

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

Date: January 9, 2023  
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 5:34 p.m.
2. Review and Approval of December 5, 2022 Meeting Minutes.

**Commissioner Adelberg moved to approve December 5, 2022 Meeting Minutes.  
Seconded by Commissioner Abernethy Unanimously Approved**

3. Referral of CSPPR 1164 – Matthew and Meaghan Osowiecki, 39 Sea Beach Drive, Stamford, CT. Proposing the construction of a new attached garage and renovation to existing dwelling along with associated site improvements. Concurrently with this application, the applicants are applying to FEMA for a Conditional Letter of Map Revision (CLOMR-F) to enable the importation of fill to elevate the structure entirely out of the Flood Hazard Zone. Property is located within the CAM boundary. Bret Holzwarth, P.E., Redniss & Mead, 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 consistency with the Harbor Management Plan with the understanding that the proposed project, including an onsite infiltration system, will significantly improve storm water and water quality conditions on the affected property, and provided the applicants receive approval from FEMA for the requested amendment of the flood hazard boundary. In addition, the HMC recommends and presumes that no decision to amend the flood hazard boundary will be made until such time as it is determined by FEMA and the Zoning Board that the proposed addition of fill for the purpose of modifying the flood hazard boundary will not have any adverse impact on adjoining properties.**

**Seconded by Commissioner Adelberg Unanimously Approved**

4. Referral of CSPPR 1165 – One Elmcroft Stamford LLC, 126 Elmcroft Road (Parcel 000-7963), Stamford, CT. Proposing to remove an existing 9,500±sf enclosed atrium, asphalt walkways, and a concrete patio. In place of the existing atrium to be removed, applicant is proposing to construct a new, one story 8,900±sf space attached to the existing 6-story office building, an associated patio area, and other related landscaping and site work. Property is located within the CAM boundary. Brian P. McMahon, P.E., Redniss & Mead, 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 consistency with the Harbor Management Area with the understanding that the proposed project, by reducing the extent of impervious surfaces on the site, is expected to significantly improve storm water and water quality conditions on the affected property.**

**Seconded by Commissioner Abernethy Unanimously Approved**

5. CT DEEP – City of Stamford - Public Notice of Tentative Determination to Approve Structures, Dredging & Fill. The proposed activity includes installing a 250’ long pedestrian bridge and will affect the Rippowam River. Comments are due on 1/21/23.

**Commissioner Abernethy made a motion to reiterate the HMC’s previous comments and transmit the November 14, 2022 memo from the Transportation Bureau Chief that the proposed project does not pose any adverse transportation safety concerns for the City of Stamford.**

**Seconded by Commissioner Ortelli                      Unanimously Approved**

6. Discussion on Memo regarding C SPR 913.

**7. Old Business:**

- Consultant Steadman reported no new updates on the status of the court case involving the Town of Greenwich and harbor management authority and on initiatives to achieve legislative amendments to clarify and uphold harbor management authority. Commissioners urged that attention be given to this matter by all harbor management commissions.
- SHMC – Application Review Process for Connecticut DEEP Permits - Flow Charts: no new update; work in progress.
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Charts: Consultant Steadman displayed an updated flow chart for discussion with Land-Use Bureau Chief Blessing; a meeting will be scheduled with Mr. Blessing.
- Consultant Steadman reported on Applications 222-23 and 222-24, 68 Seaview Avenue; the Land-Use Bureau has informed the HMC that the Zoning Board is expected to take no action on these applications because no further modifications have been submitted to address department comments.
- Consultant Steadman reported on the status of the Port Authority Grants for the three projects supported by the HMC; funds have not been allocated by the Bond Commission. Commissioners agreed to support a letter to the Office of Policy and Management urging that funds be allocated.

8. **New Business:** None

9. **Next scheduled meeting Monday, February 6, 2023 at 5:30 p.m.**

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

**Seconded by Commissioner Abernethy                      Unanimously Approved**

Respectfully Submitted by  
Maria Vazquez-Goncalves  
January 10, 2023