

MAYOR
DAVID R. MARTIN



CITY OF STAMFORD, CONNECTICUT
HARBOR MANAGEMENT COMMISSION

CHAIRMAN
DR DAMIAN ORTELLI

VICE CHAIRMAN
RAYMOND L. REDNISS

SECRETARY/TREASURER
ROBERT M. KARP

PAUL ADELBERG
JEFFERY SAUNDERS
ROBERT J. STRADA
GRIFFITH H. TROW

STEVEN M. LOEB, ALTERNATE
MICHAEL PENSIERO, ALTERNATE

March 28, 2015

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

Subject: Coastal Site Plan Review 978 Application by Waterfront Magee, LLC to provide winter boat storage on property near the Stamford Harbor Management Area

Dear Mr. Cole:

The Stamford Harbor Management Commission (SHMC) has reviewed the proposal submitted to the Zoning Board by Waterfront Magee, LLC (the Applicant) to provide winter boat storage on 3.5 acres at 205 Magee Avenue in a General Industrial (M-G) District.

As the Applicant's proposal affects property on, in, or contiguous to the Stamford Harbor Management Area, the proposal 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 March 17, 2015, the SHMC approved a motion to find the Applicant's proposal consistent with the Harbor Management Plan subject to the following comments and recommendations.

Comments and Recommendations:

1. It is a policy of the Harbor Management Plan to encourage and support establishment of boat service facilities, including boat maintenance, repair, and storage facilities.
2. The proposed activity adjoins an existing city-owned walkway and open space adjoining the East Branch of Stamford Harbor and designated as “Open Space – Public Parks” in the 2014 Master Plan. The proposed activity should not interfere with or in any way diminish public use and enjoyment of the existing waterfront walkway and open space.
3. Best management practices, including but not limited to storm-water management practices and practices to manage any hazardous materials and sewage spills associated with boat storage operations, should be required to ensure that the proposed activity does not cause any significant adverse impacts on the environmental quality, including water quality, in the Harbor Management Area and in the tidal wetland area adjoining the Applicant’s property.
4. Any boat storage that may be permitted on this site should be in accordance with any requirements imposed by the Fire Marshall to maintain public safety and provide emergency access for fire-fighting purposes and for effective response to any contamination caused by spills of fuel, oil, anti-fouling paint, sewage, and other hazardous materials and contaminants.
5. Although not included in the application materials, the SHMC understands from the Applicant’s presentation that the Applicant intends to transport boats removed from the water at the proposed Davenport Landing boatyard to a boat storage yard—the subject of a separate application—at 205 Magee Avenue, a distance of approximately two miles from the boatyard via public streets. The SHMC is concerned about the viability of this method of boat hauling and storage. The SHMC recommends that the Zoning Board require additional information to address the viability of this apparently proposed method of boat hauling and storage, including a professionally-prepared market study and needs analysis.
6. The SHMC reserves its right to continue to review the Applicant’s proposal and provide additional comments at such time as it may be modified, additional information is provided, or the proposal is the subject of a public hearing.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'D. Ortelli', with a stylized flourish at the end.

Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

Mr. Frank Fedeli, Stamford Office of Operations
Mr. John Freeman, Attorney, Harbor Point Development
Ms. Kristal Kallenberg, CT DEEP Office of Long Island Sound Programs
Mr. Griffith Trow, Chairman, SHMC Application Review Committee
Planning Board Members
Zoning Board Members
Harbor Commission Members