



Land Use-Urban Redevelopment Committee – Board of Representatives

Harry Day, Co-Chair

David Kooris, Co-Chair

Committee Report

Date: Tuesday, September 23, 2014

Time: 7:30 p.m.

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

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chairs Day and Kooris and Committee Member Reps. McNeil, Okun and Ryan. Absent or excused were Committee Member Reps. Fountain, Reeder and Summerville. Also present were The Rev. Tommie Jackson and Rachel Goldberg, URC; Jim Lunney, Zoning Enforcement Owner; Jim Minor, Law Department; David Killeen, Associate Planner.

Chair Day called the meeting to order at 7:30 p.m.

Item No.	Description	Committee Action
¹ 4. LU29.025	REVIEW; of the Urban Renewal Plan for the Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43. 05/28/14 – Submitted by President Skigen 07/29/14 – Report Made & Held in Committee 08/26/14 – Held in Committee	Report Made & Held in Committee

The Committee first took up Item No. 4. Ms. Goldberg explained that:

- She had provided the additional materials requested by the Committee, including the maps that are exhibits to the Urban Renewal Plan for the Southeast Quadrant (a land use map and a land acquisition map), the Mill River Urban Renewal Plan and the Gateway Urban Renewal Plan
- There are currently no properties scheduled for acquisition
- The Gateway and Mill River plans are separate urban renewal plans
- The Southeast Quadrant plan and the Mill River Plan are both under the Urban Renewal and Urban Redevelopment Statutes
- The Gateway District plan is under those 2 statutes as well as the Municipal Development Statute and the Economic Development and Assistance Act
- The federal government no longer gives money for redevelopment plans of this sort

¹ Video Time Stamp 00:01:30

- They have had discussions with the East Side Partnership for a local redevelopment plan – this would be a public/private partnership and would not include any eminent domain takings
- There is work to be done by the URC on each of these plans
- For the decennial review of the Southeast Quadrant Plan, the committee should review the document and the remaining projects and should give input re: changes to use regulations, structure and the document
- The remaining projects include: the 2 condos which the URC is under contract to sell to Trinity; the Parcel 38 project (this project has closed but the amended LDA has not been signed); RFPs that are out for parcel 36
- They will come back to the committee regarding changes to regulations and changes to the Plan

The Committee discussed with Ms. Goldberg and Dr. Jackson:

- possible future projects
- The possibility of creating a TIF with a border of Broad, Atlantic and Tresser Streets in order to dedicate a portion of the tax revenue from Parcels 38 and 36 to pay for pedestrian friendly traffic crossings – using short term construction loans

Committee members would like to review the financial operation of the URC at the next meeting.

- ²1. [LU29.002](#) REVIEW; construction work at Star Meadow Ranch, Erskine Road. Report Made & Held in Committee
- 11/20/13 – Submitted by Chair Day
 - 01/28/14 – Report Made & Held in Committee
 - 02/27/14 – Report Made & Held in Committee
 - 03/25/14 – Report Made & Held in Committee
 - 04/22/14 - Report Made & Held in Committee
 - 05/27/14 – Held in Committee
 - 07/01/14 – Report Made & Held in Committee
 - 07/29/14 – Report Made & Held in Committee
 - 08/11/14 – Held at Steering

Jim Minor stated:

- There is a new mediator, Ernie Abate, who was able to accomplish a settlement for 678 Erskine and Mr. Rizutto paid for the release in order to sell the second parcel
- Mr. Rizutto has 3 to 4 weeks to do something about the setback issue or may have to tear the buildings down, either by producing a legal opinion that farms should be treated differently or by starting the process for a zoning variance
- With this mediator they are making progress

Committee members discussed the number of large trucks coming out of the property

² Video Time Stamp 00:53:24

- ³2. [LU29.007](#) REVIEW; use of property by Finocchio Bros. at 49 Liberty Place and effects on surrounding neighborhood. Report Made
- 11/20/13 – Submitted by Chair Day
 - 01/28/14 – Report Made & Held in Committee
 - 02/27/14 – Report Made & Held in Committee
 - 03/25/14 – Report Made & Held in Committee
 - 04/22/14 - Report Made & Held in Committee
 - 05/27/14 – Held in Committee
 - 07/01/14 – Held in Committee
 - 07/29/14 – Held in Committee
 - 08/12/14 – Held in Committee
 - 08/26/14 – Report Made & Held in Committee

Mr. Lunney distributed a chronological list of his visits to the property. He has not witnessed any activity on the property which is a violation of the zoning regulations; there are weeds growing on the property. There is no rock crushing activity. The parking issues are not zoning issues. He has been monitoring it every few weeks. He has no ability to prevent a licensed driver from parking their car on the street without restricted parking

- ⁴3. [LU29.021](#) REVIEW; Proposed [Master Plan](#). Report Made
- 04/22/14- Submitted by Co-Chairs Day & Kooris
 - 05/27/14 – Held in Committee
 - 07/01/14 – No action taken
 - 08/12/14 – Report Made

Co-Chair Kooris stated that he had received comments from some committee members which are issue-specific or neighborhood-specific. There is not much overlap between these comments. He explained that the committee needs to determine if it has specific comments to be made as a committee. The Committee discussed the draft plan with David Killeen. The Board of Representatives has no authority to approve the Master Plan, but any appeals concerning changes to the Master Plan would be presented to the Board of Representatives, this limits the ability of the Board to comment on the map and members who choose to comment should then recuse themselves from any appeal. The Planning Board will work with the consultant to make revisions after getting comments. The committee will not be submitting recommendations, but individual board members may have comments at the public hearing.

Co-Chair Day adjourned the meeting at 9:50 p.m.

Respectfully submitted,

Harry Day, Co-Chair

This meeting is on [video](#).

³ Video Time Stamp 01:02:00

⁴ Video Time Stamp 01:18:47