

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

Date: June 6, 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 5:35 p.m.
2. Review and Approval of May 2, 2022 Meeting Minutes.

**Commissioner Adelberg moved to approve May 2, 2022 Meeting Minutes.
Seconded by Commissioner Ortelli**

Unanimously Approved

3. Referral of CSPR 1142 – Sophio Gagnidze, 25 Island Heights, Stamford, CT. Applicant is proposing a second story addition to consist of 5 bedrooms and 2 full bathrooms. Property is located within the CAM boundary. Mr. Bradley, applicant’s representative, was present to explain the proposal and answer commissioners’ questions.

Commissioner Ortelli 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 storm water discharge from the property.

Seconded by Commissioner Adelberg

Unanimously Approved

4. Referral of CSPR 1143 – John & Janet Harper, 96 Saddle Rock Road, Stamford, CT. Applicant is proposing to construct a roof over an existing deck. Property is located within the CAM boundary. Mr. Greco, applicant’s representative, was present to explain the proposal and answer commissioners’ questions.

Commissioner Ortelli 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 storm water discharge from the property.

Seconded by Commissioner Abernethy

Unanimously Approved

5. CSPR 1130 Review – DCQ Associates, LLC, 253 Dolphin Cove Quay, Stamford, CT. RACE Coastal Engineering response to Vinneta Mathur, Zoning Board comments and to CT DEEP. Len D’Andrea, applicant’s representative, was present to explain the proposal and answer commissioners’ questions.

Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan with the understanding that comments from the DEEP and Engineering Bureau have been satisfactorily addressed by the Applicant; that the Engineering Bureau determines compliance with all City storm water management requirements and FEMA requirements for construction in the coastal floodplain; and that the proposed project will significantly improve stormwater and water quality conditions on the property.

Seconded by Commissioner Adelberg

Unanimously Approved

6. Referral CSPR 1144 – Soundview Farms, LLC, 66 Gate House Road, Stamford, CT. Replacement of existing chiller unit on a raised platform structure supported by four (4) helical piles flanking an existing concrete pad to remain. Property is located within the CAM boundary. Lou Gallo, Tristar Services, 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 consistency with the Harbor Management Plan with the understanding that the proposed project will reduce the vulnerability of the affected structure to flooding and provided the project meets all applicable FEMA requirements for construction in the coastal floodplain.

Seconded by Commissioner Adelberg

Unanimously Approved

7. Referral of CSPR 1145 – Herbert Gretz, 45 Sagamore Road, Stamford, CT. Proposing to install an in-ground swimming pool along with a terrace and a pergola. Property is located within the CAM boundary. Len D'Andrea, 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 consistency with the Harbor Management Plan with the understanding that the proposed project including a subsurface storm water retention system will significantly improve stormwater and water quality conditions on the property, and provided the Engineering Bureau determines compliance with all City storm water management requirements.

Seconded by Commissioner Ortelli

Unanimously Approved

8. CT DEEP COP Application – City of Stamford, Cove Island Marina, 1125 Cove Road, Stamford, CT. Property is located within the CAM boundary. Erin McKenna, City of Stamford, was present to explain the project and answer commissioners' questions.

Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan which calls for the Cove Island Marina to be utilized to its full potential as a public boating facility providing opportunities for safe and enjoyable access to the Harbor Management Area, and calls also for timely maintenance dredging of the Cove Island navigation channel to support safe navigation by vessels using the Cove Island Marina and boat launching ramp.

Seconded by Commissioner Ortelli

Unanimously Approved

9. Referral of CSPR 1146 – City of Stamford, Cummings Park, 464 Shippin Avenue, Stamford, CT. Proposing the construction of entrance circle, food truck court, and western & eastern promenades in Cummings Park per the 2015 Master Plan. Property is located within the CAM boundary. Erin McKenna, City of Stamford, was present to explain the project and answer commissioners’ questions.

Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan which calls for the park to be utilized to its full potential as a waterfront park providing opportunities for safe and enjoyable access to the Harbor Management Area, and to recommend that additional consideration be given to using pervious pavement materials to the extent feasible.

Seconded by Commissioner Adelberg Unanimously Approved

10. Referral of CSPR 1147 – Alessandro Marchetti, 85 Downs Avenue, Stamford, CT. Proposing to add shed dormers, bedrooms, and one bathroom to existing attic. Property located within the CAM boundary. Alessandro Marchetti, applicant, was present to explain the project and answer commissioners’ 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 storm water discharge from the property.

Seconded by Commissioner Ortelli Unanimously Approved

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

Mr. Steadman reported on his recent discussion with Land-Use Bureau Chief Blessing and two CT court cases concerning municipal zoning authority and confirming that zoning authority does not extend waterward of the Mean High Water line. HMC will make recommendations for transmittal to Land-Use Bureau in July.

10. Old Business:

- Update on City of Stamford pedestrian bridge project over the Mill River. Consultant Steadman reported that DEEP has issued a Notice of Tentative Determination to approve this project. Public comments are due June 19. DEEP has agreed to extend the comment period to June 22 so the HMC can discuss this matter at its June 21 meeting. The HMC considered this proposal in its pre-application phase and had no objection to it proceeding provided the City’s Office of Public Safety has no objections pertaining to pedestrian safety. This will be confirmed by the HMC.
- Update on the Sound Beach Landing project, 40 Signal Road, Stamford, CT.
- 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:

- Beth Forbes, Greenwich Harbor Management Commission, observing for the purpose of learning about the application review process.

12. Next scheduled meeting Tuesday, July 5, 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
June 7, 2022