

Connecticut Department of
**ENERGY &
ENVIRONMENTAL
PROTECTION**

March 16, 2015

Stamford Zoning Board
c/o Norman Cole
Land Use Bureau Chief
888 Washington Blvd
Stamford, Connecticut 06904-2152

Re: Appl. 215-03-The Strand/BRC group, LLC, Amend GDP, Washington Blvd.

Dear Mr. Cole,

Thank you for the opportunity to review and comment on the above referenced proposal to amend the General Development Plan (GDP) for Harbor Point originally approved as Application 206-57. We offer the following comments for your consideration.

As you know, the Zoning Board approved Application 206-57 with several conditions including Condition 7, which contained language that sought to “improve and insure the continued operation of the 14 acre boatyard as a working boatyard and full service marina.” The above referenced application proposes to amend Condition 7 of Application 206-57 by replacing the existing condition with one that would provide that development of the 14 acre site “shall include a marina and public access.” As this proposed amendment would appear to allow for a diminished level of water-dependent use at the site, we strongly urge the Board to thoroughly and carefully consider the consequences of the proposed change before rendering a decision.

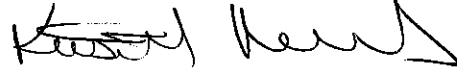
As you know, OLISP and other regulating authorities are awaiting the results of a proposed study that would evaluate proposals for three boatyard/marina components to determine if these proposed facilities will provide an appropriate level of service based on market needs. In a letter dated March 13, 2015, OLISP provided comments about the Draft Contract Scope of Services for the study proposed by Bermello, Ajamil & Partners, Inc. (see enclosures).

OLISP believes that it would be premature to render a decision on the proposed amendment without the benefit of the results of the Consultant’s evaluation of the adequacy of services that would be provided by the three boatyard/marina proposals.

As such, we recommend that action on Application 215-03 be delayed until the evaluation has been provided to City of Stamford and OLISP.

We hope that our comments have been helpful to the Zoning Board. If you have any questions regarding this or any other coastal management concerns, please feel free to contact me at (860) 424-3760 or at Kristal.Kallenberg@ct.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristal Kallenberg", written in a cursive style.

Kristal Kallenberg
Environmental Analyst 2
Office of Long Island Sound Programs

Enclosures: OLISP letter dated March 13, 2015