

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

Date: August 5, 2024  
Time: 5:30 p.m.  
Location: Remotely on Zoom  
Roll Call: In Attendance: Chairman Sam Abernethy; Paul Adelberg; Robert Karp; Damian Orтели; Consultant Geoff Steadman; and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Committee Chairman Abernethy at approximately 5:32 p.m.
2. Review and Approval of July 1, 2024 Draft Meeting Minutes.

**Commissioner Adelberg moved to approve the July 1, 2024 Draft Meeting Minutes with corrections. Commissioner Orтели abstained**

**Seconded by Commissioner Karp**

**Unanimously Approved**

3. **Application 224-29 – City of Stamford, Zoning Board, 888 Washington Blvd., Stamford, CT, - Text Change.** Text change is to address public concerns about the Purpose Section (Section 1.A.) of the City of Stamford Regulations. There was a discussion of the proposed changes.

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

**Seconded by Commissioner Adelberg**

**Unanimously Approved**

4. **State of CT DEEP – LWRD License Application Form D – COP, Application #202407460 – Sound Engineering Associates, Bridge Replacement Project, 140 Wallacks Drive, Stamford, CT.** Tim DeBartolomeo, Sound Engineering Associates, applicant's representative, was present to explain the bridge replacement project and address commissioner's questions. Cliff Schorer, owner, was also present. Mr. Steadman reported that the CT DEEP has recently required the applicant to provide additional information to complete the application. Discussion included potential impacts on shellfish resources; ownership of underwater land; vulnerability of bridge to flooding; and other considerations. Commissioners agreed to table this until further information is received.

**Commissioner Adelberg made a motion to table this matter and bring it up for discussion at the full SHMC meeting if the additional information required by DEEP is timely provided.**

**Seconded by Commissioner Orтели**

**Unanimously Approved**

5. **State of CT DEEP – LWRD License Application Pre-submission Consultation Form – HMC – Mr. Steven Cheng, 36 Wallacks Drive, Stamford, CT.** John Hilts, applicant's representative, was present to describe the project to construct a piling supported boat lift at an existing dock and address commissioner's questions. Mr. Steadman suggested that the distances from the existing dock structure and proposed boat lift to the applicant's extended littoral property lines should be noted on the plan drawings.

**Commissioner Orтели made a motion to recommend to the SHMC a recommendation of no objection to this project moving forward to an application to DEEP with the understanding that**

**distances to the extended littoral property lines will be noted on the plan drawings.**

**Seconded by Commissioner Adelberg**

**Unanimously Approved**

- 6. State of CT DEEP – LWRD License Application Pre-submission Consultation Form – Shellfish Commission – Mr. Steven Cheng, 36 Wallacks Drive, Stamford, CT.** John Hilts, applicant’s representative, was present to describe the project to construct a piling supported boat lift at an existing dock and address commissioner’s questions.

**Commissioner Ortelli made a motion to recommend to the SHMC a recommendation of no objection to this project moving forward to an application to DEEP with the understanding that distances to the extended littoral property lines will be noted on the plan drawings.**

**Seconded by Commissioner Adelberg**

**Unanimously Approved**

- 7. State of CT DEEP – LWRD License Application Form D – COP, Application #202408075, RACE Coastal Engineering, Beach Access Stairs/Seawall Modification, Back Bay Cottage LLC, 247 Davenport Drive, Stamford, CT.** Azure Dee Sleicher, RACE Coastal Engineering, applicant’s representative, was present to explain the project to construct beach access stairs and seawall modifications and address commissioner’s questions. Applicant previously submitted DEEP registration form, reviewed by SHMC, to construct 4/40 dock at this property; applicant’s representative reports that the originally proposed orientation of a 4/40 dock for this property is now being adjusted and reviewed by DEEP but there is no state requirement for review of the adjusted plans by SHMC. Representative also reports that in response to property ownership and littoral rights concerns raised by neighbors, the applicant has conducted a property survey to DEEP’s satisfaction; DEEP is of the opinion that property ownership and littoral rights concerns have been addressed and that written approval from neighboring property owners is not needed for the COP application for the beach access stairs and seawall modification. The SHMC will contact DEEP to inquire about the status of the 4/40 dock.

**Commissioner Ortelli made a motion to recommend to the SHMC a recommendation of no objection to this project with the understanding that property ownership and littoral rights issues have been addressed with respect to the beach access stairs and seawall and to reiterate the SHMC’s previous comments regarding the proposed 4/40 dock.**

**Seconded by Commissioner Adelberg**

**Unanimously Approved**

**8. Old Business:**

- No new update from the Commissioners on the initiatives to achieve legislative amendments to clarify and uphold Harbor Management authority.

**9. New Business: None**

**10. Next scheduled meeting Monday, September 9, 2024, at 5:30 p.m.**

**Commissioner Adelberg adjourned the meeting at 6:40 p.m.**

**Seconded by Commissioner Karp**

**Unanimously Approved**

Respectfully Submitted,  
Maria Vazquez-Goncalves  
August 7, 2024