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

Scheduled SHMC meeting on August 20, 2024, via Zoom; called to order at 6:37 PM - Chairman Ortelli presiding.

**In Attendance:**

Commissioners: Dr. Damian Ortelli, Chairman; Commissioners: Paul Adelberg; Robert Karp; Mike Pensiero; Sam Abernethy; Josef Graham; Russ Hollander, Alternate;  
Staff: Frank Baldassare, Marina COS; Yale Greenman, Harbor Master; Geoff Steadman, Consultant (Arrived at 7:00 p.m.); and Maria Vazquez-Goncalves, Recorder.  
Absent: Commissioners Ray Redniss, William Malloy III, Alternate; Frank Fumega, Deputy Harbor Master; Sgt. Kevin Fitzgibbons, Stamford Police Dept.; Captain Eric Knott, Online Mooring; Scott Denise, Assistant Marina Supervisor, COS.

**Call to Order.**

**Roll Call/Public participation sign-up sheet.**

1. **Review and Approval of July 16, 2024 meeting minutes postponed to next meeting.**
2. **Chairman's Report:**
  - a. Moment of silence in honor of the passing of Marlene Adelberg.
  - b. Congratulations to Josef Graham for his unanimous approval by the Board of Reps to the SHMC following retirement of Ray Redniss.
  - c. CT Port Authority Dredging Survey: Due July 31. Mr. Ortelli provided a brief update stating information concerning dredging for Cove Island Marina area and channel was submitted; additional information was submitted.
  - d. Discussion on the Stamford Harbor boat ramp feasibility study. Steve Sternberg, RACE Coastal Engineering, reported on his work to evaluate several potential sites. A draft report has been prepared and provided to committee members. The evaluation was based on review of existing maps, photos, and other information and observations during site visits. Ranking criteria were developed and applied and a site at Kosciuszko Park was identified as a preferred site. Additional information needs were identified. Commissioners discussed next steps and potential sources of funding. Mr. Sternberg will develop a cost estimate for more detailed evaluation of the preferred site.
3. **Committee Reports:** Shellfish; Applications; Marina & Safety Committee. (See individual Committee agenda for topics addressed.)

**Shellfish:** No report

**Marina & Safety Committee:** Commissioner Hollander

See discussion above concerning Stamford Harbor boat ramp feasibility study.

**Applications Review Committee:** Commissioner Abernethy

**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.

- Commissioner Adelberg moved to accept the ARC recommendation of no objection.
- Commissioner Pensiero seconded the motion.
- Unanimously approved.

**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. CT DEEP has recently required the applicant to provide additional information to complete the application. Mr. DeBartolomeo reported that the additional information has been provided to DEEP and the SHMC. Discussion included potential impacts on shellfish resources; ownership of underwater land; vulnerability of bridge to flooding; and other considerations. Commissioners received further information as requested.

- Commissioner Adelberg moved to accept the ARC recommendation of no objection, subject to any conditions that may be determined as necessary by the Bureau of Aquaculture to protect shellfish resources and provided that DEEP determines that the additional information provided by the applicant is sufficient to complete the application.
- Commissioner Karp seconded the motion.
- Unanimously approved.

**State of CT DEEP – LWRD License Application Pre-submission Consultation Form – HMC – Mr. Steven Cheng, 36 Wallacks Drive, Stamford, CT.** Proposal to construct a piling supported boat lift at an existing dock.

- Commissioner Adelberg moved to accept the ARC 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.
- Commissioner Pensiero seconded the motion.
- Unanimously approved.

**State of CT DEEP – LWRD License Application Pre-submission Consultation Form – Shellfish Commission – Mr. Steven Cheng, 36 Wallacks Drive, Stamford, CT.** Proposal to construct a piling supported boat lift at an existing dock.

- Commissioner Adelberg moved to accept the ARC 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.
- Commissioner Pensiero seconded the motion.
- Unanimously approved.

**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.** Project to construct beach access stairs and seawall modifications. Applicant previously submitted DEEP General Permit registration form, reviewed by SHMC, to construct 4/40 dock at this property; applicant's representative has reported that the originally proposed orientation of the proposed 4/40 dock is now being adjusted and reviewed by DEEP and that in response to property ownership and littoral rights concerns raised by neighbors, the applicant has conducted a property survey to DEEP's satisfaction and that DEEP is of the opinion that property ownership and littoral rights concerns have been addressed. Following the ARC meeting, neighboring property owners have submitted statements of objection to the proposed stairs with surveys and other materials to support those objections. Neighboring property owners' concerns have not been heard by SHMC. It was noted that pursuant to the Harbor Management Plan persons in favor of and persons in opposition to a proposed project should have an opportunity to express their concerns.

- **Commissioner Adelberg moved to transmit to DEEP as statement that the SHMC is not able to make a favorable recommendation concerning the proposed project at this time due to the littoral rights and property ownership concerns expressed by neighboring property owners and as a result the application is referred back to the ARC for additional consideration of those concerns and for hearing the statements of neighboring property owners.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

**4. Staff Reports:** Financial; Harbor Master; Marina Supervisor.

**Financial:**

- Mr. Baldassare updated the commissioners on the Financial Report ending July 31, 2024.

**Harbor Master:**

- Yale Greenman, Harbor Master, reported on several weather-related events.
- Discussion on an oil spill in the east branch.

**Marina:**

- Mr. Baldassare stated that they started working on Czesik Marina.
- Discussion on starting the pre-dredging of Cove Marina in October 2024.

**5. Old Business:**

- a. Harbor User Fees Status Report; unchanged.
- b. CHMA/Bill 5614 Status Report; unchanged.
- c. Cove Island Marina Status Report; unchanged.
- d. Stamford/Greenwich town border identification update. Consultant Steadman will assist with coordination needed to move this process forward.
- e. Stamford Lighthouse restoration update. Chairman Orтели reported that members of the SHMC were able to tour the lighthouse on August 10 and learn about the ongoing restoration efforts. The proper and most effective way for the SHMC to be involved with those efforts was discussed. It was noted that consultant Steadman is able to provide assistance with respect to the restoration planning process.
  - **Commissioner Adelberg made a motion to pay consultant Steadman for his work to assist with planning for the lighthouse restoration project.**
  - **Commissioner Abernethy seconded the motion.**

- **Unanimously approved.**

f. Hurricane Barrier meeting was cancelled for July 11, 2024. There was discussion concerning the potential economic and other impacts of the proposed project to repair the hurricane barrier gate that will require closure of the East Branch navigation channel, and of the need to properly mitigate those impacts. It was agreed that the SHMC should have a significant role in developing an understanding of those impacts and the planning needed to properly mitigate them.

## **6. New Business as may properly come before the Commission:**

- a. Chairman Ortelli brought up the Police Department jet ski fund-raising initiative and provided an update concerning project funds.
- **Commissioner Adelberg made a motion to support the jet ski fund with an additional amount not to exceed to \$2,500.00.**
  - **Commissioner Abernethy seconded the motion.**
  - **Unanimously approved.**

## **7. Public Participation:**

- Mr. Bastis, representing a group of property owners residing at Dolphin Cove, expressed concern regarding the pending 4/40 dock and beach access stairs proposals at 247 Davenport Drive and expressed appreciation that the SHMC has agreed to hear the property owners' concerns.
- Mr. Steadman expressed appreciation to Commissioner Adelberg for his hospitality and for hosting and making possible the August 10 harbor tour by members of the SHMC.

**8. Next Meeting Date Confirmed:** Tuesday, September 17, 2024, at 6:30 p.m.

## **9. Adjournment.**

- **Commissioner Adelberg made a motion to adjourn at 9:24 p.m.**
- **Commissioner Karp seconded the motion.**
- **Unanimously approved.**

Cc: Mayor Caroline Simmons; Director Matthew Quinones; Director Louis DeRubeis; Samuel Abernethy; Paul Adelberg; Frank Baldassarre; Frank Fedeli; 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.