



Legislative & Rules Committee – Board of Representatives

Benjamin Lee, Chair

Elise Coleman, Vice Chair

Committee Report

Date: Thursday, November 29, 2018

Time: 7:00 p.m.

Place: Republican Caucus Room, 4th Floor Government Center, 888 Washington Boulevard, Stamford, CT

The Legislative & Rules Committee met as indicated above. In attendance were Chair Lee, Vice Chair Coleman and Committee Member Reps. Fedeli, Jacobson, Lion, Nabel and Zelinsky. Absent or excused were Reps. Miller and Pia. Also present were Nancy Pipicelli, Engineering and Megan Shutes, Charter Oak Communities.

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

The Committee first considered Item 3.

Item No.	Description	Committee Action
3. LR30.047	RESOLUTION; increasing the Mayor's Ability to Accept Gifts from \$5,000 to \$10,000 (Amending Resolution 2459). 10/12/18 - Submitted by Rep. McMullen	Held 6-0-0
<p>A motion to hold this item was made, seconded and approved by a vote of 6-0-0 (Reps. Lee, Coleman, Fedeli, Jacobson, Lion, and Nabel in favor).</p>		
1. LR30.050	ORDINANCE <u>for publication</u> ; Concerning a Tax Abatement with Charter Oak Communities for Lawnhill Terrace 3. 10/08/18 - Submitted by Mayor Martin	Approved 6-0-0

Ms. Shutes explained:

- This tax abatement is for Lawnhill Terrace Phase 3
- The same request was made for phases 1 and 2
- Charter Oak is renovating the property formerly known as Lawnhill Terrace in 4 phases
- This is a request to continue the abatement for the property which is 100% affordable for 30 years; the property will remain affordable for the term of this abatement; if they did not remain affordable, the tax abatement would cease
- Charter Oak Communities is the doing business name of the Housing Authority of the City of Stamford
- Charter Oak is entering into a ground lease for the facility
- The definition of below market units are based on the average median income and rents are set by CHFA

A motion to approve this item was made, seconded and approved by a vote of 6-0-0 (Reps. Lee, Coleman, Fedeli, Jacobson, Lion, and Nabel in favor).

2. [LR30.046](#) REVIEW; Exterior Lighting Regulations **Held 5-0-0**
07/11/18 - Submitted by Rep. Lion
08/02/18 – Held in Public Safety Committee
10/09/18 – Moved from Public Safety Committee
10/16/18 – Held in Committee 6-0-0

Committee members discussed this item with Ms. Pipicelli:

- There are no ordinances regarding light pollution
- Dark sky initiatives are ways to prevent light pollution
- The City has been managing the street lights and has been supportive of dark sky initiatives in that management; they have tried to move to flat glass fixtures and LED fixtures; they are now moving to calmer LED fixtures as old fixtures need to be replaced
- The LEDs use much less electricity than the sodium fixtures
- It is difficult to find a full-cut off fixture (with no light at 90 degrees), but then you need more fixtures
- The lights down in Harbor Point are too bright
- She has had fewer than 10 light trespass issues that have been brought to her attention – often it requires the adjustment of a bracket or the installation of a shield on the older fixtures
- She has not received complaints about commercial properties and has no authority over private/commercial entities
- There are lights that residents like, such as uplighting of buildings, field lights, etc.
- How will this intersect with State regulations
- How will this impact the roles of the Zoning and Planning Board and can this apply to non-public spaces
- Does there need to be a grandfather clause; what should be included
- It might be good to discuss this with the chair of the Zoning Board and Mr. Blessing to figure out where the line should be drawn
- Illumination is measured by foot-candle measurement
- Lighting of signage might also be something to address

Mr. Toma said the City could regulate excessive light as a nuisance and could provide the standards for street lights and field lights

The Committee would like a legal opinion about the Board's ability to provide guidance to the Zoning Board on this issue, what fines would be appropriate whether requirements for sufficient lighting could be incorporated

The Board could decide how this would be enforced; Westport's exterior lighting regulations are in the Zoning Code for the Zoning Board to enforce

A motion to hold this item was made, seconded and approved by a vote of 5-0-0 (Reps. Lee, Coleman, Fedeli, Lion, and Nabel in favor).

Chair Lee adjourned the meeting at 7:58 p.m.

Respectfully submitted,
Benjamin Lee, Chair

This meeting is on [video](#).