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

Scheduled SHMC meeting on 04/16/2024 via Zoom; called to order at 6:30 PM - Chairman Ortelli presiding.

In Attendance:

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

Staff: Frank Baldassare, Marina COS; Sgt. Kevin Fitzgibbons, Stamford Police Dept.; Geoff Steadman, Consultant (Arrived at 7 p.m.); Frank Fumega, Deputy Harbor Master; and Maria Vazquez-Goncalves, Recorder.

Absent: Commissioners Ray Redniss, William Malloy III; Yale Greenman, Harbor Master; Captain Eric Knott, Online Mooring; Scott Denise, Assistant Marina Supervisor, COS.

1. Review & Approval of Meeting Minutes:

- **Commissioner Karp moved to approve March 19, 2024, minutes.**
- **Commissioner Adelberg seconded the motion.**
- **Unanimously approved.**

2. Chairman's Report:

- a. Harbor Commission State of the Harbor presentation by Lou DeRubeis, Director of Public Safety. Discussed harbor safety and security matters and initiatives involving Stamford Police Department Harbor Unit and Stamford Fire Department Marine Unit.
- b. Status update on SHMC/Shellfish Management Commission (SMC) uncoupling. Frank Fedeli volunteered to lead a subcommittee to review this matter and provide recommendations for consideration by SHMC concerning how best to manage shellfish resources.
- c. Update on the West Beach Boat Ramp Ribbon-Cutting Ceremony Thursday, May 2, 2024, 11 a.m. Please RSVP to Mayoroffice@stamfordct.gov.

3. Committee Reports:

Applications Review Committee (ARC): Commissioner Abernethy

Seconded by Commissioner Karp

Unanimously Approved

Referral of CSPR 1188 – Radek Srednicki, 23 Perry Street, Stamford, CT.

Proposing a third-floor addition to an existing building and a new 4-story addition to the rear of the existing building for a total of 5 residential units and a commercial space. Property

located within the CAM boundary. Keith Werner, Ahneman Kirby LLC, applicant's representative, was present to discuss the project and answer the commissioners' questions. There was a discussion concerning storm water management. Based on comments from the Engineering Division, applicants are required to revise project plans. As a result, commissioners agreed they cannot make a favorable recommendation on the plans as currently submitted and will review the revised plans when received.

Commissioner Pensiero moved to advise the applicant and Zoning Board that the SHMC is not able to make a favorable recommendation on the plans as currently submitted because the applicant is now required to revise and resubmit those plans.

Seconded by Commissioner Adelberg

Unanimously Approved

Application 224-14 – City of Stamford, Zoning Board, 888 Washington Boulevard, Stamford, CT. The purpose of this application is to more tightly regulate Cannabis Retailers and Smoke Shop and Tobacco Stores in order to better protect the public health and welfare, in particular of children and adolescents.

Commissioner Adelberg moved to accept the ARC recommendation of no objection insofar as the proposed text changes are not expected to have significant impacts on the Harbor Management Area and with the understanding that the SHMC will have the opportunity to review, when submitted, individual development proposals that are subject to the revised zoning text as those proposals may affect the Harbor Management Area.

Seconded by Commissioner Pensiero

Unanimously Approved

Referral of CSPR 1193 – Jerry and Paulette Firestone, 199 Dolphin Cove Quay, Stamford, CT. The applicants are proposing to demolish an existing dwelling and driveway, construct a new dwelling along with grading, landscaping, and installation of stormwater runoff controls. Property is located within the CAM boundary. Leonard D'Andrea, D'Andrea Surveying & Engineering, PC, applicants' representative, was present to discuss the project and answer commissioners' questions.

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 in storm water and water quality conditions on the site and reduce the vulnerability of existing development to coastal flood hazards.

Seconded by Commissioner Pensiero

Unanimously Approved

Referral of Application 224-16 – Nautilus Botanicals EJVI LLC and 1308 East Main Street, 1308 East Main Street, Stamford, CT – Special Permit and Coastal Site Plan Review. The applicant is seeking approval to operate a hybrid cannabis retail facility servicing both medical patients and adult-use consumers. Property is located within the C-N Zone. Leonard Braman, Wofsey, Rosen, Kveskin & Kuriansky, LLP, applicant's representative, was present to discuss the project and answer commissioners' questions. All proposed work is within the interior of the existing structure; no exterior building and site modifications are proposed. Interior modifications to improve flood resiliency of interior uses are proposed.

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 reduce the vulnerability of interior building uses to coastal flood hazards.

Seconded by Commissioner Pensiero

Unanimously Approved

Referral from Planning Board re: Subdivision Application #4050 – 1295 Shippan Avenue LLC, 1295 Shippan Avenue (2 lots), Stamford, CT. The applicant is proposing a subdivision for the purpose of constructing a new residence and associated driveway. The proposed existing driveway and a portion of the existing house will be removed. Aleksandra Moch, applicant's representative, was present to discuss the project and answer commissioners' questions.

Commissioner Adelberg moved to accept the ARC recommendation of no objection to the proposed project with the understanding that the subdivision design will allow for adequate stormwater management and the SHMC will have the opportunity to review, when submitted, individual development proposals for the subdivided property as those proposals may affect the Harbor Management Area.

Seconded by Commissioner Pensiero

Unanimously Approved

Next scheduled ARC meeting is Monday, May 6, 2024, at 5:30 p.m.

Marina & Safety Committee: Commissioner Hollander

- a. Commissioner Hollander discussed working with Gary Kalan (Stamford Harbor Lighthouse project) and Predict Wind on establishing a weather station and two cameras; also discussed matters concerning restoration of lighthouse.
- b. Commissioner Hollander discussed his meeting with Bridget Fox (Mayor's Office) and Leah Kagen (Economic Development Director) to discuss opportunities for improvements to waterfront parks.
- c. Commissioner Hollander discussed the status of Stamford Harbor Boat Ramp Feasibility Study and inquired whether an agreement is in place for RACE Coastal Engineers to begin feasibility study. Ms. McKenna in the Land-Use Bureau will be consulted. If there is study progress by July 1 there may be opportunities to apply for additional funds from CT Port Authority to support feasibility study.

4. Staff Reports:

Financial:

- Mr. Baldassare reported on the revenue and expenses of the SHMC and ending balance as of 3/31/24 of \$240,320.56.

Harbor Master:

- Deputy Harbor Master Fumega discussed the harbor boat and items that need to be repaired and replaced. Chairman Ortelli stated that items can be purchased from West Marine and invoices and receipts submitted to Frank Baldassare for payment.
- Deputy Harbor Master Fumega reported that the Corps of Engineers is preparing plans

to repair hurricane barrier; work is planned to begin in 2026 and require six months to one year for completion. This work will affect navigation in the East Branch and substantial planning is needed to address potential impacts on navigation. SHMC will become more involved in project planning discussions; SHMC will identify any requirements for DEEP permit review and provision of SHMC comments.

- Deputy Harbor Master Fumega requested that in the future the Harbor Master report be moved to the beginning of the agenda before Committee Reports.

5. Old Business:

- a. No update on Harbor User Fees.
- b. Strada Memorial Bench update; bench is almost ready for installation; a date will be set for dedication.
- c. Boat Ramp Feasibility Project Status Report. Updated during Marina & Safety Committee.
- d. CHMA/Bill Status Report.; there has been no progress during this legislative session for a legislative amendment to clarify harbor management authorities.
- e. Update on the Cove Island Marina. This is especially important if work on the hurricane barrier limits use of Czescik Marina.
- f. Consultant Steadman reported on matters concerning Harbor Management Plan review; the importance of SHMC being involved with upcoming work by Planning Board to update Stamford Master Plan; and the status of CT Port Authority and Port Authority's grant program.
- g. Report on SHMC/SMC uncoupling discussed under Chairman's report.

6. New Business:

- Chairman Ortelli shared that the appointment of Mr. Josef Graham to the SHMC has been approved by committee and is awaiting action by the mayor.

7. Public Participation: None

8. Next Scheduled Meeting: Tuesday, May 21, 2024, at 6:30 p.m.

9. Adjournment.

- **Commissioner Karp made a motion to adjourn at 9:11 p.m.**
- **Commissioner Hollander 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.