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CITY OF STAMFORD, CONNECTICUT  
HARBOR MANAGEMENT COMMISSION

MEETING AGENDA

TUESDAY, March 17th, 2015 AT 6:00 P.M.

Conference Room - 6th Floor

STAMFORD GOVERNMENT CENTER

888 WASHINGTON BOULEVARD STAMFORD, CONNECTICUT 06901

Call to Order

Roll Call/Identification of guests/Public participation sign up sheet.

1. Review and Approval of previous meeting minutes.
2. Chairman's Report: Communications –
  - a. Water Pollution Letter.
  - b. Recusal Issues on BLT Application .
  - c. Comparative Study Guidance for the Zoning Board
3. Staff Reports: Financial; Harbor Master.
4. Committee Reports: Safety; Applications (see addendum); Planning/Moorings; Harbor Management Plan Review.
5. Old Business:
  - a. CHMA/ Port Authority
  - b. Website Reorganization.
6. New business as may properly come before the Commission.
7. Public Participation.
8. Confirm Next Meeting Date: April 21st, 2015.

Adjournment.

Cc: Mayor David Martin; Director Ernie Orgera; Paul Adelberg; Frank Fedeli; Sean Elumba; Robert Karp; Steven Loeb; Kevin Murray; Sergeant Robert Monck; Dr. Damian Ortelli; Michael Pensiero; Ray Redniss; Jeffrey Saunders; Robert J. Strada; Griff Trow; Lorraine Gilden-Board of Finance; Board of Representatives-Post; Town Clerk-Post; Building Manager-Post

Application Review Addendum:

CSPR-979 - JAMES A EVANS, 373 Stamford Avenue, renovation of approx. 1,560 sf and addition of approximately 325 sf to an existing residence on 1.02 acres in an R-20 zone within the CAM boundary.

CSPR-945 - WOODWAY BEACH CLUB, 95 Hobson Street, to reconstruct an open-air fence along 100 feet of frontage at 95 Hobson Street in an R-20 zone in a coastal flood area.

CSPR-964 - DAVID STUCKEY & LINDA MAHONEY, 113 Wallacks Drive, seeking approval to raise an existing single family dwelling and wood deck to meet current flood regulations. Also reconstruct a portion of the existing asphalt driveway, build an extension to a retaining wall, construct access stairs to a raised electric meter, remove an existing oil tank and install a buried propane tank in an RA-1 district within the CAM boundary.

CSPR- 970 - OSTERMAN, 70 Gurley Road, to construct a pool and gazebo with associated terracing and amenities on a property located at 70 Gurley Road in an R-IO zone within the CAM boundary.

CSPR-974 - VITON, 230 Dolphin Cove Quay, demo of existing residence and construction of new 2,578 sf single family home with amenities and landscaping on 0.2450 acres in an R-7-112 zone within the CAM boundary.

CSPR-975 - CITY OF STAMFORD - MILL RIVER PARK, southeast corner of the intersection of West Broad and Mill River Streets, construction of a carousel pavilion, riverfront porch with benches, tables and a shade canopy of 12,000 s.f., and adjacent hardscape improvements on 1.75 acres in the Mill River Park zone within the CAM boundary.

CSPR-977 - BIESENBACHIEV ANS, 243 Dolphin Cove Quay, demo of existing and new construction of a 2-112-story, 4,472 s.f. home and associated site improvements in an R-7.S zone within the CAM boundary.

CSPR-968 - SHANAHAN, 280 Ocean Drive East, seeking approval to make seawall repairs and improvements in accordance with CT DEEP "Consent Order" for File #LIS-2006-060-V dated April 2, 2014 at property located at 280 Ocean Drive East in an R-20 district, within the CAM boundary.

Appl. 215-02 - THE STRANDIBRC GROUP, LLC, Text change, to Amend Article III, Section 9(J)(5)(b) by modifying non-residential floor area from .20 to .23 FAR in the SRD-S District.

Appl. 215-03 - THE *STRAND/BRC* GROUP, LLC, Amend GDP, Washington Blvd, seeking approval of an amendment to the General Development Plan (GDP) for Harbor Point originally approved as Application 206-57, by: 1) removing the note on the plan stating "maintain existing boat storage operation" and adding a note concerning permitted uses and 2) deleting the language of approval Condition #7 and replacing it with "Subject to SRD regulations, any future final site plan application, for full development of the 14 acre site, shall include a marina and public access improvements which shall be subject to review and approval of the Zoning Board." in the SRD-S district and to seek Coastal Site Plan Review of these amendments.

Appl. 215-04 - SOUTHFIELD PROPERTY, LLC, Text change, to Amend Article III, Section 9AAAA DWD Designed Waterfront Development District language regarding maximum building height, minimum side yard, add a new Water Dependent Uses paragraph and add a new paragraph regarding existing structures along the waterfront.

Appl. 215-05 - WATERFRONT OFFICE BUILDING, LP, Map Change, Applicant proposes to change approximately 8.15 acres of property located at 46,62,68 and 78 Southfield Avenue, Block #25, from C-WD to DW-D.

Appl. 215-06 - SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, and 78 Southfield Avenue, Special Exception and General Development Plans requesting approval of special exceptions and General Development Plan to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on

215-07 - SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, and 78 Southfield Avenue, Final Site & Architectural Plans and Coastal Site Plan Review, requesting approval of Final Site & Architectural Plans and Coastal Site Plan Review to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone. CSPR-978 - WATERFRONT MAGEE, LLC, to provide winter boat storage on 3.5 acres in M-G zone, temporary parking, no utilities and no equipment storage.

CSPR-978 - WATERFRONT MAGEE, LLC, to provide winter boat storage on 3.5 acres in M-G zone, temporary parking, no utilities and no equipment storage.