

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

Date: September 11, 2023  
Time: 5:30 p.m.  
Location: Remotely on Zoom  
Roll Call: In Attendance: Chairman Robert Karp; Commissioner Paul Adelberg; Consultant Geoff Steadman; and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Committee Chairman Karp at approximately 5:36 p.m.
2. Review and Approval of August 7, 2023 Meeting Minutes.

**Commissioner Adelberg moved to approve August 7, 2023 Meeting Minutes.  
Seconded by Commissioner Karp Unanimously Approved**

3. Referral of Application 223-36 – G&T Taylor Street LLC, 12 and 18 Taylor Street, Stamford, CT – Special Permit, Coastal Site Plan Review and Application for approval of addition to the Stamford Cultural Resources Inventory (CRI). The applicant is requesting approval for a proposal which preserves the historic home at 18 Taylor Street, retains the existing home at 12 Taylor Street, and adds 13 new units of housing for a total of 18 units, along the landscaping and site improvements pursuant to section 7.3. Property is located within the CAM boundary. Leonard Braman, Wofsey Rosen Kweskin & Kuriansky, was present to explain the project and answer questions on behalf of the applicant.

**Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the Harbor Management Plan with the understanding, based on information provided by the applicant, that the project as proposed is expected to result in a significant improvement in existing stormwater and water quality conditions on the site.**

**Seconded by Commissioner Karp Unanimously Approved**

4. Referral of CSPR 1177 – Bill Harding (on behalf of Suzette & Tony Guevara), 31 Ralsey Road South, Stamford, CT. The applicant is proposing to raise a section of the roof on an existing residence to allow for a master bath and closet; construct a deck off the master bedroom; and construct a covered entry roof for the front steps. The property is located within the CAM boundary. Bill Harding, Harding Builders, applicant's representative, was present to explain the project and answer questions.

**Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection with the understanding that the project as proposed will not increase the footprint of the existing structure and provided the proposed project meets all City of Stamford stormwater requirements.**

**Seconded by Commissioner Karp Unanimously Approved**

5. Application 223-30 (Revised) – City of Stamford – Zoning Board, 888 Washington Blvd., Stamford, CT, - Text Change.

**Commissioner Adelberg 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 Karp Unanimously Approved**

6. Application 223-31 (Revised) – City of Stamford – Zoning Board, 888 Washington Blvd., Stamford, CT, - Text Change. Tabled pending additional information.

**8. Old Business:**

- Consultant Steadman reported on the ongoing activities to clarify and uphold municipal harbor management authority in response to the court decision in the Cohen v. DEEP case.
- SHMC – Application Review Process for Connecticut DEEP Permits - Flow Charts: no new update.
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Charts: no new update.

9. **New Business:** SHMC Chair Ortelli and Consultant will be meeting with representatives of the Land-Use Bureau to discuss the ongoing activities on the 14-acre site and the process by which proposals affecting the Harbor Management Area are referred to the SHMC by the Land-Use Bureau.

10. **Next scheduled meeting Monday, October 2, 2023 at 5:30 p.m.**

**Commissioner Adelberg made a motion to adjourn.**

**Seconded by Commissioner Karp Unanimously Approved**

Respectfully Submitted by  
Maria Vazquez-Goncalves  
September 12, 2023