

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

Date: February 6, 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 5:32 p.m.
2. Review and Approval of January 9, 2023 Meeting Minutes.

**Commissioner Adelberg moved to approve January 9, 2023 Meeting Minutes.
Seconded by Commissioner Abernethy Unanimously Approved**

3. Referral of Subdivision Application 4045 – 40 Signal Road & 0 Thread Needle Lane, Sound Beach Landing, LLC. Applicant is seeking authorization for a four-lot subdivision of the existing parcels of land described as Lots 11 & 12 on Map 10325 on the Stamford Land Records. The proposal consists of demolition of the existing office building and construction of four, single family dwellings, each on its own lot. Included with this proposal is the infrastructure associated with the development and the ability for each parcel to have amenities such as a deck or patio and swimming pool. Attorney Joseph Capalbo, Ted Milone, P.E., Redniss & Mead, and Tim DeBartolomeo, applicant's representatives, were present to describe the proposal and answer commissioners' questions.

Commissioner Adelberg made a motion to recommend to the HMC a conditional finding of no objection pending receipt and review of any comments provided by DEEP; confirmation that prior to amending the Zoning Map as requested by the applicant that the Zoning Board determined that the map amendment would not result in a significant increase in previously allowable residential density in the coastal flood plan; and with the understanding that by reducing the extent of impervious surfaces on the site, the project is expected to significantly improve storm water and water quality conditions on the affected property. In addition, final comments should reflect the HMC's understanding that the project will cause no impediment or adverse effect on free navigation into and out of Dolphin Cove; there will only be one dock (the existing dock) serving the new properties and that this dock will not be expanded; appropriate covenants will ensure there will be no future littoral rights conflicts between the applicant's existing dock and the nearby dock serving the adjoining property; and best management practices will be employed during construction to ensure no adverse impacts on environmental quality in the Harbor Management Area, including Dolphin Cove.

Seconded by Commissioner Abernethy Unanimously Approved

4. Old Business:

- a) Consultant Steadman reported on 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.
- b) SHMC – Application Review Process for Connecticut DEEP Permits - Flow Charts: no new update; work in progress.
- c) 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 held 2/8/23 with Mr. Blessing.
- d) Chairman Karp reported on Applications 222-23 and 222-24, 68 Seaview Avenue; no updates.
- e) Discussion on Memo regarding CSPR 913.

5. **New Business:** None

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

Commissioner Adelberg made a motion to adjourn.

Seconded by Commissioner Ortelli Unanimously Approved

Respectfully Submitted by
Maria Vazquez-Goncalves
February 7, 2023