

**MINUTES OF THE REGULAR MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**THURSDAY, SEPTEMBER 8, 2005**

1. At 6:00PM, Chairman Stephen C. Osman called the meeting to order. The following were in attendance:

Commissioners:

Stephen C. Osman, Chairman  
James I. Nixon, Vice Chairman  
Neal M. Jewell  
Edward J. Fuhrman

Staff:

Laszlo Papp, Executive Director  
Rachel Goldberg, General Counsel  
Durelle Alexander

Absent:

Joel P. Mellis, Secretary/Treasurer

Consultants:

Stephanie Pinson, President, Gilbert Tweed Associates  
Alexandra Del Prete, Sr. Associate, Gilbert Tweed Associates

2. Approval of Minutes

(a) **May 12, 2005 Regular Meeting** – Action tabled.

(b) **May 25, 2005 Special Meeting** – Commissioner Jewell made a motion to approve the minutes. The motion was seconded by Commissioner Fuhrman and carried. Commissioner Nixon abstained.

(c) **August 11, 2005 Regular Meeting** – Action tabled.

Commissioner Nixon made a motion to address the remaining agenda items out of order. The motion was seconded by Commissioner Jewell and carried by unanimous vote.

5. Southeast Quadrant

(a) **Re-Use Parcel 36** – Chairman Osman reported that Cushman & Wakefield of Connecticut had been retained to do an appraisal of the site. This should be completed sometime within the next two weeks.

6. Mill River Corridor Project

(a) **Proposed Plan Amendment** – Land Use Consultant Rick Redniss, appearing on behalf of the Stamford Housing Authority (SHA), briefly reviewed his request for a density text change in the Mill River Corridor Project Plan. He explained that the SHA is purchasing property at 41 Main Street & 12 Clinton Avenue, currently the Midas Muffler shop, classified as an “automotive use”. SHA plans to redevelop the

**MINUTES OF THE REGULAR MEETING SEPTEMBER 8, 2005 – PAGE TWO:**

property and construct a 60-unit low and moderate income housing development on Clinton Avenue consisting of one bedroom and studio apartments. Mr. Redniss said, “The plan is consistent with the land acquisition map that labels these two parcels as ‘land to be acquired for public use’ and the proposed land use map that labels these two parcels as ‘residential-assisted living’. The proposed 7-story building is also in character with the height and use of surrounding properties; i.e. Augustus Manor, Clinton Manor and 26 Main Street.”

In response to a question from the Commission about density, Mr. Redniss said, “We are asking for stepped up density – 160 units per acre – but because of the size of the site, our goal is to put 60 units on this property.” Following discussion, Mr. Redniss asked the Board to change Section 402b 1(iii) by adding the following sentence in order to allow the 60 units to be built:

*“On parcels intended for redevelopment by, for, or in cooperation with the Stamford Housing Authority, and/or the City as residences that are designated solely for low or moderate income elderly and/or disabled persons on sites previously designated R-H Multiple Family High Density or any commercial Zoning District, the maximum density shall not exceed 160 units per acre (minimum 275 sq. ft. of lot area per dwelling unit) provided the dwelling units are limited to studios and one bedroom units less than 800 sq. ft. in size.”*

Attorney Goldberg said, “Although in my opinion this request would constitute a minor plan amendment, there is a process we must follow to amend the Plan. First, we must meet with the Chairpersons of the Planning Board, the Zoning Board, and the Land Use Committee of the Board of Representatives to receive their advice on whether this change is a minor or a major Plan amendment.”

Following further discussion, Commissioner Fuhrman made a motion to authorize the Chairman to finalize the requested Plan change provided that the Chairpersons of the above referenced Boards concur with General Counsel and conclude that this is a minor Plan change. The motion was seconded by Commissioner Jewell and carried by unanimous vote.

8. Stamford Urban Transitway

- (a) **Status Report** – Attorney Goldberg reported that 90% of the parcels have been acquired, two more settlement agreements have been reached as of this date, and tenants are continuing to be relocated; further, that the building at the corner of Canal and Dock Street is scheduled for demolition in October.

7. Agency Administration

- (b) **Personnel** – At 6:18PM, Commissioner Jewell made a motion to go into Executive Session for the purpose of discussing personnel matters. The motion was seconded by Commissioner Fuhrman and carried unanimously.

**MINUTES OF THE REGULAR MEETING SEPTEMBER 8, 2005 – PAGE THREE:**

Stephanie Pinson, Alexandra Del Prete and Attorney Goldberg participated in the discussion. No motions were made and no votes were taken. At 7:30PM, Commissioner Nixon made a motion to return to Open Session. The motion was seconded by Commissioner Fuhrman and carried by unanimous vote.

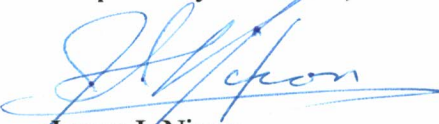
The remaining agenda items were tabled.

11. Adjournment

The date of the regularly scheduled monthly meeting for October will be changed from the 13<sup>th</sup> to the 20<sup>th</sup> due to the holiday. A special meeting may be called before that date if necessary at a time and date to be determined.

There being no further business before the Board, Commissioner Nixon made a motion to adjourn. The motion was carried by unanimous vote and the meeting was adjourned at 7:31PM.

Respectfully submitted,

  
James I. Nixon  
Vice Chairman/Acting Secretary