Day, Kooris, McGarry, McNeil, Okun, Reeder, Ryan and Summerville in favor).

Co-Chair Day adjourned this meeting at 8:52 p.m.

Respectfully submitted,

Harry Day, Co-Chair