

Stamford Harbor Management Commission (SHMC) - Applications Review Committee

Date: July 1, 2024

Time: 5:30 p.m.

Location: Remotely on Zoom

Roll Call: In Attendance: Chairman Sam Abernethy; Paul Adelberg; Robert Karp; Consultant Geoff Steadman (arrived 6:20 p.m.) and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Committee Chairman Abernethy at approximately 5:35 p.m.
2. Review and Approval of June 3, 2024, Draft Meeting Minutes.

Commissioner Adelberg moved to approve the June 3, 2024, Draft Meeting Minutes.

Seconded by Commissioner Karp

Unanimously Approved

Discussion on the review and approval of May 6, 2024, Draft Meeting Minutes.

**Commissioner Adelberg moved to approve the May 6, 2024, Draft Meeting Minutes.
Commissioner Karp abstained.**

Seconded by Commissioner Abernethy

Unanimously Approved

3. **Application 224-17 – City of Stamford, Zoning Board, 888 Washington Blvd., Stamford, CT, - Text Change.** Text change is to create the position of Acting Zoning Enforcement Officer (ZEO) in case the ZEO is unable to fulfill their duties, for example due to illness. The acting ZEO would be the Deputy ZEO. If there is no Deputy ZEO, the Zoning Board would appoint an Acting ZEO.

Commissioner Karp made a motion to recommend to the SHMC a recommendation of no objection.

Seconded by Commissioner Adelberg

Unanimously Approved

Note: Item 4 was discussed after item 9.

4. **State of CT DEEP Application #202406993 – LWRD License Application Form E-Coastal General Permit Registration for Marina and Mooring Reconfiguration Boundary – RACE Coastal Engineering for TL76 Holdings, LLC, 14-Acre Site Marina, 100 Bateman Way, Stamford, CT.** Bill Buckley was present to explain the project and respond to commissioner's questions, including questions concerning when the marina facilities will be built, how they will be managed, what sort of upland support facilities will be provided and when they will be provided, and why this work qualifies for approval under a DEEP General Permit. Mr. Bulkeley responded that consideration of upland facilities is not relevant to the marina work as now proposed. Additional information will be obtained, including from DEEP.

Commissioner Adelberg made a motion to recommend to the SHMC a recommendation of no objection to this project with the understanding that the SHMC will continue to review and provide comments on plans to restore the marina facilities on this site.

Seconded by Commissioner Karp

Unanimously Approved

5. **Referral of CSPR #1199 – Gad & Samantha Lavy 141 Downs Avenue, Stamford, CT.** Applicant is proposing to demolish the existing dwelling and construct a new dwelling and additional improvements including pool, patio, landscaping and stormwater management. The property is within the CAM boundary. Donna Worrol, John W. Knuff, Esq. & Amy Souchuns, Hurwitz Sagarin Slossberg & Knuff, LLC, representing the applicant, were present to discuss the project and answer questions from the Commission.

Commissioner Karp recused himself.

Commissioner Adelberg made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan with the understanding, based on information provided by the applicant, 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 Abernethy

Unanimously Approved

6. **Referral of CSPR 1200 – Nancy Camp, 37 Soundview Drive, Stamford, CT.** Applicant is proposing to extend a three-season porch and add a second floor above the extension. The property is within the CAM boundary. Nancy Camp, applicant, was present to discuss the project and answer questions from the commission.

Commissioner Adelberg made a motion to recommend to the SHMC a recommendation of no objection to this project.

Seconded by Commissioner Karp

Unanimously Approved

7. **Application 224–24 – City of Stamford, Zoning Board, 888 Washington Blvd., Stamford, CT, Text Change.**

Commissioner Adelberg made a motion to recommend to the SHMC a recommendation of no objection to this project.

Seconded by Commissioner Karp

Unanimously Approved

8. **Referral of CSPR 1201 – Daniel & Julia Anderson, 95 Soundview Drive, Stamford, CT.** Applicant is proposing to raise existing single-family residence above the FEMA flood elevation with proposed decks and the garage and unfinished basement with flood vents on the lower level. The property is within the CAM boundary. Bret Holzwarth, Civil Engineer, Redniss & Mead, applicants' representative, was present to discuss the project and answer questions from the commission.

Commissioner Adelberg made a motion to recommend to the SHMC a finding of consistency with the Harbor Management Plan with the understanding, based on information provided by the applicant, 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 Karp

Unanimously Approved

9. East Harbor Canal Retaining Wall Project – City of Stamford, 888 Washington Blvd., Stamford, CT. Anita Carpenter, City of Stamford grants officer, was present to describe this project that would repair/replace bulkheads and retaining walls along both sides of the East Branch of Stamford Harbor, including on city-owned and private properties. The city intends to apply for a federal grant of approximately \$12 million from the U.S. Economic Development Administration for planning, engineering, and construction funds for the purpose of supporting this project to provide economic stimulus. There was discussion concerning state permitting requirements, project management, coordination with affected property owners, and coordination with planned hurricane barrier gate repairs. The city’s Engineering Division is developing the proposal. Additional information will be forthcoming.

Commissioner Adelberg made a motion to recommend to the SHMC a recommendation of support for this proposed project to move forward with the understanding that the SHMC will have an opportunity to review and comment on the project plans as they are developed.

Seconded by Commissioner Karp

Unanimously Approved

10. Old Business:

- No new update from the Commissioners on the initiatives to achieve legislative amendments to clarify and uphold Harbor Management authority.
- SHMC - Application Review Process for Connecticut DEEP Permits - Flow Chart has been completed and reviewed at the last SHMC meeting and can now be removed from Old Business.
- SHMC - Application Review Process for Coastal Site Plan Approvals - Flow Chart has been completed and reviewed at the last SHMC meeting and can now be removed from Old Business.

11. New Business: None

12. Next scheduled meeting Monday, August 5, 2024, at 5:30 p.m.

Commissioner Adelberg adjourned the meeting at 6:49 p.m.

Seconded by Commissioner Karp

Unanimously Approved

Respectfully Submitted,
Maria Vazquez-Goncalves
July 2, 2024