

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

Date: September 6, 2022
Time: 5:30 p.m.
Location: Remotely on Zoom
Roll Call: In Attendance: Committee Chairman Robert Karp; Commissioner Paul Adelberg, 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 August 1, 2022 Meeting Minutes.

Commissioner Adelberg moved to approve August 1, 2022 Meeting Minutes with amendments.

Seconded by Commissioner Abernethy

Unanimously Approved

3. Referral of Application 222-23 – Seaview House LLC, 68 Seaview Avenue, Stamford, CT-Map Change. Applicant is proposing to rezone 68 Seaview Avenue from the present R-5 (Multiple Family Medium Density Design District) to proposed RM-1 (Multiple Family, Low Density Design District). Attorneys Bill Hennessey and Rachel Breslin, Carmody Torrance Sandak & Hennessey LLP, Len D’Andrea and Derek Dannas, RVDI, Applicant’s representatives, were present to explain the proposal and answer commissioners’ questions.

Committee Chairman Karp let the members know that a letter was submitted to the SHMC from Timothy M. Herbst, Marino, Zabel & Schellenberg, Attorneys at Law, representing the interests of the Marina Bay Condominium Association (MBA) regarding Applications 222-23 and 222-24. Attorney Herbst was present and informed the commissioners that he intends to provide comments and information concerning these applications to the HMC and Zoning Board.

Mr. Steadman said he was informed by the Land-Use Bureau that the Zoning Board has scheduled a public hearing on these applications for September 28, 2022 and that comments are expected from DEEP. The next meeting of the HMC is September 20.

Significant discussion of the application included discussion of coastal and harbor management policies concerning residential development in the floodplain. Attorney Hennessey said that the proposed project will improve flood protection and that no changes in existing marina operations are proposed. It was understood that the proposed zoning change would reduce the currently permissible residential density for the property.

Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection to the proposed zone change with the understanding that the HMC reserves the

right to review any additional information, including DEEP comments, and provide additional comments at such time as the application is subject to a public hearing.

Seconded by Commissioner Abernethy

Unanimously Approved

4. Referral of Application 222-24 – Seaview House LLC, 68 Seaview Avenue, Stamford, C-Site & Architectural Plans and/or Request Uses. Applicant is proposing to convert the main building, a mostly vacant office building into a predominantly residential multifamily development containing (52) residential units, office space on the second floor and on-site parking. The Marina will be unchanged and continue operations and the boardwalk located on the east of the property will continue to be open for public access. Attorneys Bill Hennessey and Rachel Breslin, Carmody Torrance Sandak & Hennessey LLP, Len D’Andrea and Derek Dannas, RVDI, Applicant’s representatives, were present to explain the proposal and answer commissioners’ questions.

Timothy M. Herbst, Marino, Zabel & Schellenberg, Attorneys at Law, representing the interests of the Marina Bay Condominium Association (MBA) regarding Applications 222-23 and 222-24 was present. Attorney Herbst informed the commissioners that he intends to provide comments and information concerning these applications to the HMC and Zoning Board.

Significant discussion of the application included discussion of coastal and harbor management policies concerning residential development in the floodplain. Attorney Hennessey said that the proposed project will improve flood protection and that no changes in existing marina operation are proposed. It was understood that the proposed development plans would provide for 52 new residential units on the property.

Commissioner Abernethy made a motion to defer a finding and recommendation to the HMC pending receipt and review of any additional information, including comments from DEEP and others.

Seconded by Commissioner Adelberg

Unanimously Approved

5. Referral of CSPR 1155 – Jamie C. and Gary M. Shannon, 51 Lanark Road, Stamford, CT. Applicant is proposing a second floor addition above an existing first floor structure to extend the master bedroom and add a bathroom. Property is located within the CAM boundary. Jamie D. Shannon, 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 Adelberg

Unanimously Approved

6. Referral of Application 222-28 – City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT. Applicant is proposing to amend Section 5.E use regulations to add definitions and regulations related to accessory dwelling units (ADU), amend Section 4 District

regulations to add ADU as a permitted use, amend Appendix B Table III and Appendix A Table 1 to add ADU as permitted use. The proposal may affect properties adjoining the Harbor Management Area.

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 affect the Harbor Management Area in any significant way.

Seconded by Commissioner Abernethy

Unanimously Approved

7. Referral of CSPR 1156 – Karen Jordon, 102 Soundview Avenue, Stamford, CT. Applicant is proposing to install/replace fencing and replace front steps. Property is located within the CAM boundary. Karen Jordan, Applicant, was present to explain the proposal 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 affect the Harbor Management Area in any significant way.

Seconded by Commissioner Abernethy

Unanimously Approved

8. Referral of CSPR 1157 - Carousel Balloons LLC & Raymond P. Zodda, 1226 East Main Street, Stamford, CT. Applicant is proposing a filling station for propane and other gasses and a fenced-in storage are. Property is located within the CAM boundary. John Leydon, Jr., Applicant's representative, was present to explain the proposal 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 affect the Harbor Management Area in any significant way.

Seconded by Commissioner Abernethy

Unanimously Approved

9. CT DEEP LWRD License Application Pre-Submission Consultation Form – Harbor Management Commission – The City of Stamford, 400 Washington Blvd and 172 & 186 Greenwich Avenue, Stamford, CT - Stamford Pedestrian Bridge and Associated Improvement. William Buckley, Applicant's representative, was present to explain the proposal and answer commissioners' questions. The HMC previously reviewed this proposal when it was subject to Coastal Site Plan Review. At that time, the HMC found the proposal consistent with the Harbor Management Plan provided the City's Department of Public Safety determines that pedestrian access to and from the proposed bridge can be accommodated safely, including access to and from Greenwich Avenue and Pulaski Street. Mr. Steadman reported that the HMC has not received a statement from the Department of Public Safety regarding this application and that he understands that the application has been submitted to DEEP without the pre-application forms.

Commissioner Adelberg 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 and to provide comments as discussed.

Seconded by Commissioner Abernethy

Unanimously Approved

10. CT DEEP LWRD License Application Pre-Submission Consultation Form – Shellfish Commission – The City of Stamford, 400 Washington Blvd and 172 & 186 Greenwich Avenue, Stamford, CT - Stamford Pedestrian Bridge and Associated Improvement.

Commissioner Abernethy 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 and to provide comments as discussed.

Seconded by Commissioner Adelberg

Unanimously Approved

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

Mr. Steadman reported that he has discussed this matter with the Land-Use Bureau and no text change is currently being considered. The commissioners agreed to nevertheless provide comments to the Land-Use Bureau. Commissioner Abernethy will assist in this regard.

12. 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 still waiting 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. There was discussion concerning the procedure to be followed when allowing applicants and interested parties to present information to the HMC following ARC review.

13. **New Business:** None

14. **Next scheduled meeting Tuesday, October 3, 2022 at 5:30 p.m.**

Commissioner Adelberg made a motion to adjourn.

Seconded by Commissioner Abernethy

Unanimously Approved

Respectfully Submitted by
Maria Vazquez-Goncalves
September 7, 2022