

Stamford Harbor Management Commission - Applications Review Committee Minutes

Date: May 3, 2021
Time: 5:30 p.m.
Location: Remotely on Zoom
Roll Call: In Attendance: Committee Chairman Robert Karp; Commissioners Damian Ortelli, Paul Adelberg, Consultant Geoff Steadman and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Commissioner Ortelli at 5:40pm, who presided until Committee Chairman Karp arrived at approximately 6:45p.m.

2. Review and Approval of April 5, 2021 Meeting Minutes.

Commissioner Adelberg moved to approve April 5, 2021 Meeting Minutes.

Seconded by Commissioner Ortelli

Unanimously Approved

3. CT DEEP LWRD License Application No. 202104483 – Scott Berger, 4 Weed Circle, Stamford, CT. Applicant proposing to install a 3.5' wide by 30' long aluminum ramp and an 8' by 12' - 06" timber floating dock. John Hilts, representing the applicant, was present to explain the project and answer the commissioners' questions.

Insofar as the proposed project supports recreational boating and appears consistent with other relevant policies of the HMP, Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the HMP.

Seconded by Commissioner Ortelli

Unanimously Approved

4. Referral of CSPR 1111 – Mario Diacri, 26 Island Heights Drive, Stamford, CT. Applicant is proposing to construct an attached three car garage with game room above. Property is located within the CAM boundary. Christopher Diacri or Mario Diacri, Applicant, was present to explain the project and answer the commissioners' questions. A stormwater drainage plan is being prepared and will be provided to the SHMC. Tabled to the SHMC meeting.

5. Referral of CSPR 1112 – Haddon Kirk, 55 Verplank Avenue, Stamford, CT. Applicant is proposing an addition and renovation to existing single family dwelling. Property is located within the CAM boundary. Matt McCullough, representing the applicant, was present to explain the project and answer the commissioners' questions. No stormwater management improvements are planned and the proposed project is exempt from the City's stormwater management standards due to its minor impacts.

Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection.

Seconded by Commissioner Ortelli

Unanimously Approved

6. a. Planning Board referral: MP#441-Map Change; 40 Signal Road, Stamford, CT.
 - Referral of Application 221-01 – Sound Beach Landing LLC, 40 Signal Road, Stamford, CT – Text Change. Applicant is proposing to amend Section 9.L of the Zoning Regulations to establish standards for waterfront lots in the RM-1 Zone.
 - Referral of Application 221-02 – Sound Beach Landing LLC, 40 Signal Road and 0 Thread Needle Lane, Stamford, CT – Map Change. Applicant is proposing to rezone 40 Signal Road and 0 Thread Needle Lane from the present RA-1 Zoning District to proposed RM-1 Zoning District.

Attorney Joseph Capalbo, representing applicant for the above-noted projects, was present and informed the commissioners that the applicant is preparing significant revisions to the previous submitted proposals, including revisions in response to comments provided by DEEP, and requested that the ARC take no action on the previously submitted plans at this time. Attorney Capalbo also assured the commissioners that the applicant will provide sufficient time for the Commission to properly review the revised plans. Following lengthy discussion with the applicant and its attorney, action on these items was tabled pending confirmation from the Planning Board that its scheduled public hearing later this month on these items will be postponed.

7. Old Business:

- Consultant Steadman updated the commissioners on CHMA proposed amendment to CT Harbor Management Act and lobby effort.
- SHMC – Application Review Process for Connecticut DEEP Permits - Flow Charts - Work in progress. No update
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Charts - Work in progress. No update

8. New Business: None

9. Next scheduled meeting Monday, June 7, 2021 at 5:30 p.m.

Commissioner Adelberg made a motion to adjourn.

Seconded by Commissioner Ortelli

Unanimously Approved

Respectfully Submitted by
Maria Vazquez-Goncalves
May 3, 2021