



Land Use-Urban Redevelopment Committee – Board of Representatives

Harry Day, Co-Chair

David Kooris, Co-Chair

Committee Report

Date: Wednesday, July 15, 2015

Time: 7:00 p.m.

Place: Republican Caucus Room, 4th Floor, Government Center

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chair Day, Co-Chair Kooris and Committee Member Reps. Fountain, McNeil, Okun, Reeder, Ryan and Summerville. Absent or excused was Rep. McGarry. Also present were Reps. Cerasoli and Nabel; Mani Poola, Traffic Engineer; Kathryn Emmett, Corporation Counsel, and Milton Puryear, Mill River Collaborative.

Co-Chair Kooris called the meeting to order at 7:00 p.m.

Item No.	Description	Committee Action
¹ 1. LU29.029	RESOLUTION; Approving demolition of Buildings at 200 Strawberry Hill Avenue Site. 10/24/14 – Submitted by Mayor Martin 11/05/14 – 45 day extension by Planning Board 11/13/14 – Held by Board of Finance 02/24/15 – Report Made & Held until April 04/28/15 – Held in Committee 05/26/15 – Held in Committee 06/30/15 – Held in Committee	Held 8-0-0
² 2. LU29.048	RESOLUTION; Approval of Director of Administration's Final Report Dated June 29, 2015 Concerning the Discontinuance of a Portion of Stanley Court. 06/16/15 – Submitted by Mayor Martin 06/30/15 – Approved by Planning Board 07/09/15 – Approved by Board of Finance	Approved 8-0-0

¹ Video Time Stamp 00:00:24

² Video Time Stamp 00:06:38

Committee members discussed that this was the final step in a long process. The report does not change anything presented when the proposed discontinuance was initiated. A motion to approve this item was made, seconded and approved by a vote of 8-0-0 (Reps. Day, Kooris, Fountain, McNeil, Okun, Reeder, Ryan and Summerville in favor).

- ³3. [LU29.049](#) RESOLUTION and Approval of Public Hearing; **Approved 8-0-0**
Authorizing the Acquisition of rights of Way - Highway
Purposes Partial taking of 492 West Main Street for
Intersection Improvements of West Main Street & West
Avenue.
06/25/15 – Submitted by Mayor Martin
06/30/15 – Approved by [Planning Board](#)
07/09/15 – Approved by Board of Finance

Mr. Poola explained that the City has been working on this for 15 years. The intersection will be improved at no cost to the City other than this property take. Private entities are providing the right-of-way for the NE, NW and SE corners. The property to be taken is less than 3000 ft² and will consist solely of a grassy portion in front of a 3 story condominium. The improvement will include left turn lanes at all 4 approaches. The funding for this is already included in the capital budget. A motion to approve this item was made, seconded and approved by a vote of 8-0-0 (Reps. Day, Kooris, Fountain, McNeil, Okun, Reeder, Ryan and Summerville in favor).

- ⁴4. [LU29.051](#) RESOLUTION, Approving an Amended and Restated **Approved 8-0-0**
Agreement between the City of Stamford and the Mill
River Collaborative, Inc.
07/08/15 – Submitted by Mayor Martin

Ms. Emmett explained that the only change to this agreement is to paragraph 36. The changes contain clear limitations on when and where liquor may be sold: at events for the benefit of the Mill River Collaborative and in buildings when they are closed to the public. The Collaborative will not be able to rent open areas and permit the sale or service of wine or liquor. In response to questions from the Committee, Ms. Emmett and Mr. Puryear noted that:

- The Mill River is not under the jurisdiction of the Parks & Recreation Commission
- Part of the job of the Mill River Collaborative is to raise funds for the support and maintenance of the park
- Resolution 3433 permits wine to be served by non-profit entities in parks
- Any sale of liquor is highly regulated by the State
- The buildings will probably be handled in the same way Zody's is, with a lease containing an indemnification clause
- Beer is already permitted by ordinance

A motion to approve this item was made, seconded and approved by a vote of 8-0-0 (Reps. Day, Kooris, Fountain, McNeil, Okun, Reeder, Ryan and Summerville in favor).

³ Video Time Stamp 00:08:37

⁴ Video Time Stamp 00:14:47

5. [LU29.002](#) REVIEW; construction work at Star Meadow Ranch, Erskine Road. **Report made**
 11/20/13 – Submitted by Chair Day
 01/28/14 – Report Made & Held in Committee
 02/27/14 – Report Made & Held in Committee
 03/25/14 – Report Made & Held in Committee
 04/22/14 - Report Made & Held in Committee
 05/27/14 – Held in Committee
 07/01/14 – Report Made & Held in Committee
 07/29/14 – Report Made & Held in Committee
 08/11/14 – Held at Steering
 09/23/14 - Report Made & Held in Committee
 10/29/14 – Report Made & Held in Committee
 02/24/15 – Report Made & Held until April
 04/28/15 – Report Made & Held in Committee
 05/26/15 –Report Made & Held in Committee
 06/30/15 – Held in Committee

Ms. Emmett stated that since May, Mr. Rizzutto and Star Meadow Ranch have gotten an EPB Permit which resolved the fill issue and the Zoning Board has approved the text change. They are now applying for the building permits they did not have. The case is scheduled for trial on October 28th and the City is negotiation with Mr. Abate on behalf of Mr. Rizzutto and Star Meadow Ranch to resolve the remaining claims, including penalties and violations. She does not know the details of the EPB permit.

6. LU29.052 REVIEW; Proposed Neighborhood Map. **Held**
 07/07/15 – Submitted by Mayor Martin

Without opposition, this item was held until September.

7. LU29.006 RESOLUTION and Public Hearing; authorizing the sale of city-owned property to Garden Homes Management. **Held**
 11/20/13 – Submitted by Chair Day
 12/09/13 – Placed on Pending Agenda
 06/30/15 – Approved by Planning Board
 07/09/15 – Approved by Board of Finance

This item was held due to the inability to notice the public hearing in time.

Co-Chair Kooris adjourned the meeting at 7:40 p.m.

Respectfully submitted,
 David Kooris, Co-Chair

This meeting is on [video](#).

⁵ Video Time Stamp 00:30:00