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March 8, 2016

Mr. Norman Cole
Land Use Bureau Chief
Stamford Government Center
888 Washington Blvd.
Stamford, CT 06901

Subject: CSPR 1004 by Stewart and Rachel Shanley concerning work adjoining the Stamford Harbor Management Area at 89 Saddle Rock Road

Dear Mr. Cole:

The Stamford Harbor Management Commission (SHMC) has reviewed the application for Coastal Site Plan Review submitted to the Land Use Bureau by Stewart and Rachel Shanley (the Applicants). The Applicants seek approval to reinforce an existing stone wall damaged during Storm Sandy at 89 Saddle Rock Road.

As the Applicants' proposal affects property on, in, or contiguous to the Stamford Harbor Management Area, it is subject to review by the SHMC to determine its consistency with the Stamford Harbor Management Plan. The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes, Sec. 6-62 of the Stamford Code of Ordinances, and the Harbor Management Plan. Pursuant to the General Statutes, City Code, and Harbor Management Plan, a 2/3 vote of all members of the Zoning Board is needed to approve a proposal that has not received a favorable recommendation from the SHMC.

During its meeting on February 16, 2016, the SHMC approved a motion to find the Applicants' proposal consistent with the Harbor Management Plan and to provide the following comments and recommendations to the Zoning Board and Applicants.

Comments and Recommendation:

1. The Harbor Management Plan supports timely repair of shore protection structures as necessary to protect existing development from flood and erosion hazards.
2. The SHMC understands that: a) the existing wall is not the subject of any notice of violation or enforcement order issued by state or municipal authorities; and b) all proposed work will be conducted landward of the Coastal Jurisdiction Line and therefore no state approvals are needed.
3. The proposed plans have been prepared by a professional engineer who has determined that the proposed project will have no significant adverse impacts on other properties.
4. The Applicants should be required to employ all appropriate best management practices during and after construction as necessary to avoid any significant adverse impacts on environmental quality, including water quality, in the Harbor Management Area.

Please be advised that the SHMC reserves its right to review the Applicants' proposal and provide additional comments at such time as it may be modified or be the subject of another application, additional information is provided, or the proposal is the subject of a public hearing.

If you have any questions or require any additional information, please contact me at (315) 651-0070 or dortelli@stamfordct.gov.

Sincerely,



Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

Frank Fedeli, Stamford Office of Operations
Kristal Kallenberg, CT DEEP, Office of Long Island Sound Programs
Brian McMahon, P.E., Redniss and Mead, Engineer for the Applicants
Griffith Trow, Chairman, SHMC Application Review Committee