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ART RUFFLES, ALTERNATE

**CITY OF STAMFORD, CONNECTICUT
HARBOR MANAGEMENT COMMISSION**

Minutes of the January 15, 2013 Meeting

DRAFT

A regular meeting of the Stamford Harbor Commission was held on Tuesday, January 15, 2013 at the Stamford Government Center – Operations Room – Tenth Floor.

Roll Call

In attendance were:

Commissioners: Paul Adelberg; Jack Condlin; Dr. Damian Ortelli; Michael Pensiero, Alternate; Ray Redniss; Art Ruffles, Alternate; Jeffery Saunders; Stuart Sobel; Robert J. Strada

Staff: Frank Fedeli, Customer Service Supervisor; Sgt. Bob Monck, SHC Stamford Police Dept. Geoff Steadman, Consultant; Mike Taylor, Harbor Master

Absent: Captain Frank Fumega, Deputy Harbormaster; Doug Hamilton, City of Stamford-Marina Dept.

Identification of Guests

John Freeman, Harbor Point; Skip Gardella, Harbor Point; Bill Buckley, Harbor Point; Carolyn Goldenberg, Save Our Boatyard; Kieran Ryan, Shippan Point Association; and John Josey.

Call to Order

Chairman Redniss called the scheduled meeting to order at 6:30 p.m. Captain Frank Fumega, Deputy Harbormaster, has an excused absent.

Old Business

1) **Review and Approval of December 18, 2012 Minutes.** Minutes were reviewed.

**Condlin made a motion to approve the minutes of December 18, 2012.
Seconded by Adelberg Unanimously Approved**

2) **Review of any unfinished business:** no unfinished business.

New Business

1) **Non-application related guest issues.** None.

2) **Correspondence:** A letter received from David Watkins regarding the application for the Boatyard on 205 Magee and registering his concerns and other suggestions was reviewed for informational purposes...there is no current application to review.

3) **Chairman's Report:** Chairman Redniss stated that the Commission has not received any information on the 205 Magee site from the Zoning Board. He also discussed the process and the length of time it is taking for the Harbor Master Mike Taylor and Consultant Geoff Steadman to get their invoices paid.

Mr. Fedeli and Mrs. Vazquez-Goncalves are working out the requisitions system process with Lee Berta, OPM, and the Accounting Department. Mrs. Vazquez-Goncalves stated the Accounting Department runs checks on the 15th and the last day of each month.

Strada made a motion for Geoff Steadman to submit bills on a monthly basis. Motion was amended to submit bills on a quarterly basis.

Seconded by Conclin

Unanimously Approved

4) Staff Report: Mr. Fedeli discussed the proposed Fiscal Year 2013-2014 Operating Budget that will be submitted to the Boards. The Harbor Commission/Professional Consultant - \$15,000 (Technical advisor on all Harbor Commission matters; reviews all waterfront applications, advises the Commission on environmental and administrative issues and is a liaison to all state and federal environmental agencies.); Harbor Master/Gasoline - \$1,500 (fuel costs have increased because the Harbor Master has participated in storm safety and rescue operations and assists Stamford Harbor Police and U.S. Coast Guard); Harbor Master/Small Tools & Replace - \$3,000 (Equipment & Maintenance for the Harbor Master's boat – repairs, paint, replacement parts, rope and towing of derelict vessels); Harbor Commission/Harbor Commission - \$2,000 (public notices, advertising, stationery, etc.); Harbor Commission/Overtime - \$2,200 (recording of the Harbor Commission's meetings, filing, official documents and correspondence). Mayor reviews this, then it goes to Board of Finance for review, then it goes to the BOR for review (any of them can cut it).

Chairman Redniss commented there are two other items of information. A Public Meeting held on February 6, 2013, 7 p.m. at the Government Center (Cafeteria – 4th floor) on DEEP application by 205 Magee for the dredging structures application Stamford Boat Works. There is a pre-meeting at the site at 3 p.m. (This information was taken from the newspaper on January 6, 2013.) There is a pre-hearing meeting at DEEP on January 23, 2013.

Chairman Redniss brought up a suggestion to establish the office of Treasurer for the Commission. Chairman felt this position would not be time consuming and suggested it be a combines position of Secretary/Treasurer. There was a discussion on the subject.

A motion was for the Secretary's position (Dr. Damian Ortelli) to be expanded to Secretary/Treasurer for the Commission.

Seconded by Adelberg

Unanimously Approved

5) Committee Reports:

Application Committee: Commissioner Conclin discussed an application that came in for repair work at Broad Bridge. The Bridge at Broad Street that is the North part of the Mill River, the deck needs repair. Chairman Redniss explained that a COP just requires notification to the Harbor Commission, does not require any action. Commissioner Conclin suggested that to be consistent with past actions, the Commission should send a letter. Consultant Steadman explained that the statute says that recommendations pursuant to the Harbor Management Plan are to be binding on any official of the state making a regulatory decision, unless that official shows cause otherwise, and that the statute does not distinguish between a permit application and request for a COP. Chairman Redniss discussed the two recommended conditions in the draft letter: 1) That appropriate Best Management Practices be employed and monitored during all construction activities to avoid any significant adverse impacts on environmental quality, including water quality both in the Rippowam River and down-stream in the Harbor Management area. 2) To the extent feasible, applicant's proposed project should provide for effective management of storm water run-off from the bridge deck for the purpose of reducing or avoiding storm water discharges directly into the Rippowam River.

Conclin made a motion to send out the letter with the two recommendations.

Seconded by Ortelli

Unanimously Approved

Commissioner Conclin stated he spoke with Norman Cole who commented the Zoning Board would be discussing the boatyard during last night's meeting, but the meeting was canceled. There were no other applications received, so there is nothing to report. Chairman Redniss recused himself from participation in any

discussion, but stated that there had been nothing formal referred from the Zoning Board. He did remind the Commission that the Applicant, 205 Waterfront Magee, was present, but that there is nothing before the Commission, therefore no decision needs to be made. He asked if there was anything at that presentation that the Commissioners would like to summarize. Commissioner Condlin stated the plans they reviewed were a broad based view. Commissioner Adelberg summarized that the presentation was intended to share with us their proposal, and to explain the rationale behind it, and to elicit comments: what we liked what we didn't like. Commissioner Ortelli reported that the site has an active approval for a 75,000 square foot office building. It is zoned MG, so a boatyard is a permitted use. They are looking to provide a 25,000 square foot multi-use building along the front portion of the property to include: a rigging shop, minimal retail, and a paint bay. The site is planned to contain two tiers of four level racks that can store up to 32 footers (approximately 192 boats.) There was discussion in the form of questions and answers about the operation of the site. There was discussion on the timing of the actual application with respect to the committee's review prior to the February 19th full commission meeting. Consultant Steadman commented about Dr. Ortelli's of the applicant at the application meeting as to whether or not this proposal was to be considered as replacement of the former Brewer's yard. The applicant asked the Commission to review it on its own. Chairman Redniss stated the Commission's review will depend on how it is received from the Zoning Board - whether or not it is a stand-alone or combined application. The Commission will respond accordingly.

Commissioner Condlin and Chairman Redniss shared the concern regarding the amount of time the Commission would have to review the eventual application, and the possibility of a special meeting. The Zoning Board is required to refer applications a minimum of 35 days before a scheduled Public Hearing.

Moorings Committee & Long Range Planning: Commissioner Pensiero requested the Commission schedule a date for a Public Meeting on the proposed changes in the harbor speed zones. Tuesday, March 5, or Wednesday, March 6, 2013 at 7:00 p.m. at the Government Center, 4th Floor Cafeteria was suggested. Chairman Redniss explained that the Public Meeting is a presentation of what is being proposed. Mr. Fedeli will schedule the meeting and will get back to the Commissioners with a confirmed date. Mr. Fedeli recommends inviting the Co-chairs of the Parks and Recreation Committee.

Safety Committee: Commissioner Strada raised a question about the timing of the removal of derelict dock on Jack's Island. There was discussion on setting up meeting nights, with the result that Safety will be combined with Mooring/Planning for the next couple of months.

Mr. Fedeli discussed the status of the beaches after storm "Sandy."

Harbor Master: Harbor Master Taylor stated there are no current derelict boats. Discussion was held on the status of the lobster pots sitting just North of the Hurricane Barrier.

6) Transact other new business.

The next scheduled meeting has been scheduled for Tuesday, February 19, 2013 at 6:30 p.m. in the Operations Room, Tenth Floor.

Condlin made a motion to adjourn.

Seconded by Sobel

Unanimously approved

The meeting adjourned at 8:26 p.m.

Respectfully submitted
Maria Vazquez-Goncalves
February 14, 2013

Cc: Commissioners; Michael A. Pavia, Mayor; Ernie Orgera, Director of Operations;
Board of Representatives; Town Clerks Office