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

Scheduled SHMC meeting on 4/20/2021 via Zoom; called to order at 6:32 PM-Chairman Ortelli presiding.

In Attendance:

Commissioners: Dr. Damian Ortelli, Chairman; Commissioners Paul Adelberg; Robert Karp; Michael Pensiero; Russ Hollander, Alternate; William Malloy, III.
Staff: Yale Greenman, Interim Harbor Master; Sgt. Kevin Fitzgibbons, Stamford Police Dept. COS; Geoff Steadman, Consultant; Maria Vazquez-Goncalves, Recorder.
Absent: Commissioner Ray Redniss; Frank Fedeli, COS; Captain Eric Knott, Online Mooring; Frank Baldassare, Marina Supervisor, COS; Scott Denise, Assistant Marina Supervisor, COS.

1) Review & Approval of Meeting Minutes

- **Commissioner Adelberg moved to approve March 16, 2021 meeting minutes.**
- **Commissioner Karp seconded the motion.**
- **Unanimously approved.**

2) Chairman's Report

- Discussion on the Safety issue regarding the cut off pilings as reported during the February 16, 2021 SHMC Meeting, they have been removed.
- Update of the Superior Court regarding authority of HMCs and the CHMA's efforts to respond. Consultant Steadman discussed producing a one page summary of the issues.

3) Committee Reports

Application Review Committee: Commissioner Karp: committee met on 4/05/21, next scheduled meeting is on 5/03/21.

- Referral of Application 221-06 – Raymond Mazzeo (22-1st Corp), Stamford, CT.
 - **Commissioner Adelberg moved to accept the ARC recommendation of no objection with the understanding that the proposed text change will not affect the applicability of City storm water management requirements to future development proposals for the properties discussed and that the HMC will review any future site development plans for the affected properties.**
 - **Commissioner Pensiero seconded the motion.**
 - **Unanimously approved.**
- Referral of Application 221-07 – Hogg Holding (contract purchaser) of 670, 686 & 690 Pacific Street & 171 Henry Street, Stamford, CT.
 - **Commissioner Pensiero moved to accept the ARC recommendation of a finding of no objection with the understanding that the proposed Zoning Map change will not affect the applicability of City storm water management requirements to future development proposals for the properties discussed and that the HMC will review any future site development plans for the affected properties.**
 - **Commissioner Adelberg seconded the motion.**
 - **Unanimously approved.**
- Referral of CSPP 1105 – Jane Mattson Shapiro, 10 Top Gallant Road, Stamford, CT.
 - **Insofar as the proposal is expected to have no impact on the Harbor Management Area, Commissioner Pensiero moved to accept the ARC recommendation of a finding of no objection with a comment that the expression of “no objection” should not be construed as a precedent for the SHMC to support after-the-fact approval of noncompliant work in other instances.**
 - **Commissioner Adelberg seconded the motion.**
 - **Unanimously approved.**
- Referral of Application 221-05 Zoning Text Change 226-228 West Main Street LLC, Post road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Floor, Stamford, CT.
 - **Insofar as the proposal is expected to have no impact on the Harbor Management Area, Commissioner Pensiero moved to accept the ARC recommendation of a finding of no objection**

and to recommend that the Zoning Board consider applying a similar requirement for filing a General Development Plan with any request for a zoning map change affecting the Harbor Management Area.

- **Commissioner Adelberg seconded the motion.**
 - **Unanimously approved.**
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- Referral of CSPR 1106 – Marikap Properties LLC, 179 Ludlow Street, Stamford, CT.
 - **Commissioner Pensiero moved to accept the ARC recommendation of a finding of consistency with the Harbor Management Plan insofar as the project should result in improved storm water management on the site through decreased impervious site coverage and other measures and provided the Engineering Bureau determines compliance with all City storm water management requirements, and to recommend that the Zoning Board require proper maintenance of the proposed storm water management system as a condition of development approval.**
 - **Seconded by Commissioner Adelberg**
 - **Unanimously Approved**
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- Referral of CSPR 1107 – Waldemar Nurczyk, 16 Andover Road, Stamford, CT.
 - **Insofar as the proposal is expected to have no impact on the Harbor Management Area, Commissioner Pensiero moved to accept the ARC recommendation of a finding of no objection with a comment that the expression of “no objection” should not be construed as a precedent for the SHMC to support after-the-fact approval of noncompliant work in other instances.**
 - **Seconded by Commissioner Adelberg**
 - **Unanimously Approved**
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- Referral of CSPR 1108 - Nicoletta Righini, 48 Euclid Avenue, Stamford, CT.
 - **Insofar as the proposal is expected to have no impact on the Harbor Management Area, Commissioner Pensiero moved to accept the ARC recommendation of a finding of no objection.**
 - **Seconded by Commissioner Adelberg**

- **Unanimously Approved**
- Referral of CSPR 1109 - Bicoastal Holdings, LLC, 110 Davenport Drive, Stamford, CT.
 - **Commissioner Adelberg moved to accept the ARC recommendation of a finding of consistency with the Harbor Management Plan insofar as the proposed project is expected to improve storm water management on the site through decreased impervious site coverage.**
 - **Seconded by Commissioner Pensiero**
 - **Unanimously Approved**
- Referral of Application 221-10 – 237-241 Henry Street, LLC, 237-341 Henry Street, Stamford, CT.
 - **Commissioner Adelberg moved to accept the ARC recommendation of a finding of consistency with the Harbor Management Plan insofar as the project should result in improved storm water management on the site and provided the Engineering Bureau determines compliance with all City storm water management requirements, and to recommend that the Zoning Board require proper maintenance of the proposed storm water management system as a condition of development approval.**
 - **Seconded by Commissioner Pensiero**
 - **Unanimously Approved**
- Referral of CSPR 1110 - Jerry Wen Hao Feng, 216 Davenport Drive, Stamford, CT.
 - **Commissioner Adelberg moved to accept the ARC recommendation of a finding of consistency with the Harbor Management Plan. In addition, an inquiry will be made to the Land-Use Bureau to understand why the proposed project for a 4/40 dock is subject to coastal site plan review.**
 - **Seconded by Commissioner Pensiero**
 - **Unanimously Approved**
- Planning Board referral: MP#441-Map Change; 40 Signal Road, Stamford, CT. Public Hearing is May 25, 2021. Brief overview regarding Director Thomson's, DEEP, response. Tabled to next meeting.

- Referral of Application 221-01 – Sound Beach Landing LLC, 40 Signal Road, Stamford, CT – Text Change. Tabled to next meeting.
- Referral of Application 221-02 – Sound Beach Landing LLC, 40 Signal Road and o Thread Needle Lane, Stamford, CT – Map Change. Tabled to next meeting.

Safety Committee: Commissioner Pensiero: committee met on 4/06/21, next scheduled meeting is on 5/04/21.

- Sgt. Fitzgibbon met with Hinckley Fuel dock representatives and proposed recommendations: staff training, signage, additional fire extinguisher, etc.
- Sgt. Fitzgibbon met with representative from Canal Ludlow Marina to discuss safety items.
- Incidents that occurred in the East Branch; kite surfer in distress; Flotilla 7/10/21.
- Discussion on WPCA spill that recently occurred.
 - **Commissioner Adelberg moved to draft a formal communication for a letter of condemnation, a request for mitigation efforts in writing and requesting them to attend the next SHMC meeting.**
 - **Seconded by Commissioner Karp**
 - **Unanimously Approved**

Planning/Moorings Committee: No report.

Shellfish Committee: No report.

HMP & Financial Review Committee: No report.

Marina Committee: Russ Hollander gave a brief update to the commission.

4) Staff Reports

Financial Review: Commissioner Orтели reported on Frank Fedeli Financial report.

Harbor Master Report:

- Interim Harbor Master Yale Greenman reported on harbor activity that was picking up and received mooring stickers.
- Discussion on putting more wake signs, as well as fixing them.

Marina Supervisor: No report.

5) Old Business

- No update on setting license fees for shellfish licenses.
- No update on Fees for harbor users.
- Update on the Harbor Master job search.
- Update on the US Army Corp of Engineers Harbor and Navigation Metrics Form.
- Update on the printing and distribution of the Safe Boating Pamphlet.

6) *New Business:

- Commissioner Ortelli announced it is “International Kelp Week”, and introduced the following guests: Leigh Shemitz and Bob Mazzone from SoundWaters who did a Presentation of the SoundWater’s new campus and future goals.

*This report was delivered out of order and after the review and approval of minutes.

7) Public Participation: None

8) Next Scheduled Meeting: May 18, 2021, at 6:30 p.m.

9) Adjournment

- **Commissioner Adelberg made a motion to adjourn.**
- **Commissioner Pensiero seconded the motion.**
- **Unanimously approved.**