



Land Use-Urban Redevelopment Committee – Board of Representatives

Virgil de la Cruz, Co-Chair

Charles Pia, Jr., Co-Chair

Committee Report

Date: Wednesday, January 30, 2019
Time: 7:00 p.m.
Place: Democratic Caucus Room, 4th Floor Government Center, 888
Washington Boulevard, Stamford, CT

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chairs Pia and de la Cruz and Committee Member Reps. Cottrell, Graziosi, Lee, Lion, Michelson and Sherwood. Absent or excused was Rep. Summerville. Also present were Reps. Di Costanzo and Nabel; Ralph Blessing, Land Use Bureau Chief; Frank Fedeli, Zoning Citation Officer; Sue Halpern and Bob Katchko, NRZ; William Hennessey and Lisa Feinberg; Carmody, Torrance Sandak Hennessey LLP, and approximately 25 members of the public.

Co-Chair Pia called the meeting to order at 7:04 p.m.

Item No.	Description	Committee Action
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The Committee first took up Item Nos. 5 and 6.

Under a suspension of the Rules:

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| 5. LU30.025 | VERIFICATION; Petition for Appeal of Amendment to the Master Plan for B&S Carting Site (MP application # 432) pursuant to Charter §C6-30-7. 01/18/19 – Submitted by Planning Board | Failed 0-8-0 |
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A motion to suspend the rules to take up Item No. 5 was made, seconded and approved by a vote of 8-0-0. Reps. Pia, de la Cruz, Cottrell, Graziosi, Lee, Lion, Michelson and Sherwood in favor.

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| 6. LU30.026 | VERIFICATION; Petition for Appeal of Amendment to the Master Plan for B&S Carting Site (MP application # 433) pursuant to Charter §C6-30-7. 01/18/19 – Submitted by Planning Board | Approved 8-0-0 |
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A motion to suspend the rules to take up Item No. 6 was made, seconded and approved by a vote of 8-0-0. Reps. Pia, de la Cruz, Cottrell, Graziosi, Lee, Lion, Michelson and Sherwood in favor.

The Committee discussed Item Nos. 5 and 6 together. Susan Halpern of the NRZ, representing the petitioners, stated that the NRZ agreed with the conclusion in the memo that the petition was not valid as to Application MP-432 (Item No. 5) and was valid as to Application MP-433 (Item No. 6). They disagreed, however, with the calculation of the percentage of owners within the proposed change area who signed the petition. Ms. Feinberg, representing the applicant, stated that they were comfortable with the memo.

A motion to approve Item No. 5, accepting the Petition as to Application MP-432, was made, seconded and failed by a vote of 0-8-0 (Reps. Pia, de la Cruz, Cottrell, Graziosi, Lee, Lion, Michelson and Sherwood opposed).

A motion to approve Item No. 6, accepting the Petition as to Application MP-433, was made, seconded and approved by a vote of 8-0-0 (Reps. Pia, de la Cruz, Cottrell, Graziosi, Lee, Lion, Michelson and Sherwood in favor).

The Committee next took up Item No. 4.

4. [LU30.024](#) ORDINANCE for publication; Providing for the **Held 8-0-0**
Creation of an Affordable Housing Trust Fund in the
City of Stamford.
01/05/19 – Submitted by Ralph Blessing, Land Use
Bureau Chief

Co-Chair Pia noted that a motion will be made at Steering to move this to the HCD/SS Committee. A motion to hold Item No. 4 was made, seconded and approved by a vote of 8-0-0 (Reps. Pia, de la Cruz, Cottrell, Graziosi, Lee, Lion, Michelson and Sherwood in favor)

1. LU30.020 REVIEW; Procedures Followed by Zoning **Report Made &**
Enforcement Officer After Receiving a Complaint. **Held 8-0-0**
10/01/18 – Submitted by Reps. Figueroa and
Sherwood
10/09/18 – Moved to Pending
11/19/18 – Held in Committee
01/02/19 – Report Made & Held in Committee

Mr. Blessing noted that this procedure was discussed extensively last month. In response to questions from the Committee, Mr. Blessing noted that there is a procedure for a resolution conference which gives the Zoning Enforcement Officer discretion in how to handle a case, including any hardships caused by a disability. A plan would be drawn up by the parties which would take into account any hardships. Sometimes Staff is not initially aware of the hardship, but is more interested in enforcing the Zoning laws rather than punishment. A suggestion was made to hold this item in the event Rep. Figueroa needs additional information.

A motion to hold Item No. 1 was made, seconded and approved by a vote of 8-0-0 (Reps. Pia, de la Cruz, Cottrell, Graziosi, Lee, Lion, Michelson and Sherwood in favor)

2. [LU30.021](#) REVIEW; Process And Results Of Imposing And **Report Made &**
Collecting Fines for Zoning and Other Infractions, **Held 8-0-0**
Such As Illegal Commercial Advertising.
10/01/18 – Submitted by Reps. Lion and Quinones
10/09/18 – Moved to Pending
11/19/18 – Held in Committee
01/02/19 – Report Made & Held in Committee

Mr. Blessing noted that this procedure was discussed extensively last month. The Land Use Bureau currently has 5 parties who have received notices of violation who have not fixed the problem or paid the fees within 30 days. The next step is to send the fee determinations to the Citation Hearing officers, which was done last week. Once they hear back, they will pursue these fees in Superior Court. He believes this process is working. In one case, a zoning issue

that was dragging on for years resulted in a resolution conference, a plan being drawn up and compliance with the plan.

Mr. Fedeli noted that he has issued \$25,000 worth of violations since October. Civil Citation is a slow process, but it is effective. FixIt does not provide information to Zoning Enforcement Officers. If a person sees illegal dumping, they should inform Mr. Fedeli (977-5858) or Citizens Services (977-4140). Committee members had an extensive discussion with Mr. Fedeli about the problem of dumping in the City.

A motion to hold Item No. 2 was made, seconded and approved by a vote of 8-0-0 (Reps. Pia, de la Cruz, Cottrell, Graziosi, Lee, Lion, Michelson and Sherwood in favor)

Co-Chair de la Cruz suggested putting an item on the agenda regarding FixIt.

3. [LU30.023](#) REVIEW; Fiscal Requirements of Land Use Bureau **Report Made**
and Opportunities for Process Improvements.
12/05/18 – Submitted by Rep. Miller
01/02/19 – Report Made & Held in Committee

Mr. Blessing reviewed the [attached handout](#) with the committee. Revenue of the department has increased over the last 3 fiscal years by almost 70% as a result of a new fee structure. This covers more of the Department's costs. They do expect revenue to level off. He is requesting staff increases, including a GIS analyst, an Urban Designer/Planner and a Housing Code Enforcement Officer (This position might land in the Building Department). He noted that consultants can be expensive and time consuming and also don't have the background that an employee would have. The digitizing process is ongoing, but they are working out issues with records that don't digitize well

Co-Chair Pia adjourned the meeting at 9:17 p.m.

Respectfully submitted,
Charles Pia, Co-Chair

This meeting is on [video](#).