

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

Date: November 7, 2022
Time: 5:30 p.m.
Location: Remotely on Zoom
Roll Call: In Attendance: Committee Chairman Robert Karp; Commissioner Damian Ortelli, 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 5:34 p.m.
2. Review and Approval of October 3, 2022 Meeting Minutes.

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

3. Referral of CSPR 1159 – Susan Fixary – (Scott Design), 6 Gypsy Moth Landing, Stamford, CT. Applicant is proposing to flood proof dwelling by installing replacement metal vents in the Dwelling’s foundation and in an attached garage. The applicant stated this is being done to comply with the Coastal Area Management Act for flood mitigation. Property is located within the CAM boundary. Susan Fixary, Scott Design Inc., applicant’s representative was present to explain and answer commissioners’ 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 improve resiliency to coastal flooding.

Seconded by Commissioner Adelberg Unanimously Approved

4. Referral of Application 222-32 – CP VIII 100 Clinton, LLC, O, 100, 102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 (“Block A”) and 75, 79, 99, 101, 107, 113 Clinton Avenue and 0, 1, 4, 6, 10, 17, 19, 25 Division Street (“Block B”) (collectively, the “Property”). Application for General Development Plan, Site and Architectural Plans and/or Requested Uses and a Coastal Site Plan Review. Applicant is proposing to construct two residential buildings totaling 471 units with 453+ total parking spaces and associated amenities, landscaping, drainage and utility infrastructure. The property is located within the CAM boundary. Jason Klein, Williams J. Hennessey, Jr., Carmody Torrance Sandak & Hennessey LLP., and Ted Milone, Redniss & Mead were present, representing the applicant’s proposal and answering 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 the proposed project, including drainage improvements, will significantly improve storm water and water quality conditions on the affected properties; that safe and enjoyable public access to and along the Mill River will be provided; and that the proposed residential development is not located within the coastal floodplain.

Seconded by Commissioner Abernethy Unanimously Approved

5. Referral of CSPR 1160 – Quesited Consulting LLC (Katie Wagner), 68 Saddle Rock Road, Stamford, CT. Applicant is proposing replacement of existing generator with a new 60KW generator at the same location with increase in the height of the pad by approximately 3'. Property is located within the CAM boundary. Katie Wagner, applicant's representative, was present to explain and answer commissioners' questions.

Commissioner Abernethy made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan insofar as the proposed project will reduce the vulnerability of existing development to coastal flooding.

Seconded by Commissioner Adelberg

Unanimously Approved

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

Mr. Steadman and Commissioner Abernethy reported no updates.

7. Old Business:

- Plans regarding the Mill River pedestrian bridge and more specifically pedestrian access to and from the bridge via Greenwich Avenue and Pulaski Street. Frank Petise, Transportation Bureau Chief, COS, discussed pedestrian crosswalks on Greenwich Avenue and will provide a written statement that he believes that pedestrian access to and from the proposed bridge can be accommodated safely from Greenwich Avenue.
- Consultant Steadman updated the Commissioners on the status of the court case involving the Town of Greenwich and harbor management authority. The Town of Greenwich has submitted a petition to the CT Supreme Court requesting that the Supreme Court hear an appeal by the Town of the recent Appellate Court decision that would reduce municipal harbor management authority and affect all harbor management commissions. The committee discussed how other harbor management commissions may become involved through an amicus brief and proposals for legislative action.
- 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.

8. New Business:

- Commissioner Ortelli stated he was asked by a member of the BOR about the status of a proposed entertainment activity at 208 Harbor Drive, Stamford, CT. Commissioner Karp reported that a proposal at this address was discussed at the SHMC meeting in January 2019. Mr. Steadman will inquire of the Land Use Bureau regarding the status of this activity.

9. Next scheduled meeting Monday, December 5, 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
November 8, 2022