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**CITY OF STAMFORD, CONNECTICUT  
HARBOR MANAGEMENT  
COMMISSION**

90 Magee Avenue  
Stamford, Connecticut 06902

VIA EMAIL

March 11, 2023

Ms. Vineeta Mathur  
Associate Planner  
Land Use Bureau  
Stamford Government Center  
888 Washington Blvd.  
Stamford, CT 06901

**Subject: Subdivision Application No. 4045: Sound Beach Landing, LLC, 40 Signal Road and 0 Thread Needle Lane**

Dear Ms. Mathur:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced, application for subdivision submitted to the Planning Board by Sound Beach Landing, LLC (the Applicant), c/o the Franco Group, LLC, 40 Signal Road, Stamford, CT. The proposed subdivision would affect properties located at 40 Signal Road and 0 Thread Needle Lane, Stamford, and would enable the Applicant to construct four single-family homes served by a common driveway. The Applicant's affected properties adjoin Stamford Harbor and the tidal waterbody known as the Dolphin Cove Lagoon.

As the proposed project is located within the coastal boundary and affects property on, in, or contiguous to the Stamford Harbor Management Area, it is subject to review by the SHMC to determine its consistency with the Stamford Harbor Management Plan (the 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 Plan. Pursuant to the General Statutes, City Code, and the Plan, a 2/3 vote of all members of the Planning Board is needed to approve a proposal that has not received a favorable recommendation from the SHMC.

Previously, the SHMC reviewed the Applicant's proposals for an amendment to the Master Plan as well as Zoning Map and Text amendments for the subject properties for the purpose of constructing no more than five single-family dwellings. The SHMC expressed no objection to those proposals provided the Zoning Board confirms the statements by the Applicant that the proposals will not result in a significant increase in residential density in Stamford's coastal floodplain. In addition, the SHMC provided a number of additional comments relevant to review of the Applicant's proposal. Those comments were transmitted to the Zoning Board, Planning Board, and Applicant in my letters of May 23, 2022. (Copies are attached for your convenience.)

The SHMC reviewed the Applicant's current subdivision application during the SHMC's meeting on February 21, 2023. Following significant discussion with the Applicant's representatives and comments heard from members of the public, the HMC approved a motion to conditionally express no objection to the Applicant's subdivision plans pending receipt and review of any comments provided by the CT Department of Energy and Environmental Protection; confirmation that prior to amending the Zoning Map as previously 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 proposed development project is expected to significantly improve storm water and water quality conditions on the affected property.

In addition, the HMC's statement of no objection reflects the HMC's following understandings, based on information provided by the Applicant.

- 1) The proposed development project will cause no impediment or adverse effect on free navigation into and out of Dolphin Cove;
- 2) There will be only one dock (the existing dock) serving the new residential properties and that this dock will not be expanded;
- 3) Appropriate covenants will ensure there will be no future littoral rights conflicts between use of the Applicant's existing dock and the nearby dock serving the adjoining property;
- 4) Best management practices will be employed during construction to ensure no adverse impacts on environmental quality in the Harbor Management Area, including Dolphin Cove;
- 5) The Applicant will be responsible for maintaining in good condition the stone embankment bordering the Applicant's property alongside Dolphin Cove and that project design and required best management practices will ensure no adverse impacts to that embankment, and therefore no adverse impacts on Dolphin Cove during and post-construction.

Please be advised that the SHMC reserves its right to continue to review the proposed project and provide additional comments at such time as it may be modified or be the subject of another application, additional information is provided, or the proposal is the subject of a public hearing.

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

Sincerely,

*Dr. Damian Ortelli*

Dr. Damian Ortelli  
Chairman, Stamford Harbor Management Commission

Attachments

cc:

Joseph Capalbo, Attorney for Applicant  
Frank Fedeli, Stamford Office of Operations  
Robert Karp, Chairman, SHMC Application Review Committee  
Karen Michaels, CT DEEP Land and Water Resources Division