

JULY 21, 1952

A SPECIAL MEETING of the Board of Representatives, Stamford, Connecticut was held at the Burdick Junior High School Auditorium on Monday, July 21, 1952 at 8 P.M.

The meeting was called to order by the President at 8:15 P.M.

Babette Ransohoff, Clerk, read the call for the Special Meeting.

Pursuant to Section 202 of the Charter, I, John L. Cameron, President of the Board of Representatives, hereby call a Special Meeting of the Board of Representatives to be held on Monday, July 21, 1952, at 8 P.M., at the Burdick Junior High School, Stamford, Connecticut for the following purposes:

1. To consider the enactment of ordinances and/or resolutions concerning street lines and building lines for public streets in the City of Stamford and to take any and all action that may appear to the meeting to be necessary and desirable in the action therewith.
2. To consider the creation of building and/or street lines on Summer and Broad Streets and such other streets as the Board of Representatives may pass upon.

Roll Call was taken with 25 present, 15 absent. The absent members were Joseph Caputo, Theodore Donohue, Joseph Mancusi, Clifford Waterbury, Aage Feldtmose, John Canavan, William Murphy, John Santor, Vito Longo, John Cook, Joseph Carlin, Harold Clark and Ralph Nau, Edward Hogan and Joseph Zdanowicz. Mr. Hogan and Mr. Zdanowicz arrived later making attendance 27 present and 13 absent.

John Cameron administered the Oath of Office to Frederick C. Littleworth, recently elected member of the Board of Representatives in the 9th District to replace Robert G. Shepherd who resigned.

James Mulreed, Chairman of Legislative & Rules Committee, reported the findings of the Committee concerning street lines and building lines for public streets in the City of Stamford.

Mr. Mulreed stated that a letter had been sent to Mr. Joseph K. Sherman of the Broad Street Corporation and Mr. Raymond K. Benedict of the 221 Atlantic Street Corporation advising them that consideration was being given on setting building lines on these sites.

Mr. Mulreed also referred to two instances in previous minutes, namely November 7, 1949 and September 11, 1950 when action was taken by the Board regarding the setting of street and building lines, evidenced by the passing of Resolutions #38, #39, #40, #41, #42, #43, #44, #45, which were passed primarily as a declaration of intention to adopt building lines.

Mr. Cameron read a letter from George Wise, dated August 1, 1950, who was Corporation Counsel at that time, giving his opinion on the setting of building lines and the involvement of apparent costs to the City of Stamford.

James Mulreed read the Resclusion stated hereafter and MOVED its adoption, seconded by Stephen Kelly.

Upon MOTION of various representatives, permission was granted to Mr. Joseph Sherman, Mr. Joseph Melvin and Mr. Gaynor Brennan to speak.

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These men spoke of possible cost to the City of Stamford on condemnation proceedings, loss of taxes if said streets are to be widened and also that the City may be involved if the Resolution were adopted.

It was pointed out that this Resolution ^{is} drawn ^{by the committee} because mere declaration of intent might cast some shadow on the title to some of the properties at least to the extent of affecting ability to secure a mortgage loan.

Corporation Counsel's opinion was asked and he stated that the Resolution as drawn does not comply with Provision 641 of the Stamford Charter in that we have left out designating the manner in which the cost is to be assessed.

Joseph Zdanowicz stated that he felt that the Resolution designating the manner in which the costs shall be assessed and to which reference is made in Section 641 will be the final resolution authorizing the establishment of a Building Line.

Catherine Cleary MOVED for a ten minute recess, seconded by Babette Ransohoff and defeated by a vote of 11 in favor and 14 opposed.

Babette Ransohoff MOVED that the word "intent" in the resolution be changed to read "desire", seconded by Helen Bromley.

James Mulreed would not accept the amendment.

At the request of Babette Ransohoff Corporation Counsel was asked for an opinion on change of wording and he indicated that both words meant essentially the same thing.

Babette Ransohoff withdrew her amendment in view of the Corporation Counsel's statement.

Patrick Scarella MOVED for a recess, seconded by Leon Staples and motion defeated.

The question of adoption of the resolution was then brought to the floor and CARRIED by a rising vote of 18 in favor, 7 opposed.

RESOLUTION #145 - RE-ESTABLISHING CERTAIN BUILDING LINES

Be it resolved that this board hereby expresses its intent to establish building lines on each of the following streets, but not necessarily in the order in which they are listed, upon receipt of more detailed recommendation from Planning Board and consideration of such report or reports hereinafter requested as shall be pertinent to the action with respect to any such street:

Summer Street	from Broad to Main Streets
Broad Street	" Atlantic St. to the Rippowam River
Franklin Street	" Broad to Woodside Streets
Guernsey Street	" State to Willow Streets

Be it further resolved that this board hereby reaffirms its intent to establish building lines on each of the following streets, but not necessarily in the order in which they are listed, upon receipt of more detailed recommendation from the Planning Board and consideration of such report or reports hereinafter requested as shall be pertinent to the action with respect to any such street:

Summer Street	from Broad to Woodside Streets
Spring Street	" Summer to Bedford Streets
Willow Street	" Atlantic to South Streets
Greyrock Place	" Main to Grove Streets
Bedford Street (east side)	" Spring St. to High Ridge Road
Cottage Street	" Atlantic to Pacific Streets
Bell Street	" Atlantic to South Streets
Canal Street	" State to Atlantic Streets

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Be it further resolved that notice of the foregoing resolutions be given, through the Corporation Counsel, by publication and by mail to each owner of property on any street referred to therein;

Be it further resolved that this board, in accordance with the provisions of Chapter 64 of the Stamford Charter, hereby requests the Mayor in cooperation with the Commissioner of Public Works and the Commissioner of Finance, to make a report on such program as the Planning Board may recommend with respect to each street, or any portion of any such street which he considers requires a separate report, each such report to show, (a) the reasonable damages, if any, to be awarded each property owner as a result solely of establishing such building lines and prior to the taking of any property for city use as a result thereof, (b) an estimate based on current values, of the reasonable award, if any, to each property owner, if subsequent to establishing any such building line, part or all of his property should be acquired by the city by condemnation for the purpose of street widening, parking or other uses, and (c) an estimate, based on current values, of the reasonable amount of the assessment, if any, against each such property which would arise because of benefit to the property on account of any such improvement made by the city;

Be it further resolved that this board hereby requests that each such report be submitted as it is completed, with priority being given to reports regarding Summer and Broad Streets and that, if the Mayor shall determine that section (a) of said reports can be made independently of sections (b) and (c), the reports on section (a) be submitted as independent reports as soon as completed; and

Be it further resolved that this board indicate to the Mayor its willingness, subject to approval by the Board of Finance, to entertain a request for an emergency appropriation to cover reasonable cost of such appraisals and other professional services as the Commissioner of Public Works and the Commissioner of Finance shall require to prepare the material for such reports.

Meeting was adjourned at 11: P.M. by MOTION of Edward Hogan, seconded and CARRIED.

Respectfully submitted,

Babette S. Kausohoff
Clerk

At the January 5, 1953 meeting of the Board of Representatives approved amending Resolution #145 - Re Establishing Certain Building Lines adopted at this meeting, by adding as its last Resolve the following:

"BE IT FURTHER RESOLVED that 50% of the cost of public improvements contained in this resolution be assessed against the property benefited thereby and 50% be assessed against the community at large."