

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

Date: April 1, 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 5:36 p.m.
2. Review and Approval of March 4, 2024, Meeting Minutes.

Commissioner Adelberg moved to approve March 4, 2024, Meeting Minutes.

Seconded by Commissioner Karp

Unanimously Approved

3. 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. Keith Werner, Ahneman Kirby LLC, applicant's representative, was present to discuss the project and answer the commissioners' questions. There was discussion concerning storm water runoff. Based on comments from the Engineering Division, applicant is required to revise project plans. As a result, commissioners agreed that they cannot make a favorable recommendation on the plans as currently submitted and will review the revised plans when received.

4. Application 224-14 – City of Stamford, Zoning Board, 888 Washington Boulevard, Stamford, CT. The purpose of this applicant is to more tightly regulate Cannabis Retailers and Smoke Shop and Tobacco Stores in order to better protect the public health and welfare, in particular of children and adolescents.

Commissioner Ortelli 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 have the opportunity to review, when submitted, individual development proposals that are subject to the revised zoning text as those proposals may affect the Harbor Management Area.

Seconded by Commissioner Karp

Unanimously Approved

5. Referral of CSPR 1193 – Jerry and Paulette Firestone, 199 Dolphin Cove Quay, Stamford, CT. The applicant is proposing to demolish existing dwelling and driveway, construct a new dwelling along with grading, landscaping, and install stormwater runoff controls. Property is located within the CAM boundary. Leonard D'Andrea, D'Andrea Surveying & Engineering, PC, applicants' representative, was present to discuss the project and answer the commission's questions.

Commissioner Ortelli made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan with the understanding that the proposed project is expected to result in a significant improvement in storm water and water quality conditions on the site and reduce the vulnerability of existing development to coastal flood hazards.

Seconded by Commissioner Adelberg

Unanimously Approved

6. Referral of Application 224-16 – Nautilus Botanicals EJVI LLC and 1308 East Main Street, 1308 East Main Street, Stamford, CT – Special Permit and Coastal Site Plan Review. The applicant is seeking approval to operate a hybrid cannabis retail facility servicing both medical patients and adult-use consumers. Property is located within the C-N Zone. Leonard Braman, Wofsey, Rosen, Kweskin & Kuriansky, LLP, applicant’s representative, was present to discuss the project and answer the commissioners’ questions. All proposed work is within the interior of the existing structure; no exterior building or site modifications proposed. Interior modifications to improve flood resiliency of interior uses are proposed.

Commissioner Adelberg made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan with the understanding that the proposed project is expected to reduce the vulnerability of interior building uses to coastal flood hazards.

Seconded by Commissioner Ortelli

Unanimously Approved

Noted: Chairman Abernethy explained that the following application was tabled from last month’s new business.

Referral from the Planning Board re: Subdivision application #4050, 1295 Shippan Avenue LLC, 1295 Shippan Avenue (2 lots). The applicant is proposing to construct a new residence and associated driveway. The proposed existing driveway and a portion of the existing house will be removed. Aleksandra Moch, applicant’s representative, 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 with the understanding that the subdivision design will allow for adequate stormwater management and the SHMC will have the opportunity to review, when submitted, individual development proposals for the subdivided property as those proposals may affect the Harbor Management Area.

Seconded by Commissioner Karp

Unanimously Approved

7. Old Business:

- No new update on 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 Chart: a draft of an updated flow chart was distributed to the commissioners prior to the meeting and will be reviewed at the next ARC meeting.

8. New Business: None

9. Next scheduled meeting Monday, May 6, 2024, at 5:30 p.m.

Commissioner Adelberg made a motion to adjourn.

Seconded by Commissioner Karp

Unanimously Approved

Respectfully Submitted by
Maria Vazquez-Goncalves
April 2, 2024