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

Scheduled SHMC meeting on June 18, 2024 via Zoom; called to order at 6:34 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; Geoff Steadman, Consultant (Arrived at 7:01 p.m.); and Lesley Capp, Recorder.

Absent: Commissioners Ray Redniss, William Malloy III, Alternate; Sgt. Kevin Fitzgibbons, Stamford Police Dept.; Frank Fumega, Deputy Harbor Master; Yale Greenman, Harbor Master; Captain Eric Knott, Online Mooring; Scott Denise, Assistant Marina Supervisor, COS; and Maria Vazquez-Goncalves, Administration Account Clerk.

**Call to Order.**

**Roll Call/Public participation sign-up sheet.**

**1. Review and Approval of previous meeting minutes.**

- **Commissioner Abernethy moved to approve the May 28, 2024 minutes.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

**2. Chairman's Report:**

As Mr. Steadman had not yet arrived, Mr. Ortelli took the Items out of order.

- Update on HMC donation to Chatham Rock Island for the purchase of lighting equipment for the Lighthouse.
- Meeting of the Army Corp of Engineers - Hurricane Barrier Closure - July 11, 2024. Mr. Ortelli provided an overview of what will be discussed at the meeting and stated he would be attending.
- CT Port Authority Dredging Survey: Due July 31. Mr. Ortelli provided a brief update.

Mr. Ortelli added Item d as follows:

- Marina Site - 100 Bateman Way (14-acre Site): RACE began the application process for restoring marina slips.

**3. Committee Reports:** Shellfish; Applications; Marina & Safety Committee. (See individual Committee agenda for topics addressed.)

## **Marina & Safety:**

- Mr. Hollander reported he went before the Board of Representatives, Appointment Committee as his term had expired.
- Update on the Lighthouse: Spoke to Gary Cowan who reported the welding for the steps just about completed and searching for a ramp to connect the stairs on lighthouse to the dock.
- Trez Moore in attendance, who is being considered for a spot on the Commission.
- Contacted The Wheel and surveyed their docks. They are in marginally worse shape than those at Czescik Park.
- Marine traffic in the harbor. Quite a bit of traffic for Father's Day weekend but residents have been well-behaved.
- Update on RACE Tabletop Study for Kosciuszko Park.

## **Shellfish:**

- Mr. Fedeli reported working with The Bureau of Aquaculture and Mr. Steadman to determine management of the private and public shellfish beds.
- Update on potential candidates for appointment to the Shellfish Commission.

## **4. Staff Reports:** Financial; Harbor Master; Marina Supervisor.

### **Financial:**

- Mr. Baldassare provided an update on the Financial Report ending May 31, 2024.

### **Marina:**

- Mr. Baldassare stated they are waiting for the new budget to keep work ongoing.
- One finger left to build at Czescik Park.

### **Harbor Master:**

- Mr. Ortelli provided a brief report on the Harbor as Yale Greenman, Harbor Master, was not in attendance.

**NOTE:** Geoff Steadman joined the meeting at 7:01 p.m.

Mr. Ortelli asked Mr. Steadman if he had any further information on the Dredging Survey.

Mr. Steadman made some brief comments.

**NOTE:** Richard Warren of O&G sent the following Chat Message to all before leaving the meeting at 7:30 p.m.:

*Thanks for letting me sit in again. I need to sign on for another meeting now. Will follow up on both the economic impact of impending use of east branch and also our information about future dredging. Stay well, Richard.*

## 5. Committee Reports:

**Applications Review Committee (ARC):** Commissioner Adelberg.

**Referral of CSPR #1197 - Aleksandra Moch, 1285 Shippan Avenue, Stamford, CT.** Applicant is proposing to subdivide a 0.304-acre parcel into two (2) lots located at 1285 Shippan Avenue in Stamford. The property is currently zoned R-7½. Aleksandra Moch, along with Wayne D'Avanzo, Fairfield County Engineers, representing the applicant, were present to discuss the project and answer questions from the Commission.

- **Commissioner Adelberg moved to accept the ARC 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 the existing site conditions with respect to storm water and water quality conditions on the site.**
- **Commissioner Karp seconded the motion.**
- **Unanimously approved.**

**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 proposed development will result in a small decrease in impervious coverage, at roughly 50% coverage. Adam Cerini, D'Andrea Surveying & Engineering, PC, representing the applicant, was present to discuss the project and answer questions from the Commission.

- **Commissioner Adelberg moved to accept the ARC 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 the existing site conditions with respect to storm water and water quality conditions on the site.**
- **Commissioner Karp seconded the motion.**
- **Unanimously approved.**

Mr. Abernethy made note of the following two items from the June 3, 2024 agenda:

**ZB Application #224-19 - City of Stamford, Zoning Board, 888 Washington Blvd., Stamford, CT - Text Change.** The Commission did not receive the application materials for review and this item was *TABLED* to the July 1, 2024 meeting.

**ZB Application #224-05 - City of Stamford, Zoning Board, 888 Washington Blvd., Stamford, CT - Text Change.** This item was not discussed and was struck from the June 3, 2024 agenda as it was heard and approved at the May 6, 2024 meeting.

Under *Old Business*, Mr. Abernethy stated he asked for any updates with respect to attaining a legislative amendment to uphold Harbor Management authority. Mr. Steadman provided additional information.

Mr. Abernethy noted that the Application Review Process Flow Charts previously presented to the Commission were acceptable and ready to be considered for approval at this meeting.

Mr. Steadman provided a summary of an email from Richard Warren, O&G, regarding the potential reopening of their Norwalk facility.

The Commission had a discussion on the email and the letter of support for O&G to be sent to Norwalk Planning & Zoning.

Mr. Abernethy stated that was the last item on the agenda and the end of his Staff Report.

Mr. Ortelli added the application for 100 & 104 Seabeach Drive.

Mr. Ortelli read the Project Description into the record. The applicant, John Hilts, was in attendance and provided additional comments on the project.

- **Commissioner Abernethy moved to accept the recommendation of no objection to the 100 & 104 Seabeach Drive application moving forward.**
- **Commissioner Karp seconded the motion.**
- **Unanimously approved.**

Mr. Ortelli called for a motion for the Pre-application from the Shellfish Commission for 100 & 104 Seabeach Drive.

- **Commissioner Hollander moved to accept the recommendation of no objection to the 100 & 104 Seabeach Drive Pre-application moving forward.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

The Commission had a brief discussion on the procedure for considering applications not first considered by the Application Review Process.

## **6. Old Business:**

- a. Harbor User Fees Status Report; unchanged.
- b. CHMA/Bill 5614 Status Report; unchanged.
- c. Cove Island Marina Status Report; unchanged.
- d. Adoption of application flow charts.

Mr. Ortelli called for a motion to adopt the Flow Charts.

- **Commissioner Adelberg moved to adopt the Flow Charts.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

Mr. Ortelli mentioned to Mr. Steadman that he had spoken about the application for Phase II of the boat slips at the 14-acre boat yard during his staff report and asked Mr. Steadman if he had the opportunity to look at it.

Mr. Steadman stated he has not had an opportunity to speak with DEEP about this application as to why this application is being reviewed or approved as a general permit so there will not be any type of in-depth review. The Commission had considerable further discussion on the application and why the application is being reviewed as a general permit.

- e. Hurricane Barrier Closure Report. No new information to report.

## **7. New Business as may properly come before the Commission:**

Mr. Ortelli mentioned the resignation of Raymond Redniss from the Harbor Management Commission. Mr. Ortelli stated that Mr. Redniss decided to resign as his term on the Commission had expired and felt it was time to tender his resignation.

Mr. Steadman recommended presenting Mr. Redniss with some type of commemorative gift in honor of his long service with the Harbor Management Commission.

Mr. Steadman made some brief comments on the Master Plan and suggested the Commission reach out to the Land Use Bureau for an update on the progress.

The Commission then had some further discussion on the resignation of Mr. Redniss.

Mr. Steadman asked to bring up an additional item under *Old Business*; Mr. Ortelli agreed.

Mr. Steadman spoke about future plans for the lighthouse. Mr. Steadman made several suggestions for increasing public awareness of the lighthouse history including preparing interpretive signage to be placed at nearby waterfront parks.

**8. Public Participation:** A sign-up sheet will be made available throughout the meeting. Reasonable amounts of time will be given to participants in the order in which they sign up. Topics should be relevant to matters in front of the SHMC. Duplicate commentary will be discouraged. Placement on the agenda and response to the public participation are subject to the discretion of the Commission. **In lieu of the sign-up sheet participants will be given an opportunity to speak at the discretion of the Chairman.**

The following residents provided comments to the Commission:

- Maureen Boyland - Comments on the new boat launch. A utility pole has been installed next to the kayak rack with extremely bright lights. They shine into the windows of residents across Marina Bay. Ms. Boyland stated several residents have complained through Fix-it Stamford and Ms. Boyland had sent an email to Kevin Murray, Director of Parks & Recreation.
- Arlene Putterman, Board Member - Harbor House Community: Ms. Putterman spoke about the property at 45 Harbor Drive sold to Safe Harbor which will be used as a storage and repair facility. Ms. Putterman asked if the Commission had received any application materials for work to be done. Mr. Ortelli stated that he was aware of the sale but had not received any applications.
- Randy Dinter: Mr. Dinter asked about the size of boats doing work at the 14-acre site and where that information could be found. Also, asked if the wave-attenuator will be restored and also asked about the maintenance schedule.

**9. Next Meeting Date Confirmed:** Tuesday, July 16, 2024 at 6:30 p.m.

**10. Adjournment.**

- **Commissioner Pensiero made a motion to adjourn at 8:20 p.m.**
- **Commissioner Karp seconded the motion.**
- **Unanimously approved.**

Cc: Mayor Caroline Simmons; Director Matthew Quinones; Director Louis DeRubeis; Samuel Abernethy; Paul Adelberg; Frank Baldassarre; Frank Fedeli; 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.