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HARBOR MANAGEMENT COMMISSION

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January 12, 2016

Mr. Norman Cole
Chief, Stamford Land-Use Bureau
Stamford Government Center
888 Washington Boulevard, 7th Floor
Stamford, CT 06901

**SUBJECT: CSPR-909 – THE STRAND/BRC GROUP, LLC
Interim Boatyard, Bateman Way**

Dear Mr. Cole:

The Stamford Harbor Management Commission (SHMC) has considered the status of the interim boatyard approved by the Zoning Board on April 2, 2012 for operation on the property known as the “boatyard site” adjoining the west branch of Stamford Harbor.

Condition no. 2 specified in your April 13, 2012 letter to Zoning Enforcement Officer James Lunney calls for the SHMC and Zoning Board to review the interim boatyard operation to ensure compliance with all conditions of approval. That review is to be conducted until such time as the required Remedial Action Plan for the site is completed and a permanent, full-service boatyard facility is constructed on the site in a manner consistent with the Stamford Harbor Management Plan and all other city, state, and federal requirements and development stipulations.

The SHMC’s previous comments on this matter were transmitted to you in my letter of January 26, 2015. (A copy is enclosed for your convenience.) At that time, we expressed concern about the interim boatyard’s hours of operation and asked that you review the requirements imposed by the Zoning Board for seasonal operation of the interim boatyard and determine if the boatyard is operating in full compliance with the conditions of approval.

In the absence of a response to our previous letter to you, the SHMC approved a motion during its December 15, 2015 meeting to reiterate our previous concerns and again ask that you review the requirements for seasonal operation and determine if the boatyard is operating in full compliance.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Ortelli', with a long horizontal flourish extending to the right.

Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

Enclosure

cc:

Mr. Frank Fedeli, Stamford Office of Operations

Mr. John Freeman, Attorney, Harbor Point Development

Ms. Kristal Kallenberg, CT DEEP Office of Long Island Sound Programs

Mr. Tom Mills, Chairman, Zoning Board

Mr. Griffith Trow, Chairman, SHMC Application Review Committee

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January 26, 2015

Mr. Norman Cole
Chief, Stamford Land-Use Bureau
Stamford Government Center
888 Washington Boulevard, 7th Floor
Stamford, CT 06901

**SUBJECT: CS-PR-909 – THE STRAND/BRC GROUP, LLC
Interim Boatyard, Bateman Way**

Dear Mr. Cole:

Over the last few weeks the Stamford Harbor Management Commission (SHMC) has reviewed the status of the interim boatyard. Our review was conducted in accordance with the Zoning Board's condition of approval no. 2 specified in your April 13, 2012 letter to Zoning Enforcement Officer Mr. James Lunney.

Condition no. 2 calls for the SHMC and Zoning Board to review the interim boatyard operation to ensure compliance with all conditions of approval. That review is to be conducted until such time as the required Remedial Action Plan for the site is completed and a permanent, full-service boatyard facility is constructed on the site in a manner consistent with the Stamford Harbor Management Plan and all other city, state, and federal requirements and development stipulations.

During the January 5, 2015 meeting of the SHMC's Application Review Committee, a representative of the property owner described the services provided at the interim boatyard and reported that the boatyard has been operating between mid-April through Columbus Day. While the Committee noted that the Zoning Board's condition of approval no. 7 calls for the boatyard to be open from April through Christmas, the owner's representative described email correspondence with your office as supportive of a reduced operating season.

The SHMC considered this matter during its meeting on January 20, 2015 and approved a motion to request that you review the requirements imposed by the Zoning Board for seasonal

operation of the interim boatyard and determine if the boatyard is operating in full compliance with the conditions of approval.

In addition, please be advised that the SHMC reserves its right to continue to review the operation of the interim boatyard and provide comments to the appropriate agencies and property owner at such time as the operation may be modified or additional information is provided.

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

Respectfully submitted

A handwritten signature in black ink, appearing to read 'D. Ortelli', with a long horizontal flourish extending to the right.

Dr. Damian Ortelli

Chairman, Stamford Harbor Management Commission

cc:

Mr. Frank Fedeli, Stamford Office of Operations

Mr. John Freeman, Attorney for property owner

Mr. Griffith Trow, Chairman, SHMC Application Review Committee

