



Land Use-Urban Redevelopment Committee – Board of Representatives

Bradley Bewkes, Chair

Nina Sherwood, Vice Chair

Committee Report

Date: Thursday, November 3, 2022

Time: 7:00 p.m.

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, Garst, Grunberger, Matheny, Mays, Summerville, and Tomas. Also present were Reps. Boeger, Di Costanzo, Figueroa, Goldberg, Jacobson, Miller, Morson, Nabel, Pavia, Shaw, and Stella; Doug Dalena and Cynthia Anger, Office of Corporation Counsel; Ralph Blessing Land Use Bureau Chief; Frank Petise, Transportation, Traffic, and Parking Bureau Chief; Matthew Quinones, Director of Operations; Janeene Freeman, Mayor's Office; David Stein, Zoning Board Chair; and Frances Pickering, WestCOG.

Vice Chair Sherwood called the meeting to order at 7:04 p.m.

Item No.	Description	Committee Action
1. LU31.023	RESOLUTION; Opt Out from the Provisions of Public Act No. 21-29 (Codified at Connecticut General Statutes 8-2o) Pertaining to Limitations on Accessory Apartments and Accessory Dwelling Units 10/5/2022 – Submitted by Reps. Bewkes and Sherwood	Approved 10-0-0

Mr. Blessing stated that the Zoning Board passed its own ADU regulations on September 28. The regulations are in many ways more restrictive than the State's PA 21-29. Based on that, the Zoning Board opted out of the State regulations contained in PA 21-29 unanimously on Monday night. This was a collaborative effort with the Zoning Board and the Board of Representatives. The Zoning Board believes that its regulations are better for Stamford than what the State is proposing. Some of the differences had to do with ownership requirements for ADUs, the establishment of a minimum size for eligible lots to less than what the state is prescribing, the inclusion of a parking requirement; and limiting the occupancy to 3 persons. The opt-out also allows the Zoning Board to tweak the regulations later on based on how well they are working.

Committee members discussed this item with Mr. Blessing, Mr. Dalena and Ms. Anger. Items discussed included the following;

- The Zoning Board opt-out has been published in the paper. The next and last step is approval by the Board of Representatives by 2/3 of the members present and voting.
- The time periods for an appeal or petition from the Zoning regulations approved in September have passed and there have been no appeals or petitions.
- The resolution parallels the opt-out by the Zoning Board

A motion to approve Item No. 1 was made, seconded, and approved by a vote of 10-0-0 (Reps. Bewkes, Sherwood, Adams, Campbell, de la Cruz, Garst, Grunberger, Matheny, Summerville, and Tomas in favor).

2. [LU31.024](#) RESOLUTION; Opt Out from the Provisions of **Approved 10-0-0**
[Public Act No. 21-29](#) (Codified at [Connecticut](#)
[General Statutes 8-2p](#)) Pertaining to Limitations on
Residential Parking Requirements.
10/5/2022 – Submitted by Reps. Bewkes and
Sherwood

Mr. Blessing explained that the City already has its own parking regulations. In addition, the city is in the process of doing a city-wide parking study. Based on the preliminary results of that study, the Land Use Bureau has concerns about the limitations placed by the State statute. A notice of the Zoning Board opt-out was published in the paper.,

A motion to approve Item No. 2 was made, seconded, and approved by a vote of 10-0-0 (Reps. Bewkes, Sherwood, Adams, Campbell, de la Cruz, Garst, Grunberger, Matheny, Summerville, and Tomas in favor).

3. LU31.018 REVIEW; Recent Transit Oriented Development **Report Made**
Legislation and Measures Proposed or Passed by
the City of Stamford and State of Connecticut.
06/08/22 – Submitted by Reps. Bewkes, Sherwood,
and Patterson
06/23/22 – Held by Committee 10-0-0
07/28/22 – Held in Committee
09/01/22 – Held in Committee

As a Secondary Committee: State & Commerce

Mr. Blessing stated that for the last few years the Land Use bureau has been looking into the zoning for the train station area immediately to the south of the train tracks along the Urban Transit Way. In 2018 they completed the South End Neighborhood Study and based on that study, which had amount of public engagement, the Planning Board in 2020 amended the master plan and created a new master plan category for the train station area, and the zoning board then followed up with a map change to change the zoning designation for some of the area. Most of it was zoned for manufacturing, so the area is now zoned TCD – it's a transit center design district. On Monday, the Zoning Board approved a text change to tweak the regulations for the TCD District, so the TCD District is now from the Mill River to the west over to Pacific Street. The area on the Mill River, the Charter Communications site, and Metro Green were already in the TCD district. What happened was the areas that were in the MG (Manufacturing) District were rezoned TCD. To the east of Pacific Street the zoning map was changed from a general manufacturing district to the residential high density district. This was the culmination of a of a four or five-year planning process for the area, with the intention of taking full advantage of the train station which is the busiest transit hub in the State and probably one of the most accessible places in the State and building on hundreds of millions of dollars in infrastructure improvements that the city and the State have done in recent years - the construction of the urban transit way, the widening of the Atlantic street underpass, ongoing state projects for a station master plan, and the new parking garage

Mr. Petise explained that the TTP Bureau submitted a memo supporting the last zoning change. TOD encourages non-motorized transportation, which has numerous benefits – reduction of

congestion, environmental benefits, and fewer pedestrian casualties. There have been projects that have come out of the Springdale and Glenbrook TOD studies.

Mr. Pickering said there is nothing going on right now because the State is not in legislative session. WestCOG supports TODs. One of the big challenges is that transit service in the state is not sufficient to catalyze private development. They have launched a study to find resources to invest in the Danbury line. CCM has included in its legislative priorities a bill for rezoning around train stations, which will most likely have an opt-out provision. Sec 8-30g could also be enhanced if it took transportation costs into account. Building new housing doesn't necessarily address affordability.

Mr. Blessing noted that having more housing often affects the pricing of housing, so that there if there is more supply, the price may be lower. Stamford has increased the affordability requirements for developments in TOD areas. For example, in Metro Green, 2/3 of the units are affordable at different levels. In the TCD District, if affordable units aren't built, fee-in-lieu is triggered, even if no housing is built. For example, Charter Communications generated a \$3.5 fee-in-lieu for affordable housing which was partially used for an affordable housing project on Washington Boulevard near the train station. Stamford is ahead of the curve in these types of requirements.

Possibly in Executive Session:

4. [LU31.019](#) REVIEW; Status of Property at 21 Pulaski Street **Held 11-0-0**
07/06/22 – Submitted by Rep. Adams
07/28/22 – Report Made & Held by Committee 10-0-0
09/01/22 – Report Made & Held in Committee 9-0-0

A motion to go into executive session to discuss the potential sale or acquisition of real estate was made, seconded, and approved by a vote of 10-0-0 (Reps. Bewkes, Sherwood, Adams, Campbell, de la Cruz, Garst, Grunberger, Matheny, Summerville, and Tomas in favor).

The Board members present, as well as Corporation Counsel Dalena and Director Quinones went into executive session at 8:00 p.m.

The Committee came out of executive session at 9:53 p.m.. Chair Bewkes noted that no votes were taken in executive session.

A motion to hold Item No. 4 was made, seconded, and approved by a vote of 11-0-0 (Reps. Bewkes, Sherwood, Adams, Campbell, de la Cruz, Garst, Grunberger, Matheny, Mays, Summerville, and Tomas in favor).

5. [LU31.022](#) RESOLUTION; Advocating for Restoration of City **Approved 9-2-0**
Property at 35 Crescent Street.
10/5/2022 – Submitted by Reps. de la Cruz,
Sherwood, Figueroa, Tomas, Summerville, and
Curtis

Rep. de la Cruz explained that he was motivated to draft this resolution by the closing of the Chester Addison Community Center in his district and the outcry from the community in Glenbrook for the restoration of its community center and the need for services. He would like to amend the current draft to include the following language :

WHEREAS The City of Stamford owns the parcel at 35 Crescent Boulevard, and

WHEREAS The City has allowed this property to deteriorate, resulting in a regrettable devaluation of a City asset and ultimately a loss to the taxpayers

Chair Bewkes stated that he would prefer not to include the proposed amendment in order to keep the resolution forward looking and that some people say there was a tenant in the building who failed to make necessary renovations, so including this language may be harsh.

A motion to approve Item No. 5 as originally submitted was made, seconded, and approved by a vote of 9-2-0 (Reps. Bewkes, Sherwood, Adams, Campbell, de la Cruz, Garst, Matheny, Summerville, and Tomas in favor; Reps. Grunberger and Mays opposed).

6. LU31.025	REVIEW; Actions Initiated to Pursue the Objectives Outlined in Resolution 4148 Advocating a Tree Preservation and Planting Program 10/06/22 – Submitted by Rep. de la Cruz and Patterson	Report Made
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Mr. Quinones stated that this item is similar to the resolution reviewed in the Operations Committee requesting resources for tree maintenance, replacement and inventory. Items being pursued are a GIS inventory of trees, the purchase of a water truck, new trees, and hiring of a park maintenance employee. The Operations Department is in support of the resolution and has included funding for these items in its budget request. The department is also working with the Grants Department to see what sort of funding is available.

Chair Bewkes adjourned the meeting at 10:17 p.m.

Respectfully submitted,
Bradley Bewkes, Chair

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