

Stamford Harbor Management Commission (HMC) - Applications Review Committee Minutes  
Draft

Date: October 4, 2021  
Time: 5:30 p.m.  
Location: Remotely on Zoom  
Roll Call: In Attendance: Committee Chairman Robert Karp; Commissioners Damian Ortelli, Paul Adelberg, and Samuel Abernethy; Consultant Geoff Steadman and AAC Maria Vazquez-Goncalves.

1. The meeting was called to order by Committee Chairman Karp at approximately 5:32 p.m.
2. Review and Approval of September 13, 2021 Meeting Minutes.

**Commissioner Adelberg moved to approve September 13, 2021 Meeting Minutes with amendments.**

**Seconded by Commissioner Ortelli**

**Unanimously Approved**

3. CT DEEP Attachment E: Harbor Management Commission DEEP Permit Consultation Form HMC – Suzanne & Thomas Cingari, for work at 115 Ocean Drive West, Stamford, CT. Applicant is proposing to replace the existing deteriorated pier at the project site. The applicant is proposing to install a 4' wide by 81' long pile supported fixed timber pier. A 10' x 10' uncovered deck will be constructed at the waterward terminus of the pier and will replace the existing covered deck located midway along the pier. Hailey Simpson, RACE Coastal Engineering, was present to explain the project and answer the commissioners' questions. Previously, this proposed project was submitted by the Applicant to the HMC in the form of an application for a DEEP Certificate of Permission (COP) and the HMC expressed no objection to the proposal. Subsequently, for reasons explained by the Applicant's representative, DEEP determined that approval of the proposed project requires a DEEP Permit. As described by the Applicant's representative, the proposed project has not changed substantively from the proposal previously reviewed by the HMC.

**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 HMC reserves its right to continue to review the proposal.**

**Seconded by Commissioner Adelberg**

**Unanimously Approved**

4. CT DEEP Attachment D: Shellfish Commission DEEP Permit Consultation Form – Suzanne & Thomas Cingari for work at 115 Ocean Drive West, Stamford, CT. Applicant is proposing to replace the existing deteriorated pier at the project site. The applicant is proposing to install a 4' wide by 81' long pile supported fixed timber pier. A 10' x 10' uncovered deck will be

constructed at the waterward terminus of the pier and will replace the existing covered deck located midway along the pier. Hailey Simpson, RACE Coastal Engineering, was present to explain the project and answer the commissioners' questions. This is the same project as discussed in Item 3 above, with the pre-application plans now submitted for Shellfish Commission review.

**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 insofar as the proposal is not expected to affect shellfish resources or shell fishing opportunities, with the understanding that the HMC reserves its right to continue to review the proposal.**

**Seconded by Commissioner Abernethy**

**Unanimously Approved**

5. Referral of CSPR 1120 – Paul Kitzmiller, 3 Eureka Terrace, Stamford, CT. The applicant is requesting approval for a condenser platform which was elevated to meet FEMA requirements and an open trellis constructed over the existing stone patio. Property is located within the CAM boundary but the affected property does not adjoin the harbor. Danilo Marini, representing the Applicant, was present to explain the project and answer the commissioners' questions.

**Commissioner Ortelli made a motion to recommend to the HMC a finding of no objection to the proposed project with the understanding that this expression of “no objection” should not be construed as a precedent for the HMC to support after-the-fact approval of previously completed but unauthorized work in other instances.**

**Seconded by Commissioner Abernethy**

**Unanimously Approved**

#### **6. Old Business:**

- 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. Brief discussion on DEEP's letter regarding proposed project and applicant's letter of response to DEEP. No further update. Consultant Steadman will request, on behalf of HMC, that DEEP provide a follow-up letter to the HMC in response to the Applicant's letter.
- 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 stated no updates.
- SHMC – Application Review Process for Coastal Site Plan Approvals - Flow Charts - Work in progress. Consultant Steadman stated no updates.

7. **New Business:** Consultant Steadman discussed the water quality sampling training to enable Soundwaters to sample harbor waters for shellfish management purposes. Prior to the recent training session, he met with the Bureau of Aquaculture and Soundwaters representatives and additional training by the Bureau of Aquaculture is anticipated.

8. **Next scheduled meeting Monday, November 1, 2021 at 5:30 p.m.**

**Commissioner Ortelli made a motion to adjourn.**

**Seconded by Commissioner Adelberg**

**Unanimously Approved**

Respectfully Submitted by  
Maria Vazquez-Goncalves  
October 5, 2021

DRAFT