

Stamford Harbor Management Commission - Applications Review Committee Minutes Draft

Date: July 12, 2021
Time: 5:30 p.m.
Location: Remotely on Zoom
Roll Call: In Attendance: Committee Chairman Robert Karp; Commissioners Damian Ortelli, Consultant Geoff Steadman and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Committee Chairman Karp at approximately 5:34 p.m.
2. Review and Approval of June 7, 2021 Meeting Minutes.

Commissioner Ortelli moved to approve June 7, 2021 Meeting Minutes.

Seconded by Commissioner Karp

Unanimously Approved

3. 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 northeast portion of the previously permitted bulkhead in order to facilitate the construction of a pedestrian connection between the site and Kosciuszko Park. Josh Wilson, Fuss & O’Neill, was present to explain the project and answer the commissioners’ questions. Commissioners noted that the HMC had found the proposed plans for the existing bulkhead, subsequently approved by DEEP, to be inconsistent with the Harbor Management Plan. Commissioners inquired as to whether a public access easement for the pedestrian walkway has been filed in the land records. Mr. Wilson will check on this. Commissioners also inquired about any potential impacts on the hurricane barrier and responsibilities for maintenance of the proposed new sidewalk on the city street.

Commissioner Ortelli made a motion to recommend to the HMC a finding of no objection to the pre-application plans being included in a permit application to DEEP, with the understanding that the proposed plans will have no adverse effect on the hurricane barrier as determined by the Corps of Engineers and that the HMC reserves its right to continue to review the proposal. In addition, the HMC will transmit to DEEP the comments and questions discussed at the meeting.

Seconded by Commissioner Karp

Unanimously Approved

4. Referral of CSPR 1117 – Dean A. Smith, 121 (aka) 123 Downs Avenue, Stamford, CT. Applicant is proposing renovations and repairs to existing single family dwelling. Property is located within the CAM boundary. As described, the proposed project will not increase impervious surfaces on the property or affect existing drainage.

Karp Recused himself.

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

Seconded by Commissioner Ortelli

Unanimously Approved

5. Referral of CSPR 1118 - Thomas Cingari, 115 Ocean Drive West, Stamford, CT. The applicant is proposing to demolish an existing dwelling and construct a new single-family residence with driveway, pool, utilities, drainage improvements, landscaping, and other site improvements. As described, the proposed project will include stormwater management elements. Property is located within the CAM boundary. Brian McMahon, Redniss & Mead, representing the Applicant, was present to explain the project and answer the commissioners' questions, including questions concerning the process of changing the property's floodplain designation on the Federal Flood Insurance Map by adding fill to increase the site elevation. Commissioners will pursue additional information on this process as it may affect other properties adjoining the Harbor Management Area.

Commissioner Ortelli made a motion to recommend to the HMC a finding of consistency with the HMP with the understanding that the proposed project will improve stormwater conditions on the site and that in the process of changing the property's floodplain designation it has been determined by the approving agencies that such change will not adversely affect adjoining properties.

Seconded by Commissioner Karp

Unanimously Approved

6. Old Business:

- Gateway Harbor Point – SDF Permit Update, Josh Wilson, Fuss & O'Neill, was present to explain the project. Applicant proposes a temporary, level construction work pad in the Rippowam River at 400-440 Washington Blvd. and has submitted a permit application to DEEP. This is a modification of a proposed project previously approved by DEEP. Consultant Steadman will contact DEEP to inquire about the status of DEEP's review.
- Update on the status of Application 221-01 – Sound Beach Landing LLC, 40 Signal Road, Stamford, CT – Text Change; and Application 221-02 – Sound Beach Landing LLC, 40 Signal Road and 0 Thread Needle Lane, Stamford, CT – Map Change. No update.
- 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. Consultant Steadman updated the commissioners.
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Charts - Work in progress. Consultant Steadman updated the commissioners.

11. New Business:

- Chairman Ortelli announced another commissioner replacing Alexander Lee.
- Commissioners discussed the recent rainfall events and impacts on the wastewater treatment plan and city infrastructure.

12. Next scheduled meeting Monday, August 2, 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
July 12, 2021

DRAFT