

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

Date: May 2, 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 5:33 p.m.
2. Review and Approval of April 4, 2022 Meeting Minutes.

**Commissioner Adelberg moved to approve April 4, 2022 Meeting Minutes.
Seconded by Commissioner Ortelli Unanimously Approved**

3. Referral of Revised Application 222-16 – Sound Beach Landing LLC, 40 Signal Road, Stamford, CT – Text Change. Applicant is proposing to amend Section 10 of the Stamford Zoning Regulations to establish standards for converting non-conforming commercial properties to residential use in the R-20 zone. Attorney Joseph Capalbo, applicant’s representative, was present to explain the proposal and answer commissioners’ questions. Tim DeBartolomeo, Sound Engineering Associates, also was present to answer commissioners’ questions. There was significant discussion, including discussion of how the current proposal has evolved from the proposal previously submitted and reviewed by the HMC. Commissioners discussed pertinent harbor management-related comments for further discussion at the HMC meeting for transmittal to the Zoning Board.

Regarding Revised Application 222-16, Commissioner Ortelli made a motion to recommend to the HMC a finding of no objection.

Seconded by Commissioner Abernethy Unanimously Approved

4. Referral of Revised Application 222-17 – Sound Beach Landing LLC, 40 Signal Road and 0 Thread Needle Lane, Stamford, CT – Map Change. Applicant is proposing to rezone 40 Signal Road and 0 Thread Needle Lane from the present RA-1 Zoning District to proposed R-20 Zoning District. Attorney Joseph Capalbo, applicant’s representative, was present to explain the proposal and answer commissioners’ questions. There was significant discussion, including discussion of how the current proposal has evolved from the proposal previously submitted and reviewed by the HMC. Commissioners discussed pertinent harbor management-related comments for further discussion at the HMC meeting for transmittal to the Zoning Board. In addition, commissioners discussed the status of the applicant’s proposal to amend the Master Plan Map as necessary prior to any amendment of the Zoning Map. Commissioners do not have

a copy of the applicant's proposal to amend the Master Plan Map and will contact the Land-Use Bureau to determine if that proposal has been referred properly to the HMC.

Regarding Revised Application 222-17, Commissioner Ortelli made a motion to recommend to the HMC a finding of no objection.

Seconded by Commissioner Abernethy Unanimously Approved

5. CT-DEEP COP Application – Dorothea Donelan-Avery, 60 Sea Beach Drive, Stamford, CT. Applicant submitted a COP application to the CT DEEP & New England Army Corps of Engineers to retain an existing pier and riprap and repair the pier. The existing unpermitted work is not the subject of any pending DEEP enforcement action.

Commissioner Abernethy made a motion to recommend to the HMC a finding of no objection with the understanding that the existing unpermitted work predates the Harbor Management Plan, is not the subject of any pending DEEP enforcement action., and that this expression of “no objection” should not be construed as a precedent for the HMC to support after-the-fact approval of previously completed but unauthorized work in other instances.

Seconded by Commissioner Adelberg Unanimously Approved

6. CT DEEP General Permit Application – Dorothea Donelan-Avery, 60 Sea Beach Drive, Stamford, CT. Applicant submitted a General Permit Application to the CT DEEP & New England Army Corps of Engineers to construct a new private residential dock at the above address. Mark Jackson, Coastline Consulting & Development, LLC, applicant's representative, was present to explain the project and answer commissioner's questions.

Commissioner Abernethy made a motion to recommend to the HMC a finding of no objection with the understanding that the applicant's project plans will show the applicant's extended littoral property lines and the distance from the proposed dock to those lines.

Seconded by Commissioner Adelberg Unanimously Approved

7. Referral of CSPR 1140 – Jacqueline & Bradley Shelley, 29 Andover Road, Stamford, CT. Applicant is proposing to demolish an existing deck and rear wood patio and construct a building addition and a new deck. Property is located within the CAM boundary. Juan Paredes, PE, JP Engineering & Architectural Services, 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 a finding of no objection with the understanding that the project is not expected to generate a significant amount of additional stormwater discharge from the property.

Seconded by Commissioner Ortelli Unanimously Approved

8. Referral of CSPPR 1141 – 123 Saddle Rock LLC, 123 Saddle Rock Road, Stamford, CT. Applicant is proposing to demolish an existing tennis court along with some perimeter walls and construct an attached garage, expand the existing stone paver motor court along with other related site work. Property is located within the CAM boundary. Andrew Kuzmich, Redniss & Mead, applicant’s representative, was present to explain the project and answer commissioners’ questions. No work is being proposed now that requires DEEP approval.

Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the Plan with the understanding that the proposed project including underground detention galleries to retain stormwater runoff will significantly improve stormwater conditions on the property.

Seconded by Commissioner Abernethy

Unanimously Approved

9. Revised version of Text Change Application 222-01 – “Clean Up 3”.

HMC has requested clarifications from the Land-Use Bureau regarding several items prior to HMC meeting. Mr. Steadman reported on his recent discussion with Land-Use Bureau Chief Blessing. HMC will consider recommendations at next HMC meeting to transmit to Land-Use Bureau.

10. Old Business:

- Consultant Steadman has no updates on CHMA proposed amendment to CT Harbor Management Act to clarify and uphold municipal harbor management authority.
- 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.

11. New Business:

- Commissioner Adelberg discussed concerns regarding a safety issue and the need to work with Parks & Recreation Department to install a new buoy.
- Commissioner Ortelli mentioned the Amistad is in the Harbor at the docks at BLT.

12. Next scheduled meeting Monday, June 6, 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
May 3, 2022