



Land Use-Urban Redevelopment Committee – Board of Representatives

Harry Day, Co-Chair

David Kooris, Co-Chair

Committee Report

Date: Tuesday, October 27, 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 Kooris and Committee Member Reps. Fountain, McNeil, Okun, Ryan and Summerville. Absent or excused were Co-Chair Day and Committee Member Rep. McGarry. Also present were Reps. DePina, McMullen and Savage; Mayor Martin; Lou Casolo, City Engineer; Chris Dellaselva and Jim Minor, Law Department; Jim Lunney, Zoning Enforcement Officer; Robin Stein, Special Assistant to the Mayor; Rick Redniss, Redniss & Mead; Lisa Feinberg, Carmody Torrance Sandak & Hennessey LLP; Tom Cassone, Esq.; Reverend Tommie Jackson, URC; Jason Shaplen, Inspirica; and several members of the public.

Co-Chair Kooris called the meeting to order at 7:32 p.m.

Item No.	Description	Committee Action
¹ 1. LU29.054	RESOLUTION and <u>Public Hearing</u> ; Notice of Intent to Discontinue a Portion of Stanley Court. 09/11/15 – Submitted by Mayor Martin 09/29/15 – Approved by Committee for public hearing	Approved 5-0-1
² 2. LU29.056	RESOLUTION; Renaming or conferring the honorary naming of Richmond Hill Avenue to Dr. Joyce Yerwood Road in conformance with Section 21 of the Code of Ordinances. 09/30/15 – Submitted by Mayor Martin and Reps. DePina and Mitchell	Held in Committee 5-0-1

Rep. DePina stated that she believed this would be a great honor to name Richmond Hill Avenue after Dr. Yerwood. She would like to see the entire street renamed, rather than an honorary name. Committee members discussed:

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- needing to determine the origin of the “Richmond Hill” name
- The expense to business owners on the street to change the legal name of the street
- The existence of a building named for Dr. Yerwood
- Whether changing the name would result in the loss of part of the City’s history and legacy
- The current reputation of the name “Richmond Hill”
- When the last time was that the City renamed a street

A motion to hold this item was made, seconded and approved by a vote of 5-0-1 (Reps. Kooris, McNeil, Okun, Ryan and Summerville in favor; Rep. Fountain abstaining).

- ³3. [LU29.057](#) APPROVAL for public hearing; RBS Americas Property Corp. & City of Stamford Amendment to Mill River Corridor Project Plan. **Approved 5-0-1**
 10/08/15 – Submitted by Reps. Kooris, Skigen, Day and Summerville

Co-Chair Kooris stated that this item requires a public hearing and the Committee will hold a public hearing on this item jointly with the URC. A motion to approve this item for public hearing was made, seconded and approved by a vote of 5-0-1 (Reps. Kooris, McNeil, Okun, Ryan and Summerville in favor; Rep. Fountain abstaining).

The Committee next considered LU29.052.

- ⁴7. LU29.052 REVIEW; Proposed Neighborhood Map. **Report Made**
 07/07/15 – Submitted by Mayor Martin
 07/15/15 – Held in Committee
 09/01/15 – Held in Committee
 09/29/15 – Held in Committee

Mayor Martin explained that the purpose of this [map](#), which is currently a draft, is to be able to statistically measure items related to the City in geographic zones and that the map is not for planning or zoning purposes, but for the use of the executive branch only. The geographical zones are based upon census blocks. He noted that this is a draft. He has received recommendations from people who live in the Cove and will be making those changes. He would also like recommendations of changes from the Representatives, since they are more familiar with areas of the City.

- ⁵4. [LU29.058](#) APPROVAL; of a contract with Christopher Williams Architects, LLC, to provide a Historic Structures Report for the Hoyt-Barnum House. **Approved 4-0-2**
 10/09/15 – Submitted by Michael Handler
 10/08/15 – Approved by Board of Finance

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5. [LU29.059](#) APPROVAL; of a Contract with Christopher Williams Architects, LLC for Architectural/Engineering Services for the Relocation and Restoration of the Hoyt-Barnum House. **Approved 4-0-2**
10/09/15 – Submitted by Michael Handler
10/08/15 – Approved by Board of Finance

The Committee discussed Items 4 and 5 together. Mr. Dellaselva explained that these contracts are for the architect, who was hired through the RFP process to design the move of the Hoyt-Barnum house, including the deconstruction, move and reconstruction. This was broken up into 2 contracts in order to allow the architect to get the Historic Structures Report presented to the State in November in order to try to retain the Historic Register status of the property.

A motion to approve LU29.058 was made, seconded and approved by a vote of 4-0-2 (Reps. Kooris, McNeil, Okun and Summerville in favor; Reps. Fountain and Ryan abstaining).

A motion to approve LU29.059 was made, seconded and approved by a vote of 4-0-2 (Reps. Kooris, McNeil, Okun and Summerville in favor; Reps. Fountain and Ryan abstaining).

6. [LU29.002](#) REVIEW; Construction work at Star Meadow Ranch, **Report Made**
Erskine Road. (on 7/15)
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
07/15/15 – Report Made
09/01/15 – Held until October
09/16/15 – Held in Steering

Mr. Minor stated that he would be going to court tomorrow with a proposed Stipulation of Judgment which he expects to be approved. He reviewed the history of the conflict and then reviewed the terms of the proposed stipulation, which includes a report by an consultant, Tony Strazza, who will give a report within 3 months that the construction was done in compliance with all the applicable building codes; a check for \$35,000 payable to the City for fines and attorneys' fees; a \$5,000 certificate of deposit to EPB good for 3 years, that the EPB can draw from in the event of future violations; a representation to comply with building codes, ordinances and statutes on any future construction and an agreement to pay \$100/day for the 1st violation and \$250/day for a second violation, which will allow violations to be dealt with in Court; agreement to allow inspections on 48 hours' notice unless there is an emergency; and the submittal of revised plans and a bond for the mitigation work under an EPB permit by June 1

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with the work to begin soon thereafter. He will send a report of what happens in court to the Board office.

8. [LU29.039](#) REVIEW; Current and Future Purpose and Role of the Urban Redevelopment Commission. **Held in Committee**
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
09/29/15 – Held in Committee

This item was held due to the unavailability of invited guests.

- ⁷9. [LU29.053](#) REVIEW; Zoning Enforcement in Stamford. **Report Made**
08/10/15 – Submitted by Michael Pollard
09/29/15 – Report Made & Held in Committee

Mr. Lunney stated that the problem with zoning enforcement is mostly that the people who make the most money off of the violations are not willing to comply and there is very little staff to follow up. Co-Chair Kooris noted that the Committee had discussed forming an ad hoc committee with various stakeholders to try to address these issues. Committee members discussed coordinating with State legislators to change the State process and the need to pursue claims aggressively.

10. [LU29.055](#) REVIEW; Petition to Protect Historic Charter Oak Descendant tree at 200 Strawberry Hill Avenue. **Held in Committee**
09/11/15 – Submitted by Rep. Ryan
09/29/15 – Report Made & Held in Committee

Co-Chair Kooris noted that Rep. Ryan is working on this item with the Administration and it will be held until next month.

Co-Chair Kooris adjourned the meeting at 9:22 p.m.

Respectfully submitted,
David Kooris, Co-Chair

This meeting is on [video](#).

⁷ Video Time Stamp 01:31:37