

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

Date: December 5, 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 November 7, 2022 Meeting Minutes.

Commissioner Adelberg moved to approve November 7, 2022 Meeting Minutes with amendments.

Seconded by Commissioner Abernethy

Unanimously Approved

Chairman Karp acknowledged receipt of correspondence from Board member Doreen Banks of the Marina Bay Association transmitting Association concerns regarding proposed project plans for 68-70 Seaview Ave.; there was no discussion.

3. Referral of CSPR 1161 - Quesited Consulting LLC (Katie Wagner), 46 Ocean Drive North, Stamford, CT – Applicant is proposing to install a spa in the rear yard with equipment for the spa located in the basement. Property is located within the CAM boundary. Katie Wagner, Quesited Consulting LLC, applicant's representative, was present to explain the proposal and answer commissioners' questions. Tabled pending plan modification by the applicant to comply with flood management requirements; new application for zoning variance may be required and would require Land-Use Bureau referral to SHMC.

4. Referral of CSPR 1162 – Chris Fitzgerald, 26 Auldwood Road, Stamford, CT – Applicant is proposing to add a second floor, add to and renovate areas of the first floor and add front and rear roofed porches. The property is located within the CAM boundary. Mark Mustacato, RMG Associates, applicant's representative, 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 proposed project is anticipated to have no significant impact on the Harbor Management Area.

Seconded by Commissioner Ortelli

Unanimously Approved

5. Referral of CSPR 1163 – Terrence Green, 38 Kenilworth Drive East, Stamford, CT – proposing to remodel and extend existing dwelling to consist of a rear addition, expand existing garage with 2nd floor bedroom, front entry and new rear deck. Property is located within the

CAM boundary. Terrence Green, 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 proposed project is anticipated to have no significant impact on the Harbor Management Area.

Seconded by Commissioner Adelberg

Unanimously Approved

6. Old Business:

- Consultant Steadman reported no new updates on the status of the court case involving the Town of Greenwich and harbor management authority.
- SHMC – Application Review Process for Connecticut DEEP Permits - Flow Charts: no new update; work in progress.
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Charts: no new update; work in progress.
- Revised version of Text Change Application 222-01 – “Clean Up 3”, regarding zoning boundaries relative to Harbor Management Area: Commissioner Abernethy and consultant Steadman presented, and commissioners discussed, draft text to be provided to Land-Use Bureau clarifying that zoning boundaries do not extend waterward of Mean High Water; a second draft will be prepared.
- Acting Commissioner Committee Chairman Abernethy (standing in for Commissioner Committee Chairman Karp who abstained from discussion) and Consultant Steadman gave an update on 208 Harbor Drive matter: Winter Garden Building, Liquor Permit Application. Tabled pending receipt of additional information from Land-Use Bureau (LUB), including whether additional approvals are required. Mr. Fedeli, on behalf of SHMC, has prepared and submitted a memo to the LUB with SHMC concerns and questions.
- Consultant Steadman reported on results of historical research concerning the Stamford Lighthouse conducted at the State Library, including review of 1955 Special Act transferring ownership to City of Stamford.

7. New Business:

- Discussion of Zoning Board efforts to simplify approval process for certain types of coastal site plan reviews; Mr. Steadman reported that this is in the preliminary planning stages and the LUB informed him that the SHMC will be consulted.

8. Next scheduled meeting Monday, January 9, 2023 at 5:30 p.m.

Commissioner Ortelli made a motion to adjourn.

Seconded by Commissioner Adelberg

Unanimously Approved

Respectfully Submitted by
Maria Vazquez-Goncalves
December 6, 2022