

Stamford Harbor Management Commission (HMC) - Applications Review Committee Minutes

Date: February 7, 2022  
Time: 5:30 p.m.  
Location: Remotely on Zoom  
Roll Call: In Attendance: Committee Chairman Robert Karp; Commissioners Damian Ortelli, Paul Adelberg, and Samuel Abernethy; Consultant Geoff Steadman and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Committee Chairman Karp at approximately 5:32 p.m.
2. Review and Approval of January 3, 2022 Meeting Minutes.

**Commissioner Adelberg moved to approve January 3, 2022 Meeting Minutes.  
Seconded by Commissioner Abernethy Unanimously Approved**

3. Referral of CSPR 1126 – Paul Gudas, 71 Dean Street, Stamford, CT. Applicant is proposing to construct a 3 unit attached townhome. Property is located within the CAM boundary. Paul Gudas, the applicant, Wayne Decauso, Fairfield County Engineers, were present to explain the project and answer commissioner's questions.

**Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan provided the Engineering Bureau determines compliance with all City Stormwater Management requirements and to also recommend support for a maintenance agreement as a condition of project approval to ensure continued maintenance of the proposed storm water management system by the owner.  
Seconded by Commissioner Abernethy Unanimously Approved**

4. Referral of CSPR 1127 – Rahwa Senry, 39 Ralsey Road South, Stamford, CT. Applicant is proposing to raise portion of existing dwelling, make minor additions and remove and modify various hardscapes. Property is located within the CAM boundary. Leonard C. D'Andrea, applicant's representative, was present to explain project and answer commissioner's questions.

**Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan provided the Engineering Bureau determines compliance with all City stormwater management requirements and to also recommend support for a maintenance agreement as a condition of project approval to ensure continued maintenance of the proposed storm water management system by the owner.  
Seconded by Commissioner Adelberg Unanimously Approved**

5. Referral of CSPR 1128 - Gina Cappelli and Paul Garbuio, 6 Kenilworth Drive East, Stamford, CT. Applicant is proposing demolition of an existing single-family home and construction of a new, 2-story single-family home with associated driveway, patios, pool, shed and landscaping. Property is located within the CAM boundary. Ted Milone, PE Redniss & Mead, applicant's representative, was present to explain project and answer commissioner's questions.

**Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan provided the Engineering Bureau determines compliance with all City stormwater management requirements and to also recommend support for a maintenance agreement as a condition of project approval to ensure continued maintenance of the proposed storm water management system by the owner.**

**Seconded by Commissioner Abernethy**

**Unanimously Approved**

6. Referral of CSPR 1129 - Paul and Hermine Brindak, 161 Weed Avenue, Stamford, CT., overlooking Holly Pond. Applicant is proposing to construct a new house on existing foundation and a detached garage. Property is located within the CAM boundary. Paul and Hermine Brindak, applicant, Rob Frangione, PE, Engineering representative, was present to explain project and answer commissioner's questions.

**Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan due to the net reduction in impervious surface, creation of a rain garden, splash blocks, and the overall improvement in the quality of storm water runoff.**

**Seconded by Commissioner Abernethy**

**Unanimously Approved**

7. Referral of CSPR 1130 - DCQ Associates, LLC, 253 Dolphin Dove Quay, Stamford, CT. Applicant is proposing to reconstruct an existing patio and construct a spa, deck, deck extension, utilities, equipment, a stormwater management system and associated grading and landscaping. Property is located within the CAM boundary. Len D'Andrea, applicant's representative, announced the application is being revised due to comments from Engineering and DEEP and requested a delay in the Commission's review. Application tabled at request of applicant pending revisions.

8. Referral of CSPR 1131 – David Miller, 76 Wallacks Drive, Stamford, CT. Applicant is proposing to demolish an existing detached garage and to construct a 2-story attached garage and studio addition, site wall and parking court expansion. Property is located within the CAM boundary. Ted Milone, PE Redniss & Mead, applicant's representative, was present to explain project and answer commissioner's questions.

**Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan insofar as an improvement in water quality is expected and provided the Engineering Bureau determines compliance with all City stormwater management requirements and pending satisfactory soil tests to support planned design.**

**Seconded by Commissioner Ortelli**

**Unanimously Approved**

9A. CT DEEP LWRD License Application Pre-Submission Consultation Form – HMC – Tim Fazio, 280 Ocean Drive East, Stamford, CT. Applicant seeks to construct a stairway and platform structure to access Long Island Sound, repair an existing retaining wall, and regrade a steep slope in the rear yard. Hailey Simpson, Coastal Engineer, RACE Coastal Engineering LLC, applicant’s representative, was present to explain the project and answer commissioner's questions.

**Commissioner Adelberg made a motion to recommend to the HMC the finding of no objection to inclusion of the pre-application plans in an application submitted to DEEP provided that the plans are amended to show the extended northerly littoral property line and the distance between that line and the proposed water-access structure and that the applicant provides justification for the proposed location of the water-access structure nearby the property line. In addition, the SHMC would reserve its right to continue to review the applicant’s proposal and provide additional comments at such time as it may be modified, additional information is provided, and the proposal may be the subject of a DEEP Public Notice or Hearing.**

**Seconded by Commissioner Abernethy**

**Unanimously Approved**

9B. CT DEEP LWRD License Application Pre-Submission Consultation Form – Shellfish Commission – Tim Fazio, 280 Ocean Drive East, Stamford, CT. Same project detail as in above 9A Application. Hailey Simpson, Coastal Engineer, RACE Coastal Engineering LLC, applicant’s representative, was present to explain the project and answer commissioner's questions.

**Commissioner Adelberg made a motion to recommend to the HMC/Shellfish Commission the finding of no objection to inclusion of the pre-application plans in an application submitted to DEEP with the understanding that no significant impacts on shellfish resources or shell fishing opportunities are anticipated. In addition, the SHMC would reserve its right to continue to review the applicant’s proposal and provide additional comments at such time as it may be modified, additional information is provided, and if the proposal is the subject of a DEEP Public Notice or Hearing.**

**Seconded by Commissioner Abernethy**

**Unanimously Approved**

10. State of CT DEEP, COP - Eversource Energy, 1 Harbor Point Road, Stamford, CT. The applicant is proposing the installation of an anode bed to inhibit the degradation of an existing gas line submerged below the surface of the Rippowam River (Upper West Branch of the harbor) that was installed in 1951. ARC is unfamiliar with this type of work and no applicant representative was present to answer Committee questions about it. Tabled pending additional information and discussion with applicant.

11. Referral of CSPR 1132 – City of Stamford, 888 Washington Boulevard, Stamford, CT. Applicant is proposing to construct a 250 ft. pedestrian bridge spanning the Rippowam River connecting 172/186 Greenwich Avenue (a City owned park like property) to the Gateway Development at 400 Washington Boulevard. Its location is north of the Pulaski Street Bridge and a few hundred yards south of the Metro North railroad tracks. A letter of support was received

from the Mill River Park Collaborative endorsing the bridge's construction because it would allow pedestrians and cyclists to cross the river from west to east and connect with the Charter Communications walkway to the train station and ultimately head south along the Charter waterfront to the planned greenway at Harbor Point. Erin McKenna, City of Stamford LUB, and Dave Gintar, Redniss and Mead, applicant's representative, were present to explain project and answer commissioner's questions. Committee member concerns were voiced that this site plan application is premature because a pre-app consultation with DEEP has not yet happened and that theoretically the project might need to be redesigned. Tabled pending additional information.

12. Referral of CSPP 1133 - Peter Kilbinger Hansen, 16 Ocean View Drive, Stamford, CT. Applicant is proposing the construction of enlarged anti-erosion retaining walls, an outdoor patio, lounge, pool, Jacuzzi and a semi-covered counter and seating area. In addition, a flat area is being created for portable storage and a semi-covered carport. As proposed, the impervious surface would be increased by approximately 3,300 sq. ft. Property is located within the CAM boundary. Jairo Gonzales of Artech Designers & Engineers, applicant's representative, was present to explain the project and answer commissioner's questions. Serious concerns were raised over a driveway bubble up method for handling storm water runoff and allowing it to course on the surface to a distant city storm drain. Tabled pending additional information.

**13. Old Business:**

- Consultant Steadman discussed updates on CHMA proposed amendment to CT Harbor Management Act and lobby effort. Discussion on transmittal letter.
- SHMC – Application Review Process for Connecticut DEEP Permits - Flow Charts – No new updates.
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Charts –No new updates.
- Discussion to provide waterfront bench in Bob Strada's honor.

14. **New Business:** None

15. **Next scheduled meeting Monday, March 7, 2022 at 5:30 p.m.**

**Commissioner Adelberg made a motion to adjourn.**

**Seconded by Commissioner Ortelli**

**Unanimously Approved**

Respectfully Submitted by  
Maria Vazquez-Goncalves  
February 7, 2022