

Stamford Harbor Management Commission (SHMC) - Applications Review Committee
DRAFT MINUTES

Date: June 3, 2024
Time: 5:30 p.m.
Location: Remotely on Zoom
Roll Call: In Attendance: Chairman Sam Abernethy; Damian Ortelli (Arrived at 5:56 p.m.); Robert Karp; Consultant Geoff Steadman and OSS Lesley Capp (Covering for 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 May 6, 2024 Draft Meeting Minutes.

As there was not a quorum in attendance to approve the minutes, Commissioner Abernethy deferred this item.

3. **Referral of CSPR #1197 - Aleksandra Moch, 1285 Shippan Avenue, Stamford, CT.** Applicant on behalf of property owner is proposing to construct a new single-family residence on a two-lot subdivision previously approved at 1285 Shippan Avenue in Stamford. The property is currently zoned R-7½. Aleksandra Moch, along with Wayne D'Avanzo, Fairfield County Engineers, were present to discuss the project and answer questions from the Commission.

Commissioner Karp made a motion to recommend to the SHMC a recommendation of consistency with the Harbor Management Plan with the understanding, based on information provided by the applicant, that the proposed project is expected to result in a significant improvement in storm water and water quality conditions on the site.

Seconded by Commissioner Abernethy

Unanimously Approved

NOTE: Commissioner Ortelli joined the meeting.

4. **Referral of CSPR #1198 - Tamara & David Dyckman, 46 Ocean Drive North, Stamford, CT.** Applicant is proposing to redevelop 46 Ocean Drive North with a new dwelling. The property covers about 8,000 sq. ft. on the east side of Ocean Drive North and is located in the R-10 (One-Family Residence District) Zone. It is a waterfront property and is completely within the coastal floodplain. The existing residence to be demolished is not compliant with FEMA requirements. The proposed new development will not increase impervious coverage and will include a new drainage system. Permeable pavers will be utilized and will require maintenance, including re-setting from time to time and vacuum cleaning between joints. Adam Cerini, D'Andrea Surveying & Engineering, PC, representing the applicant, was present to discuss the project and answer questions from the Commission.

Commissioner Ortelli made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan with the understanding, based on information provided by the applicant, 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 Karp

Unanimously Approved

5. **Referral of Application #224-19 - City of Stamford Zoning Board, 888 Washington Blvd., Stamford, CT - Text Change:** Applicant proposes a change to the Stamford Zoning Regulations to adjust the parking requirements for residences according to the findings and recommendations of the Stamford Citywide Parking Study and to address residents' concerns regarding the parking requirements for large dwellings.

This item was **TABLED** to the July 1, 2024 meeting as the Committee had not received the application materials for review.

6. **Referral of Application #224-05 - City of Stamford Zoning Board, 888 Washington Blvd., Stamford, CT - Text Change:** Applicant is proposing a Text Change seeking 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 Public Act 21-29, which was approved on June 10, 2021.

This item was not discussed and struck from the agenda as it had been heard and approved at the May 6, 2024 meeting.

7. Old Business:

- No new update from 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 Chart: An update prepared by Mr. Steadman has been provided to Commissioners for review.
- SHMC - Application Review Process for Coastal Site Plan Approvals - Flow Chart: An update provided by Mr. Steadman has been provided to Commissioners for review.

8. New Business:

Mr. Steadman provided a summary of an email from Richard Warren, O&G with regards to the proposed reopening of their facility in Norwalk. After considerable discussion, the Commission decided to continue this issue to the June 18, 2024 meeting and Commissioner Ortelli will draft a letter attesting to O&G's good standing as a water-dependent operator in Stamford Harbor.

Commissioner Abernethy reintroduced the approval of the May 6, 2024 Draft Meeting Minutes.

Commissioner Ortelli moved to approve the May 6, 2024 Draft Meeting Minutes.

Seconded by Commissioner Karp

Unanimously Approved

NOTE: It was realized after the meeting that Commissioner Karp should not have seconded the motion for approval of the draft minutes since he was absent at the May 6, 2024 meeting. As per the City's Legal Department, there will be a new vote for approval taken at the July 1, 2024 meeting.

9. Next scheduled meeting Monday, July 1, 2024, at 5:30 p.m.

Commissioner Abernethy adjourned the meeting at 6:29 p.m.

Respectfully Submitted,
Lesley Capp
June 17, 2024