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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 215-05-by Waterfront Office Building, LP for a zoning map change on property adjoining the Stamford Harbor Management Area.

Dear Mr. Cole:

The Stamford Harbor Management Commission (SHMC) has reviewed the proposal submitted to the Zoning Board by Waterfront Office Building LP (the Applicant) to amend the zoning map to change the classification of approximately 8.15 acres of property located at 46, 62, 68, and 78 Southfield Avenue from Coastal Water-Dependent District (C-WD) to Designed Waterfront Development District (DW-D).

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 non-water dependent uses providing only limited public access to the Harbor Management Area.
3. No amendments to waterfront zoning districts should be approved that would diminish existing water-dependent uses and/or opportunities for future water-dependent uses in the Harbor Management Area.
4. 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
Harbor Commission Members