



## ***Land Use-Urban Redevelopment Committee – Board of Representatives***

Virgil de la Cruz, Co-Chair

Bradley Michelson, Co-Chair

# **Committee Report**

**Date:** Wednesday, December 2, 2020  
**Time:** 7:00 p.m.  
**Place:** Meeting was held remotely via webinar

The Land Use-Urban Redevelopment Committee met as indicated above. In attendance were Co-Chairs de la Cruz and Michelson and Committee Member Reps. Cottrell, Florio, Graziosi, Lee, Lion, and Sherwood. Excused was Rep. Summerville. Also present were Reps. Adams, McMullen, Nabel, and Zelinsky; Thomas Madden, Executive Director of the Urban Redevelopment Commission; Burt Rosenberg, Law Department; and several members of the public.

Co-Chair de la Cruz called the meeting to order at 7:00 p.m.

<b>Item No.</b>	<b>Description</b>	<b>Committee Action</b>
<sup>1</sup> 1. <a href="#">LU30.049</a>	ORDINANCE for public hearing and final adoption; Amending Code §21-3 to Bring the Requirements for Renaming Existing City Streets in Line with Commemorative Naming of City Facilities. 10/07/20 – Submitted by Rep. McMullen 10/28/20 – Approved by Committee 7-0-0	<b>Approved 8-0-0</b>

Co-Chair de la Cruz opened the Public Hearing. There being no one from the public wishing to speak, the Public Hearing was closed.

Rep. McMullen explained that the intent for the proposed change from a 2/3 vote threshold to a 3/4 vote threshold is due to the hardship created for residents and property owners when an official street address is changed. Therefore the bar should be higher for the vote. An honorary naming does not create a hardship for anyone.

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

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<sup>1</sup> Video Time Stamp: 00:01:25

2. [LU30.050](#) RESOLUTION and public hearing; Approving the Sale of Property Located at 0 West Park Place (a/k/a 66 West Park Place & Park Square West III), Stamford, Connecticut by the City of Stamford Urban Redevelopment Commission to Tullamore LLC. **Held 8-0-0**
- 10/08/20 – Submitted by Thomas Madden  
09/29/20 – Approved by Planning Board  
11/12/20 – Approved by Board of Finance 6-0-0

**As a Secondary Committee: Legislative & Rules**

Co-Chair de la Cruz opened the Public Hearing. Two members of the public spoke:

- Mark Diamond, Chair, URC, stated that property is currently owned by the Stamford URC and not the City of Stamford.
- Olga Aposporus, owner of Curley's Diner, had several questions about sale and the easement, which she will forward to the Board Office if the questions are not answered during the Committee discussion.

There being no one else from the public wishing to speak, the Public Hearing was closed.

There was discussion on this item.

- Mr. Madden explained that he spoke to the owners of Curley's Diner to see if they wanted to be involved in a joint RFP process and they chose not to do so.
- All of the current easements will be honored. The easements are in the land records so they need to be preserved. Curley's will not lose any property, including the back parking lot.
- Park Square West III went to auction by Charter Oaks for a senior living community but the auction expired. It was purchased by the URC with HUD funds.
- This resolution is to approve the sale of the property. After the sale is when the owners will then start submitting site plans.
- The appraisal was \$2.3 million. Mr. Rosenberg will get a copy of the report to the BOR.
- The applicant originally presented a plan for a co-living concept, (although not in writing) but due to COVID, that plan is being reconsidered. It will still be an apartment building.
- Timeline: This has been an almost two year process. If and when this is approved by the BOR, the sale will be completed between January and March, and it will then take four to six months in the zoning process. Construction would be slated for 2022.
- There was another applicant but they did not meet the requirements of the RFP.
- Stamford has a 97% occupancy rate right now in apartment buildings. Several companies are moving into Stamford which will increase the need for living space.
- Mr. Rosenberg and Mr. Madden agreed that they will conduct negotiations to determine if the property owner will compensate Curley's owners for use of the Curley's property during construction, as was previously done with other construction.
- This is the last parcel in the downtown area to be developed and it is important what it will become.
- If Common is going to be a partner with Tullamore on this project, the BOR should see the financials of Common.
- The Committee requests much more information on this item before voting to approve it. Co-Chair de la Cruz requested that Committee Members send any questions to the

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<sup>2</sup> Video Time Stamp: 00:11:11

Board Office to forward to Mr. Madden, so everyone is better informed before the item is taken up again.

Rep. Lee, Chair of the Legislative & Rules Committee which is secondary on this item, stated he would not be holding a committee vote since the Land Use/URC Committee voted to hold it.

Rep. Zelinsky stated he was disappointed with this decision.

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

- <sup>3</sup>3. [LU30.036](#) ORDINANCE for public hearing and final adoption; **Held 8-0-0**  
Creating a City of Stamford Historic Preservation  
Trust Fund.  
01/30/20 – Submitted by Ralph Blessing  
02/26/20 – Approved by Committee 5-0-0  
03/02/20 – Approved by Full Board  
04/14/20 – Held at Steering  
05/11/20 – Moved to Pending Agenda

Co-Chair de la Cruz opened the Public Hearing. There being no one from the public wishing to speak, the Public Hearing was closed.

Due to his unavailability for this meeting, Mr. Blessing requested that this item be held so that he can come back to the next Committee meeting and answer the Committee's questions.

A motion to hold Item No. 3 was made, seconded and approved by a vote of 8-0-0 (Reps. de la Cruz, Michelson, Cottrell, Florio, Graziosi, Lee, Lion, and Sherwood in favor).

Co-Chair de la Cruz adjourned the meeting at 8:39p.m.

Respectfully submitted,  
Virgil de la Cruz, Co-Chair

This meeting is on [video](#).

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<sup>3</sup> Video Time Stamp: 01:27:48