

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

Date: January 3, 2022  
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 (5:51 p.m.); 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 December 6, 2021 Meeting Minutes.

**Commissioner Adelberg moved to approve December 6, 2021 Meeting Minutes.  
Seconded by Commissioner Ortelli Unanimously Approved**

3. Referral of CSPR 1124 – Michael Chute, 34 Lanark Road, Stamford, CT. Applicant is proposing to construct a new half bath and entry addition, renovate the existing kitchen and add a new exterior landing and staircase. Property is located within the CAM boundary. Anthony Strazza, applicant’s representative, was present to explain project and answer commissioner's questions.

**Commissioner Ortelli made a motion to recommend to the HMC the finding of no objection to this application with the understanding that the proposed project will have no significant impact on the Harbor Management Area.**

**Seconded by Commissioner Adelberg Unanimously Approved**

4. Referral of CSPR 1125 – Zero Ocean Drive West, LLC, 0 & 367 Ocean Drive West, Stamford, CT. Applicant is proposing to demolish existing dwelling and construct a new dwelling, driveway, pool, patios along with associated site and drainage improvements. Property is located within the CAM boundary. Ted Milone, P.E., Redniss & Mead, 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 consistency with the Harbor Management Plan 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 Adelberg Unanimously Approved**

5. State of CT DEEP, COP - Zero Ocean Drive West, LLC, 367 Ocean Drive West, Stamford, CT. Seawall repair. Ted Milone, P.E., Redniss & Mead, and Azure Dee Sleicher, P.E., RACE Coastal Engineering, were present to discuss this application.

**Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan with the understanding that that the application is not associated with any past or pending DEEP enforcement action. In addition, the Applicant should be required to employ appropriate Best Management Practices during construction to ensure that the proposed work does not cause any significant adverse impacts on coastal resources and environmental quality in the Harbor Management Area, including water quality, tidal wetlands, and shellfish resources, and the work should be properly coordinated with upland site work to ensure that all planned drainage improvements are achieved.**

**Seconded by Commissioner Adelberg**

**Unanimously Approved**

Item 6 & 7: Submitted in error and not applicable.

**8. Old Business:**

- Consultant Steadman discussed updates on CHMA proposed amendment to CT Harbor Management Act and lobby effort. Discussion on transmittal letter.
- SHMC – Application Review Process for Connecticut DEEP Permits - Flow Charts – No new updates.
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Charts –No new updates.

**9. New Business:** None

**10. Next scheduled meeting Monday, February 7, 2022 at 5:30 p.m.**

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

**Seconded by Commissioner Abernethy**

**Unanimously Approved**

Respectfully Submitted by  
Maria Vazquez-Goncalves  
January 6, 2021