



Land Use-Urban Redevelopment Committee – Board of Representatives

Nina Sherwood, Co- Chair

Carmine Tomas, Co-Chair

Committee Report

Date: Thursday, February 27, 2025
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, Kuczynski, Matheny, Mays, and Summerville. Also in attendance were Reps. Graham; Lou Casolo, City Engineer; Burt Rosenberg, Assistant Corporation Counsel; Frank Petise, Transportation Bureau Chief; Cynthia Anger, Assistant Corporation Counsel and Vineeta Mathur, Liaison to the Zoning Board. Absent or excused was Committee Member Rep. Grunberger.

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

Item No.	Description	Committee Action
1. LU31.043	REVIEW; Widening of Garden Street between Henry Street and Dock Street. 08/12/24 – Submitted by Rep. Adams 08/21/24 – Recommitted to Steering 8-0-0 09/18/24 – Held by Committee 10/24/24 – Recommitted to Steering 11-0-0 11/20/24 – Recommitted to Steering 8-0-0 12/09/24 – Held at Steering 01/22/25 – Recommitted to Steering 10-0-0	Motion to recommit 10/0/0

Assistant Corporate Counsel Rosenberg provided a summary of his memorandum:

- The Committee's sole authority is to decide whether to approve or not approve the conversion of a portion of Garden Street from one lane to two lanes.
- This authority is the extent of the Committee and Board's responsibilities regarding the matter.
- The memorandum of understanding (MOU) between the City and Building and Land Technology (BLT) is not a contract under the purchasing ordinance.
- The City is not spending any funds on the project; all funding comes from BLT.
- Since no City funds are involved, the purchasing ordinance does not apply.
- Legally, an easement is not considered a taking of property.
- Neither the City nor BLT is taking property through the extension or gaining of easements.
- The code's language about "taking property" does not apply to easements.
- As such, the Committee does not need to approve the easement because it does not constitute a taking of property.

City Engineer Casolo provided an update on the progress of the construction:

- The construction has not started.
- The delay is due to the applicant waiting for an excavation permit from the office, which they have already applied for.
- The easement, plans, and all supporting documents required to issue the permit are ready.
- The City holds bi-weekly meetings with BLT.
- The most recent meeting took place February 26.
- BLT inquires about the permit during each meeting.

Co-Chair Sherwood further explained Assistant Corporate Counsel Rosenberg's memorandum:

- The State of Connecticut and the Stamford City Charter grant the Mayor the right to enter into agreements.
- Some agreements require oversight approval by the Board of Representatives or the Board of Finance, depending on the ordinances or charter provisions.
 - The previous administration entered into a contract with BLT, and none of the provisions in that contract caused any sort of oversight from the Board of Representatives or the Board of Finance.
 - If an agreement does not activate specific provisions in the ordinances or charter, the Mayor, as the municipality's chief executive officer, can independently enter into the agreement without approval from the two boards.

After a comprehensive discussion, the Committee compiled questions, identified guests to be invited to an upcoming meeting, and outlined key concerns:

- Locating the Tax Increment Financing (TIF) agreement.
- Identifying someone who can provide documentation or an explanation regarding how \$3.9 million was deposited into an escrow account, under what authority, and on what basis.

A motion to recommit Item 1 was made, seconded, and approved by a vote of 10-0-0 (Co-Chair Sherwood, Co-Chair Tomas, Reps. Adams, Campbell, Camporeale, de la Cruz, Kuczynski, Matheny, Mays, and Summerville in favor).

2. [LU31.050](#)

REVIEW; of the CT HB No. 5474 – specifically in regards to reviewing a “new” State law passed on October 1, 2024 explicitly authorizing municipalities, by vote of their legislative bodies to adopt an ordinance regulating the operation and use of short-term rental properties.
01/08/25 – Submitted by Rep. Graham
01/22/25 – Recommended to Steering 10-0-0

**Motion to
recommit
9/0/0**

Assistant Corporate Counsel Anger gave an overview of the legislation regarding the use of short-term rental properties:

- Defined by State statutes as any house, building, or portion used as a home or residence for one or more persons.
- Excludes hotels, motels, bed and breakfasts, motor courts, and tourist courts.
- Specifically targets short-term rental platforms like Airbnb.
- Applies to property owners and facilitators contracting to list properties for short-term rental.

- As of last October, municipalities can regulate short-term rentals via ordinances.
- This includes requiring licenses and regulating the use and operation of these properties.
- Previously, this authority wasn't explicitly outlined in statutes but is now clearly provided.
- Regulating short-term rentals is within the legislative body's authority.
- Some towns regulate short-term rentals through zoning; Stamford uses this approach.
- Legislative changes must align with or avoid conflicting with existing zoning regulations.
- Legislative bodies can engage consultants to help develop ordinances and the Corporation Counsel's office is also available for assistance.

A motion to recommit Item 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, Kuczynski, Matheny, and Summerville in favor).

3. [LU31.051](#)

REVIEW; Status of Sale of 0 West Park Place
02/03/25 - Submitted by Rep. Sherwood

**Motion to
recommit
9/0/0**

A motion to recommit Item 3 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, Kuczynski, Matheny, and Summerville in favor).

Co-Chair Sherwood adjourned the meeting at 9:30 p.m.

Respectfully submitted,
Nina Sherwood, Co-Chair

This meeting is on [video](#).