



Land Use-Urban Redevelopment Committee – Board of Representatives

Nina Sherwood, Co- Chair

Carmine Tomas, Co-Chair

Committee Report

Date: Wednesday, August 20, 2025

Time: 6:00 p.m.

Place: This meeting was ***HYBRID***: held in the Legislative Chambers, 888 Washington Blvd, 4th Floor, and remotely.

The Land Use-Urban Redevelopment Committee met as indicated above.

In attendance were Co-Chairs Sherwood and Tomas and Committee member Reps. Adams, Campbell, Camporeale, de la Cruz, Kuczynski, Matheny, and Summerville. Absent/excused were Reps. Grunberger, Kuczynski and Mays.

Ex-officio Reps. Berns, Boeger, Fedeli, Figueroa, Goldberg, Graham, Morson, Patterson, Roqueta, Strain, Vandervoort, Walston and Watkins were also present. City Clerk Lyda Ruijter, Associate Planner Lindsey Cohen, Siqi Zhu, Director of Planning & Urban Technology, Sasaki; Susannah Drake, Principal Architect & Landscape Architect, Sasaki; Dominique Moore, Executive Director and Founder of My Architecture Workshops; Yuxiang Luo, Principal, James Lima Planning & Development, and members of the public were also present.

Co-Chair Sherwood called the meeting to order at 6:10 p.m.

Item No.	Description	Invitee(s) or Designees
1. LU31.055	PUBLIC HEARING and REVIEW; 2035 Comprehensive Plan 06/07/25 – Submitted by Rep. Tomas 06/18/25 – Recommitted to Steering 7-0-0 07/31/25 – Recommitted to Steering 7-0-0 08/20/25 – Recommitted to Steering 8-0-0	RECOMMITTED TO STEERING 8-0-0

Co-Chair Sherwood read Item 1 into the record and opened the floor Ms. Cohen and the consultants from Sasaki to present on the draft 2035 Comprehensive/Master Plan. Mr. Zhu from Sasaki gave a PowerPoint presentation reviewing the draft Plan and gave data on the public feedback on the draft the planning team had received online. The Plan is about one (1) year into the research and drafting process, and there is a two (2) month public comment period from the date of the draft's release (July 14, 2025) for feedback to be heard. This draft Plan had five (5) visions for 2035 for Stamford:

1. Opportunity
2. Health
3. Connection
4. Affordability
5. Prosperity

The figure of 12% increase in growth/population was used, as it is based off the historical 12% growth figure per actual, natural growth experienced over the past decade. Growth was expected to remain at this rate regardless of what the draft Plan accounted for. The draft Plan was written in a way that would help manage the natural growth through best practices in planning to ensure that Stamford grows in a balanced way.

After the presentation, Co-Chair Sherwood opened the public hearing session at 6:35 p.m. From the over 100 members of the public attending the meeting in person and over 119 members of the public attending the meeting remotely, a total of forty-four (44) speakers, both attending remotely and in-person, gave commentary and asked questions (please see Public Hearing [List of Questions](#) for detail). The speakers were each given three (3) minutes to speak, and the public hearing session was closed at 8:54 p.m. after all members of the public who wished to speak had spoken.

Members of the Board of Representatives, both Land Use committee members and ex-officio members were then able to ask their questions of the planner and consultant companies staff members who were in attendance. Ms. Cohen gave the dates of the Zoning Board public hearing (Sept. 6, 2025) and the Planning Board's public hearings (Sept. 9 and Sept. 16), and the date of the planned vote to finalize the draft or revised Plan (Sept. 16). She advised the public hearings and meetings would be noticed per FOIA requirements at the City/Town Clerk's Office and via media posting of the meeting notices.

A call to hear the public's outcry, delay the timeline for the final Plan vote, and to make revisions to the proposed draft Plan in accordance with the will of the people of Stamford was made by Committee Co-Chair Sherwood on behalf of the Committee as a whole. Ms. Cohen stated the request to move/delay the final vote at the Planning Board would be communicated to the Chair of the Planning Board. Mr. Zhu of Sasaki stated the public's comments would be reviewed holistically.

A motion to re-commit Item 1 to Steering was made, seconded, and approved by a vote of 8-0-0 (Co-Chairs Sherwood and Tomas, Reps. Adams, Campbell, Camporeale, de la Cruz, Matheny, and Summerville in favor).

2. [LU31.056](#)

RESOLUTION; Urging the City, The Planning Board and The Land Use Bureau to Change The Draft Master Plan Before Passage

07/29/2025 – Submitted by Rep. Sherwood

08/20/25 – Motion to Amend Approved 8-0-0

08/20/25 – Approved as Amended by Committee 8-0-0

**APPROVED AS
AMENDED
8-0-0**

Item 2 was taken up, and members of the Board of Representatives, both Land Use committee members and ex-officio members, were then able to make their comments and statements regarding the draft Plan during discussion.

A motion to amend Item 2 to include an additional ninth (9th) WHEREAS clause would be added was made (Camporeale), seconded (multiple), and approved by a vote of 8-0-0 (Co-Chairs Sherwood and Tomas, Reps. Adams, Campbell, Camporeale, de la Cruz, Matheny, and Summerville in favor).

The approved additional WHEREAS clause is:

WHEREAS, preserving Stamford's natural resources, including wetlands and animal habitats, is essential to maintaining environmental balance, protecting biodiversity, and ensuring that residential development does not come at the expense of critical ecological systems.

A motion to approve Item 2 as amended was made, seconded, and approved by a vote of 8-0-0 (Co-Chairs Sherwood and Tomas, Reps. Adams, Campbell, Camporeale, de la Cruz, Matheny, and Summerville in favor).

3. [LU31.043](#) **REVIEW**; Widening of Garden Street between Henry Street and Dock Street. **RECOMMITTED TO STEERING 8-0-0**
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
02/27/25 – Recommitted to Steering 10-0-0
03/19/25 – Recommitted to Steering 9-0-0
04/23/25 – Recommitted to Steering 8-0-0
07/31/25 – Recommitted to Steering 7-0-0
08/20/25 – Recommitted to Steering 8-0-0

The invited presenters were not available to attend the Land Use committee meeting. A motion to re-commit Item 3 to Steering was made, seconded, and approved by a vote of 8-0-0 (Co-Chairs Sherwood and Tomas, Reps. Adams, Campbell, Camporeale, de la Cruz, Matheny, and Summerville in favor).

4. [LU31.057](#) **RESOLUTION**; To relocate the Lines and Signs factory out of Courtland Park given that the purposes of public parks are totally incompatible with factory operations, and associated contamination risks. **APPROVED AS AMENDED 8-0-0**
08/06/2025 – Submitted by Reps. de la Cruz, Figueroa, Graham and Sherwood
08/20/25 – Motion to Amend Approved 8-0-0
08/20/25 – Approved as Amended by Committee 8-0-0

Item 4 was taken up, and members of the Board of Representatives, both Land Use committee members and ex-officio members, reviewed the details of the language regarding restricting future use during discussion.

A motion to amend Item 2 to include language outline how open space would be defined in this park and including specific data from the deed for the property was made (de la Cruz) but withdrawn during discussion as there was no second to the motion.

A new motion to amend Item 2 to include an additional WHEREAS clause would be added was made (Tomas), seconded (multiple), and approved by a vote of 8-0-0 (Co-Chairs Sherwood and Tomas, Reps. Adams, Campbell, Camporeale, de la Cruz, Matheny, and Summerville in favor).

The approved additional WHEREAS clause is:

WHEREAS, the land was given to the city by Ms. Eva M. H. Weber and is restricted by a deed that clearly states “the express covenant and agreement that the premises conveyed shall be forever used and maintained as a public park and playground and for no other purpose.”; and

A motion to approve Item 4 as amended was made, seconded, and approved by a vote of 8-0-0 (Co-Chairs Sherwood and Tomas, Reps. Adams, Campbell, Camporeale, de la Cruz, Matheny, and Summerville in favor).

Co-Chair Sherwood adjourned the meeting at 11:46 p.m.

Respectfully submitted,
Nina Sherwood, Co-Chair

This meeting is on video ([Pt. 1](#)) and ([Pt. 2](#))