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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 215-04-by Southfield Property, LLC to amend the Zoning Regulations concerning the Designed Waterfront Development District

Dear Mr. Cole:

The Stamford Harbor Management Commission (SHMC) has reviewed the proposal submitted to the Zoning Board by Southfield Property, LLC (the Applicant) to amend Article III, Section 9AAAA Designed Waterfront Development (DW-D) District of the Zoning Regulations regarding maximum building height and minimum side yard and to add a new water-dependent uses paragraph and a paragraph regarding existing structures along the waterfront.

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 defer action on this application pending additional review and to transmit the following comments to the Zoning Board and Applicant.

Comments:

1. It is a policy of the Harbor Management Plan that the city should continue to implement (through appropriate zoning and other regulations) the coastal area management policies established in the Stamford Master Plan to support and encourage the development and continued operation of water-dependent land uses on waterfront sites.
2. It is a policy of the Harbor Management Plan that public access to the Harbor Management Area should be promoted wherever feasible, but the city should ensure, through appropriate zoning and other land-use provisions, that existing water-dependent uses are not replaced by nonwater-dependent uses providing only limited public access to the Harbor Management Area.
3. No amendments to the Designed Waterfront Development District should be approved that would diminish existing water-dependent uses and/or opportunities for future water-dependent uses in the Harbor Management Area.
4. Regarding the proposed new water-dependent uses paragraph, the SHMC is concerned that exempting impervious areas and structures used in connection with water-dependent uses when calculating maximum building coverage and maximum ground coverage may increase stormwater runoff into Stamford Harbor.
5. The SHMC expresses its concern regarding the Applicant's proposal that "all structures existing at the time a property is zoned DW-D shall be permitted to remain in their existing locations, provided any such structures allow for public access along the waterfront." The SHMC is concerned that this may restrict opportunities for enhancement of water-dependent facilities if the existing structures to remain do not support well-designed, meaningful, and coordinated public access to the Harbor Management Area provided as a substantial component of a waterfront redevelopment project.
6. 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,

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

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
Harbor Commission Members