



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

Virgil de la Cruz, Co-Chair

Bradley Michelson, Co-Chair

# **Committee Report**

**Date:** Wednesday, January 29, 2020  
**Time:** 7:00 p.m.  
**Place:** Democratic Caucus Room, 4th Floor Government Center, 888  
Washington Boulevard, Stamford, CT

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chairs de la Cruz and Michelson and Committee Member Reps. Cottrell, Graziosi, Lee, Lion and Sherwood. Absent or excused were Reps. Florio and Summerville. Also present were Reps. Di Costanzo and Zelinsky; Mayor Martin; Kathryn Emmett, Jim Minor, Burt Rosenberg and Cynthia Anger, Law Department; Ralph Blessing, Land Use Bureau Chief; Jim Travers, Garrett Bolella and Frank Petise, Traffic, Transportation and Parking Bureau; Jackie Kaufmann, Carmody Torrance Sandak & Hennessey LLP; and about 15 members of the public.

Co-Chair de la Cruz called the meeting to order at 7:04 pm.

<b>Item No.</b>	<b>Description</b>	<b>Invitee(s) or Designee(s)</b>
1. <a href="#">LU30.031</a>	RESOLUTION <u>and public hearing</u> ; Approving a Land Swap between O&G Industries Inc. & City of Stamford Related to FST CV 09-5012574S. 06/05/19 – Submitted by Mayor Martin 06/25/19 – Approved by <a href="#">Planning Board</a> 09/25/19 – Held by Committee 10/15/19 – Moved to Pending 12/19/19 – Approved by Board of Finance	<b>Approved 5-0-0</b>

Co-Chair de la Cruz opened the public hearing. There being no members of the public present wishing to speak, the public hearing was closed.

Committee members discussed this item with Mr. Minor, Mr. Travers, Mr. Bolella and Ms. Kaufmann. . Items discussed included the following:

- O&G has industrial use and received a permit to expand from the Zoning Board in 2003. An appeal of one of the conditions resulted in a settlement in 2014 for this exchange, which resolves 2 traffic issues by the creation of the Pulaski St. roundabout and the Waterside circulator. This agreement is required by the Court. There have been subsequent state approvals and Board approvals
- BOR approval is the last step in the process. The grant money from the State for this work is being held in escrow pending Board approvals.
- These proposed improvements have been in progress since 2003 and have been requested by the residents at numerous community meetings
- Waterside Place will be discontinued in order to accomplish the swap; the City will then transfer the discontinued road to O&G
- The City will have permanent access to the transfer station
- The City will receive more land in the swap than it is giving to O&G

- The project was expanded to include the straightening of Davenport Street
- The City has secured a grant of \$2.8 Million from the State to build the roundabout; which should begin in late summer/early fall.
- The landscape plan was approved by the Zoning Board
- The area has a pollution problem; this will not be a large area and will not be a playground;
- In response to concerns expressed by the Committee members, TT&P will seek to replace some of the contaminated soil (this would be a City expense)

A motion to approve Item No. 1 was made, seconded and approved by a vote of 5-0-0 (Reps. de la Cruz, Michelson, Cottrell, Lion and Sherwood in favor)

***Possibly in Executive Session:***

2. [LU30.032](#)      **RESOLUTION and approval of public hearing;      **Approved 4-1-2****  
 Initiating the Process of the Acquisition by  
 Negotiation or Eminent Domain of Rights of Way for  
 the Washington Blvd and Pulaski Street Widening  
 Project.  
 10/10/19 – Submitted by Bureau Chief Travers  
 10/30/19 – Held by Committee 4-1-1  
 11/25/19 – FAILED in Committee 4-4-0  
 12/03/19 – Held by Full Board 19-16-0  
 12/09/19 – Held at Steering  
 01/14/20 – Approved by Planning Board

A motion to go into executive session to discuss strategy and negotiations regarding real estate acquisition was made, seconded and approved by a vote of 4-1-0 (Reps. de la Cruz, Michelson, Cottrell, Lion in favor; Rep. Sherwood opposed). The Committee went into executive session at 7:45 p.m. Also going into executive session were Mayor Martin, Ms. Emmett, Ms. Anger, Mr. Travers, Mr. Bolella and Ms. Rosenson. Rep. Lee joined the executive session at 7:45 pm and Rep. Graziosi joined at 8:03 pm.

The Committee came out of executive session at 9:26 pm. No votes were taken in executive session.

Mayor Martin, Ms. Emmett and Ms. Anger discussed this item with the Committee:

- The procedure for eminent domain has been reviewed by the Law Department – the Board of Representatives must hold a public hearing prior to initiating the process in order to determine if a public purpose would be served
- The City has begun negotiations in good faith with multiple parties, but it is not clear if they will all conclude successfully without the eminent domain process; different property owners have different and sometimes conflicting interests
- The Mayor has had discussions with the Board of Finance in executive session about what would be considered a fair offer
- The City has received one appraisal so far; the value of the house on Pulaski on the tax rolls is \$633,000, the appraisal valued the house on Pulaski at \$725,000 (with a higher value of \$1,080,000 if there could have been an assemblage, or \$1.3 M as compared to the other recently sold house, but that was not an arms-length transaction)
- The City is planning to obtain a second appraisal

Committee members discussed whether this item should be held for one additional month, as follows:

- Holding will give the property owners additional time to respond to the offers made by the City
- The City did not set a time limit on its offers
- There will be opportunities for the Board to stop this process
- A public hearing will give the Board an opportunity to hear from the property owners and the residents about this project

A motion to hold Item No. 2 was made, seconded and failed by a vote of 3-4-0 (Reps. Cottrell, Lee and Sherwood in favor; Reps. de la Cruz, Michelson, Graziosi and Lion opposed).

A motion to approve Item No. 2 for public hearing was made, seconded and approved by a vote of 4-1-2 (Reps. de la Cruz, Michelson, Graziosi and Lion in favor; Rep. Sherwood opposed; Reps. Cottrell and Lee abstaining).

The committee next took up Item No. 5

5. [LU30.034](#)      REVIEW; Presentation and Impact of Changes      **Held 7-0-0**  
 Planned for City's Zoning Regulations.  
 11/04/19 – Submitted by Rep. de la Cruz  
 11/25/19 – Held in Committee 7-0-1  
 12/09/19 – Held at Steering

A motion to hold Item No. 5 was made, seconded and approved by a vote of 7-0-0 (Reps. de la Cruz, Michelson, Cottrell, Graziosi, Lee, Lion and Sherwood in favor).

3. [LU30.035](#)      APPROVAL; Agreement with Buckurst Fish &      **Approved 7-0-0**  
 Jacquemart, Inc.; RFP 776 City-Wide Parking Plan.  
 11/05/19 – Submitted by Mayor Martin  
 11/25/19 – Held in Committee  
 12/09/19 – Held at Steering  
 12/19/19 – Approved by Board of Finance

Mr. Blessing, Mr. Travers and Mr. Petise discussed this item with the Committee as follows:

- The parking requirements in the current zoning regulations date back to the 1950s and need to be reviewed
- Car ownership and parking needs are different in different parts of the City and the current plan does not address these distinctions
- This consultant will create data and provide a factual basis for adjusting parking requirements in the zoning regulations
- The consultant will also provide parking management tools for the City to manage its current parking supply
- The zoning regulations will be revisited upon completion of the study
- The study will look at private garage usage and streets with shared parking
- The consultant will reach out to neighborhood associations

A motion to approve Item No. 3 was made, seconded and approved by a vote of 7-0-0 (Reps. de la Cruz, Michelson, Cottrell, Graziosi, Lee, Lion and Sherwood in favor).

4. [LU30.030](#) RESOLUTION; Creating a South End Historic District Study Committee. **Held 7-0-0**  
06/03/19 – Submitted by Rep. Adams and Zelinsky  
06/10/19 – Moved to Pending  
09/25/19 – Held by Committee 6-2-0  
10/30/19 – Held by Committee 5-0-0  
11/12/19 – Moved to Pending

A motion to hold Item No. 7 was made, seconded and approved by a vote of 7-0-0 (Reps. de la Cruz, Michelson, Cottrell, Graziosi, Lee, Lion and Sherwood in favor).

Co-Chair de la Cruz adjourned the meeting at 10:15 p.m.

Respectfully submitted,  
Virgil de la Cruz, Co-Chair

This meeting is on Video ([Pt.1](#) & [Pt.2](#))