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

Scheduled SHMC meeting on 4/18/2023 via Zoom; called to order at 6:35 PM-Chairman Ortelli presiding.

**In Attendance:**

Commissioners: Dr. Damian Ortelli, Chairman; Commissioners; Sam Abernethy; Robert Karp; Michael Pensiero; William Malloy, III and Russ Hollander, Alternate.  
Staff: Sgt. Kevin Fitzgibbons, Stamford Police Dept.; Yale Greenman, Harbor Master; Frank Fumega, Deputy Harbor Master; Geoff Steadman, Consultant; and Maria Vazquez-Goncalves, Recorder.  
Absent: Commissioner Ray Redniss, Paul Adelberg; Frank Baldassare, Marina COS; Captain Eric Knott, Online Mooring; Scott Denise, Assistant Marina Supervisor, COS.

• **Review & Approval of Meeting Minutes**

- **Commissioner Pensiero moved to approve March 21, 2023 minutes with amendments.**
- **Commissioner Hollander seconded the motion.**
- **Unanimously approved.**

**2) Chairman's Report**

- Discussion on Bill 5614 with DEEP.
- Discussion on the West Beach Boat Ramp Closure.
- Update on Bond Commission.
- Report on HMC BOR budget request meeting.

**3) Committee Reports**

**Application Review Committee:** Commissioner Karp: Committee met on 4/03/23, next scheduled meeting is 5/01/23.

- Referral of CSPR 1168 – Quesited Consulting LLC (Katie Wagner) on behalf of 50 Ocean Drive North, Stamford, CT. Application was withdrawn by representative pending updates.
- Referral of Application 223-04 – Dariusz Lesniewski, 16 Remington Street, Stamford, CT.

- **Commissioner Pensiero moved to accept the ARC recommendation of consistency with the HMP, provided best management practices are employed during construction.**
  - **Commissioner Malloy seconded the motion.**
  - **Unanimously approved.**
  
- Application 223-23 – Seaview House LLC, 68 Seaview Avenue, Stamford, CT – Map Change.
  - **Commissioner Pensiero moved to accept the ARC recommendation of no objection with the understanding that DEEP has commented on the proposal and found it to be consistent with the CT Coastal Management Act.**
  - **Commissioner Abernethy seconded the motion.**
  - **Unanimously approved.**
  
- Application 223-24 – Seaview House LLC, 68 Seaview Avenue, Stamford, CT – Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review.
  - **Commissioner Pensiero moved to accept the ARC recommendation of no objection.**
  - **Commissioner Malloy seconded the motion.**
  - **Upon further discussion the motion was unanimously defeated.**
  
  - **Commissioner Abernethy moved to find this application consistent with the Harbor Management Plan subject to the conditions, understandings, and observations discussed and agreed to by the SHMC during the meeting, including:**
    - There will be no diminishment of existing water-dependent uses and public access amenities and opportunities on the property as a result of the proposed project;**
    - The Applicant has attested that the proposed project will result in a significant improvement in storm water and water quality conditions on the property;**
    - The applicant has attested that the proposed work on Seaview Avenue will not affect the Stamford Hurricane barrier and therefore no approvals from the Corps of Engineers are needed; this should be confirmed by the Zoning Board;**
    - Residents of the Marina Bay Condominium Association have expressed certain objections and concerns with regard to the proposed project, including but not limited to the condition of an existing bulkhead; the SHMC understands that**

**discussions involving the Association and Applicant are ongoing; the Zoning Board should consider and address those objections and concerns prior to any final decision on the proposed project;**

**The SHMC understands that compliance with all applicable FEMA requirements for floodplain development has not been determined; should the Zoning Board act to approve the proposed project as requested by the Applicant prior to a determination of full compliance, it should be a condition of approval that no building permit shall be issued until such time as full FEMA compliance is determined to the satisfaction of FEMA;**

**The SHMC remains concerned about the introduction of additional residential development in the coastal floodplain and recognizes that DEEP has found such development to be inconsistent with the CT Coastal Management Act and has recommended denial of the application. The Applicant has attested that proposed improvements to elevate Seaview Avenue above the base flood elevation will ensure dry access and egress during the 100-year storm and therefore mitigate DEEP's concerns.**

**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.**

**The SHMC's finding of consistency with the Harbor Management Plan is made with consideration of specific circumstances associated with this proposal and property and should not be considered as a precedent for the SHMC to support other proposals in the coastal floodplain.**

- **Commissioner Karp seconded the motion.**
  - **Unanimously approved.**
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- Referral of CSPR 1167 – James Parker, 64 Lewelyn Road, Stamford, CT.
    - **Commissioner Pensiero moved to accept the ARC recommendation of no objection to the project insofar as it is not expected to affect the Harbor Management Area in any significant way.**
    - **Commissioner Malloy seconded the motion.**
    - **Unanimously approved.**

- Application 223-05, 223-06, 223-08 & 223-10 (Revised) – City of Stamford, Zoning Board, 888 Washington Blvd., Stamford, CT – Text Change.
  - **Commissioner Pensiero moved to accept the ARC recommendation of no objection, with the understanding that the proposed text changes are not expected to affect the Harbor Management Area in any significant way.**
  - **Commissioner Malloy seconded the motion.**
  - **Unanimously approved.**
- Application 223-16 Revised – City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Text Change.
  - **Commissioner Abernethy moved a finding of no objection to this application, with the understanding that certain activities that may affect the Harbor Management Area, including paving projects requiring compliance with stormwater management requirements, would now be subject to zoning approval as well.**
  - **Commissioner Pensiero seconded the motion.**
  - **Unanimously approved.**
- Application 223-17 – City of Stamford, Zoning Board, 888 Washington Blvd., Stamford, CT – Text Change. Tabled.
- Application 223-18 – City of Stamford, Zoning Board, 888 Washington Blvd., Stamford, CT – Text Change.
  - **Commissioner Pensiero moved to accept the ARC recommendation of no objection with the understanding that the proposed text changes are not expected to affect the Harbor Management Area in any significant way.**
  - **Commissioner Malloy seconded the motion.**
  - **Unanimously approved.**

**Safety Committee:** No meeting.

**Marina Committee:** No meeting.

#### **4) Staff Reports**

**Financial Review:**

- No financial report.

**Harbor Master Report:**

- Harbor Master Greenman reported on several issues.

**Marina Supervisor:**

- No report.

#### **5) Old Business**

- Discussion on Harbor User Fees.

- Discussion on the Robert Strada Memorial bench.

**6) New Business:** None

**7) Public Participation:**

- Maureen Boylan commented about Application 224-24.
- Evan Wies, Vincent Islands, discussed funding for a jet ski for the Harbor Police.

**8) Next Scheduled Meeting:** May 16, 2023 at 6:30 p.m.

**9) Adjournment**

- **Commissioner Hollander made a motion to adjourn at 9:59 p.m.**
- **Commissioner Karp seconded the motion.**
- **Unanimously approved.**