

Stamford Harbor Management Commission - Applications Review Committee Minutes Draft

Date: March 1, 2021
Time: 5:30 p.m.
Location: Remotely on Zoom
Roll Call: In Attendance: Committee Chairman Robert Karp; Commissioners Damian Ortelli, Paul Adelberg, Consultant Geoff Steadman and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Commissioner Karp at 5:31 p.m.
2. Review and Approval of February 1, 2021 Meeting Minutes.

Commissioner Adelberg moved to approve February 1, 2021 Meeting Minutes.

Seconded by Commissioner Ortelli Unanimously Approved

3. Referral of – Application 221-03 – Richard W. Redniss (22-1st Corp), Stamford, CT – Text Change. To Amend Article III, Section 4.B.11. R-HD (Residential District, High Density) of the Zoning Regulations. Richard W. Redniss, Applicant, was present to explain the project and answer the commissioners’ questions.

Commissioner Adelberg made a motion to recommend to the HMC that, although the HMC is unable to find the proposal consistent with the HMP for the reasons discussed, including reasons previously transmitted to the Planning Board, the HMC has no objection to the proposal at this time provided certain conditions are met.

Seconded by Commissioner Ortelli Unanimously Approved

4. Referral of - Application 221-04 – Sprague Operating Resources LLC, 10 Water Street, Stamford, CT – Map Change. Applicant is proposing to rezone 10 Water Street and 2187 Atlantic Street from current CW-D Zoning District to proposed RH-D Zoning District. Richard W. Redniss, Applicant, was present to explain the project and answer the commissioners’ questions.

Commissioner Adelberg made a motion to recommend to the HMC that, although the HMC is unable to find the proposal consistent with the HMP for the reasons discussed, including reasons previously transmitted to the Planning Board, the HMC has no objection to the proposal at this time provided certain conditions are met.

Seconded by Commissioner Ortelli Unanimously Approved

5. Referral of CSPR 1103 – City of Stamford, Boccuzzi Park, 200 Southfield Avenue, Stamford, CT. Proposing construction of the new SoundWaters Harbor Center along with additional improvements throughout the park. Property is located within the CAM boundary. Erin McKenna, COS, was present to explain the project and answer the commissioners’ questions.

Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the HMP and to reiterate the HMC’s comments and recommendations most recently provided to the EPB.

Seconded by Commissioner Ortelli

Unanimously Approved

6. Following significant discussion with representatives of Sound Beach Landing LLC (the Applicant) and affected parties the Dolphin Cove Club Corporation, Dolphin Cove Yacht Club, and Cummings Point Residents Association Inc., Items 6a. 6b. and 6c have been tabled pending additional information and discussion among the Applicant and affected parties.

- Planning Board referral: MP#441-Map Change; 40 Signal Road, Stamford, CT. Tabled
- Referral of Application 221-01 – Sound Beach Landing LLC, 40 Signal Road, Stamford, CT – Text Change. Applicant proposing to amend Section 9.L of the Zoning Regulations to establish standards for waterfront lots in the RM-1 Zone. Joseph Capalbo, Applicant’s Representative, was present to explain the project and answer the commissioners’ questions. Tabled
- Referral of Application 221-02 – Sound Beach Landing LLC, 40 Signal Road and 0 Thread Needle Lane, Stamford, CT – Map Change. Applicant is proposing to rezone 40 Signal Road and 0 Thread Needle Lane from the present RA-1 Zoning District to proposed RM-1 Zoning District. Joseph Capalbo, Applicant’s Representative, was present to explain the project and answer the commissioners’ questions. Tabled

7. Old Business:

- Consultant Steadman updated the commissioners on CHMA proposed amendment to CT Harbor Management Act and lobby effort.
- SHMC – Application Review Process for Connecticut DEEP Permits - Flow Charts - Work in progress. No update
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Charts - Work in progress. No update

8. New Business: None

9. Next scheduled meeting Monday, April 5, 2021 at 5:30 p.m.

Commissioner Adelberg made a motion to adjourn.

Seconded by Commissioner Ortelli

Unanimously Approved

Respectfully Submitted by
Maria Vazquez-Goncalves
March 1, 2021

DRAFT