

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

Date: October 3, 2022
Time: 5:30 p.m.
Location: Remotely on Zoom
Roll Call: In Attendance: Committee Chairman Robert Karp; Commissioner Damian Ortelli, Paul Adelberg, Samuel Abernethy; Consultant Geoff Steadman and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Committee Chairman Karp at approximately 5:36 p.m.
2. Review and Approval of September 06, 2022 Meeting Minutes.

**Commissioner Abernethy moved to approve September 6, 2022 Meeting Minutes.
Seconded by Commissioner Ortelli Unanimously Approved**

3. Referral of CSPR 1158 – Anya Kishinevsky, 80 Davenport Drive, Stamford, CT. Applicant is proposing to raise existing dwelling to meet flood zone regulations including additions to an existing structure. Also proposing pool, patio and associated site improvements. Property is located within the CAM boundary. Bryan Muller, P.E., applicant’s representative was present to explain and answer commissioners’ questions.

**Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan with the understanding that the proposed project will improve stormwater conditions on the site and improve resiliency to coastal flooding.
Seconded by Commissioner Abernethy Unanimously Approved**

4. CT DEEP LWRD License Application Transmittal Form & CT DEEP LWRD License Application Form K – General Permit Registration for Structures, Fill, Obstructions, or Encroachment in Dolphin Cove Lagoon, Stamford – Coastline Consulting & Development, LLC for The Dolphin Cove Lagoon Corporation, 37 Flying Cloud Road, Stamford, CT. Applicant is proposing a shoreline repair project. Mark Jackson, Coastline Consulting & Development, LLC, applicant’s representative, was present to explain and answer commissioners’ questions.

Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan which supports timely, environmentally sound repair and maintenance of existing flood and erosion control structures as necessary to protect existing development.

Seconded by Commissioner Abernethy Unanimously Approved

5. Public Registry of Application 222-30 City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT. – Text Change. Applicant is proposing text change to Amend Section 9.F. TCD-D Transportation Center Design District. The amendments to the TCD-D are intended to implement the goals of the new Master Plan Category 16 (Transit-Oriented Development District) and various planning study efforts for the train station area.

Commissioner Ortelli 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 and that the proposed amendments will not affect implementation of stormwater management requirements.

Seconded by Commissioner Abernethy Unanimously Approved

6. Public Registry of Application 222-31 – City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT. – Text Change. Applicant is proposing text changes are intended to rationalize certain uses permitted by Zoning as well as make a technical correction to Section 12.K – Street Tree Planting Requirement.

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 Ortelli Unanimously Approved

7. CT DEEP LWRD License Application Pre-Submission Consultation Form – Harbor Management Commission – Detlef Stroeh, 35 Rogers Road, Stamford, CT. Applicant seeks a DEEP Permit to restack an existing groin and construct an upland concrete wall with riprap placed in front of it. Project plans show an existing City of Stamford storm water discharge pipe in the area of the groin. Azure Dee Sleicher, P.E., Applicant’s representative, was present to explain the proposal and answer commissioners’ 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, provided the Applicant’s extended littoral property lines are shown on the plan drawings; the location of the existing groin relative to those property lines is accurately determined; and the Applicant coordinates project planning with the adjoining property owner and City of Stamford (regarding the storm water discharge pipe).

Seconded by Commissioner Abernethy Unanimously Approved

8. CT DEEP LWRD License Application Pre-Submission Consultation Form – Shellfish Commission – Detlef Stroeh, 35 Rogers Road, Stamford, CT. Applicant seeks a DEEP Permit to restack an existing groin and construct an upland concrete wall with riprap placed in front of it.

This is the same project as discussed in Item No. 7 above. Azure Dee Sleicher, P.E., Applicant's representative, was present to explain the proposal and answer commissioners' questions.

Commissioner Ortelli made a motion to recommend to the HMC, acting as the Shellfish Commission, a finding of no objection to the pre-application plans being included in a permit application to DEEP with the same comments as discussed with respect to no. 7 above.

Seconded by Commissioner Abernethy

Unanimously Approved

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

Mr. Steadman and Commissioner Abernethy reported on the proposed text revisions.

10. Old Business:

- Referral of Application 222-23 – Seaview House LLC, 68 Seaview Avenue, Stamford, CT-Map Change. No updates.
- Referral of Application 222-24 – Seaview House LLC, 68 Seaview Avenue, Stamford, C-Site & Architectural Plans and/or Request Uses. No updates.
- 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 still waiting 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.

11. New Business:

- Meeting of the Stamford Lighthouse Rejuvenation Committee Meeting at the Stamford Yacht Club on Wednesday, October 12, 2022 at 5:30 p.m.

12. Next scheduled meeting Monday, November 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
October 4, 2022