

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

April 29, 2015

Mr. John Freeman
Southfield Property, LLC
2200 Atlantic Street, Suite 600
Stamford, Connecticut 06902

Subject: Plans submitted to the Harbor Management Commission by Southfield Property, LLC for work in the Stamford Harbor Management Area

Dear Mr. Freeman:

The Stamford Harbor Management Commission (SHMC) has reviewed the March 29, 2015 Draft Structures, Dredging, and Fill Permit Application submitted by Fuss & O'Neill, Inc. on behalf of Southfield Property, LLC (the Applicant), 2200 Atlantic Street, Stamford, Connecticut. Included in the application are draft plans for dredging, bulk-heading, and placement of in-water structures to establish a full-service boatyard on the Applicant's property known as Davenport Landing at 28 Southfield Avenue. The draft application and plans were submitted to the SHMC in accordance with the coastal permitting process and requirements of the Connecticut Department of Energy and Environmental Protection's Office of Long Island Sound Programs (DEEP OLISP).

In 2011, the SHMC reviewed plans for development of a marina on this property and determined that those plans were consistent with the Harbor Management Plan. The Applicant's current proposal differs from the previous owner's application in several significant aspects. The previous plans did not include dredging, bulk-heading, and construction of a working boatyard with an excavated travel lift area as now proposed.

During its meeting on April 21, 2015, the SHMC reviewed the Applicant's proposal with consideration of the SHMC's previous comments provided to the Stamford Zoning Board regarding the proposal. Following discussion, the SHMC approved a motion to transmit the following finding and comments to the Applicant and DEEP OLISP.

Finding:

Pending development of additional information, including an independent analysis of the viability of the proposed boatyard/marina, the SHMC is not able to provide a favorable recommendation at this time, but offers the following comments.

Comments:

1. The Harbor Management Plan encourages and supports redevelopment of underutilized waterfront properties where that redevelopment is expected to result in significant and long-term beneficial impacts on the Stamford Harbor and waterfront.
2. The Harbor Management Plan encourages and supports the provision of facilities and opportunities for public access to the Harbor Management Area, including well-designed, meaningful, and coordinated public access to the Harbor Management Area provided as a substantial component of waterfront redevelopment projects.
3. The Harbor Management Plan encourages and supports establishment of new boating facilities, as needed, in appropriate locations.
4. Although not included in the application materials, the SHMC understands from the Applicant's presentation that the Applicant intends to transport boats removed from the water at the proposed Davenport Landing boatyard to a boat storage yard—the subject of a separate proposal—at 205 Magee Avenue, a distance of approximately two miles from the boatyard via public streets. The SHMC is concerned about the viability of this method of boat storage. The SHMC has recommended that the Stamford Zoning Board require additional information to address the viability of the proposed method of boat storage, including a professionally-prepared market study and needs analysis of the site's potential to support a water-dependent use.
5. The SHMC is concerned about the clear intensification in marine traffic that would be generated by the Applicant's proposed Davenport Landing boatyard in this heavily commercial portion of the harbor, and recommends that comments on the proposal should be obtained from potentially affected industrial users of the harbor.
6. The SHMC reserves its right to determine the proposal's consistency with the Harbor Management Plan and provide additional comments at such time as the proposal may be modified, additional information is provided, or the proposal is the subject of a public notice or 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.

Respectfully submitted,

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

Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

Ms. Kristen Bellantuono, CT DEEP OLISP

Mr. Norman Cole, Land Use Bureau Chief

Ms. Theresa Dell, Chair, Stamford Planning Board

Mr. Frank Fedeli, Stamford Office of Operations

Mr. Thomas Mills, Chair, Stamford Zoning Board

Mr. Griffith Trow, Chairman, SHMC Application Review Committee



**Connecticut Department of
Energy & Environmental Protection**
Bureau of Water Protection & Land Reuse
Office of Long Island Sound Programs

ATTACHMENT E: HARBOR MANAGEMENT COMMISSION DEEP PERMIT CONSULTATION FORM

You need to complete and submit this form only if your town has a Harbor Management Commission.

To the applicant- Prior to the submission of your permit application to the Connecticut Department of Energy and Environmental Protection- Office of Long Island Sound Programs (DEEP- OLISP), please complete Part I and submit this form to your local harbor management commission (contact the town for the appropriate contact person) with a location map of your site and project plans. Once the commission returns the completed form to you, please submit it along with your permit application to the DEEP.

Part I: *To be completed by APPLICANT*

1. List applicant information.		
Name: Southfield Property, LLC		
Mailing Address: 2200 Atlantic Street, Suite 600		
City/Town: Stamford	State: CT	Zip Code: 06902
Business Phone: 203-644-1585	ext.	Fax:
Contact Person: John Freeman	Title:	
E-mail: JFreeman@harborpt.com		
2. List engineer/surveyor/agent information.		
Name: Fuss & O'Neill, Inc.		
Mailing Address: 146 Hartford Rd.		
City/Town: Manchester	State: CT	Zip Code: 06040
Business Phone: 203-374-3748	ext. 5258	Fax:
Contact Person: Craig Lapinski	Title: Vice President	
Service Provided: Civil Engineering		
3. Site Location:		
Street Address or Location Description: 28 Southfield Avenue		
City/Town: Stamford	State: CT	Zip Code: 06902
Tax Assessor's Reference: Map 133	Block 25	Lot A,B,G1
4. Are plans attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide date of plans:		
5. Provide or attach a brief, but thorough description of the project: The Davenport Landing redevelopment includes a full service boatyard and a residential apartment building. Coastal improvements at the site will include removal of several derelict coastal structures, the installation of new docks and other coastal structures, and dredging to support boat hauling and berthing facilities. Please see draft application for details.		

Attachment E

Harbor Management Commission Consultation Form

Part II: To be completed by HARBOR MANAGEMENT COMMISSION

This consultation form is required to be submitted as part of an application for a Structures, Dredging & Fill permit (section 22a-361 of the Connecticut General Statutes (CGS)) and/or Tidal Wetlands permit (CGS section 22a-32) to the DEEP- OLISP. The application has not yet been submitted to the DEEP. Please review the enclosed materials and determine whether the project is consistent or inconsistent with your local Harbor Management Plan. You may also provide comments or recommendations regarding the proposal. The Harbor Management Commission may still provide written comments to the Commissioner during the Department's public notice comment period. Should you have any questions regarding this process, please call DEEP-OLISP at (860) 424-3034 to speak with the analyst assigned to the town in which the work is proposed. **Please return the completed form to the applicant.**

HARBOR MANAGEMENT COMMISSION DETERMINATION:

Check one of the following:

- The Commission has determined that the work as described in Part I of this form and attachments is **CONSISTENT** with the harbor management plan.
- The Commission has determined that the work as described in Part I of this form and attachments is **INCONSISTENT** with the following section of the harbor management plan:

COMMENTS/RECOMMENDATIONS (or check here if attached:):



Signature of Commission Representative

April 21 2015

Date

Damian Orrelli

Print Name of Commission Representative

Chair

Title

