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CITY OF STAMFORD, CONNECTICUT
**STAMFORD HARBOR MANAGEMENT &
SHELLFISH COMMISSION**

Scheduled SHMC meeting on 03/19/2024 via Zoom; called to order at 6:31 PM - Chairman Ortelli presiding.

In Attendance:

Commissioners: Dr. Damian Ortelli, Chairman; Commissioners: Sam Abernethy, Paul Adelberg; Robert Karp; Mike Pensiero; Russ Hollander, Alternate.

Staff: Frank Baldassare, Marina COS; Sgt. Kevin Fitzgibbons, Stamford Police Dept.; Geoff Steadman, Consultant (Arrived at 6:37 p.m.); Yale Greenman, Harbor Master; and Maria Vazquez-Goncalves, Recorder.

Absent: Commissioners Ray Redniss, William Malloy III; Frank Fumega, Deputy Harbor Master; Captain Eric Knott, Online Mooring; Scott Denise, Assistant Marina Supervisor, COS.

1. Review & Approval of Meeting Minutes:

- **Commissioner Adelberg moved to approve February 20, 2024, minutes.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

2. Chairman's Report:

- a. Discussion regarding SoundWaters work: water quality testing program; Kelp-farming project; West Branch of Stamford Harbor salt marsh restoration project. Captain Mike Bagley of SoundWaters was present and explained the projects and benefits.
- b. Discussion concerning the water quality testing work, including feedback from the Bureau of Aquaculture. According to analysis, the results appear promising for an upgrade of the classification of the shellfish growing areas. It is recommended that a minimum of 7 sample runs 0-4 days after 0.5-1.5" rain be conducted. Data analyzed during a three-year reporting period; 7 missing runs this year will cause additional delays.
- c. No update on efforts to rework HMC shellfish management responsibilities and establish HMC subcommittee to focus on shellfish management.
- d. Update on the West Beach Boat Ramp funding.
- e. Update on the Lighthouse Status. Work to repair the staircase is ongoing; floating dock and access to the lighthouse may be completed soon.

3. Committee Reports:

Applications Review Committee (ARC): Commissioner Abernethy

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.

Application 224-07 – City of Stamford, Zoning Board, 888 Washington Boulevard, Stamford, CT. The applicant is proposing 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.

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.

Application 224-10 - City of Stamford, Zoning Board, 888 Washington Boulevard, Stamford, CT. Applicant is proposing a text change 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 Adelberg moved to accept the ARC recommendation 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 Karp **Unanimously Approved**

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 Adelberg moved to accept the ARC recommendation 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 Karp **Unanimously Approved**

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 moved to accept the ARC recommendation 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

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 Adelberg moved to accept the ARC recommendation 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

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 and first and second floors 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 moved to accept the ARC recommendation 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

Referral of CSPR 1188 – Radek Srednicki, 23 Perry Street, Stamford, CT. Applicant is 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 is located within the CAM boundary. Radek Srednicki, the applicant, was present to discuss the project and answer the commissioners' questions. Tabled until the next ARC meeting due to insufficient information concerning storm water runoff. The Certificate of Exemption that was submitted was not signed by the Engineering Department.

Referral from Planning Board re: Subdivision Application #4050 – 1295 Shippan Avenue LLC, 1295 Shippan Avenue (2lots), Stamford, CT. Tabled until the next ARC meeting.

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

Marina & Safety Committee: Commissioner Hollander

- a. Commissioner Hollander stated Lou DeRubeis, Director of Safety, Health & Welfare, is scheduled to present the Annual State of the Harbor Report to the HMC at the April 16, 2024, HMC meeting.
- b. Commissioner Hollander provided an update on the request for RACE Engineering to perform the tabletop Stamford Harbor Boat Ramp Feasibility Study within our allotted budget and limiting the scope of evaluation to include the circumference of Kosciusko Park.
- c. Discussion on the Lighthouse and finding appropriate sites for locating equipment to enable internet connections and for establishing a live harbor camera.

4. Staff Reports:

Financial:

- Mr. Baldassare reported the ending balance as of 2/29/24 of \$222,565.56.
- Mr. Baldassare reported bills have been sent to O&G, Bloom Brothers, and Rubinos. Discussion regarding bills to Sprague and the Stamford Yacht Club.

Harbor Master:

- Harbor Master Greenman discussed two derelict boats to be removed.
- Discussed his conversation with Harbor Watch and that organization's work to collect water samples from Long Island Sound and Stamford Harbor for analysis.
- Discussed concerns about debris in the harbor.

5. Old Business:

- a. Harbor User Fees Status update by Commissioner Hollander.
- b. Strada Memorial Bench update.
- c. Boat Ramp Feasibility Project Status Report. Updated during Marina & Safety Committee.
- d. CHMA/Bill 5614 Status Report.
- e. Update on the Cove Island Marina.
- f. Consultant Steadman reported on the Harbor Management Plan review; that the city is beginning the process to update the Stamford Master Plan and that the HMC will be involved in that process; and that the CT Port Authority has announced a new round of SHIPP grants with applications due July 1.
- g. Discussion on the HMC contribution to the SPD jet ski. Sgt. Fitzgibbon reported on the donations and the jet ski, and that the SPD has acquired an "autonomous" drone that will respond to 911 calls.
- h. Report from the SoundWaters tour of their kelp farming site discussed during the Chairmans report.

6. New Business:

- Chairman Ortelli shared that the appointment of Mr. Josef Graham to the HMC has been approved by committee and is awaiting action by the mayor.

7. Public Participation: None

8. Next Scheduled Meeting: Tuesday, April 16, 2024, at 6:30 p.m.

9. Adjournment.

- **Commissioner Karp made a motion to adjourn at 9:23 p.m.**
- **Commissioner Hollander seconded the motion.**
- **Unanimously approved.**

cc: Mayor Caroline Simmons; Director Matthew Quinones; Director Louis DeRubeis; Samuel Abernethy; Paul Adelberg; Frank Baldassarre; Russ Hollander; Robert Karp; William Malloy Jr.; Kevin Murray; Sergeant Kevin Fitzgibbon; Dr. Damian Ortelli; Michael Pensiero; Ray Redniss; Anthony Rubino; Tracy Donoghue-Board of Finance; Richard Warren; Board of Representatives-Post; Town Clerk-Post; Building Manager-Post; Harbor Master.