

Stamford Harbor Management Commission - Applications Review Committee Minutes Draft

Date: June 7, 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 Committee Chairman Karp at approximately 5:30 p.m.
2. Review and Approval of May 3, 2021 Meeting Minutes.

Commissioner Ortelli moved to approve May 3, 2021 Meeting Minutes.

Seconded by Commissioner Adelberg

Unanimously Approved

3. CT DEEP LWRD License Application Pre-Submission Consultation Form HMC – SoundWaters, 1281 Cove Road, Stamford, CT. Applicant proposing a SoundWaters Kelp Farm. Mike Bagley, representing the Applicant, was present to explain the project and answer the commissioners’ questions. There was discussion concerning: the location of the proposed project site relative to the Stamford/Greenwich municipal boundary in Long Island Sound and the boundary line between municipal and state shellfish jurisdictions; and requirements for marking the kelp farm with navigation safety buoys requiring permits from the CT DEEP Boating Division.

Commissioner Adelberg made a motion to recommend to the HMC a finding of no objection to the Applicant’s plans being included in a permit application to DEEP.

Seconded by Commissioner Ortelli

Unanimously Approved

4. CT DEEP LWRD License Application Pre-Submission Consultation Form HMC – The Strand/BRC Group, LLC, 100 Bateman Way, Stamford, CT. Applicant is proposing to extend and raise the bulkhead in order to facilitate the construction of a public walkway around the Site perimeter. No one was present to explain the project and answer the commissioners’ questions. Tabled to next meeting.

5. CT DEEP Certificate of Permission Application – Race Coastal Engineering, Paul Breunich, 106 Carter Drive, Stamford, CT. The applicant is proposing work that includes the partial reconstruction of the concrete foundation wall which surrounds the perimeter of the timber patio. Hailey Simpson, RACE Coastal Engineering, representing the Applicant, was present to explain the project and answer the commissioners’ questions. There was discussion concerning the

proximity of the proposed work to the Applicant's property line and whether a COP applicant is required to notify adjoining property owners of a COP application.

Commissioner Ortelli made a motion to recommend to the HMC a finding of no objection to the proposed project.

Seconded by Commissioner Adelberg

Unanimously Approved

6. CT DEEP Certificate of Permission Application – Race Coastal Engineering, Suzanne & Thomas Cingari, 115 Ocean Drive West, Stamford, CT. The applicant is proposing to replace the existing concrete and stone pier and timber, pile supported pier, in kind and within the structures' original footprints. Hailey Simpson, RACE Coastal Engineering, representing the Applicant, was present to explain the project and answer the commissioners' questions. It was noted that the proposed plan drawings do not show the Applicant's extended littoral property lines and the distances from the proposed structures and those lines.

Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the HMP and request that the project plans be amended to show the Applicant's extended littoral property lines and the distances from the proposed structures and those lines.

Seconded by Commissioner Adelberg

Unanimously Approved

7. Referral of CSPR 1113 – Calum & Sirinee Dewar, 150 Davenport Drive, Stamford, CT. Applicant is proposing to construct a second story deck over an existing stone patio, relocate an existing fire pit, and remove walkways from front yard. Property is located within the CAM boundary. Brett Holzwarth, Civil Engineer, Redniss & Mead, was present to explain the project and answer the commissioners' questions. It was noted that due to the property's small size and other characteristics it is not possible to make significant stormwater improvements.

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

Seconded by Commissioner Adelberg

Unanimously Approved

8. Referral of CSPR 1114 – Anya Kishinevsky, 80 Davenport Drive, Stamford, CT. Applicant is proposing work that includes the placement of additional stone along the existing revetment crest and fill to level out low spots in the lawn to improve site drainage and limit chronic flooding that has plagued the site. Property is located within the CAM boundary. Steven Sternberg, P.E., RACE Coastal Engineering, representing the applicant, was present to explain the project and answer the commissioners' questions. Some of the work described in the application has already been completed.

Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the HMP with the comment that such a finding should not be construed as a

precedent for the SHMC to support after-the-fact approval of unauthorized work in other instances.

Seconded by Commissioner Ortelli

Unanimously Approved

9. Referral of CSPR 1115 – Luke and Lindsay Warford, 375 Ocean Drive West, Stamford, CT. Applicant is proposing to construct a new single family resident with associated driveway, pool, utilities, drainage improvements, landscaping and incidental site work. Property is located within the CAM boundary. Brian McMahon and Brett Holzwarth, Redniss & Mead, representing the applicant, were present to explain the project and answer the commissioners' questions. It was noted that the project will significantly improve stormwater conditions on the project site.

Commissioner Adelberg made a motion to recommend to the HMC a finding of consistency with the HMP.

Seconded by Commissioner Ortelli

Unanimously Approved

10. 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
- Commissioner Karp discussed the letter received from Dolphin Cove Club Corporation regarding the 40 Signal Road, Stamford, CT proposal. Commissioner Karp will respond and inform the corporation that a revised proposal has not been received by the SHMC and that the SHMC will provide an opportunity for all interested parties to be heard at such time as the ARC reviews any revised proposal.

11. New Business:

- CT DEEP Certificate of Permission Application – 80 Davenport Drive, Stamford, CT. Steven Sternberg, P.E., RACE Coastal Engineering, representing the applicant, was present to explain the project and answer the commissioners' questions. This is the same proposed project as also submitted for City approval in CSPR 1114.

Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the HMP with the comment that such a finding should not be construed as a precedent for the SHMC to support after-the-fact approval of unauthorized work in other instances.

Seconded by Commissioner Adelberg

Unanimously Approved

- Chairman Ortelli discussed another WPCA spill today at 9:30 a.m. & 11:30 a.m.
- Consultant Steadman will discuss with the Bureau of Aquaculture the location of the boundary line between Stamford's shellfish management jurisdiction and the state shellfish jurisdiction.

12. Next scheduled meeting Monday, July 12, 2021 at 5:30 p.m.

Commissioner Ortelli made a motion to adjourn.

Seconded by Commissioner Karp

Unanimously Approved

Respectfully Submitted by
Maria Vazquez-Goncalves
June 8, 2021