



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

Nina Sherwood, Co- Chair

Carmine Tomas, Co-Chair

# **Committee Report**

**Date:** Wednesday, April 17, 2024  
**Time:** 7:00pm  
**Place:** *This meeting was held remotely*

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chair Sherwood, Co-Chair Tomas, and Committee Member Reps. Adams, Campbell, Camporeale, de la Cruz, Grunberger, Kuczynski, Matheny, Mays, and Summerville. Also in attendance was Rep. Walston; Lindsey Cohen, Associate Planner; Liz Turner, Assistant Corporation Counsel; Emily Gordon, Director Housing & Community Development; Leah Kagan, Director of Economic Development; Siqi Zhu, Susannah Drake, and Josh Price, Sasaki Associates, and members of the public.

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

<b>Item No.</b>	<b>Description</b>	<b>Committee Action</b>
1. <a href="#">LU31.037</a>	APPROVAL; of an Agreement with Sasaki Associates, Inc. for a City of Stamford Comprehensive Plan 2025-2035 (RFP No. 2024.0137) 03/28/24 – Submitted by Mayor Simmons 04/10/24 – Approved by Board of Finance 6-0-0	<b>Recommended to Steering 9-2-0</b>

Attorney Turner briefly explained what the backup documents were for this item.

Ms. Cohen reviewed the [attached presentation](#) in detail and there was discussion.

Some points discussed:

The community engagement needs to be statistically sound. Without community engagement there is no comprehensive plan. It will include surveys, neighborhood-based meetings, topic based meetings, variety of methods and formats, and accessibility.

Ms. Cohen and Mr. Zhu explained that youth are historically underrepresented in land use meetings, yet they are very important in creating a comprehensive plan. In 10 years it is the young people of Stamford who will be starting families and putting down roots and we want them to stay in Stamford. This does not mean they are the only group or the most important group. We need to make these land use conversations engaging for them to get them involved.

Although historic preservation was not specially mentioned in the proposal, it will play an important part. There will be continuity from the current Master Plan.

Infrastructure and economic development was discussed during contract negotiations. The revised RFP does include these, and both these topics will be explored to the same depth as the other topics.

Many City departments are involved in this plan. Each department will “own” the responsibility of its part of the plan.

The original proposed budget was \$400,000; with revisions it is now \$461,260.

Ms. Cohen sent the [attached economic development scope](#) to the Committee.

Sasaki is aware that there are some current contentious issues in Stamford around land use. This is usually the case with all municipalities. It is important to discover what the current local conversations are about land use issues. That is why community and stakeholder engagement is important.

Sometimes there is a vocal small group, but that is not necessarily the consensus of the larger community. That is why it is critical to get as many parts of the community involved as possible.

Keystone projects are an opportunity to dive deeper into the recommendations and see what the recommendations could lead to. There will be no more than three. Key trends and points of agreement will guide what the keystone projects are. It is another element to help guide future capital spending, policies, plans, and investments by the City. These projects will support the recommendations that come out of the plan. These are generally something that can be supported by the community.

Rep. de la Cruz stated that there are many things that the proposal should address specifically. It should not be hoped that they will be addressed in the general language of the proposal. He would like to recommit this to Steering to take into account the comments that have been made by members of the Committee.

Rep. Mays stated that recommitting this item for more specific language in the proposal forces this into a predetermination process when this should be an open-ended process. This plan is about looking to the future of Stamford and developing it into a thriving city.

Co-Chair Sherwood expressed concern about a housing plan. Extra money is being set aside for a supplemental housing plan, but there is not a lot of information about specific goals and what the consultant will do to create this plan. Getting more information about this is important to approve the contract.

A motion to Recommit Item #1 to Steering was made, seconded, and approved by a vote of 9-2-0 (Reps. Sherwood, Tomas, Adams, Campbell, Camporeale, de la Cruz, Kuczynski, Matheny, and Summerville in favor; Reps. Grunberger and Mays opposed).

2. [LU31.038](#) REVIEW; Proposed New Zoning and Other Land Use Rules/Regulations **Recommended to Steering 11-0-0**  
03/27/24 – Submitted by Rep. Berns

Co-Chair Sherwood explained that Land Use Bureau Ralph Blessing and Rep. Phil Berns were unable to attend tonight's meeting.

A motion to recommit Item #2 to Steering made, seconded, and approved by a voice vote of 11-0-0 (Reps. Sherwood, Tomas, Adams, Campbell, Camporeale, de la Cruz, Grunberger, Kuczynski, Matheny, Mays, and Summerville in favor).

Co-Chair Sherwood adjourned the meeting at 9:03 p.m.

Respectfully submitted,  
Nina Sherwood, Co-Chair

This meeting is on [video](#).