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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 215-06-by Southfield Property, LLC and Waterfront Office Building, LP for approval of Special Exceptions and General Development Plan for 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 Southfield Property, LLC and Waterfront Office Building, LP (the Applicants) for approval of Special Exceptions and General Development Plan to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres at 28, 46, 62, 68, and 78 Southfield Avenue in a Designed Waterfront Development (DW-D) District.

As the Applicants' 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 finding and comments to the Zoning Board and Applicants.

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 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 Applicants' presentation that the Applicants intend to transport boats removed from the water at the proposed Davenport Landing boatyard to a boat storage yard—the subject of a separate application—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 recommends that the Zoning Board require additional information to address the viability of the proposed method of boat storage, including a professionally-prepared market study and needs analyses of the site's potential to support a water-dependent use.
5. The SHMC understands that the Applicants are currently pursuing a Structures, Dredging and Fill Permit and other permits from the State of Connecticut as needed to construct the proposed boatyard/marina. Applications for those permits have not been submitted to the SHMC for review at this time. Pursuant to Sec. 22a-113n of the Connecticut General Statutes, a recommendation of the SHMC pursuant to the Harbor Management Plan shall be binding on any official of the state when making a regulatory decision affecting the Harbor Management Area, unless that official shows cause why a different course of action should be taken. The SHMC recommends that additional analysis of the viability of the proposed boatyard/marina should await issuance of any permits that may be granted by the State of Connecticut.

6. The SHMC reserves its right to continue to review the Applicants' 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