

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

Date: November 6, 2023  
Time: 5:30 p.m.  
Location: Remotely on Zoom  
Roll Call: In Attendance: Chairman Robert Karp; Commissioner Damian Ortelli, Paul Adelberg and Sam 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 October 2, 2023, Meeting Minutes.

**Commissioner Adelberg moved to approve October 2, 2023, Meeting Minutes.  
Seconded by Commissioner Abernethy Unanimously Approved**

3. Referral of CSPR 1178 – Jeremy Binder, 243 Willowbrook Avenue, Stamford, CT. The applicant is proposing the reconstruction of an existing rear deck along with new stairs and a dry storage room under the deck. Property is located within the CAM boundary. Jeremy Binder, applicant, was present to explain the project and answer commissioners' questions.

**Commissioner Abernethy made a motion to recommend to the HMC a finding of no objection insofar as the proposed project is not expected to affect the Harbor Management Area in any significant way.  
Seconded by Commissioner Adelberg Unanimously Approved**

4. Referral of CSPR 1179 – Nicoletta Righini, 133 Stamford Avenue, Stamford, CT. The applicant is proposing the addition of a new sunroom of approximately 278 sf and corresponding area at the first floor of an additional 276 sf along with minor interior first floor improvement and alterations. The applicant is also including legalization of the interior alternations to the attic made by previous owners. Property located within the CAM boundary. Nicoletta Righini, applicant, was present to explain the project and answer commissioners' questions.

**Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection insofar as the proposed project is not expected to affect the Harbor Management Area in any significant way.  
Seconded by Commissioner Abernethy Unanimously Approved**

6. Referral of CSPR 1180 – Bicoastal Holdings LLC, 110 Davenport Drive, Stamford, CT. The applicant is proposing the installation of a generator. The property is located within the CAM boundary. Matthew Kivijarv was present to explain the project and answer any of the commissioners' questions.

**Commissioner Abernethy made a motion to recommend to the HMC a finding of no objection insofar as the proposed text change is not expected to affect the Harbor Management Area in any significant way and with the understanding that the proposed work meets all FEMA requirements for construction in the coastal floodplain.  
Seconded by Commissioner Adelberg Unanimously Approved**

7. Referral of CSPR 1181 – Quesited Consulting LLC, 60 Sea Beach Drive, Stamford, CT. The applicant is proposing to construct a new single-family residence, driveway, patios, walkways, pool, pool equipment, air

conditioning units, generator, fencing and gates. A Flood Evacuation and Preparedness Plan prepared by the applicant is included in the application materials. The property is located within the CAM boundary. Dorothea Donelan-Avery, property owner; Eric Baker, Architect; and Bryan Muller, Engineer, were present to explain the application and answer commissioners' questions.

**Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan with the understanding that the proposed project is expected to result in a significant improvement to existing storm water and water quality conditions on the site and reduce structural flood hazard vulnerability and provided that: Best Management Practices are employed during construction to ensure no adverse impacts to environmental quality, including water quality, in the Harbor Management Area; and that the project meets all city requirements for storm water management and all FEMA requirements for construction in the coastal floodplain.**

**Seconded by Commissioner Abernethy Unanimously Approved**

8. Referral of CSPR 1175 – Edward G. Davis, on behalf of Mr. & Mrs. Robert Luton, 23 Ralsey Road South, Stamford, CT. The applicant is proposing the elevation of an existing single-family dwelling along with the addition of an open covered wood deck. The property is located within the CAM boundary. Bryan Muller, Engineer, was present to explain the application 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 is expected to result in a significant improvement to existing storm water and water quality conditions on the site and reduce structural flood hazard vulnerability and provided that: Best Management Practices are employed during construction to ensure no adverse impacts to environmental quality, including water quality, in the Harbor Management Area; and the project meets all city requirements for storm water management and all FEMA requirements for construction in the coastal floodplain.**

**Seconded by Commissioner Adelberg Unanimously Approved**

5. CT DEEP LWRD License Application Form D COP – Chatham Rock Island Inc., Stamford Harbor Lighthouse, Stamford, CT. The application is to place a temporary floating dock on the existing pilings to provide access to the site for the necessary surveys and planning for permanent restoration and permitting. Gary Kalan was present to explain the project and answer commissioners' questions.

**Commissioner Ortelli recused himself.**

**Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan with reference to the relevant Plan policies for protection and enhancement of cultural resources in the Harbor Management Area, and with the understanding that the project plans as prepared by the applicant for the COP application are deemed suitable by DEEP for inclusion in the application.**

**Seconded by Commissioner Abernethy Unanimously Approved**

## **9. Old Business:**

- Consultant Steadman reported on the ongoing activities to clarify and uphold municipal harbor management authority in response to the court decision in the Cohen v. DEEP case.
- Consultant Steadman reported on the applicant's challenge to the Zoning Board's decision concerning CSPR1169 involving unresolved beach access issues.
- SHMC – Application Review Process for Connecticut DEEP Permits - Flow Charts: no new update.
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Charts: no new update.
- Brief discussion on the Charter vote in Stamford.

**10. New Business:**

- None

**11. Next scheduled meeting Monday, December 4, 2023, 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 7, 2023

DRAFT