

Present: 23 Participants

The meeting began at 6:30 pm

Sue Halpern –Chairperson of The South End Historic District Study Committee read a statement giving the history on how the Study committee was created. Information about the South End Historic Study Committee can be obtained on the City of Stamford web site: South End Historic District Study Committee or at SouthEndStamford@gmail.com. Monthly minutes and meetings are posted on the website.

Daryn Reyman Lock-The Historic Consultant was available for questions:

Daryn was hired to provide the study report which goes to the study committee for approval. The report then goes to SHPO and Planning & Zoning. After review by SHPO and Planning & Zoning there will be a public hearing

Question: Sheila Barney asked how do you opt out of the Boundaries of the Historical District?

Answer: At the public hearing the property owners can opt out

Barry Michelson mentioned that the committee needs to know community concerns since there are many benefits involved with being in the District.

John Wooten mentioned that HPAC don't send out professionals to look at the buildings before the demolition delay to tear them down. These delays places a strain on the LLC's who could bring in new housing that could be in keeping with the look of the community. John stated that 50 Stone Street wants to opt out due to limited opportunities.

Terry Adams asked about tax credits and lead abatement. Daryn answered that The South End is already a National Historic District and that you can apply for tax credits to restore and renovate your home. Tax credits are available within the National and State Historic Districts and the money can be used for:

- residing
- painting
- rehabilitation/restoration
- electrical
- hardwood floors
- HVAC

The money can be applied to any project ranging from \$15,000-\$100,000 in which you will get up to 30% of the construction hard cost. You can apply time and time again but you have to finish one project prior to going back in for another.

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Terry asked will HPAC be the committee that will oversee the South End Historic District. Daryn answered that HPAC is advisory only and cannot legally oversee the South End Historic District. State statutes allow a separate district for the South End. Questions were asked about the regulations of the South End District. Daryn answered the committee doesn't regulate everything just things that will be visible from public way or space.

Question: Sheila Barney asked how the public notices will be sent for the public hearing.

Answer: State Statues require 2 notices in the general circulation of the newspaper

- 1st notice to be no more than 15-10 days out
- 2nd notice no less than 3-5 days out in the general circulation of the newspaper

Question: Sheila Barney asked if property owners want to opt out should they do it by e-mail, letter or phone call.

Answer: E-mails are not recognized by the state, you would need to attend the public hearing or put it in writing stating they want to opt out and send the letter to the Study Committee.

Sue Halpern mentioned that the Historic Trust Fund has not been funded and that Ralph Blessing suggested applying for a grant to get funds available for Historic Property owners.

Rick Redniss provided some background on preservation stating that Antares prior to BLT bought some old buildings so they could be preserved and deed restricted for affordable housing. This venture never passed through planning & zoning so it went to the wayside.

Captain Tom Barcello-gave an update mentioning that the instance of violence is barely here in the South End with nothing major to report. There was a complaint about blockage on the corner of Cedar and Henry Street which will be referred to Frank Petiste.

Question: Is there an ordinance in effect for commercial trucks parking on city streets?

Answer: There is an ordinance against commercial vehicles that are more than 10,000 lbs. but it is legal for vans with commercial plates less than 10,000lbs to park on city streets.

Rick Redniss gave an update on Vitti and The Hazel Community room:

- The construction documents to return 35 Harbor Street back to residential will be submitted shortly to the city
- The crusher will be put back into the building
- The material that was stockpiled outside of Vitti's building has been removed
- In terms of the community room regular dialog should continue with Michael Hyman in order not to lose the space.

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Sue Halpern announced that the Air Bureau Chief was coming down on Friday Sept 16th@10:00 am to discuss air quality.

Meeting was adjourned at 7:58 pm