



Land Use-Urban Redevelopment Committee – Board of Representatives

Virgil de la Cruz, Co-Chair

Charles Pia, Jr., Co-Chair

Committee Report

Date: Wednesday, August 29, 2018

Time: 7:00 p.m.

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

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chair Pia, Co-Chair de la Cruz, and Committee Member Reps. Cottrell, Lee, Michelson, and Summerville. Absent or excused were Reps. Graziosi, Lion and Sherwood. Also in attendance were Reps. McMullen and Stella; Burt Rosenberg, Law Dept.; Louis Casolo, Engineering Dept.; Cindy Graftstein, Mayor's Office; Robin Stein, Mayor's Office; and one member of the public.

Co-Chair Pia called the meeting to order at 7:00 pm.

Item No.	Description	Committee Action
¹ 1. LU30.017	REVIEW; Process for Referrals to the Board of Representatives under Part 6, Division 3, Subdivision B of the Charter , Zoning Board including Sections C6-40-5 and C6-40-9, and Possible Ordinances to Clarify the Processes and Add a Requirement of Notice To The Land Use Bureau. 07/10/2018 – Submitted by Reps. Pia, de la Cruz and Fedeli	Held 6-0-0

A motion was made, seconded and approved to hold this item by a vote of 6-0-0 (Reps. Pia, de la Cruz, Cottrell, Lee, Michelson and Summerville in favor).

² 2. LU30.018	REVIEW; Of Initial Application of Peak Street as an accepted City Street in 1984 and subsequent events. 08/07/2018 – Submitted by Reps. McMullen and Pia	Report Made
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Mr. Casolo, Mr. Rosenberg, and Ms. Grafstein explained this item and there was Committee discussion.

- The street is classified as unaccepted and therefore is not on the paving list.
- The City ordinance outlines the process required to gain acceptance.
- Emergency paving can be done through a process of getting homeowners to agree, which the homeowners did in the past, but it was determined that emergency repairs were not warranted.

¹ Video Time Stamp 00:00:30

² Video Time Stamp 00:01:46

- Residents recently tried to get potholes filled but could not because it was not an accepted street, and residents have been told the garbage trucks might not come down the street because of the conditions.
- A resolution was passed in 1984 to get Peak Street accepted. There are procedures involved beyond that which include residents paying a percentage of costs involved; it is possible the homeowners decided not to pursue the street acceptance after finding out the costs to them.
- There are over 100 unaccepted streets in Stamford, which means the streets were not made to City standards.
- Are new homeowners aware they are buying a house on an unaccepted street?
- Certain unaccepted streets have maintenance agreements in which homeowners are bound to maintain the streets to some extent.
- Should the BOR start looking into making all streets accepted?
- What is City liability on unaccepted streets?
- Can the process of getting a street accepted be streamlined?
- Peak Street residents agreed in late 2017 to request emergency paving. Ms. Grafstein will look into the potholes being filled as an emergency measure.

- ³3. [LU30.019](#) REVIEW; Reporting Requirements for the Harbor Point Infrastructure Improvement District. **Held 4-2-0**
08/08/2018 – Submitted by Reps. Cottrell, McGarry and Sherwood

Reps. Cottrell stated she would like to briefly discuss the item and not hold it. Rep. Summerville stated that invitees should make every effort to attend these meetings.

A motion was made, seconded and approved to hold this item by a vote of 4-2-0 (Reps. Pia, de la Cruz, Lee, and Michelson in favor; Reps. Cottrell and Summerville opposed).

As a Secondary Committee:

- ⁴1. [O30.016](#) **PUBLIC HEARING AND APPROVAL**; Agreement with Wengell, McDonnell & Costello for West Main Street Bridge - Walkway Rehabilitation Project **Failed 2-2-2**
07/10/18 – Submitted by Mayor Martin
07/12/18 – Approved by Board of Finance
07/26/18 – Approved by Committee 4-1-3
08/06/18 – Returned to Committee by Full Board

The committee discussed this item. Co-Chair Pia read the attached [statement](#) from Committee Member Rep. Graziosi.

Mr. Casolo explained that the project is on track with federal aid and is time sensitive as the bridge is in very poor condition. This contract has been done through a bid waiver process because the City has been working with WMC on this bridge for 16 years and the firm is very knowledgeable about it. The contract can be amended and Mr. Casolo can work through it with the representatives and WMC.

³ Video Time Stamp 00:45:24

⁴ Video Time Stamp 00:51:17

A motion was made, seconded and failed to approve this item by a vote of 2-2-2 (Reps. Pia and Michelson in favor; Reps. de la Cruz and Cottrell opposed; and Reps. Lee and Summerville abstaining).

Co-Chair Pia adjourned the meeting at 10:08 pm.

This meeting is on video ([Part 1](#) and [Part 2](#)).