

Stamford Harbor Management Commission (HMC) - Applications Review Committee Minutes

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

1. The meeting was called to order by Committee Chairman Karp at approximately 5:32 p.m.
2. Review and Approval of October 4, 2021 Meeting Minutes.

**Commissioner Adelberg moved to approve October 4, 2021 Meeting Minutes.**

**Seconded by Commissioner Abernethy                      Unanimously Approved**

3. Referral of CSPR 1121 – Paul Gudas, 25 Ponus Avenue, Stamford, CT. Applicant is proposing to demolish existing single family dwelling and construct a two family dwelling along with associated driveway and patios. Paul Gudas, applicant, was present to explain the project and answer the commissioners’ questions. Project will increase impervious surfaces but include on-site storm water retention system to maintain current run-off conditions.

**Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection to the proposed project provided the Engineering Bureau determines compliance with all City stormwater management requirements and to also recommend support for a maintenance agreement as a condition of project approval to ensure continued maintenance of the proposed storm water management system by the owner.**

**Seconded by Commissioner Abernethy                      Unanimously Approved**

4. Referral of Application 221-29 – South End Pacific LLC (Contract Purchaser), 648, 670, 686 & 690 Pacific Street and 171 Henry Street, Stamford, CT. Coastal Site Plan Review, Site & Architectural Plans and/or Requested Uses and a Special Permit. Applicant is proposing a redevelopment that will include (a) preserving and repurposing the historic firehouse with a mix of retail, commercial and/or residential uses; (b) preserving and maintaining the existing 2 family home at 171 Henry Street; (c) preserving and maintaining the existing Tabernacle of Grace Church; and (d) creating a new six story residential building with retail, covered parking and 61 new apartments. Raymond Mazzeo, Redniss & Mead, was present to explain the project and answer the commissioners’ questions. The proposed project is expected to significantly improve storm water conditions on the project site through a reduction in impervious surfaces, installation of oil and grit separators, and other means.

**Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan provided the Engineering Bureau determines compliance with all City stormwater management requirement and to also recommend support for a maintenance agreement as a condition of project approval to ensure continued maintenance of the proposed storm water management system by the owner.**

**Seconded by Commissioner Abernethy**

**Unanimously Approved**

5. LWRD License Application Pre-Submission Consultation Form – HMC – Engineering Dept., Adjacent to Main Street Bridge, Stamford, CT. The applicant is proposing to install a 10-foot wide prefabricated pedestrian bridge just upstream from the existing structure (closed truss bridge) carrying Main Street over the Rippowam River. Louis Casolo, Engineering Department, and John Wengell, WMC Consulting Engineers, representing the applicant, were present to explain the project and answer the commissioners' questions.

**Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection to the pre-application plans being included in a permit application to DEEP, with the understanding that the HMC reserves its right to continue to review the proposal.**

**Seconded by Commissioner Abernethy**

**Unanimously Approved**

**6. Old Business:**

- Update on the status of Application 221-01 – Sound Beach Landing LLC, 40 Signal Road, Stamford, CT – Text Change; and Application 221-02 – Sound Beach Landing LLC, 40 Signal Road and 0 Thread Needle Lane, Stamford, CT – Map Change. The SHMC-ARC received a letter from Attorney Capalbo. SHMC is waiting resubmittal from Land Use Board and will review documents once they are received.
- 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. Consultant Steadman reviewed updates provided to commissioners for more detailed discussion at December ARC meeting.
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Charts - Work in progress. Consultant Steadman reviewed updates provided to commissioners for more detailed discussion at December ARC meeting.

7. **New Business:** None.

8. **Next scheduled meeting Monday, December 6, 2021 at 5:30 p.m.**

**Commissioner Adelberg made a motion to adjourn.**

**Seconded by Commissioner Abernethy**

**Unanimously Approved**

Respectfully Submitted by  
Maria Vazquez-Goncalves  
November 2, 2021