



Land Use-Urban Redevelopment Committee – Board of Representatives

Virgil de la Cruz, Co-Chair

Charles Pia, Jr., Co-Chair

Committee Report

Date: Wednesday, May 29, 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-Chair de la Cruz and Committee Member Reps. Cottrell, Lion and Sherwood. Absent or excused were Co-Chair Pia and Committee Member Reps. Graziosi, Lee, Michelson, and Summerville. Also present was Ralph Blessing, Land Use Bureau.

Co-Chair de la Cruz called the meeting to order at 7:15 p.m.

Item No.	Description	Committee Action
¹ 1. LU30.020	REVIEW; Procedures Followed by Zoning Enforcement Officer After Receiving a Complaint. 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 01/30/19 – Report Made & Held in Committee 02/11/19 – Held at Steering 03/27/19 – Held by Committee	Report Made

The Committee and Mr. Blessing discussed this item.

- Procedures and language need to be clarified for zoning infractions where disability issues are involved.
- Should the language be in an ordinance, or a set of procedural guidelines for zoning officers?
- Mr. Blessing has a draft of the language, and it will be brought to the Access for All Committee (A4A) to review and assist in writing the language.
- Procedures should be in a document separate from the ordinance.
- Zoning Department is working to integrate with Fix It Stamford to keep on top of complaints.
- Zoning Department is in the process of producing minimum standards for sidewalks. However, this would be moving forward; it would not address current sidewalk problems.
- The Fix It Stamford website should have an ADA non-compliance reporting option.
- When a property has outstanding compliance issues, the new owner often is not aware.
- Mr. Blessing is working with the municipal search vendor to fix any problems with the records, and to make sure searches include outstanding compliance issues.

¹ Video Time Stamp: 00:00:25

2. [LU30.021](#) REVIEW; Process And Results Of Imposing And Collecting Fines for Zoning and Other Infractions, Such As Illegal Commercial Advertising. **Report Made & Held**
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
01/30/19 – Report Made & Held in Committee
02/11/19 – Held at Steering

The Committee and Mr. Blessing discussed this item.

The process works as follows:

1. The City receives a complaint and a zoning officer investigates.
2. If a violation is determined, a notice is sent, and violation must be fixed within eight days.
3. If not fixed, a citation is issued at \$100 per day, per violation.
4. If there is no response after 30 days, the citation hearing officer makes a determination of the fee, and it is sent to the court, where the final fee determination is made.
5. Resolution Conference: Some violations cannot be fixed quickly, so a resolution conference creates a plan for bringing the property back into compliance. Since fines continue to accrue, the resolution conference sets a deadline for the problem to be fixed, and the fine can be partially or totally waived.

Further discussion:

- An automated process is needed.
- The Law Department is reviewing existing boilerplate forms regarding violations.

Co-Chair de la Cruz adjourned the meeting at 7:50 p.m.

Respectfully submitted,
Virgil de la Cruz, Co-Chair.

This meeting is on [video](#).

² Video Time Stamp: 00:22:55