

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

Date: August 1, 2022
Time: 5:30 p.m.
Location: Remotely on Zoom
Roll Call: In Attendance: Committee Chairman Robert Karp; Commissioner Samuel Abernethy; Consultant Geoff Steadman and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Committee Chairman Karp at approximately 5:35 p.m.
2. Review and Approval of July 5, 2022 Meeting Minutes.

Commissioner Abernethy moved to approve July 5, 2022 Meeting Minutes with amendments.

Seconded by Commissioner Karp Unanimously Approved

3. Referral of CSPR 1150 – Vinay Pande, 46 Cook Road, Stamford, CT. Applicant is proposing to convert existing covered porch in rear yard to habitable space. Remove existing roof over finished second story and add a full story with half story above. Property is located within the CAM boundary. Mr. Smith, D’Andrea Surveying & Engineering P.C., Applicant’s representative, was present to explain the proposal and answer commissioners’ questions.

Commissioner Abernethy made a motion to recommend to the HMC a finding of no objection with the understanding that the project is not expected to affect the Harbor Management Area in any significant way.

Seconded by Commissioner Karp Unanimously Approved

4. Referral of CSPR 1151 – Operation MLC, LLC, 280 Ocean Drive East, Stamford, CT. Applicant is proposing to construct a new single family dwelling, pool, cabana, driveway, landscaping, utilities, sewer, drainage and steps down to the tidal area. Property is located within the CAM boundary. Mr. Serini & Mr. D’Andrea, D’Andrea Surveying & Engineering P.C., Applicant’s representative, were present to explain the proposal and answer commissioners’ questions.

Commissioner Abernethy made a motion to recommend to the HMC a finding of consistency with the HMP, with the understanding that the proposed project will significantly improve stormwater and water quality conditions affecting the Harbor Management Area and provided the Engineering Department determines compliance with all City storm water management requirements and that any increased peak runoff flows to adjoining properties are insignificant.

Seconded by Commissioner Karp Unanimously Approved

5. Referral of CSPR 1152 – Robert Luton, 23 Ralsey Road South, Stamford, CT. Applicant is proposing to construct a roof over a portion of an existing porch. Property is located within the CAM boundary. Mr. Luton, Applicant, was present to explain the proposal and answer commissioners’ questions.

Commissioner Abernethy made a motion to recommend to the HMC a finding of no objection with the understanding that the project is not expected to affect the Harbor Management Area in any significant way.

Seconded by Commissioner Karp Unanimously Approved

6. Referral of CSPR 1154 – 32 FCR LLC, 32 Flying Cloud Road, Stamford, CT. Applicant is proposing to remove the existing dwelling and driveway, construct a new dwelling, patio, utilities, walks, along with associated site grading, landscaping and installation of storm water runoff controls. Property is located within the CAM boundary. Mr. Kenny, D’Andrea Surveying & Engineering P.C., Applicant’s representative, was present to explain the proposal and answer commissioners’ questions.

Commissioner Abernethy made a motion to recommend to the HMC a finding of consistency with the HMP, with the understanding that the proposed project will significantly improve stormwater and water quality conditions affecting the Harbor Management Area and provided the Engineering Department determines compliance with all City storm water management requirements.

Seconded by Commissioner Karp Unanimously Approved

7. Revised version of Text Change Application 222-01 – “Clean Up 3”.

Mr. Steadman reported on this matter concerning waterfront zoning and the extent of municipal planning and zoning authority which is generally understood to not extend waterward of the Mean High Water line. He will pursue additional discussion with Land-Use Bureau and DEEP and prepare recommendations for the HMC to consider for transmittal to the Land-Use Bureau.

8. Old Business:

- Consultant Steadman has no updates on CHMA proposed amendment to CT Harbor Management Act to clarify and uphold municipal harbor management authority; harbor management commissions are now awaiting Appellate Court decision concerning harbor management authorities.
- 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 Tuesday, September 6, 2022 at 5:30 p.m.

Commissioner Abernethy made a motion to adjourn.

Seconded by Commissioner Karp

Unanimously Approved

Respectfully Submitted by
Maria Vazquez-Goncalves
August 2, 2022

DRAFT