



SECRETARY  
MICHAEL PENSIERO  
SAMUEL ABERNETHY  
PAUL ADELBERG  
JOSEF GRAHAM  
RUSS HOLLANDER (ALT.)  
ROBERT M. KARP  
WILIAM MALLOY, JR.

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

Scheduled SHMC meeting on September 24, 2024, via Zoom; called to order at 6:32 PM - Chairman Ortelli presiding.

**In Attendance:**

Commissioners: Dr. Damian Ortelli, Chairman; Commissioners: Paul Adelberg; Robert Karp (arrived at 7:08 p.m.); Mike Pensiero; Sam Abernethy; Dr. Josef Graham; Russ Hollander, Alternate;  
Staff: Frank Baldassare, Marina COS; Yale Greenman, Harbor Master; Geoff Steadman, Consultant (Arrived at 6:34 p.m.); Frank Fedeli; and Maria Vazquez-Goncalves, Recorder.  
Absent: Commissioner 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.**

- **Commissioner Abernethy abstained.**
- **Commissioner Adelberg moved to approve the July 16, 2024, meeting minutes.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

**Review and Approval of August 20, 2024, meeting minutes.**

- **Commissioner Adelberg moved to approve the August 20, 2024, meeting minutes.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

**2. Chairman's Report:**

- a. Congratulations to Dr. Josef Graham for his full appointment to the HMC/SMC.
- b. Discussion on the Mill River debris problem. Following reports from the Harbor Master, Director of Public Safety DeRubeis is looking into the state of the "Purple Bridge" on Main Street.
- c. Update on the Shellfish Bed Water Testing Results to correct "Adverse pollution condition." Stamford is 5 samples away from the requisite 15 in a 3-year period needed to consider a positive change in the use designation of the shellfish beds. Soundwaters is hopeful to complete the remaining 5 samples in 2024.
- d. Discussion about Erin McKenna email regarding plans to restore Cummings Marina and the final design. Further discussion under Marina & Safety Committee.

**3. Committee Reports:** Shellfish; Applications; Marina & Safety Committee. (See individual Committee agenda for topics addressed.)

**Shellfish:** Frank Fedeli

- Mr. Fedeli updated the commissioners on his work, including communications and research with the Bureau of Aquaculture, to help establish a new shellfish management structure; he has interviewed potential candidates and continues to do so.

**Applications Review Committee:** Commissioner Abernethy

**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. SHMC reviewed application during August 20, 2024, SHMC meeting and informed DEEP and Applicant 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. Matter also was reviewed during ARC September 9, 2024, meeting including public comments. DEEP has recently extended the COP application review period pending receipt of additional information from the applicant in response to neighboring property owners' concerns.

- **Commissioner Adelberg moved to accept the ARC recommendation of a finding without prejudice 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.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**

**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 insofar as the text change is not expected to impact the Harbor Management Area.**
- **Commissioner Hollander seconded the motion.**
- **Unanimously approved.**

**Referral of CSPR 1202 - Mark DeSimone, 36 Auldwood Drive, Stamford, CT.** Proposed project involves replacing an existing deck with a new expanded deck, replacing a concrete patio with crushed stone patio, and adding a concrete pad in the rear. The property is located within the CAM boundary.

- **Commissioner Adelberg moved to accept the ARC recommendation of no objection to this project insofar as the project is not expected to impact the Harbor Management Area.**
- **Commissioner Karp seconded the motion.**
- **Unanimously approved.**

**Referral of CSPR 1203 - Matthew & Megan Malloy, 102 Rockledge Drive, Stamford, CT.** Proposed project involves adding a second floor over the existing building footprint; wet flood-proofing the garage; and removing all utilities out of the base flood zone. The property is located

within the CAM boundary.

- **Commissioner Adelberg moved to accept the ARC recommendation of consistency with the Harbor Management Plan as the proposed project is expected to reduce the flood hazard vulnerability of existing development.**
- **Commissioner Graham seconded the motion.**
- **Unanimously approved.**

**Marina & Safety Committee:** Commissioner Hollander

- Update on Harbor User Fees.
- Discussion concerning recent closure of hurricane barrier gate and need for improved notifications.
- Discussion concerning Stamford Harbor boat ramp feasibility study and status of plans for restoring Cummings Marina.
- Discussion concerning Harbor Management Commission website and opportunities for improvement.
- **Commissioner Adelberg moved to accept Russ Hollander suggestion to authorize a fee not to exceed \$5,000.00 to retain web-designer's assistance for creating a new HMC website and not to exceed \$5,000.00.**
- **Commissioner Abernethy seconded the motion.**
- **Unanimously approved.**

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

**Financial:**

- Mr. Baldassare updated the commissioners on the Financial Report ending August 31, 2024, no change.

**Harbor Master:**

- Yale Greenman, Harbor Master, commented on the Mill River debris.
- Discussion concerning Harbor Management Commission website.
- Discussion on expenses for the harbor boat, such as canvas work, radio, etc.

**Marina:**

- Discussion on the Cove Island Marina closure in 12 days to enable start of dredging project.

**5. Old Business:**

- a. Harbor User Fees Status Report; discussed under Marina & Safety Committee.
- b. CHMA/Bill 5614 Status Report; discussion of need for introducing similar bill during next legislative session.
- c. Cove Island Marina Status Report; discussed under Marina & Safety Committee.
- d. Stamford/Greenwich town border identification update. Chairman Ortelli reports that process is now moving forward; Consultant Steadman will assist with coordination.
- e. Stamford Lighthouse restoration update.
- f. Hurricane Barrier gate closure report; discussion of need for Commission to be more involved with Corps of Engineers.

- g. Consultant Steadman gave an update on the status of DEEP permitting for dock restoration on the 14-acre site.
- h. Consultant Steadman advised inquiry about the status of work to update the Stamford Master Plan which requires Commission involvement.

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

- a. Chairman Ortelli brought up the nomination of interim Vice Chair to serve until full officer elections in December. Tabled until next month.

**7. Public Participation:** None

**8. Next Meeting Date Confirmed:** Tuesday, October 15, 2024, at 6:30 p.m.

**9. Adjournment.**

- **Commissioner Adelberg made a motion to adjourn at 8:23 p.m.**
- **Commissioner Abernethy 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.