



Land Use-Urban Redevelopment Committee – Board of Representatives

Harry Day, Co-Chair

David Kooris, Co-Chair

Committee Report

Date: Tuesday, September 29, 2015

Time: 7:30 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, McGarry, McNeil, Okun, Ryan and Summerville. Also present were Reps. Coppola and Zelinsky; Michael Handler, Director of Administration; Lou Casolo, City Engineer; Jason Shaplen and Carmen Domonkos, Inspirica; Richard Freedman, Garden Homes Fund; Marc Jaffe, Childcare Learning Centers; John Leydon; and Michael Pollard, Chief of Staff.

Co-Chair Kooris called the meeting to order at 7:36 p.m.

Co-Chair Kooris noted that Item Nos. 2 and 3 would be held this month. There had been a discussion of holding Item No. 4, earlier in the day, but a motion to retain this item on the agenda was made, seconded and approved by a vote of 8-0-0 (Reps. Day, Kooris, Fountain, McGarry, McNeil, Okun, Ryan and Summerville in favor).

Item No.	Description	Committee Action
¹ 1. LU29.054	RESOLUTION and <u>approval of public hearing</u> ; Notice of Intent to Discontinue a Portion of Stanley Court. 09/11/15 – Submitted by Mayor Martin	Approved 8-0-0

Co-Chair Kooris explained that this is a resolution to begin the process to discontinue Stanley Court from Franklin Court to the portion already approved for discontinuance. Mr. Shaplen reviewed the services provided by Inspirica, including both residential and support services (see the [attached handout](#)) and the need for deeply affordable family housing in Stamford. He projected increases in homelessness in Stamford in the upcoming years and the need for deeply affordable family housing, given current rents and incomes in this area. Inspirica is the only agency providing it in Connecticut. Mr. Shaplen explained the project (see the [attached handout](#)):

- This is a program of deeply affordable housing provided by Inspirica and Garden Homes Fund (a philanthropic fund which is a separate entity from Garden Homes Management) consisting of 54 units of Deeply Affordable Housing in downtown Stamford

¹ Video Time Stamp 00:03:34

- It is a 48,000 ft² project of family and individual housing for 95 to 105 people
- CLC will operate a pre-k facility in the spot with 5 pre-k classrooms and 2 playgrounds to accommodate 60 pre-k children plus a large gross motor skills room. CLC will pay less than 40% of the market rate for the space.
- The development will cost \$9,000,000
- Garden Homes Fund will contribute \$2.5 million and waive its \$1 million developer's fee; Inspirica will contribute \$800,000; \$3.5 million will need to be raised (possibly in exchange for naming rights) and \$2.2 million will be from a conventional mortgage
- In order to do this, the portion of Stanley Court owned by the City needs to be discontinued, and the expectation is that the parking lot and discontinued street would be transferred to the project as a sale or gift as a later step in the process
- This project would make Stamford the first city in the nation to end family homelessness

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

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| 2. | LU29.052 REVIEW; Proposed Neighborhood Map.
07/07/15 – Submitted by Mayor Martin
07/15/15 – Held in Committee
09/01/15 – Held in Committee | Held in
Committee |
| 3. | LU29.039 REVIEW; Current and Future Purpose and Role of
the Urban Redevelopment Commission.
04/08/15 – Submitted by Reps. Day, Kooris, Silver,
Skigen, Buckman and Zelinsky
04/28/15 – Report Made & Held in Committee
05/26/15 – Report Made & Held in Committee
06/30/15 – Held in Committee
07/13/15 – Placed on Pending Agenda
09/01/15 – Report Made & Held in Committee | Held in
Committee |
| ² 4. | LU29.053 REVIEW; Zoning Enforcement in Stamford.
08/10/15 – Submitted by Michael Pollard | Report Made &
Held |

Mr. Pollard explained that it has come to the attention of the Administration that cease and desist orders issued by the Zoning Enforcement Officer regarding construction crews disrupting neighborhoods have little impact. Board members questioned what impact the Board could have on this issue. This might require action by the State legislature or the Zoning Board. Under State statute, municipalities may not impose fines for violation of zoning regulations; only the courts may impose fines. Committee members also discussed the issue of illegal apartments. The committee discussed potentially working with the Board to establish an ad hoc or sub-committee made up of members of the relevant committees of the Board to examine the City's options further

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| ³ 5. | LU29.055 REVIEW; Petition to Protect Historic Charter Oak | Report Made & |
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² Video Time Stamp 00:45:15

Descendant tree at 200 Strawberry Hill Avenue.
09/11/15 – Submitted by Rep. Ryan

Held

Mr. Casolo explained that this tree was planted on property now owned by the City of Stamford where the new school is being built. The City is in the process of going out to bid for Phase 1 of the construction, which is simply a light renovation of the building. The tree is not being touched as part of the renovation. For the larger project, there has not been a design confirmed, but knowing that this is an important tree, they will do everything they can to protect it and work around it. The President of Bartlett Arboretum has offered support to keep the tree alive.

Committee members expressed support for the maintenance of the tree Rep. Kooris stated that it is encouraging to him that the tree is located in the front. He would like to see a resolution that the tree must be maintained.

Rep. Ryan stated that Paul Travalino has been in touch with the Bartlett Tree Company and the Connecticut Tree Foundation about preserving this tree. The tree may need to be protected during the construction and could also be moved if necessary. Mr. Casolo said the City's arborist should also be involved in activities to protect the tree. They will also get a health assessment on the tree.

Co-Chair Kooris adjourned the meeting at 8:46 p.m.

Respectfully submitted,
David Kooris, Co-Chair

This meeting is on [video](#).

³ Video Time Stamp 01:06:48