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CITY OF STAMFORD, CONNECTICUT
STAMFORD HARBOR
MANAGEMENT & SHELLFISH
COMMISSION

Scheduled SHMC meeting on 5/17/2022 via Zoom; called to order at 6:37 PM-Chairman Ortelli presiding.

In Attendance:

Commissioners: Dr. Damian Ortelli, Chairman; Commissioners; Paul Adelberg; Robert Karp; Michael Pensiero; Ray Redniss (7:15 p.m.); Sam Abernethy; Russ Hollander, Alternate.
Staff: Frank Fedeli, COS; Yale Greenman, Harbor Master (6:42 p.m.); Geoff Steadman, Consultant (7:07 p.m.); and Maria Vazquez-Goncalves, Recorder.
Absent: Commissioner William Malloy, III; Frank Baldassare, Marina COS; Sgt. Kevin Fitzgibbons, Stamford Police Dept.; Captain Eric Knott, Online Mooring; Scott Denise, Assistant Marina Supervisor, COS.

1) Review & Approval of Meeting Minutes

- **Commissioner Karp abstained.**
- **Commissioner Adelberg moved to approve April 19, 2022 amended minutes.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

2) Chairman's Report

- A Moment of Silence at 7:42 p.m. for Edward J. Esposito, a founding member of the SHMC. To his family, our sincere condolences.
- **Motion proposed by Commissioner Ortelli to recognize Ed's exceptional service on the SHMC and contributions to our city; modify to a formal resolution for next month's meeting.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**
- Discussion on the upcoming meeting with Mayor Simmons: Confirming Mayor Simmons will be joining the June 21, 2022 scheduled meeting at 6:30 p.m. where the commissioners will provide an overview of their function and discuss ways in which the Administration can help.
- Discussion on CT Port Authority SHIPP Grants Round 3: April 19, 2022 CT Port Authority announced the next round of SHIPP Grants. Deadline for submission is 4 p.m. on July 1, 2022. Mr. Fedeli and Consultant Steadman reported on their encouraging teleconference with Port Authority Project Manager Joe Salvatore

regarding the status of the City's current SHIPP grants, opportunities for additional City projects for funding, and the Grant application procedure.

- **Commissioner Redniss abstained.**
- **Commissioner Hollander moved to apply for two SHIPP Grants: 1) A Feasibility, Engineering and Permitting Project for rebuilding the Cummings Park Marina; and 2) A Feasibility Study for a new boat launching facility in Stamford Harbor.**
- **Commissioner Adelberg seconded the motion.**
- **Unanimously approved.**
- The Amistad: The Historical Vessel is currently occupying slips 111/112 at Harbor Point North and will be with us through May 27, 2022.
- Deputy Harbor Master Update: Governor Lamont's office received all necessary documents from the SHMC for appointment of Frank Fumega as Deputy Harbor Master; the Governor's Letter of Appointment is anticipated.

3) Committee Reports

Application Review Committee: Commissioner Karp: Committee met on 5/02/22, next scheduled meeting is on 6/06/22.

- Referral from Land-Use Bureau of three Applications by Sound Beach Landing LLC: Application 222-16, 40 Signal Road – Zoning Text Change; Application 222-17, 40 Signal Road and o Thread Needle Lane – Zoning Map Change; and MP 43, 40 Signal Road – Master Plan Map Change. Attorney Joseph Capalbo, applicant's representative, summarized all three applications, responded to commissioners' questions, and addressed comments and concerns provided by DEEP. Mr. Capalbo presented new information from the applicant concerning the effect of the proposals on residential development conditions in the coastal floodplain. Tim DeBartolomeo (SEA) was also present to represent the applicant and responded to commissioners' questions. Members of the public spoke in favor of and in opposition to the applicant's proposal. Commissioners discussed the CT Coastal Management Act, coastal flooding issues, proposed use of the existing dock, littoral rights, expected improvements to stormwater conditions on the affected properties, navigation on public waters in Dolphin Cove, and other pertinent considerations. Commissioners then acted on each application separately.
 - Referral of Revised Application 222-16 - Sound Beach Landing LLC, 40 Signal Road, Stamford, CT – Text Change. Applicant is proposing to amend Section 10 of the Stamford Zoning Regulations to establish standards for converting non-conforming commercial properties to residential use in the R-20 zone.
 - **Commissioner Redniss recused himself.**
 - **Regarding Revised Application 222-16, Commissioner Adelberg moved to express a finding of no objection to the proposal provided the Zoning Board confirms the statements by the**

applicant that the proposal will not result in a marked increase in residential density in the coastal floodplain and to provide the SHMC's comments as discussed during the meeting to the Zoning Board and applicant.

- **Commissioner Hollander seconded the motion.**
- **Unanimously approved.**

- Referral of Revised Application 222-17 - 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 R-20 Zoning District.
 - **Commissioner Redniss recused himself.**
 - **Regarding Revised Application 222-17, Commissioner Adelberg moved to express a finding of no objection to the proposal provided the Zoning Board confirms the statements by the applicant that the proposal will not result in a marked increase in residential density in the coastal floodplain and to provide the SHMC's comments as discussed during the meeting to the Zoning Board and applicant.**
 - **Commissioner Hollander seconded the motion.**
 - **Unanimously approved.**

- Master Plan - MP-443 – Sound Beach LLC, 40 Signal Road – Master Plan Map Change—Applicant is proposing to amend the Master Plan Map category for 40 Signal Road from Master Plan Category #1 (Residential - Very Low Density Single-Family) to Master Plan Category #2 (Residential - Low Density Single-Family).
 - **Commissioner Redniss recused himself.**
 - **Commissioner Adelberg moved to express a finding of no objection to the proposal provided the Zoning Board confirms the statements by the applicant that the proposal will not result in a marked increase in residential density in the coastal floodplain and to provide the SHMC's comments as discussed during the meeting to the Zoning Board and applicant.**
 - **Commissioner Hollander seconded the motion.**
 - **Unanimously approved.**

- CT-DEEP COP Application - Dorothea Donelan-Avery, 60 Sea Beach Drive, Stamford, CT.
 - **Commissioner Adelberg moved to accept the ARC recommendation of a finding of no objection with the understanding that the existing unpermitted work predates the Harbor Management Plan, is not the subject of any pending DEEP enforcement action, and that this expression of “no**

objection” should not be construed as a precedent for the HMC to support after-the-fact approval of previously completed but unauthorized work in other instances.

- **Commissioner Abernethy seconded the motion.**
- **Unanimously approved.**
- CT-DEEP COP Application - Dorothea Donelan-Avery, 60 Sea Beach Drive, Stamford, CT.
 - **Commissioner Abernethy moved to accept the ARC recommendation of a finding of no objection with the understanding that the applicant’s project plans will show the applicant’s extended littoral property lines and the distance from the proposed dock to those lines.**
 - **Commissioner Adelberg seconded the motion.**
 - **Unanimously approved.**
- Referral CSPR 1140 – Jacqueline & Bradley Shelley, 29 Andover Road, Stamford, CT.
 - **Commissioner Redniss moved to accept the ARC recommendation of a finding of no objection with the understanding that the project is not expected to generate a significant amount of additional stormwater discharge from the property.**
 - **Commissioner Pensiero seconded the motion.**
 - **Unanimously approved.**
- Referral CSPR 1141 – 123 Saddle Rock LLC, Stamford, CT.
 - **Commissioner Redniss recuse himself.**
 - **Commissioner Adelberg moved to accept the ARC recommendation of a finding of consistency with the Plan with the understanding that the proposed project including underground detention galleries to retain stormwater runoff will significantly improve stormwater conditions on the property.**
 - **Commissioner Pensiero seconded the motion.**
 - **Unanimously approved.**
- Revised version of Text Change Application 222-01 – “Clean Up 3”. Consultant Steadman reported on his discussion with Land Use Bureau Chief Ralph Blessing and updated the commissioners on the need for clarification that zoning authority does not extend water ward of the Mean High Water Line. The SHMC will propose a clarification to the Land Use Bureau.

Safety Committee: Commissioner Pensiero briefly discussed their meeting that took place on 5/16/22. Discussion on the press release, safety issues and signs.

HMP & Financial Review Committee: No report.

Planning/Moorings Committee: No report.

Shellfish Committee: No report.

Marina Committee: No report.

4) Staff Reports

Financial Review:

- Mr. Fedeli presented his financial report.

Harbor Master Report:

- Harbormaster Yale Greenman mentioned the rock buoy, speed violations in the harbor, safety signs, The Amistad, and Frank Fumega becoming Deputy Harbor Master.

Marina Supervisor:

- No report.

5) Old Business

- No update on the CHMC/Court Case.
- No update on the harbor user fees.
- SoundWaters is hosting beach cleanup events: Saturday, 5/21/22 @ Cummings Park, all cleanups are from 1 p.m. – 3 p.m. SoundWaters will supply the gloves and buckets, they suggest attendees bring: Sturdy shoes or boots and warm clothes that can get dirty or wet.
- Update on the Robert Strada Memorial bench.
- No need in printing more Boating Guides; perhaps set up a QR code with a link to the guide.

6) New Business

- Commissioner Hollander suggested the commissioners attend an event at Harbor Point North on July 26, 2022.

7) Public Participation:

- Sue Halpern addressed the commissioners about concerns about quality of life impacts associated with South End development and industrial uses.
- Maureen Boylan discussed the following items: her concern about possible illegal rock crushing happening at the 14 Acre site; a discussion she had with Mayor Simmons regarding ferry studies; and the status of the West Beach Boat Ramp Project.

8) Next Scheduled Meeting: June 21, 2022 at 6:30 p.m.

9) Adjournment

- **Commissioner Adelberg made a motion to adjourn.**
- **Commissioner Redniss seconded the motion.**
- **Unanimously approved.**