

MAYOR
DAVID R. MARTIN



CITY OF STAMFORD, CONNECTICUT
HARBOR MANAGEMENT COMMISSION

CHAIRMAN
DR DAMIAN ORTELLI

VICE CHAIRMAN
RAYMOND L. REDNISS

SECRETARY/TREASURER
ROBERT M. KARP

PAUL ADELBERG
JEFFERY SAUNDERS
ROBERT J. STRADA
GRIFFITH H. TROW

STEVEN M. LOEB, ALTERNATE
MICHAEL PENSIERO, ALTERNATE

January 20, 2016

Mr. Tom Mills
Chair, Stamford Zoning Board
Stamford Government Center
888 Washington Boulevard, 7th Floor
Stamford, CT 06901

Subject: Application 215-33 by 10 Rugby Street LLC to amend the Zoning Regulations concerning the M-G General Industrial District

Dear Mr. Mills:

The Stamford Harbor Management Commission (SHMC) has continued to review the proposal submitted to the Zoning Board by 10 Rugby Street, LLC (the Applicant) to amend Article II, Section 3-A of the Zoning Regulations by adding two new definitions concerning demolition material recycling. The proposed definitions would be applied within the M-G General Industrial District which includes properties adjoining the Stamford Harbor Management Area.

As the Applicant's proposal may affect property on, in, or contiguous to the Harbor Management Area, the proposal is subject to review by the SHMC to determine its consistency with the Stamford Harbor Management Plan. The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes, Sec. 6-62 of the Stamford Code of Ordinances, and the Harbor Management Plan. Pursuant to the General Statutes, City Code, and Harbor Management Plan, a 2/3 vote of all members of the Zoning Board is needed to approve a proposal that has not received a favorable recommendation from the SHMC.

The SHMC first reviewed this proposal during its meeting on November 17, 2015, at which time the SHMC determined that it was not able to provide a favorable recommendation but reserved its right to continue to review the Applicant's proposal and provide additional comments at such time as additional information is provided or the proposal is either modified or the subject of a public hearing. This determination was transmitted to you in my letter of December 2, 2015.

Following receipt of additional information from the Applicant, the SHMC again considered the Applicant's proposal during the SHMC's meeting on January 19, 2016. After significant discussion and with the understanding that the proposed change to the zoning regulations would affect only two properties, the SHMC approved a motion to transmit the following comments to the Zoning Board.

Comments:

1. The Applicant's proposal may affect property on, in or contiguous to the Stamford Harbor Management Area but is not directly addressed in the Stamford Harbor Management Plan.
2. The SHMC has no objection to the Applicant's proposal provided that any future proposals that may be submitted to the Zoning Board in accordance with the amended zoning text are subject to review by the SHMC for consistency with the Harbor Management Plan.

Please be advised that the SHMC reserves its right to continue to review the Applicant's proposal and provide additional comments at such time as additional information is provided or the proposal is modified or the subject of a public hearing.

If you have any questions or require any additional information at this time, please contact me at (315) 651-0070 or dortelli@stamfordct.gov.

Sincerely,



Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

Mr. Frank Fedeli, Stamford Office of Operations
Ms. Kristal Kallenberg, CT DEEP Office of Long Island Sound Programs
Mr. Richard Redniss, Redniss and Mead
Mr. Griffith Trow, Chairman, SHMC Application Review Committee