



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

Bradley Bewkes, Chair

Nina Sherwood, Vice Chair

# **Committee Report**

**Date:** Thursday, July 28, 2022  
**Time:** 7:00 pm  
**Place:** *This meeting was held remotely.*

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Chair Bewkes, Vice Chair Sherwood and Committee Member Reps. Adams, Campbell, de la Cruz, Grunberger, Mays, Matheny, Summerville, and Tomas. Also in attendance were Reps. Boeger, Coleman, Miller, and Walston; Matt Quinones, Director of Operations; Frank Petise, Transportation Bureau Chief; and eight members of the public.

Chair Bewkes called the meeting to order at 7:01 pm

| <b>Item No.</b>             | <b>Description</b>  | <b>Committee Action</b> |
|-----------------------------|---|-------------------------|
| 1. <a href="#">LU31.017</a> | REVIEW; Recent State of Connecticut Legislation Related to State Control Over Local Zoning, Including but not Limited to <a href="#">Public Act 21-29</a> , Previously H.B.6107, and Other Statutes or Proposed Bills Allowing as of Right Accessory Apartments, as of Right Higher Density Development, and Elimination of Single-Family Zoning Including the Process and Ability of Municipal Opt-Outs.<br>06/08/22 – Submitted by Reps. Bewkes and Sherwood<br><a href="#">06/23/22 – Report Made &amp; Held by Committee 10-0-0</a><br><b><i>As a Secondary Committee: State &amp; Commerce</i></b> | <b>Held</b>             |
| 2. LU31.018                 | REVIEW; Recent Transit Oriented Development Legislation and Measures Proposed or Passed by the City of Stamford and State of Connecticut.<br>06/08/22 – Submitted by Reps. Bewkes and Sherwood<br><a href="#">06/23/22 – Held by Committee 10-0-0</a><br><b><i>As a Secondary Committee: State &amp; Commerce</i></b>   | <b>Held</b>             |

Due to the unavailability of some of the invited guests, Items #1 and #2 were held.

3. [LU31.020](#) RESOLUTION; to Advocate that the Zoning Board Initiates the Public Hearing Process Prescribed in [Public Act 21-29](#) so that Residents can Express Their Views on the Impact of the Act and its Opt-Out Provisions in Stamford. **Approved 9-0-0**  
07/06/22 – Submitted by Reps. de la Cruz, Bewkes, Sherwood, Stella, Tomas, Campbell, Coleman, Matheny, Pierre-Louis, Figueroa, Watkins and Patterson

A motion to take up Item #3 was made, seconded and approved by a vote of 9-0-0 (Reps. Bewkes, Sherwood, Adams, Campbell, de la Cruz, Grunberger, Mays, Matheny, and Tomas in favor).

A motion to discuss the latest draft of the resolution was made, seconded and approved by a vote of 9-0-0 (Reps. Bewkes, Sherwood, Adams, Campbell, de la Cruz, Grunberger, Mays, Matheny, Tomas in favor).

Rep. de la Cruz explained his reason for submitting this resolution. Given the prior discussion on Public Act 21-29, this is to encourage the Zoning Board (ZB) to initiate the process so that the City can get public input. The ZB has announced their intentions to implement Stamford's accessory dwelling unit (ADU) regulations, and then consider opting out of applicable portions of Public Act 21-29. This revised draft resolution reflects the announcement from the ZB.

A motion to approve Item #3 was made, seconded and approved by a vote of 9-0-0 (Reps. Bewkes, Sherwood, Adams, Campbell, de la Cruz, Grunberger, Mays, Matheny, and Tomas in favor).

There was discussion with Director Quinones:

- The BOR will have to be engaged in helping the ZB to pass whatever it thinks will be fair to the community.
- The BOR looks forward to the ZB's continued action on creating regulation around ADU's and related parking from Public Act 21-29.
- The ZB will have to develop the regulations, then pass them, then opt out, then the BOR will have to opt out as well. During this time, there will be a well-rounded discussion in the LU/UR Committee about it. At last month's Committee meeting, most of the opinions given were that cities should develop their own regulations, then opt-out of the State regulations.
- There will be opportunity for a simultaneous review process of both the ZB and the BOR. The BOR authority will rest in the opt-out portion of the regulations.
- Director Quinones commits to helping connect the ZB and the BOR.
- The deadline is January 1, 2023.

4. [LU31.019](#) REVIEW; Status of Property at 21 Pulaski Street **Report Made and Held 10-0-0**  
07/06/22 – Submitted by Rep. Adams

Rep. Adams explained his reason for putting this item on the Agenda. When the property was acquired an agreement was made that it was supposed to remain a green space for five years. Recently there has been construction on the property which includes cement pillars and other

cement areas.

Director Quinones reviewed the history of the property:

- The property was acquired in 2020. In May, 2021 a landscaping agreement between Stamford and Charter Communications was made that it was to remain a green space for five years.
- An onsite inspection was done on July 18, 2022. The work being done is not aligned with the agreement. There are concrete sculptures, retaining walls, steps, and planters. The landscape agreement did not allow for this to take place. Additionally, no permits were pulled for the work.
- A Stop Work Order has been placed on the property.
- A dialogue will need to take place with all stakeholders, including the BOR, on the future intent for this property.
- Attorney Dalena can give the details of the legalities of the Stop Work Order.

There was discussion:

- It was the intent of the former Administration that the property was to be green space for public use for five years.
- Rep. Sherwood stated this situation gives the appearance that BLT and Charter Communications have disregarded the agreement in place. She is happy the current Administration has investigated it and placed a Stop Work Order.
- Rep. Boeger stated that this is the type of behavior that creates an atmosphere where we find ourselves at odds with activities going on in the South End. It is egregious that BLT and Charter Communications do not own this property yet they are doing this work.
- Attorney Dalena will be invited next month to review any progress on the situation and give details about the Stop Work Order and what kind of action can be taken.
- The Committee will request an opinion from Attorney Dalena about whether or not the Committee can invite BLT and Charter Communications to a meeting to find out their intent of this property.

A motion to hold Item #4 was made, seconded and approved by a vote of 10-0-0 (Reps. Bewkes, Sherwood, Adams, Campbell, de la Cruz, Grunberger, Mays, Matheny, Summerville, and Tomas in favor).

Chair Bewkes adjourned the meeting at 7:46 pm.

Respectfully submitted,  
Bradley Bewkes, Chair

This meeting is on [video](#).