

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

Date: October 2, 2023  
Time: 5:30 p.m.  
Location: Remotely on Zoom  
Roll Call: In Attendance: Chairman Robert Karp; Commissioner Damian Ortelli, Paul Adelberg and Sam Abernethy; Consultant Geoff Steadman; and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Committee Chairman Karp at approximately 5:33 p.m.
2. Review and Approval of September 11, 2023, Meeting Minutes.

**Commissioner Adelberg moved to approve September 11, 2023, Meeting Minutes.  
Seconded by Commissioner Karp Unanimously Approved**

3. CT DEEP COP Application – 123 Saddle Rock LLC, 123 Saddle Rock Road, Stamford, CT. The proposed activities include retaining, maintaining, and repairing existing waterfront structures, including pre-1939 seawall and revetment, pre-1995 concrete steps and boat ramp, and seasonal/temporary marine railway. Tim DeBartolomeo, Sound Engineering Associates, 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 which encourages and supports timely repair and maintenance of existing shore protection structures, with the understanding, based on information provided by the applicant, that the proposed work will be within the footprint of the existing waterfront structures and provided: 1) written permission is provided the neighboring property owner for the applicant's proposed temporary construction use of the neighboring property; 2) the applicant is required to employ Best Management Practices during construction to avoid adverse impacts on environmental quality in the Harbor Management Area, including BMPs for inspection, maintenance, and operation of construction equipment operating on the temporary construction road seaward of the CJL; and 3) the applicant's extended littoral property line is added to the application plan drawing.**

**Seconded by Commissioner Abernethy Unanimously Approved**

5. Application 223-37 – City of Stamford – Zoning Board, 888 Washington Blvd., Stamford, CT, - Text Change. Proposed Text Changes to Section 10, Non-Conforming Uses: Currently, Section 10 does not clearly differentiate between non-conforming uses and non-complying buildings.

**Commissioner Abernethy 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 Adelberg Unanimously Approved**

**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:**

- Discussion on the status of the CT State Pier and CT Port Authority, including future availability of small harbor grants.
- Discussion on the status of work to restore the Stamford Light House, including opportunities for providing historical information to the public.

**10. Next scheduled meeting Monday, November 6, 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  
October 4, 2023

DRAFT