

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

Date: March 4, 2024
Time: 5:30 p.m.
Location: Remotely on Zoom
Roll Call: In Attendance: Chairman Sam Abernethy; Damian Ortelli, 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 5:30 p.m.
2. Review and Approval of February 5, 2024, Meeting Minutes.

Commissioner Adelberg moved to approve February 5, 2024, Meeting Minutes.

Seconded by Commissioner Karp

Unanimously Approved

Note: Chairman Abernethy recommended to review Items 4, 5, 7 and 8 together. Then review Item 3.

4. Application 224-06 – City of Stamford, Zoning Board, 888 Washington Boulevard, Stamford, CT. The applicant is proposing a change to the Stamford Zoning Regulations intended to increase the supply of housing for seniors and people with disabilities.
5. Application 224-07 – City of Stamford, Zoning Board, 888 Washington Boulevard, Stamford, CT. Applicant proposes to bring the ongoing reorganization of the Zoning Regulations to a conclusion by consolidating and re-ordering Zoning Sections. Cross-references across sections will be updated with the new Section numbers, placeholders will be added for districts without stand-alone sections and the table of contents will be updated to reflect these changes.
7. Application 224-09 - City of Stamford, Zoning Board, 888 Washington Boulevard, Stamford, CT. Applicant is proposing to amend Use Definition “Dwelling Unit, Accessory (ADU)” in Section 5.E. of the Stamford Zoning Regulations to ease limitations in the production of ADUs.
8. Application 224-10 - City of Stamford, Zoning Board, 888 Washington Boulevard, Stamford, CT. Applicant is proposing a text change is to streamline the existing regulations for non-conforming uses, add provisions for non-conforming buildings, structures, and lots, eliminate Special Permit provisions and facilitate the conversion of obsolete structures and uses to viable uses.

Commissioner Karp made a motion to recommend to the SHMC a finding of no objection insofar as the proposed text changes are not expected to have significant impacts on the Harbor Management Area and with the understanding that the SHMC will continue to have the opportunity to review, when submitted, individual development proposals that may affect the Harbor Management Area.

Seconded by Commissioner Adelberg

Unanimously Approved

3. Application 224-05 – City of Stamford, Zoning Board, 888 Washington Boulevard, Stamford, CT. Applicant is proposing a text change to better align the Purpose Section of the City of Stamford Zoning Regulations with the updated regulations of Section 8-2 of the Connecticut General Statutes. Section 8-2 was amended by the Public Act, which was approved on June 10, 2021. Commissioners noted that a stated purpose

of the amended Public Act is to facilitate provision of housing to address equity issues. Proposed new zoning text includes a purpose to “secure safety from fire, panic, flood and other dangers including climate change.” Commissioners discussed the importance of planning and regulating development in the coastal floodplain to reduce the vulnerability of lives and property to flooding and other coastal hazards.

Commissioner Karp made a motion to recommend to the SHMC a finding of no objection with comments as discussed, including the need to recognize that proposals for increasing residential development in the coastal floodplain may not be consistent with goals for achieving and maintaining coastal resiliency in response to coastal hazards, including rising sea level.

Seconded by Commissioner Adelberg Unanimously Approved

6. Referral of CSPR 1189 – Joseph Tripuzzi, 16 Kenilworth Drive West, Stamford, CT. The applicant is proposing a small addition, exempt from storm-water retention requirements to the existing structure. Property is located within the CAM boundary. Joseph Tripuzzi, the applicant, was present to discuss the project and answer the commissioners’ questions.

Commissioner Adelberg made a motion to recommend to the SHMC a finding of no objection insofar as the proposed project is not expected to have a significant impact on the Harbor Management Area.

Seconded by Commissioner Karp Unanimously Approved

9. Referral of CSPR 1190 – Yolanda Vilchez, 39 Auldwood Road, Stamford, CT. The applicant is proposing a small addition, exempt from storm-water retention requirements to the existing structure along with interior alterations. Property is located within the CAM boundary. Yolanda Vilchez, the applicant, was present to discuss the project and answer the commissioners’ questions.

Commissioner Ortelli made a motion to recommend to the SHMC a finding of no objection insofar as the proposed project is not expected to have a significant impact on the Harbor Management Area.

Seconded by Commissioner Adelberg Unanimously Approved

10. Referral of CSPR 1191 – Robert Maiorano, 45 Ocean Drive North, Stamford, CT. Applicant is proposing small additions, exempt from storm-water retention requirements to the basement, first and second floor of the existing structure. Property is located within the CAM boundary. Robert Maiorano, the applicant, was present to discuss the project and answer the commissioners’ questions.

Commissioner Adelberg made a motion to recommend to the SHMC a finding of no objection insofar as the proposed project is not expected to have a significant impact on the Harbor Management Area.

Seconded by Commissioner Ortelli Unanimously Approved

11. Referral of CSPR 1188 – Radek Srednicki, 23 Perry Street, Stamford, CT. Proposing a third-floor addition to an existing building and a new 4-story addition to the rear of the existing building for a total of 5 residential units and a commercial space. Property located within the CAM boundary. Radek Srednicki, applicant, was present to discuss the project and answer the commissioners’ questions. Tabled until the next meeting due to insufficient information about storm water runoff.

Note: Chairman Abernethy proceeded to review New Business.

12. Old Business:

- Geoff Steadman updated the commissioners on the initiatives to achieve legislative amendments to clarify and uphold Harbor Management authority.
- 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.

13. New Business:

- Referral from the Planning Board re: Subdivision application #4050, 1295 Shippan Avenue LLC, 1295 Shippan Avenue (2 lots). Comments must be received by March 29, 2024. Tabled until the next meeting.

14. Next scheduled meeting Monday, April 1, 2024, at 5:30 p.m.

Commissioner Karp made a motion to adjourn.

Seconded by Commissioner Adelberg

Unanimously Approved

Respectfully Submitted by
Maria Vazquez-Goncalves
March 5, 2024

DRAFT