



Land Use-Urban Redevelopment Committee – Board of Representatives

Virgil de la Cruz, Co-Chair

Charles Pia, Jr., Co-Chair

Committee Report

Date: Tuesday, June 19, 2018
Time: 7:00 p.m.
Place: Democratic Caucus Room, 4th Floor, Government Center

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chairs de la Cruz and Pia and Committee Member Reps. Cottrell, Graziosi, Lee, Lion, Michelson, Sherwood and Summerville. Also present were Rep. Zelinsky; Kathryn Emmett and Jim Minor, Law Department; Maureen Boyle, Randy Dinter and Steven Loeb.

Co-Chair Pia called the meeting to order at 7:02 p.m.

Item No.	Description	Committee Action
1. LU30.013	RESOLUTION; Correcting Scrivener's Error in Resolution No. 3404 to change reference to Pressprich Road to Pressprich Street. 05/17/18 – Submitted by President Quinones	Approved 6-0-0
A motion to approve Item No. 1 was made, seconded and approved by a vote of 6-0-0 (Reps. de la Cruz, Pia, Graziosi, Lion, Michelson and Sherwood in favor).		
2. LU30.016	REVIEW; Update on <i>Soundkeeper Inc. v. Zoning Board of City of Stamford & The Strand/BRC Group, LLC, ZB Applic No. 215-03.</i> 06/06/18 – Submitted by Reps. Sherwood, Kolenberg, Matherne, Cottrell, McGarry, Saftic, Lutz, Roqueta and Graziosi	Report Made

Ms. Emmett and Mr. Minor discussed this item with committee members as follows:

- The Zoning Board granted 7 applications; 1 application, No. 215-03, has been appealed
- 2 motions to dismiss the appeal were denied
- The Court determined that Soundkeeper has standing to appeal only as to conduct that could create pollution in Long Island Sound, not as to any procedural errors
- The Court held that the Zoning Board decision authorizes no conduct that might create pollution
- The Judge has asked that DEEP comment on the final approved plan; to date DEEP has not commented, although all the parties have written letters requesting comments
- DEEP commented on the other 6 applications
- The parties will have to return to Court after DEEP comments or fails to comment
- There is no time limit for DEEP's response, but the record is voluminous
- If the appeal is won, the item would be returned to the Zoning Board; the court does not have the ability to change the decision
- Strand would not be able to use the 14 acre parcel without a zone change

- The Zoning Board required a temporary gas point & lift, which has prevented the completion of the remediation; to date 160,000 tons of polluted soil has been removed from the site
 - The 14 acre parcel was used by CL&P beginning in 1902 and consists of coal gasification waste and dredging; the spot was used for building PT boats during WWII
 - BLT has received a \$16 million grant for remediation; this is supervised by the State
- The cost to the City of the appeal has not been estimated; but it is part of the function of the Legal Department to represent the City and City boards in all matters; there is time spent, but this is not the type of case in which fees would be authorized; the only real expenditure is ZB staff and Law Department time
- Soundkeeper has argued that the cost of remediation would have been lower if the property had remained a boatyard
- The remediation grant has no impact on the City's budget

Co-Chair Pia adjourned the meeting at 7:52 pm.

Respectfully submitted,
Charles Pia, Chair

This meeting is on [video](#).