

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

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

1. The meeting was called to order by Committee Chairman Karp at approximately 5:31 p.m.
2. Review and Approval of June 6, 2022 Meeting Minutes.

**Commissioner Ortelli moved to approve June 6, 2022 Meeting Minutes.  
Seconded by Commissioner Abernethy Unanimously Approved**

3. Referral of CSPR 1148 – Jonas V. Alsenas, 2 Top Gallant, Stamford, CT. Applicant is proposing install an aluminum carport kit to existing driveway. Property is located within the CAM boundary. Mr. Alsenas, applicant, was present to explain the proposal and answer commissioners' questions.

**Commissioner Abernethy made a motion to recommend to the HMC a finding of no objection with the understanding that the project is not expected to affect the Harbor Management Area in any significant way.**

**Seconded by Commissioner Ortelli Unanimously Approved**

4. Referral of CSPR 1149 – Harris Firestone, 219 Dolphin Cove Quay, Stamford, CT. Applicant is proposing to construct a timber landing on four concrete-filled sonotube footings; install an aluminum ramp, timber floating docks and three timber float anchor pilings for private seasonal boat dock. Property is located within the CAM boundary. Mr. Hilts, applicant's representative, was present to explain the proposal and answer commissioners' questions. The HMC previously reviewed the required application to DEEP; the proposed project requires a coastal site plan review due to the proposed upland connection.

**Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the HMP with the comment that an existing dock constructed on the neighboring property as shown on the applicant's plans, appears to encroach into the applicant's extended littoral area.**

**Seconded by Commissioner Abernethy Unanimously Approved**

5. CT DEEP LWRD License Application Pre-Submission Consultation Form, HMC – RACE Coastal Engineering, Palmer Landing Condominiums, 123 Harbor Drive, Stamford, CT. Applicant is proposing to reset the existing revetment within the existing footprint and remove the existing flag pole and associated concrete base. Additionally the applicant is proposing to repurpose some of the existing stone scattered on the north and south sides of the slope, along with some supplement stone, to form a toe along the perimeter of the slope. Jill, Race Coastal Engineering, 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 to inclusion of the applicant’s pre-application plans in an application to DEEP.**

**Seconded by Commissioner Abernethy**

**Unanimously Approved**

6. CT DEEP LWRD License Application Pre-Submission Consultation Form, Shellfish Commission – RACE Coastal Engineering, Palmer Landing Condominiums, 123 Harbor Drive, Stamford, CT. Applicant is proposing to reset the existing revetment within the existing footprint and remove the existing pole and associated concrete base. Additionally the applicant is proposing to repurpose some of the existing stone scattered on the north and south sides of the slope, along with some supplement stone, to form a toe along the perimeter of the slope. Jill, Race Coastal Engineering, applicant’s representative, was present to explain the proposal and answer commissioners’ questions.

**Commissioner Ortelli made a motion to recommend to the HMC, when acting as the Shellfish Commission, a finding of no objection to inclusion of the applicant’s pre-application plans in an application to DEEP.**

**Seconded by Commissioner Abernethy**

**Unanimously Approved**

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

Mr. Steadman reported on this matter concerning waterfront zoning and the extent of municipal planning and zoning authority which is generally understood to not extend waterward of the Mean High Water line. He will prepare recommendations for the HMC to consider for transmittal to the 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; harbor management commissions are now awaiting Appellate Court decision concerning harbor management authorities.
- 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.
- Consultant Steadman updated the commission on the applications that will be submitted by the City to the CT Port Authority for harbor infrastructure funds through the Port

Authority's SHIPP grant program, including applications for Cummings Park Marina restoration, Cove Island Marina dredging, and the Stamford Harbor boat ramp feasibility study.

11. **New Business:** None

12. **Next scheduled meeting Tuesday, August 1, 2022 at 5:30 p.m.**

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

**Seconded by Commissioner Ortelli**

**Unanimously Approved**

Respectfully Submitted by  
Maria Vazquez-Goncalves  
July 6, 2022

DRAFT