

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

Date: January 3, 2024
Time: 5:30 p.m.
Location: Remotely on Zoom
Roll Call: In Attendance: Chairman Sam Abernethy; Paul Adelberg and Robert Karp; Consultant Geoff Steadman; and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Committee Chairman Abernethy at approximately 5:31 p.m.
2. Review and Approval of December 4, 2023, Meeting Minutes.

**Commissioner Adelberg moved to approve December 4, 2023, Meeting Minutes.
Seconded by Commissioner Karp Unanimously Approved**

3. CT DEEP LWRD License Application Pre-Submission Consultation Form, SHMC – (James J. Bajek, LLC) John M. Ciuffo, 76 Sea Beach Drive, Stamford, CT. The applicant is proposing improvements to an existing and previously approved private dock for recreational boating. James J. Bajek, applicant’s representative, was present to explain the project and answer commissioners’ questions. The modified dock would be set back 22 feet from the nearest extended littoral property line--less than the 25-ft. distance recommended in the Harbor Management Plan. However, it is recognized that the pre-existing structure previously approved was slightly closer to the littoral property line. As a result, commissioners expressed no objection to the proposed set-back distance at this time.

**Commissioner Adelberg made a motion to recommend to the SHMC a finding of no objection to the pre-submission plans being included in a permit application to DEEP with the understanding that the SHMC reserves its right to provide additional comments during the DEEP review process.
Seconded by Commissioner Karp Unanimously Approved**

Discussion on the CT DEEP LWRD License Application Pre-Submission Consultation Form, Shellfish Commission - (James J. Bajek, LLC) John M. Ciuffo, 76 Sea Beach Drive, Stamford, CT. The applicant is proposing a recreational dock modification. The documents were mistakenly mailed to the Government Center and will be reviewed at the SHMC meeting.

4. Referral of CSPR 1186 – Mill River Collaborative, Mill River Park, corner of West Main Street and Treser Blvd. Pursuant to the Mill River Park Master Plan, the Applicant is proposing to replace the existing playground equipment with new equipment along with a new splash pad and restrooms and other site improvements, including improved visibility of the playground from off site. Property is located within the CAM boundary. Michael Stake, Mill River Collaborative, was present to answer commissioners’ questions.

Commissioner Adelberg made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan with reference to the applicable policies of the Plan supporting enhanced public use and enjoyment of the park and with the understanding that the proposed project will result in improved storm water and water quality conditions on the site.

Seconded by Commissioner Karp Unanimously Approved

5. CT DEEP LWRD License Application Pre-Submission Consultation Form, HMC – (RACE Coastal Engineering) Howard Novick, 190 Davenport Drive, Stamford, CT. The applicant is proposing the completion of a stone sea wall determined to be non-compliant with a previous COP application 20210048. Azure Dee Sleicher, RACE Coastal Engineering, Applicant’s representative, was present to explain the project and answer commissioners’ questions. A DEEP Notice of Violation was not issued but the Applicant will be required to pay an increased permit application fee. Insofar as the proposed project constitutes a flood and erosion control structure, in addition to DEEP approval, it will also be subject to Coastal Site Plan Review by the Zoning Commission.

Commissioner Adelberg made a motion to recommend to the SHMC a finding of no objection to the pre-submission plans being included in a permit application to DEEP with the understanding that the SHMC reserves its right to provide additional comments during the DEEP review process.

Seconded by Commissioner Karp

Unanimously Approved

6. CT DEEP LWRD License Application Pre-Submission Consultation Form, Shellfish Commission – (RACE Coastal Engineering) Howard Novick, 190 Davenport Drive, Stamford, CT. The applicant is proposing the completion of a stone sea wall that’s non-compliant following a previously COP application 20210048. Azure Dee Sleicher, RACE Coastal Engineering, and applicants’ representative, was present to explain the project and answer commissioners’ questions. A DEEP Notice of Violation was not issued but the Applicant will be required to pay an increased permit application fee. Insofar as the proposed project constitutes a flood and erosion control structure, in addition to DEEP approval, it will also be subject to Coastal Site Plan Review by the Zoning Commission.

Commissioner Adelberg made a motion to recommend to the SHMC, acting as the Stamford Shellfish Commission, a finding of no objection to the pre-submission plans being included in a permit application to DEEP with the understanding that the SHMC reserves its right to provide additional comments during the DEEP review process.

Seconded by Commissioner Karp

Unanimously Approved

7. Referral of Application 223-44 – Pacific House Inc. & Mica Development Co. LLC, 66 Stillwater Avenue, Stamford, CT. The Applicant is proposing construction of an 18-unit deeply affordable residential building along with associated landscaping and parking. The property is located within the V-C (Village Commercial) zoning district. Raymond Mazzeo, Redniss & Mead, applicant’s representative, was present to explain the application and answer commissioners’ questions. Site is not located in an area of significant flood hazard area. Mr. Mazzeo represented that the project will comply with city storm water requirements and that the project’s features would improve handling of storm water run off and water quality.

Commissioner Adelberg made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan provided that a significant improvement in storm water and water quality conditions can be demonstrated.

Seconded by Commissioner Karp

Unanimously Approved

8. Old Business:

- Initiatives to achieve legislative amendments to clarify and uphold Harbor Management authority: discussion focused on urgency of involving other harbor management commissions and moving forward collaboratively in the upcoming legislative session with the same legislative proposal as submitted last year.

- 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.
- Status of Applicant’s appeal of Zoning Board denial in the matter of CSPR 1169 following SHMC’s review and finding. SHMC will request update from city legal department.

9. New Business:

- No new business.

10. Next scheduled meeting Wednesday, February 5, 2024, at 5:30 p.m.

Commissioner Adelberg made a motion to adjourn.

Seconded by Commissioner Abernethy

Unanimously Approved

Respectfully Submitted by
Maria Vazquez-Goncalves
January 4, 2024

DRAFT