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June 18, 2015

Ms. Janice B. Deshais, Esq.
Director
Office of Adjudications
Connecticut Department of Energy and Environmental Protection
Office of Long Island Sound Programs
79 Elm Street
Hartford, Connecticut 06106-5127

Subject: OLISP Application No. 201503186-KB by Southfield Property, LLC for work in the Stamford Harbor Management Area at 28 Southfield Avenue

Dear Ms. Deshais:

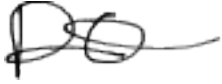
The Stamford Harbor Management Commission (SHMC) is aware of the recent public hearing request submitted to your office by Southfield Property, LLC in connection with the above-referenced application.

The Applicant's proposed project—known as Davenport Landing—is a matter of significant local interest. Project plans were reviewed by the SHMC during our April 15, 2015 meeting at which time we determined that we were not able to make a favorable recommendation pending development of additional information. A copy of our letter to the Applicant is enclosed.

The SHMC considered the Applicant's public hearing request during our meeting on June 16, 2015 and approved a motion to request that no public hearing on the Applicant's proposal be convened by the DEEP prior to September 2015. We are concerned that a public hearing in July or August—traditional vacation times—will serve to suppress public participation in this most important matter affecting Stamford's harbor and waterfront.

Please inform us of your decision at your earliest convenience. You may contact me at (315) 651-0070 or dortelli@stamfordct.gov.

Sincerely,

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

Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

Ms. Kristen Bellantuono, DEEP OLISP

Mr. Norman Cole, Land-Use Bureau Chief

Mr. Frank Fedeli, Stamford Office of Operations

Mr. John Freeman, Attorney for Applicant

Mr. Griffith Trow, Chairman, SHMC Application Review Committee

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December 17, 2014

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

SUBJECT: STAMFORD LANDING PRE-APPLICATION REVIEW

Dear Mr. Cole:

The Stamford Harbor Management Commission (SHMC) has received your November 17, 2014 memorandum inviting us to participate in a pre-application review of a proposed waterfront redevelopment project by Waterfront Office Development, LP (the Applicant). The Applicant's proposal, known as Stamford Landing, affects property at 46, 62, 68, and 78 Southfield Avenue. Insofar as the proposal affects real property on, in or contiguous to the west branch of Stamford Harbor, it must be reviewed by the SHMC for consistency with the Stamford Harbor Management Plan.

Described in your memorandum and in pre-application materials dated November 5, 2014 submitted to you by the Applicant, the Applicant is requesting that the property be rezoned from the CW-D Coastal Water-Dependent District to the DW-D Designed Waterfront Development District. This request triggers a pre-application process with specific time periods for referral and agency response set forth in the DW-D zoning regulation.

The HMC is also aware of your November 18, 2014 letter in which you: 1) inform the Applicant that the submitted pre-application materials are inadequate to support a meaningful pre-application review; and 2) list additional information that should be provided.

These matters were considered by the SHMC during its meeting on December 16, 2014. Following significant discussion, the SHMC approved a motion to inform the Land-Use Bureau that, absent a complete pre-application, the SHMC is not able to conduct a proper review of the submitted materials and therefore must provide an

unfavorable recommendation at this time. This finding is presented without prejudice to the Applicant's proposal. In addition, the SHMC agreed to provide the following comments and recommendations to the Land-Use Bureau.

Comments and Recommendations:

1. It is a policy of the Harbor Management Plan that project applicants should provide the information necessary for the SHMC to adequately assess the potential impacts of proposed development projects on the Stamford Harbor Management Area. Information required should be reasonable in scope and should be in balance with the size, scope, and potential positive and negative impacts of the proposal.
2. The SHMC recommends that the 35-day agency response period specified in the pre-application section of the DW-D zoning regulation should not be initiated by the Land-Use Bureau until the pre-application is deemed adequate for review.
3. The Applicant's proposal appears to be part of a larger development project affecting additional waterfront properties. The SHMC is concerned that the individual parts of this larger project, if submitted separately, may be reviewed in a piecemeal manner, thereby limiting the opportunity for adequate assessment of project impacts and benefits. The SHMC recommends, to the extent permitted by law, that all of the Applicant's inter-related waterfront plans and proposals be submitted and reviewed in their entirety.
4. The SHMC reserves its right to review the Applicant's pre-application proposals for consistency with the Harbor Management Plan at such time as the proposals are deemed adequate for review by the Land-Use Bureau.

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

Respectfully submitted



Dr. Damian Ortelli

Chairman, Stamford Harbor Management Commission

cc:

Mr. Frank Fedeli, Stamford Office of Operations

Mr. John Freeman, Applicant's representative

Ms. Kristal Kallenberg, Office of Long Island Sound Programs

Mr. Griffith Trow, Chairman, SHMC Application Review Committee

