

Stamford Harbor Management Commission (SHMC) - Applications Review Committee Minutes

Date: December 4, 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 November 6, 2023, Meeting Minutes.

**Commissioner Adelberg moved to approve November 6, 2023, Meeting Minutes with amendments. Seconded by Commissioner Abernethy Unanimously Approved**

3. CT DEEP LWRD License Application COP and Coastal General Permit Registration 4/40 Docks and Access Stairs – (RACE Coastal Engineering) Timberline Structures, LTD, 247 Davenport Drive, Stamford, CT. The applicant is proposing work that includes construction of new access stairs behind and through the existing seawall to provide access to the adjoining beach. Applicant also is proposing to construct a timber pier, aluminum gangway, and float. Property is located within the CAM boundary. Azure Dee Sleicher, RACE Coastal Engineering and applicant’s representative was present to explain the project and answer commissioners’ questions. Existing seawall is not authorized but predates January 1, 1995. Discussion focused on relationship of proposed work to littoral property boundaries and neighbors’ littoral rights. Potential environmental and navigation-related issues were not identified.

**Commissioner Ortelli made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan provided any issues concerning littoral rights conflicts are identified and properly addressed in the review process and comments from any affected property owners are received and properly addressed prior to DEEP’s decisions on the proposals. Seconded by Commissioner Abernethy Unanimously Approved**

4. CT DEEP LWRD License Application – (Coastline Consulting & Development) City of Stamford, Stamford, CT. The applicant is proposing maintenance dredging to restore the Cove Island Marina basin and channel with disposal of the dredged material, determined to be unsuitable for disposal in Long Island Sound, at an out of state upland facility that processes dredged material. Erin McKenna, City of Stamford, was present to answer commissioners’ questions. Additional information will be provided concerning the contaminants found in the material to be dredged and the possible sources of that contamination.

**Commissioner Abernethy made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan with reference to the Harbor Management Plan policies supporting maintenance and enhancement of the Cove Island Marina as a focal point for public boating access to the Harbor Management Area and with reference to the Plan policies concerning support for environmentally sound maintenance dredging. Seconded by Commissioner Adelberg Unanimously Approved**

6. Referral of CSPR 1182 – Justin & Malaika Myers, 88 Kenilworth Drive West, Stamford, CT. The applicant is proposing a new 2 story addition off the rear side of the dwelling. The property is located within the CAM boundary. John Marinelli, applicants' representative, was present to explain the project and answer commissioners' questions. The proposal includes storm water retention and water quality improvement measures.

**Commissioner Ortelli made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan with the understanding that the proposed project is expected to result in a significant improvement in storm water and water quality conditions on the site.**

**Seconded by Commissioner Abernethy Unanimously Approved**

7. Referral of CSPR 1183 – Vanderson DiGesu, 30 Woolsey Road, Stamford, CT. The applicant is proposing to increase a second floor over the garage, install two 125-gallon propane tanks and renovate several areas within the dwelling. The property is located within the CAM boundary. Vanderson DiGesu, the applicant, was present to explain the application and answer commissioners' questions.

**Commissioner Abernethy made a motion to recommend to the SHMC a finding of no objection insofar as the proposal is expected to have no significant impact on the Harbor Management Area.**

**Seconded by Commissioner Adelberg Unanimously Approved**

8. Referral of CSPR 1184 – Herbert Gretz, 45 Sagamore Road, Stamford, CT. The applicant is proposing installation of an in-ground swimming pool, terrace, retractable pergola, various retaining walls, and outdoor fireplace and kitchen. The property is located within the CAM boundary. Leonard D'Andrea, applicant's representative, was present to explain the application and answer commissioners' questions. Proposed project was previously reviewed by the SHMC but not constructed. Current proposal is the same as previously reviewed by the SHMC.

**Commissioner Abernethy made a motion to recommend to the SHMC the same finding as previously provided with the understanding that the proposed project is the same as previously reviewed.**

**Seconded by Commissioner Adelberg Unanimously Approved**

5. Referral of CSPR 1185 – Jeff Sibilio, 29 Waterbury Avenue, Stamford, CT. The applicant is proposing to add a second and third floor to an existing residential structure. Jeff Sibilio, the applicant, was present to explain the project and answer commissioners' questions.

**Commissioner Adelberg made a motion to recommend to the SHMC a finding of no objection insofar as the proposal is expected to have no significant impact on the Harbor Management Area.**

**Seconded by Commissioner Abernethy Unanimously Approved**

#### **9. Old Business:**

- Initiatives to achieve legislative amendments to clarify and uphold Harbor Management authority: no new update.
- 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.
- Brief discussion on the Charter vote in Stamford.

#### **10. New Business:**

- None

11. **Next scheduled meeting Wednesday, January 3, 2024, at 5:30 p.m.**

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

**Seconded by Commissioner Abernethy**

**Unanimously Approved**

Respectfully Submitted by  
Maria Vazquez-Goncalves  
December 5, 2023