

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

Date: December 6, 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 5:31 p.m.
2. Review and Approval of November 1, 2021 Meeting Minutes.

**Commissioner Abernethy moved to approve November 1, 2021 Meeting Minutes.
Seconded by Commissioner Ortelli Unanimously Approved**

3. LWRD License Application Pre-Submission Consultation Form -- HMC -- Eric Jensen, 236 Davenport Driver, Stamford, CT. Removal of authorized ramp and floating dock, and construction of piling-supported 4' by 36' pier, 3' by 34' ramp and 8' by 20' piling-anchored floating dock for improved recreational boat docking. John Hilts, applicant's representative, was present to explain project and answer commissioner's questions.

**Commissioner Ortelli 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**

4. LWRD License Application Pre-Submission Consultation Form – Shellfish Commission -- Eric Jensen, 236 Davenport Driver, Stamford, CT. Removal of authorized ramp and floating dock, and construction of piling-supported 4' by 36' pier, 3' by 34' ramp and 8' by 20' piling-anchored floating dock for improved recreational boat docking. John Hilts, applicant's representative, was present to explain project and answer commissioner's questions.

**Commissioner Ortelli 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, acting as the Shellfish Commission, reserves its right to continue to review the proposal.
Seconded by Commissioner Abernethy Unanimously Approved**

5. Referral of CSPR 1122 – Eric and Marie Jensen, 236 Davenport Drive, Stamford, CT. Applicant requests the approval of a Coastal Site Plan Review Application to undertake substantial renovations to an existing residence, including construction of outdoor terraces, in-

ground pool and pool pavilion, and pickle ball court as well as drainage improvements, landscaping, and other related site work. Brian P. McMahon, P.E., Redniss & Mead, was present to explain the project and answer the commissioners' questions. As described, the proposed project is expected to significantly improve storm water conditions on the project site through establishment of a storm water collection and infiltration system designed to comply with and exceed the requirements of the Stamford Drainage Manual.

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 storm water management requirements and all FEMA requirements for coastal construction 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

6. Referral of CSPR 1123 - The Woodway Country Club, Inc., 95 Hobson Street, Stamford, CT. The proposed project is a new detached/elevated terrace at 2,532 sq. ft.; new southwest detached/open pavilion at 1,200 sq. ft.; and new northeast detached/open pavilion at 1,000 sq. ft. Tessa Jucaite, P.E, TJ Engineering, and Design R. Architects, LLP, was present to explain the project and answer the commissioners' questions. As described, the proposed project will maintain existing site runoff conditions and includes no new storm water management measures.

Commissioner Ortelli made a motion to recommend to the HMC a finding of no objection to this application provided the Engineering Bureau determines compliance with all City storm water management requirements and all FEMA requirements for coastal construction.

Seconded by Commissioner Abernethy

Unanimously Approved

7. Old Business:

- Consultant Steadman updated the commissioners on CHMA proposed amendment to CT Harbor Management Act to clarify harbor management commission authorities.
- SHMC – Application Review Process for Connecticut DEEP Permits - Flow Charts - Work in progress. Consultant Steadman reviewed November update provided to commissioners and reported that work is still in progress.
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Charts - Work in progress. Consultant Steadman reviewed November update provided to commissioners and reported that work is still in progress.
- SBL project application update. Chairman Ortelli reported that Land-Use Bureau Chief Ralph Blessing has informed the HMC that the applicant's previously submitted applications to the Planning Board and Zoning Board have been withdrawn. Any new

submittals will be referred by the Land-Use Bureau to the HMC for review according to the requirements of the General Statutes and City Code.

8. **New Business:** None.

9. **Next scheduled meeting Monday, January 3, 2022 at 5:30 p.m.**

Commissioner Adelberg made a motion to adjourn.

Seconded by Commissioner Ortelli

Unanimously Approved

Respectfully Submitted by
Maria Vazquez-Goncalves
December 7, 2021

DRAFT