

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

Date: March 7, 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; Consultant Geoff Steadman and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Committee Chairman Karp at approximately 5:30 p.m.
2. Review and Approval of February 7, 2022 Meeting Minutes.

**Commissioner Adelberg moved to approve February 7, 2022 Meeting Minutes.
Seconded by Commissioner Ortelli Unanimously Approved**

3. Referral of CSPR 1134 – Richard Riccardi, 11 Half Moon Way, Stamford, CT. Applicant is proposing the relocation of the existing dwelling closer to the street in an effort to take it out of the flood zone along with site improvements including a modification in size of the existing driveway. Property is located within the CAM boundary. Leonard C. D’Andrea, D’Andrea Surveying & Engineering, PC, applicant’s representative, was present to explain the project and answer commissioner's questions.

Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan insofar as the proposed project is expected to significantly improve stormwater conditions on the property and reduce the vulnerability of onsite development to coastal flooding, and provided the Engineering Bureau determines compliance with all city stormwater management requirements and FEMA requirements for coastal construction. In addition, the HMC understands that the applicant has obtained neighborhood association approval of the proposed relocation of the existing dwelling.

Seconded by Commissioner Ortelli Unanimously Approved

4. Referral of CSPR 1135 – Charles & Claudia Jepsen, 252 Ocean Drive East, Stamford, CT. Applicant is proposing the construction of a new patio and pool, extension of an existing covered porch and replacement of existing staircase. Property is located within the CAM boundary.

Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan insofar as the proposed project is expected to significantly improve stormwater conditions on the property and provided the Engineering Bureau determines compliance with all city stormwater management requirements.

Seconded by Commissioner Adelberg Unanimously Approved

5. Referral of CSPR 1136 – Timothy Kraus, 95 Kenilworth Drive West, Stamford, CT. Applicant is proposing to raise the existing dwelling above the FEMA flood elevation, drainage improvements, landscaping and incidental site work. Property is located within the CAM boundary. Ted Milone, PE Redniss & Mead, applicant’s representative, was present to explain project and answer commissioner's questions.

Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan insofar as the proposed project is expected to significantly improve stormwater conditions on the property and reduce the vulnerability of onsite development to coastal flooding, and provided the Engineering Bureau determines compliance with all city stormwater management requirements and FEMA requirements for coastal construction.

Seconded by Commissioner Ortelli

Unanimously Approved

6. Application 222-03 – First National Joint Ventures, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford, CT., Map Change. Applicant is proposing a rezoning of the property from M-G (General Industrial District) Zone to R-HD (Residential-High Density Multi-family District) Zone. Property is located within the CAM boundary. William Hennessey and Lisa Feinberg, Carmody, Torrance Sandak & Hennessey, LLP, applicant’s representative, and Brian McMahon, Redniss & Mead, were present to explain the project and answer commissioner's questions.

Commissioner Abernethy abstained

Commissioner Ortelli made a motion to recommend to the HMC a finding of no objection to this application with the understanding that the proposed amendment of the zoning map is expected to have no significant impact on the Harbor Management Area.

Seconded by Commissioner Adelberg

Unanimously Approved

7. Application 222-04 – First National Joint Ventures, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford, CT., Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review. Applicant is proposing the construction of a mixed-use building consisting of 401 apartments, ground floor retail space, amenity space, 429 parking spaces and associated landscaping and site improvements. William Hennessey, Carmody, Torrance Sandak & Hennessey, LLP, applicant’s representative, was present to explain project and answer commissioner's questions.

Commissioner Abernethy abstained

Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan insofar as the proposed project is expected to significantly improve stormwater conditions on the property, and provided the Engineering Bureau determines compliance with all city stormwater management requirements. In addition, the HMC should express support for inclusion of “green roof”

stormwater management improvements and the proposed planting of street trees on the site.

Seconded by Commissioner Adelberg

Unanimously Approved

8. Referral of CSPR 1137 – Paul Breunich, 106 Carter Drive, Stamford, CT. Applicant is proposing to reconstruct a former cottage on the property to conform to the FEMA minimum standards and the Stamford Zoning Regulations – Section 15 – Flood Prone Area regulations. Property is located within the CAM boundary. Leonard C. D’Andrea, D’Andrea Surveying & Engineering, PC, applicant’s representative, was present to explain project and answer commissioner's questions.

Commissioner Abernethy made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan insofar as the proposed project is expected to significantly improve stormwater conditions on the property and reduce the vulnerability of onsite development to coastal flooding, and provided the Engineering Bureau determines compliance with all city stormwater management requirements and FEMA requirements for coastal construction.

Seconded by Commissioner Adelberg

Unanimously Approved

9. Old Business:

- Consultant Steadman discussed updates on CHMA proposed amendment to CT Harbor Management Act to clarify and uphold municipal authority; a meeting involving the SHMC Chair and Stamford Director of Legal Affairs Dalena will be requested to discuss this matter.
- 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.

10. New Business: None

11. Next scheduled meeting Monday, April 4, 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
March 8, 2022