

Stamford Harbor Management Commission - Applications Review Committee Minutes Draft

Date: September 15, 2015
Time: 6:00 p.m.
Location: Stamford Government Center
888 Washington Blvd.
Stamford, CT 06901
Operations New Conference Room 10th Floor

Roll Call: In Attendance were: Committee Chairman Griffith Trow; Committee members Commissioners Robert Karp, Paul Adelberg, and Commission Chairman Damian Ortelli; Consultant Geoff Steadman and OSS Maria Vazquez-Goncalves.

The meeting was called to order by Commissioner Trow at 6:02 p.m.

1. Review and Approval of August 24, 2015 Meeting Minutes.

**Adelberg moved to approve August 24, 2015 Meeting Minutes.
Seconded by Ortelli Unanimously Approved**

2. CSPR-990 – Redniss & Mead, Inc., 3 Weed Circle, proposal to raise the existing 2,002 sf home above flood hazard elevation, remove the existing basement, raise the garage and driveway, add a small addition to an existing bedroom and increase the stairs to access the building.

Committee Chairman Trow stated for the record that the owner of the premises is someone he knows. He does not consider this to be a conflict of interest. Mr. Trow read the email from Andree Kaminsky, owner of the property to the committee.

Consultant Geoff Steadman recommended that the ARC find the application consistent with the HMP provided a series of conditions are met. Mr. Steadman discussed the conditions, among them: the applicant should be required to employ Best Management Practices to ensure the work does not cause adverse impacts on environmental quality, including water quality, in the Harbor Management area. As well as the DEEP determines the construction not have an adverse impact on other properties.

**Ortelli moved to find the application consistent per comments and findings as drafted by Steadman.
Seconded by Commissioner Adelberg. Approved Unanimously**

3. Application for Coastal Site Plan Review regarding residential additions at 51 Dolphin Cove Quay.

Committee Chairman Trow commented the property is residential, adding dormers, portico in front, build a closet on the flat roof. Committee recommends the application is consistent with the HMP with comments: provided the applicant applies all appropriate Best Management Practices during construction to avoid any significant adverse impacts on environmental quality, including water quality, in the Harbor Management Area.

**Ortelli moved to find the application consistent per comments and findings as drafted by Steadman.
Seconded by Commissioner Adelberg. Approved Unanimously**

4. Application 215-28 – The Strand/BRC Group LLC and Walter Wheeler Drive SPE, LLC, Parcels P4 and P5, O Washington Blvd., Amended GDP, Final Site & Architectural Plans and Coastal Site Plan Review, requesting Amendment of GDP and approval of Final Site & Architectural Plans and Coastal Site Plan Review to construct 435 units of housing of approx. 564,000 sf with related parking, utilities and site improvements in an SRD-S district.

Consultant Steadman described the location of the proposal and reported that it is part of the larger Harbor Point Development project. Committee Chairman Trow discussed not having major concerns about this specific project. However, there may be a concern about the fact that this is a project that is part of a larger project within which there is a cease and desist order that has been issued by the Zoning Board. Although it does not appear that the project is inconsistent with the HMP, it does lie within the same zone which is the subject of a violation (cease and desist order) concerning removal of the boatyard from the 14-acre parcel. Consultant Steadman suggested that the ARC may wish to recommend that the Zoning Board consider, if action on the proposal is consistent with the cease and desist order. Consultant Steadman commented that the Land Use Bureau informed him that no decorative lighting is proposed that would be expected to affect navigation, and that stormwater management has been addressed. There do not appear to be any other potential impacts to evaluate with respect to the HMP, and therefore the proposal is not inconsistent with the HMP. Following discussion, the ARC did not feel it was appropriate to make a comment to the Zoning Board regarding the cease and desist order.

Adelberg moved to find use the verbiage used, no general impact on the HMP, and not finding it inconsistent provided there is not decorative lighting that might affect navigation and stormwater management has been properly addressed. Commission authorized Consultant Steadman to draft a letter per discussion.

Seconded by Karp

Approved Unanimously

5. Continued review of DEEP Office of Long Island Sound Programs Application No. 201503186 by Southfield Property, LLC for DEEP Structures, Dredging and Fill Permit and 401 Water Quality Certificate for proposed work at 28 Southfield Avenue (Davenport Landing).

Committee Chairman Trow commented about the public hearing on September 8, 2015. Comments to be submitted to DEEP by September 18, 2015. Consultant Geoff Steadman discussed in detail the pre-hearing meeting he attended on the HMC's behalf in Hartford. ARC discussed that the proposed dredging project is exclusively for the proposed boatyard and does not provide a general public benefit. ARC discussed the Economic Viability Report for this project. ARC defers further consideration of this matter to the HMC for further review.

6. Continued discussion on Committee protocols and procedures. Committee reviewed the flow chart regarding the HMC's role in the DEEP's coastal permitting process.

7. The next scheduled Committee meeting on October 5, 2015 at 6:00 p.m.

Commissioner Adelberg made a motion to adjourn at 7:02 p.m.

Seconded by Karp

Approved Unanimously

Respectfully Submitted by
Maria Vazquez-Goncalves
September 25, 2015