



Land Use-Urban Redevelopment Committee – Board of Representatives

Nina Sherwood, Co- Chair

Carmine Tomas, Co-Chair

Committee Report

Date: Wednesday, May 22, 2024
Time: 7:00 p.m.
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, and Matheny. Absent or excused were Reps. Mays and Summerville. Also in attendance were Rep. Strain; Elizabeth Turner, Assistant Corporate Counsel; Lindsey Cohen, Associate Planner; and Ralph Blessing, Land Use Bureau Chief.

Co-Chair Tomas called the meeting to order at 7:01 p.m.

Item No.	Description	Committee Action
1. LU31.037	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 04/17/24 – Recommitted to Steering 9-2-0	Recommitted to Steering 9-0-0

Associate Planner Cohen gave a brief overview of the RFP. Connecticut, general statute section 8-23, mandates that at least once every ten years the city shall prepare or amend and shall adopt a plan of conservation and development for the municipality.

- The City's contract with Sasaki Associates provides for a completion timeframe of sixteen months from contract execution.
- The city's current comprehensive plan expires on December 16, 2024.
- Failure to amend our plan by this deadline will require the city to notify the Connecticut Office of Policy and Management of the reasons for the delay and may require the city to apply for a waiver.

A punch list was created for future discussions with Director Quiñones and the Land Use Bureau.

A motion to recommit Item No. 1 was made, seconded, and approved by a vote of 9-0-0 (Co-Chair Sherwood, Co-Chair Tomas, Reps. Adams, Campbell, Camporeale, de la Cruz, Grunberger, Kuczynski, and Matheny in favor).

2. LU31.038	REVIEW; Proposed New Zoning and Other Land Use Rules/Regulations 03/27/24 – Submitted by Rep. Berns 04/17/24 – Recommitted to Steering 11-0-0	Recommitted to Steering 9-0-0
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A motion to recommit Item No. 2 was made, seconded, and approved by a vote of 9-0-0 (Co-Chair Sherwood, Co-Chair Tomas, Reps. Adams, Campbell, Camporeale, de la Cruz, Grunberger, Kuczynski,

and Matheny in favor).

3. [LU31.039](#) REVIEW; Statistical Inputs to the 2025 Master Plan. **Report Made**
05/08/24 – Submitted by Reps. Kuczynski,
Sherwood and Tomas

Mr. Blessing provided an overview of the Neighborhood Statistical Area Map. According to the disclaimer on the neighborhood map, “the boundaries of these neighborhood statistical areas are based on one or more census tracts used by the US Census Bureau. These boundaries are not formal designations and are not intended to be used for other purposes.”

- The data represented on the Neighborhood Statistical Area Map is based on the 2010 census tracts.
- New census maps were created and finalized in 2022.
- The Census Bureau draws the maps and decides to accept changes given to them by the Land Use Bureau.
- Areas 221.01 and 221.02 were added to the Cove and not Shippan because otherwise it would have skewed the average income statistics making Shippan one of the poorest neighborhoods, which is incorrect.

The Master Plan will use data from the following sources:

- Census data
 - Decennial census (conducted every ten years).
 - American Community Survey (conducted every year).
- Economic data
 - Rent.
 - Vacancy rates for office buildings.
 - Employment by sectors.
- City data compiled from the Public Safety Health & Welfare department
 - Response times.
 - Crime data and statistics.

Co-Chair Tomas adjourned the meeting at 10.17 p.m.

Respectfully submitted,
Carmine Tomas, Co-Chair

This meeting is on [video](#).