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**CITY OF STAMFORD, CONNECTICUT  
STAMFORD HARBOR  
MANAGEMENT & SHELLFISH  
COMMISSION**

Scheduled SHMC meeting on 9/19/2023 via Zoom; called to order at 6:35 PM-Chairman Ortelli presiding.

**In Attendance:**

Commissioners: Dr. Damian Ortelli, Chairman; Commissioners; Paul Adelberg; Sam Abernethy; Robert Karp; Michael Pensiero; and Russ Hollander, Alternate.

Staff: Yale Greenman, Harbor Master; Frank Baldassare, Marina COS; Geoff Steadman, Consultant (Arrived at 6:45 p.m.); and Lesley Capp, Recorder.

Absent: Commissioner Ray Redniss; Commissioner William Malloy, III; Frank Fumega, Deputy Harbor Master; Sgt. Kevin Fitzgibbons, Stamford Police Dept.; Captain Eric Knott, Online Mooring; Scott Denise, Assistant Marina Supervisor, COS.

The zoom recording posted on the city website inadvertently missed recording the first 9 minutes of the meeting.

**1) Review & Approval of Meeting Minutes:**

- **Commissioner Abernethy moved to approve August 15, 2023, minutes.**
- **Commissioner Adelberg seconded the motion.**
- **Unanimously approved.**

**2) Chairman's Report:**

- a. Discussion and planning for the installation of the Robert Strada Memorial Bench with guest Stacy Strada.
- b. Update on CSPR 1173 and the lack of a referral from Land Use: Following a meeting regarding CSPR 1173 the HMC is being given guidance from the Land Use Office that a "New Policy" has been placed into effect. The "New Policy" limits the footprint within the CAM area in which referrals to the HMC will be made. Discussion with Ralph Blessing, Land Use Bureau Chief. An additional meeting with Commission and Land Use representatives will be scheduled to continue discussion of this matter and address disagreements.
- c. Discussion regarding activity on the 14 Acre Boatyard parcel. Discussion with William Buckley, owner's representative.
- d. O&G 100 Year Gift: O&G has kindly offered to give the HMC a gift as a way of celebrating their 100th year in business.

- e. Update on Stamford's Lighthouse: Discussions and planning are in place to begin work on previously permitted structures.

### **3) Committee Reports:**

Applications: Commissioner Karp: Committee met on September 11, 2023. Next scheduled meeting is October 2, 2023.

#### **ZB Application #223-36 - G & T Taylor Street, LLC - 12 & 18 Taylor Street:**

Applicant is requesting the 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 with landscaping and site improvements pursuant to Section 7.3. The subject site is within the CAM boundary.

- **Commissioner Pensiero moved to accept the ARC recommendation of consistency with the Harbor Management Plan due to the installation of a new drainage system with permeable driveway and with the understanding that based on the information provided by the applicant the project as proposed is expected to result in a significant improvement in existing stormwater and water quality conditions on the site.**
- **Commissioner Adelberg seconded the motion.**
- **Unanimously approved.**

#### **Referral of CSPR 1177 - Tony & Suzette Guevara - 31 Ralsey Road South:**

Applicant is proposing to raise a section of the roof 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. Dwelling is located on the portion of the property that is located in a delineated FEMA AE-13 zone.

- **Commissioner Adelberg moved to accept the ARC recommendation 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 the City of Stamford stormwater requirements.**
- **Commissioner Abernethy seconded the motion.**
- **Commissioner Pensiero abstained.**
- **Unanimously approved.**

#### **ZB Application #223-30 - Stamford Zoning Board - Text Change (Revised):**

Applicant is proposing a Text Amendment to combine Tables I and II in Appendix A and to update certain uses and definitions.

- **Commissioner Adelberg moved to accept the ARC recommendation of no objection as the proposed Text Change is not expected to effect the Harbor Management area in any significant way.**
- **Commissioner Abernethy noted there were grammatical errors in Items A, XB & XO and would make the suggestion the Zoning Board check these for accuracy.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

#### **ZB Application #223-31 - Stamford Zoning Board - Text Change (Revised):**

The purpose of this amendment to the City of Stamford Zoning Regulations is to increase the number of zoning districts where Publicly Accessible Amenity Spaces (PAAS) are

required, to add a new type of amenity space (trails) and to make some minor adjustments to existing regulations. To also clarify if a lot is on the waterfront, these publicly accessible amenity spaces must be provided as publicly accessible waterfront.

Following significant discussion, the Commission agreed to express no objection to the proposed text change subject to the understandings and conditions discussed, including that publicly accessible amenity spaces as defined in the text not be used to replace requirements for maintaining or providing truly water-dependent uses in a waterfront development project. In addition, the Commission reserves its right to consider proposed waterfront projects involving publicly accessible amenity spaces on a case by case basis and may render unfavorable recommendations on a case by case basis if such spaces are proposed to replace a truly water-dependent use.

#### **4) Staff Reports**

##### **HMP Review & Financial Review:**

- No items to report.

##### **Marina Committee:**

- Commissioner Hollander provided an update on discussions with Matthew Quiñones, Director of Operations, regarding the questionnaire; made a suggestion for new wake zone signage; and noted no items from the Marina Committee and would report next month.
- Mr. Steadman provided an update on the Feasibility Study.

##### **Safety:**

- No meeting due to technical difficulties.
- A meeting will be scheduled for next week.
- Commissioner Pensiero mentioned the Cove Island Park marina and the replacement of the pilings. The Commission had considerable discussion on the condition of the pilings and the process of replacement. Commissioner Abernethy felt that the SHMC should officially state their concerns over the condition of the marina and the pilings to the City. Chairman Ortelli called for a motion to send a letter to the Matthew Quiñones, Director of Operations, with the Director of Public Safety cc'd, stating the Commission's concerns about the condition of the marina, the wish to help and that the marina be ready for service next season.
- **Commissioner Adelberg made a motion to send the letter to Matthew Quiñones, Director of Operations.**
- **Commissioner Abernethy seconded the motion.**
- **Unanimously approved.**

##### **Financial Supervisor:**

- Mr. Baldassare provided a brief financial overview.
- Chairman Ortelli asked about the Copps Island payment. Mr. Baldassare stated he would check on the status.

##### **Marina Supervisor:**

- Mr. Baldassare reported pumping out one (1) sinking boat and one (1) boat taking on water.
- Commissioner Pensiero asked about the dredging of the inner part at Cove Marina and stated he had information that it would need to be dredged before the piles could be

replaced. Mr. Baldassare stated it does not. Commissioner Hollander asked for an estimate of replacing all the pilings. Mr. Baldassare stated he would contact Hansen and Commissioner Adelberg also offered to assist in compiling an estimate.

### **Harbor Master:**

- Oil slicks have been reported in both the East and West Branches.
- Hurricane barrier navigation lights are now repaired.
- Received a call from the Coast Guard and the Amistad both looking for dock space with impending Hurricane Lee this week.
- Received a call from East Norwalk Blue looking for dock space looking to provide pump-out service for Stamford boat owners.
- Suggested placing the boating regulations, barrier closures and events, mooring and dock regulations on the website.

### **5) Old Business:**

#### **a. Harbor User Fees.**

Commissioner Hollander stated he has a meeting with Director Quiñones this week.

#### **b. Boat Ramp Feasibility RFP Progress Report.**

Commissioner Hollander stated that he and Mr. Steadman need to meet with Erin McKenna, Associate Planner, Land Use Bureau.

#### **c. CHMA / Bill 5614 Status Report.**

Mr. Steadman stated he spoke with Mr. Thompson at DEEP about New London's draft Harbor Management Plan. Mr. Thompson told the Mayor of New London that DEEP would approve what has been approved in other plans. But what has been approved in most recent plans is contrary to what the courts have decided. Mr. Steadman stated they have a meeting to present the implementation recommendations from the New London Plan and will include that the recommendations of the Harbor Management Commission pursuant to the Harbor Management Plan are binding on DEEP unless they show cause otherwise.

### **6) New Business as may properly come before the Commission:**

#### **a. November Meeting date: Currently, November 21; proposed November 28.**

Chairman Ortelli thought it was a good idea to move the November meeting to after the Thanksgiving holiday. All Commissioners agreed.

#### **b. Chairman Ortelli proposed speaking to Mayor Simmons about spinning off the Shellfish Commission and having Frank Fedeli reinstated to Chair the Shellfish Commission.**

- **Commissioner Pensiero made a motion to support Chairman Ortelli's proposal for the Shellfish Commission.**
- **Commissioner Karp seconded the motion.**
- **Unanimously approved.**

### **7) Public Participation:**

There was no one in attendance who wished to speak.

### **8) Next Scheduled Meeting: Tuesday, October 17, 2023, at 6:30 p.m.**

### **9) Adjournment.**

- **Commissioner Adelberg made a motion to adjourn at 9:32 p.m.**

- **Commissioner Karp seconded the motion.**
- **Unanimously approved.**

cc: Mayor Caroline Simmons; Director Matthew Quinones; Director Louis DeRubeis; Samuel Abernethy; Paul Adelberg; Frank Baldassarre; Russ Hollander; Robert Karp; William Malloy Jr.; Kevin Murray; Sergeant Kevin Fitzgibbon; Dr. Damian Ortelli; Michael Pensiero; Ray Redniss; Anthony Rubino; Tracy Donoghue-Board of Finance; Richard Warren; Board of Representatives-Post; Town Clerk-Post; Building Manager-Post; Harbor Master.