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

Scheduled SHMC meeting on 11/28/2023 via Zoom; called to order at 6:31 PM-Chairman Ortelli presiding.

In Attendance:

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

Staff: Yale Greenman, Harbor Master; Frank Baldassare, Marina COS; Geoff Steadman, Consultant; and Maria Vazquez-Goncalves, Recorder.

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

a) Review & Approval of Meeting Minutes:

- **Commissioner Adelberg moved to approve October 17, 2023, minutes.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

b) Chairman's Report:

- a. Brief update on HMC/Shellfish Commission uncoupling.
- b. Discussion on the Gathering of the Shellfish Commission on February 3, 2024.
- c. Update on the Stamford Lighthouse. The website is up and running.
- d. Discussion on City of Stamford's email changing from outlook to Microsoft 365.

c) Committee Reports:

Applications: Commissioner Karp: Committee met on November 6, 2023. Next scheduled meeting is December 4, 2023.

Referral of CSPR 1178 - Jeremy Binder, 243 Willowbrook Avenue:

The applicant proposed the reconstruction of an existing rear deck along with new stairs and a dry storage room under the deck.

- **Commissioner Adelberg moved to accept the ARC recommendation of no objection insofar as the proposed project is not expected to affect the Harbor Management Area in any significant way.**
- **Commissioner Hollander seconded the motion.**
- **Unanimously approved.**

Referral of CSPR 1179 - Nicoletta Righini, 133 Stamford Avenue:

The applicant proposed the addition of a new sunroom of approximately 278 sf and corresponding area at the first floor of an additional 276 sf along with minor interior first floor improvement and alterations. Applicant is also including legalization the interior alternations to the attic made by previous owners.

- **Commissioner Adelberg moved to accept the ARC recommendation of no objection insofar as the proposed project is not expected to affect the Harbor Management Area in any significant way.**
- **Commissioner Hollander seconded the motion.**
- **Unanimously approved.**

Referral of CSPR 1180 - Bicoastal Holdings LLC, 110 Davenport Drive:

Applicant proposed the installation of a generator.

- **Commissioner Adelberg moved to accept the ARC recommendation of no objection insofar as the proposed generator is not expected to affect the Harbor Management Area in any significant way and with the understanding that the proposed work meets all FEMA requirements for construction in the coastal floodplain.**
- **Commissioner Hollander seconded the motion.**
- **Unanimously approved.**

Referral of CSPR 1181 - Quesited Consulting LLC, 60 Sea Beach Drive:

Applicant proposed to construct a new single-family residence, driveway, patios, walkways, pool, pool equipment, air conditioning units, generator, fencing and gates. A Flood Evacuation and Preparedness Plan prepared by the applicant is included in the application materials.

- **Commissioner Abernethy abstained.**
- **Commissioner Adelberg moved to accept the ARC recommendation of consistency with the Harbor Management Plan with the understanding that the proposed project is expected to result in a significant improvement to existing storm water and water quality conditions on the site and reduce structural flood hazard vulnerability and provided that: Best Management Practices are employed during construction to ensure no adverse impacts to environmental quality, including water quality, in the Harbor Management Area; and that the project meets all city requirements for storm water management and all FEMA requirements for construction in the coastal floodplain.**
- **Commissioner Hollander seconded the motion.**
- **Unanimously approved.**

Referral of CSPR 1175 - Edward G. Davis, on behalf of Mr. & Mrs. Robert Luton, 23 Ralsey Road South:

Applicant proposed the elevation of an existing single-family dwelling along with the addition of an open covered wood deck.

- **Commissioner Abernethy and Pensiero abstained.**
- **Commissioner Adelberg moved to accept the ARC recommendation of consistency with the Harbor Management Plan with the understanding that the proposed project is expected to result in a significant improvement to existing storm water and water quality conditions on the site and reduce structural flood hazard vulnerability and provided that: Best Management Practices are employed during construction to ensure no adverse impacts to environmental quality, including water quality, in the Harbor Management Area; and that the project meets all city requirements for storm water management and all FEMA requirements for construction in the coastal floodplain.**
- **Commissioner Hollander seconded the motion.**
- **Unanimously approved.**

CT DEEP LWRD License Application Form D COP – Chatham Rock Island Inc.:

The applicant proposed to place a temporary floating dock on the existing pilings to provide access to the site for the necessary surveys and planning for permanent restoration and permitting.

- **Commissioner Ortelli recused himself.**
- **Commissioner Adelberg moved to accept the ARC recommendation 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.**
- **Commissioner Hollander seconded the motion.**
- **Unanimously approved.**

d) Staff Reports

HMP Review & Financial Review:

- No meeting, no items to report.

Marina Committee:

- Commissioner Hollander stated 17 Harbor Safety questionnaires have been distributed by the Office of Operations Dept., three of them have been returned.

- Consultant Steadman discussed the west beach boat ramp. Chairman Ortelli communicated Erin McKenna's email on the updates regarding the boat ramp.

Safety:

- No meeting, no items to report.

Financial Supervisor:

- Frank Baldassare reported on the expenses and revenue for October 2023.

Marina Supervisor:

- Frank Baldassare reported he continues to repair docks.

Harbor Master:

- Yale Greenman reported on the oil sheen on the West Branch. Chairman Ortelli shared information from Tyler Theder stating Harbor Watch provided technical report on 11/15/23, next step is to deploy a skimmer boom at outfall DIS-1447 at low tide on 12/04/23. Harbor Watch will check it the following day to determine if sufficient project has been collected to conduct lab analysis.
- Brief discussion on needing a boat ramp.
- Discussion on working on getting a dedicated web page with harbor information.

e) Old Business:

- a. Brief discussion on nomination and elections of Officers and Committee Chairs to be held at next month's meeting.
- b. Discussion on the SHMC Holiday gathering.

f) New Business as may properly come before the Commission:

- a. Yale Greenman stated that Eric Knott volunteered to continue handling the Mooring Applications.
 - **Commissioner Adelberg made a motion to accept Eric Knott volunteering to continue handling the Mooring Applications.**
 - **Commissioner Hollander seconded the motion.**
 - **Unanimously approved.**

g) Public Participation:

- a. Josef Prim introduced himself and was interested in volunteering for the Shellfish Commission.

h) Next Scheduled Meeting: Tuesday, December 19, 2023, at 6:30 p.m.

i) Adjournment.

- **Commissioner Adelberg made a motion to adjourn at 8:21 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.