



Land Use-Urban Redevelopment Committee – Board of Representatives

Virgil de la Cruz, Co-Chair

Bradley Michelson, Co-Chair

Committee Report

Date: Wednesday, January 27, 2021
Time: 7:00 p.m.
Place: *This meeting was held remotely.*

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, Sherwood and Summerville. Also present were Reps Nabel and Zelinsky; Thomas Madden, Director of Economic Development; Burt Rosenberg, Law Department; Ralph Blessing, Land Use Bureau Chief; and Scott Lumby, Tullamore, LLC.

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

| Item No. | Description | Committee Action |
|-----------------------------|---|-------------------------|
| 1. LU30.050 | RESOLUTION; 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. 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 12/02/20 – Public Hearing Held and Held by Committee 8-0-0 12/30/20 – Held by Committee 6-0-0 | Approved 7-0-2 |

As a Secondary Committee: Legislative & Rules - Approved 4-0-1

Mr. Madden discussed Item No. 1 with the Committee, including providing to answers raised by the owners of Curley's Diner. Items discussed included the following:

- The owners were approached to see if they wanted to join the RFP in order to sell both properties together; the price requested at the time by the owners was not reasonable and they were at an impasse
- Neighbors are not typically notified when an owner is in the process of selling property
- The 26 parking spaces were always slated to go away because a building was going in that location, with parking behind the building and at Bell Street and the Target lot
- If the project is going forward, they will look at enhancing the Columbus Park area with outdoor dining and parking
- The City has met with the proposed developer regarding the issues encountered during the prior Vela construction, and has stressed that the developer needs to work with their neighbors
- The easement granted by the URC to Curley's will not be blocked off; this will be documented
- Construction workers will probably park in the Bell St garage, with the parking fee being paid to the City

- The City will work with the developer to minimize street closure hours and the impact on neighbors
- The City is unable to compel agreements between private parties
- The Zoning Board site plan approval will contain various restrictions; it is too early to implement them now
- The sale price is \$2.3 M, with \$100,000 currently being held in escrow
- The property is not in the Mill River TIF
- Mr. Lumby stated that it is too early to make formal commitment on affordable housing, without a formal P&S agreement, but their other developments have not used fee-in-lieu payments
- It will probably be 16 months before this project breaks ground
- The property was bought with HUD money, therefore the proceeds of the sale go to the URC, which is planning to use them for improvements in the downtown area

A motion to approve Item No. 1 was made, seconded and approved by a vote of 7-0-2 (Reps. de la Cruz, Michelson, Florio, Graziosi, Lee, Lion, and Summerville in favor; Reps. Cottrell and Sherwood abstaining).

The Legislative & Rules Committee members made a motion to approve Item No., which was seconded and approved by a vote of 4-0-1 (Reps. Lee, Florio, Lion, and Nabel in favor; Rep. Zelinsky abstaining).

2. [LU30.051](#) REVIEW; Commons Park South Extension. **Held**
 12/09/20 – Submitted by Rep. Sherwood
 12/30/20 – NO ACTION TAKEN
01/04/21 – Held by Committee, 7-0-0

Item No. 2 was held without objection.

3. [LU30.030](#) RESOLUTION; Creating a South End Historic District Study Committee. **Approved 9-0-0**
 06/03/19 – Submitted by Rep. Adams, Sherwood and Zelinsky
 06/10/19 – Moved to Pending
 09/25/19 – Held by Committee 6-2-0
 10/30/19 – Held by Committee 5-0-0
 11/12/19 – Moved to Pending
 01/29/20 – Held by Committee 7-0-0
 02/26/20 – Held by Committee 5-0-1
12/30/20 – Held by Committee 6-1-0

Mr. Blessing reviewed the [recent proposed changes](#) to Item No. 3 with the Committee as well as the map of the [proposed scope of work](#).

Mr. Blessing noted that the consultant, which will be funded by SHPO, can't be funded by the City. The Mayor will send down an appropriation to provide the committee with \$2,500 seed money to write the grant application. The City will also fund the costs of the ballots at the end of the process. The timeline for the Committee to complete its work is 6 months.

A motion to approve the most recent version of Item No. 3 was made, seconded and approved by a vote of 9-0-0 (Reps. de la Cruz, Michelson, Cottrell, Florio, Graziosi, Lee, Lion, Sherwood, and Summerville in favor).

4. [LU30.022](#) REVIEW; Feasibility of Enacting an Ordinance to Regulate Short-Term Rentals of Private Dwellings. **Held**
12/04/18 – Submitted by Reps. Pratt and Zelinsky
01/02/19 – Report Made & Held in Committee
01/14/19 – Moved to Pending

Item No. 4 was held without objection.

Co-Chair de la Cruz adjourned the meeting at 8:25 p.m.

Respectfully submitted,
Virgil de la Cruz, Chair

This meeting is on [video](#).