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

Scheduled SHMC meeting on 01/16/2024 via Zoom; called to order at 6:32 PM - Chairman Ortelli presiding.

**In Attendance:**

Commissioners: Dr. Damian Ortelli, Chairman; Commissioners: Paul Adelberg; Mike Pensiero; Russ Hollander, Alternate and William Malloy III.

Staff: Yale Greenman, Harbor Master (Arrived at 6:37 p.m.); Geoff Steadman, Consultant (Arrived at 6:52 p.m.); and Lesley Capp, Recorder.

Absent: Commissioners Ray Redniss, Sam Abernethy, Robert Karp; Sgt. Kevin Fitzgibbons, Stamford Police Dept.; Frank Baldassare, Marina COS; Frank Fumega, Deputy Harbor Master; Captain Eric Knott, Online Mooring; Scott Denise, Assistant Marina Supervisor, COS and Maria Vazquez-Goncalves, Administration Account Clerk.

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

- **Commissioner Adelberg moved to approve December 19, 2023 minutes.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

**b) Chairman's Report:**

1. Brief update on West Beach Boat Ramp.
2. Brief update on HMC/SMC uncoupling.
3. SoundWaters Super Splash: SoundWaters is holding a polar plunge at Cove Park on Super Bowl Sunday, February 11, 2024 at noon. Doughnuts and hot chocolate to follow. Proceeds will go to helping teach area students about climate change. Entrance fees are \$30 for adults and \$20 for 18 and under. Signup at [SoundWaters.org/SuperSplash](https://SoundWaters.org/SuperSplash).

**Note:** Mr. Adelberg dropped off the meeting; Chairman Ortelli moved to Staff Reports. Mr. Adelberg rejoined at 6:49 p.m.

**c) Staff Reports:**

**Marina & Safety:**

- Mr. Hollander stated the Marina Committee quite busy and provided a combined Marina and Safety Committee report. Mr. Hollander made a request for assistance with the Safety Committee.
- Reported on meeting with Frank Petise, Transportation Bureau Chief, regarding traffic calming measures.

- Met with Erin McKenna, Senior Planner, Land Use Bureau, and Geoff Steadman on Friday, January 12, 2024 to discuss the first phase of the Stamford Harbor Boat Ramp Feasibility Study as proposed by RACE Coastal Engineering. Provided details of the meeting followed by considerable discussion on the funding for this project.
- Met with the Principals of the Lighthouse Restoration Group on Thursday, January 11, 2024 and provided details of the meeting.
- Sent an invitation to Lou DeRubeis, Director of Safety, Health & Welfare, on January 12, 2024 to present the Annual State of the Harbor Report at the February meeting.
- Reported the Marina Committee is ongoing with its survey of all marinas and site maps.

Mr. Pensiero provided an update on the Ralsey Road application. There has been weather-related flooding in that area which may impact current and future work in the area. The Commission has some discussion regarding weather-related issues and the need for an additional boat ramp inside Stamford Harbor.

Dr. Ortelli reported that there has been damage to pilings at Cove Marina and additional docks. Dr. Ortelli showed pictures of such.

Mr. Pensiero requested discussion on the Cove Marina repair project. The Commission had considerable discussion on the piling repairs and potential solutions for providing slips for boaters.

Mr. Pensiero noted that dredging has been discussed for next Fall and that the pilings would potentially be in the way.

Mr. Adelberg stated there is a contracting company very accessible and feels they would work with the City at a cost of putting piles in at \$1,500 - \$2,000 per pile which would be more cost effective than tens of thousands of dollars to dredge and close the marina down for the entire summer.

The Commission had some further discussion and decided Dr. Ortelli would send an email to Matthew Quiñones, Director of Operations, and Erin McKenna, Senior Planner, Land Use Bureau with a request for an update.

Sgt. Kevin Fitzgibbons, Stamford Police Department (on the phone), provided details on acquiring a jet ski for the Police Department; the purchase of a new patrol boat and mentioned the new residential building at 68 Seaview Avenue and the potential of developing near the water.

Mr. Steadman joined the meeting (on the phone) and stated he would share some videos from the Norwalk Police Department showing some flooding situations, specifically on Water Street, including emergency response operations.

#### **d) Committee Reports:**

**Applications Review Committee (ARC):** Commissioner Adelberg

#### **CT DEEP LWRD License Application Pre-Submission Consultation Form, SHMC - (James J. Bajek, LLC) John M. Ciuffo, 76 Sea Beach Drive, Stamford, CT:**

The applicant is proposing improvements to an existing and previously approved private dock for recreational boating.

- **Commissioner Adelberg moved to accept the ARC recommendation of no objection to the pre-submission plans being included in a permit application to DEEP with the understanding that the SHMC reserves its right to provide additional comments during the DEEP review process.**
- **Commissioner Malloy seconded the motion.**
- **Unanimously approved.**

**CT DEEP LWRD License Application Pre-Submission Consultation Form, Shellfish Commission - (James J. Bajek, LLC) John M. Ciuffo, 76 Sea Beach Drive, Stamford, CT:**

The applicant is proposing a recreational dock modification. The documents were mistakenly mailed to the Government Center and were not available at the ARC meeting on January 3, 2024. This item will be reviewed at the next SHMC meeting.

After a brief conversation, the Commission decided to **TABLE** this item to the February meeting in order to have the opportunity to review the related documents.

**Referral of CSPR 1186 - Mill River Collaborative, Mill River Park, corner of West Main Street and Treser Blvd. Pursuant to the Mill River Park Master Plan:**

The Applicant is proposing to replace the existing playground equipment with new equipment along with a new splash pad and restrooms and other site improvements, including improved visibility of the playground from off site. Property is located within the CAM boundary.

- **Commissioner Adelberg moved to accept the ARC recommendation of consistency with the Harbor Management Plan with reference to the applicable policies of the Plan supporting enhanced public use and enjoyment of the park and with the understanding that the proposed project will result in improved storm water and water quality conditions on the site.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

**CT DEEP LWRD License Application Pre-Submission Consultation Form, HMC - (RACE Coastal Engineering) Howard Novick, 190 Davenport Drive, Stamford, CT:**

The applicant is proposing the completion of a stone sea wall determined to be non-compliant with a previous COP Application #20210048.

- **Commissioner Adelberg moved to accept the ARC recommendation of no objection to the pre-submission plans being included in a permit application to DEEP with the understanding that the SHMC reserves its right to provide additional comments during the DEEP review process.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

**CT DEEP LWRD License Application Pre-Submission Consultation Form, Shellfish Commission - (RACE Coastal Engineering) Howard Novick, 190 Davenport Drive, Stamford, CT:**

The applicant is proposing the completion of a stone sea wall that is non-compliant following a previous COP Application #20210048.

- **Commissioner Pensiero moved to accept the ARC recommendation of no objection to the pre-submission plans being included in a permit application to DEEP with the understanding that the SHMC reserves its right to provide additional comments during the DEEP review process.**
- **Commissioner Adelberg seconded the motion.**
- **Unanimously approved.**

**Referral of Zoning Board Application #223-44 - Pacific House, Inc. & Mica Development Co., LLC, 66 Stillwater Avenue, Stamford, CT:**

The Applicant is proposing construction of an 18-unit deeply affordable residential building along with associated landscaping and parking. The property is located within the V-C (Village Commercial) Zoning District.

- **Commissioner Adelberg moved to accept the ARC recommendation of consistency with the Harbor Management Plan provided that a significant improvement in storm water and water quality conditions can be demonstrated.**
- **Commissioner Pensiero seconded the motion.**
- **Approved. (In Favor: Ortelli/Adelberg/Malloy/Pensiero - Abstained: Hollander)**

**ARC New Business Items:**

**Initiatives to achieve legislative amendments to clarify and uphold Harbor Management authority:** Discussion focused on urgency of involving other harbor management commissions and moving forward collaboratively in the upcoming legislative session with the same legislative proposal as submitted last year. This has been approved to move forward. Mr. Steadman provided an update on the project.

**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.

**Status of Applicant's appeal of Zoning Board denial in the matter of CSPR 1169 following SHMC's review and finding.** SHMC will request an update. Mr. Steadman provided details on the Zoning Board's decision followed by discussion.

Next scheduled ARC meeting is Monday, February 5, 2024 at 5:30 p.m.

Gathering of the Shellfish Commission is Saturday, February 3, 2024. Mr. Steadman requested to be able to attend; Dr. Ortelli approved.

**e) Staff Reports (Con't):**

**Financial:**

- Dr. Ortelli reported for Mr. Baldassare stating there is \$229,050.02 in the fund and there were two (2) CSPR fees paid at \$100.00 each.

**Harbor Master:**

- Mr. Greenman provided details on damage from the storm last week.
- Forwarded a copy of an email to Dr. Ortelli on the new boat ramp at West Beach with comments that it was built incorrectly.
- Coast Guard needs to service the range lights.
- Received several irate phone calls from residents regarding Cove Marina and the availability of slips.

**f) Old Business:**

1. Harbor User Fees Status Report. No new information.
2. Strada Memorial Bench Status Report.  
Mr. Steadman provided a brief update.
3. Boat Ramp Feasibility RFP Status Report.  
Mr. Pensiero asked if matching funds are needed from the City for the SHIPP grant funds to be provided by the CT Port Authority. Mr. Steadman stated that since this is a feasibility study and not a construction project, City matching funds are not required. There will be continued discussion with RACE Coastal Engineering regarding the scope of work.
4. CHMA/Bill 5614 Status Report.

**g) New Business:**

No New Business.

**h) Public Participation.**

Richard Warren, O&G, mentioned outstanding invoices to be paid in January for harbor transit fees not yet sent out.

**i) Next Scheduled Meeting:** Tuesday, February 20, 2024 at 6:30 p.m.

**j) Adjournment.**

- **Commissioner Adelberg made a motion to adjourn at 8:09 p.m.**
- **Commissioner Pensiero 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.