

Stamford Harbor Management Commission (HMC) - Applications Review Committee Minutes Draft

Date: June 5, 2023
Time: 5:30 p.m.
Location: Remotely on Zoom
Roll Call: In Attendance: Chairman Robert Karp; Commissioners Damian Ortelli and Paul Adelberg;
Consultant Geoff Steadman and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Committee Chairman Karp at approximately 5:38 p.m.
2. Review and Approval of May 1, 2023 Meeting Minutes.

**Commissioner Ortelli moved to approve May 1, 2023 Meeting Minutes.
Seconded by Commissioner Adelberg Unanimously Approved**

3. RACE Coastal Engineering – Notice of Application, Detlef Stroeh, 35 Rogers Road, RACE Project#2020130. Azure Dee Sleicher, RACE Coastal Engineering, was present to answer any of the Commissioners questions. The HMC previously reviewed pre-application plans for this project and had no objection to the inclusion of those plans in an application to DEEP provided the applicant provides a statement that project planning has been coordinated with the adjoining property owner regarding proposed work on the south groin along the extended littoral property line. Ms. Sleicher informed the HMC that the applicant is currently awaiting instructions from DEEP regarding how to pursue that coordination.

Commissioner Adelberg made a motion to recommend to the HMC that a letter be sent to DEEP reiterating the HMC’s previous finding and current understanding that the applicant is awaiting directions from DEEP to address the coordination with the adjoining property owner regarding the stone groin.

Seconded by Commissioner Abernethy Unanimously Approved

4. Referral of CSPP 1169 – Samantha Lavy and Gad Levy, 141 Downs Avenue, O Ralsey Road South and 1 Ralsey Road South, Stamford, CT. Applicant is proposing to renovate and lift the existing residence to FEMA compliance along with other site improvements, including modified landscaping, stormwater upgrades, construction of a pool, patio and hardscape modifications to adjust the driveway access from Downs Avenue to Ralsey Road South. Property is located within the CAM boundary. Meaghan Miles, Carmody Torrance Sankak & Hennessey LLP, Bill Hennessey, Harry Rocheville, Christopher Pagliaro, were present to explain the project and answer any questions. No DEEP approvals are necessary for the proposed project.

Commissioner Robert Karp recused himself.

Commissioner Adelberg made a motion to recommend to the HMC a finding of a conditional consistency with the HMP provided additional information, including the required drainage plan for the adjoining property, is provided prior to action by the HMC. This recommendation of conditional consistency is based on understanding that the proposed work will reduce the vulnerability of site development to coastal flooding and will provide a significant improvement in existing stormwater and water quality conditions on the site.

Seconded by Commissioner Ortelli Unanimously Approved

5. Application 223-17 – (MOD) – City of Stamford – Text Change.

**Commissioner Ortelli made a motion to recommend to the HMC a finding of no objection.
Seconded by Commissioner Abernethy Unanimously Approved**

6. Application 223-33 – City of Stamford – Text Change.

**Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan with the understanding that the proposed change will strengthen the flood prone area regulations and reduce the vulnerability of development in the coastal flood plain.
Seconded by Commissioner Abernethy Unanimously Approved**

7. Old Business:

- Consultant Steadman reported on the legislative initiative (HB 5614 drafted by the Environment Committee) to achieve amendments to the CT Harbor Management Act to clarify and uphold municipal harbor management authority. Discussions continue with DEEP to address the concerns of harbor management commissions throughout the state.
- SHMC – Application Review Process for Connecticut DEEP Permits - Flow Charts: no new update; work in progress.
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Charts: no new update.
- Consultant Steadman discussed the work at the 14 acre site.

8. **New Business:** None

9. **Next scheduled meeting Monday, July 10, 2023 at 5:30 p.m.**

**Commissioner Adelberg made a motion to adjourn.
Seconded by Commissioner Ortelli Unanimously Approved**

Respectfully Submitted by
Maria Vazquez-Goncalves
June 7, 2023