

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

Date: July 10, 2023
Time: 5:30 p.m.
Location: Remotely on Zoom
Roll Call: In Attendance: Acting Chairman Sam Abernethy; Commissioners Damian Ortelli and Paul Adelberg; Consultant Geoff Steadman and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Committee Acting Chairman Abernethy at approximately 5:35 p.m.
2. Review and Approval of June 5, 2023 Meeting Minutes.

**Commissioner Ortelli moved to approve June 5, 2023 Meeting Minutes.
Seconded by Commissioner Adelberg Unanimously Approved**

3. Referral of CSPR 1170 – Jordany Metellus and Patrick Metellus, 88 Avery Street, Stamford, CT. Applicant is proposing to convert basement into a recreational area along with adding a bathroom and associated drainage. Property is located within the CAM boundary. Mr. Jordany Metellus was present to explain the project and answer any questions.

**Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection insofar as the proposed project is not expected to affect the Harbor Management Area.
Seconded by Commissioner Ortelli Unanimously Approved**

4. Referral of CSPR 1171 – 2187 Atlantic Street LLC – 21187 Atlantic Street, Stamford, CT. Applicant is proposing the construction of a viewing deck. Property is located within the CAM boundary, landward of the coastal jurisdiction line. Mr. Ted Milone, Redniss & Mead, applicant’s representative was present to explain the project and answer any questions. No state approvals are required. Permeable pavers will replace asphalt parking surface. Runoff from deck will be directed away from Harbor Management Area.

**Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the HMP insofar as the project is expected to result in a significant improvement in existing stormwater and water quality conditions on the site.
Seconded by Commissioner Adelberg Unanimously Approved**

5. Application 223-30 – City of Stamford – Zoning Board, 888 Washington Blvd. Stamford, CT, - Text Change. Applicant is proposing a text amendment to combine Tables I and II in Appendix A and to Update certain Uses and Use Definitions. Ralph Blessing, City of Stamford, was present to explain the text change and answer any questions.

**Commissioner Ortelli made a motion to recommend to the HMC a finding of no objection insofar as the proposed text change is not expected to affect the Harbor Management Area in any significant way.
Seconded by Commissioner Abernethy Unanimously Approved**

6. Application 223-31 – City of Stamford – Zoning Board, 888 Washington Blvd., Stamford, CT, - Text Change. Purpose of this amendment to the City of Stamford Zoning Regulations is to increase the number of zoning districts where Publicly Accessible Amenity Space (PAAS) is required, to add a new type of amenity

spaces (trails) and to make some minor adjustments to existing regulations. Ralph Blessing, City of Stamford, was present to explain the text change and answer any questions. Commissioners noted that the Harbor Management Plan encourages and supports well-designed, safe, and enjoyable public access to the Harbor Management Area.

Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan provided the proposed new regulations do not diminish existing water-dependent uses and opportunities for future water-dependent uses on suitable sites and do not replace existing requirements for provision of water-dependent uses. The HMC will provide a clarifying statement of conditions to support the finding of consistency.

Seconded by Commissioner Adelberg Unanimously Approved

7. CT DEEP – LWRD License Application Form D COP – John M. Ciuffo, Recreational Dock Modification at 76 Sea Beach Drive, Stamford, CT. Applicant is modifying their existing dock located along the shoreline of LIS at the subject property. Mr. Jim Bajek, James J. Bajek, LLC, applicant’s representative was present to explain the project and answer any questions.

Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection provided the applicant amends the project plans to show the extension of the applicant’s littoral property boundary in the vicinity of the existing and proposed docks and the distances between that boundary and the existing and proposed docks.

Seconded by Commissioner Ortelli Unanimously Approved

8. Referral of CSPR 1172 – Michael Orgera c/o Stamford Troy Softball Inc. 1125 Cove Road, Stamford, CT. Applicant is requesting to add two bathrooms to existing City of Stamford building located at Troy Softball fields (behind Terry Connors Ice Rink). Property is located within the CAM boundary. Mr. Mike Orgera, C/O Stamford Stars Softball, was present to explain the project and answer any questions. The bathrooms will be connected to the city’s sanitary sewer system.

Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection insofar as the proposed project is not expected to affect the Harbor Management Area in any significant way.

Seconded by Commissioner Ortelli Unanimously Approved

7. Old Business:

- Consultant Steadman discussed his inquiry on behalf of HMC to the Land Use Bureau regarding the observed work at the 14-acre site, including apparent filling and grading and the applicability of the Flood Prone Area Zoning Regulations (15.B & C). He reported that the Land Use Bureau responded to say that the ongoing work is for the purpose of restoring marina slips as required by CSPR 2019-15 and is related to remediation and bulkhead restoration work and therefore does not require a coastal site plan review.
- Consultant Steadman reported on the legislative initiative to achieve amendments to the CT Harbor Management Act to clarify and uphold municipal harbor management authority. No amendments were enacted during the recently completed legislative session. 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.

8. **New Business:** None

9. Next scheduled meeting Monday, August 7, 2023 at 5:30 p.m.

Commissioner Adelberg made a motion to adjourn.

Seconded by Commissioner Abernethy Unanimously Approved

Respectfully Submitted by
Maria Vazquez-Goncalves
July 11, 2023

DRAFT