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March 28, 2015

Mr. Norman Cole
Land Use Bureau Chief
Stamford Government Center
888 Washington Blvd.
Stamford, CT 06901

Subject: Application 215-02-by The Strand/BRC Group, LLC to amend the Zoning Regulations concerning the SRD-S District

Dear Mr. Cole:

The Stamford Harbor Management Commission (SHMC) has reviewed the proposal submitted to the Zoning Board by The Strand/BRC Group, LLC (the Applicant) to amend Article III, Section 9(J)(5)(b) of the Zoning Regulations by modifying non-residential floor area from .20 to .23 FAR in the South End Redevelopment District, South (SRD-S District).

As the Applicant's proposal affects property on, in, or contiguous to the Stamford Harbor Management Area, the proposal is subject to review by the SHMC to determine its consistency with the Stamford Harbor Management 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 Harbor Management Plan. Pursuant to the General Statutes, City Code, and Harbor Management Plan, a 2/3 vote of all members of the Zoning Board is needed to approve a proposal that has not received a favorable recommendation from the SHMC.

During its meeting on March 17, 2015, the SHMC approved a motion to transmit the following comments to the Zoning Board and Applicant.

Comments:

1. The proposed action affects property on, in or contiguous to the Stamford Harbor Management Area but is not directly addressed in the Stamford Harbor Management Plan and therefore the SHMC has no comment at this time provided the Zoning Board

determines the proposal will not affect existing water-dependent uses and/or opportunities for future water-dependent uses in the SRD-S District.

2. The SHMC reserves its right to continue to review the Applicant's proposal and provide additional comments at such time as it may be modified, additional information is provided, or the proposal is the subject of a public 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,



Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

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. Griffith Trow, Chairman, SHMC Application Review Committee
Planning Board Members
Zoning Board Members