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ART RUFFLES, ALTERNATE

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

**Minutes of the July 16, 2013 Meeting**

**DRAFT**

A regular meeting of the Stamford Harbor Commission was held on Tuesday, July 16, 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; 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: Doug Hamilton, City of Stamford-Marina Dept.; Jeffery Saunders, Commissioner; Art Ruffles, Alternate

**Identification of Guests**

John Freeman, Harbor Point; Randy Ditre, Save Our Boatyard; Bill Hennessey, Rick Redniss, and Ray Mazzeo, representing Clear Rock Holdings; Melissa Bontemps, observing; Cynthia Reeder, observing; Bob Karp, self; Carolyn Goldenberg, Save Our Boatyard.

**Call to Order**

Chairman Redniss called the scheduled meeting to order at 6:30 p.m.

**Old Business**

**1) Review and Approval of June 18, 2013 Minutes.**

**Jack Condlin made a motion to approve the minutes of June 18, 2013 (Revised).**

**Seconded by Paul Adelberg**

**Unanimously Approved**

**Chairman Redniss made a request to change the order of the agenda and begin with the Application Committee report. Everyone agreed.**

**Chairman Redniss also recused himself and is not participating for the conversation for the first two applications.**

**New Business**

**1) Committee Reports:**

**Application Committee:** Commissioner Jack Condlin discussed the following three applications:

**First Application** by CCMCR HS 700 Canal Street, CCMCR HS 850 Canal Street, LLC, CCMCR HS 880 Canal Street, LLC, Canal Street Harbor Square LLC, and Richard Redniss to the Stamford Zoning Board for changes to the map and text of the Stamford Zoning Regulations and for coastal site plan review approval to improve an existing parking lot:

The application and comments of the Plan Review Committee were generally described by Commissioner Condlin and a presentation was made by representatives for the owners. The recommendation of the PRC was for the HMC to find the proposed text changes in compliance with the Harbor Management Plan, and that the water-dependent uses be made a part of conditions of approval by the Zoning Board.

**Jack Condlin made a motion for Consultant Geoff Steadman to draw up a letter with the wording discussed. Seconded by Paul Adelberg Unanimously Approved**

**Second Application** regarding the Certificate of Permission application to the Office of Long Island Sound Programs by the Strand/BRC Group, LLC to replace existing floating docks, gangways, and piles on the west side of the property at the foot of Bateman Way:

The application and comments of the Plan Review Committee were generally described by Commissioner Condlin and a presentation was made by Attorney Freeman. The recommendation of the PRC was for the HMC to find the proposed replacement of the permitted floats, ramps, and pilings in compliance with the Harbor Management Plan, but register objection to the OLISP about having to review several COP applications in a piece-meal manner.

**Mike Pensiero made a motion for Consultant Geoff Steadman to draw up a letter with the wording discussed, emphasizing the described objection. Seconded by Stuart Sobel Unanimously Approved**

**Third Application** regarding the Certificate of Permission application to the Office of Long Island Sound Programs by the City of Stamford to repair a storm-damaged revetment at Cummings Park:

The application and comments of the Plan Review Committee were generally described by Commissioner Condlin. The recommendation of the PRC was for the HMC to find the proposed replacement of the storm damaged seawall in compliance with the Harbor Management Plan, but also to recommend to the OLISP that all of the City's long-range plans and proposals for enhancement of this property be submitted and reviewed as a single comprehensive application.

**Jack Condlin made a motion for Consultant Geoff Steadman to draw up a letter with the wording discussed. Seconded by Paul Adelberg Unanimously Approved**

### **Old Business**

**2) Review of any unfinished business:** Chairman Redniss opened discussion on the two applications at Wallacks Point (McLeod and Harvey) and described the site visits and public hearing held on Monday. Geoff Steadman reported on comments provided by DEEP Wildlife Division, the Shellfish Commission, and the Bureau of Agriculture. Discussion centered on the language in the Harbor Management Plan and that the applications appear to be consistent with the policies and recommendations to protect the right of property owners to access to navigable water. The one area of concern is the presentation of the apparent littoral rights line on the northerly side of the Harvey property, and then lack of a properly signed and sealed survey.

**Jack Condlin made a motion for Consultant Geoff Steadman to draw up a letter to the OLISP addressing the Commission's comments and concerns. Seconded by Stuart Sobel Unanimously Approved**

## **New Business**

**1) Correspondence.** Chairman Redniss reported that correspondence from the Zoning Board was received for the applications for the 205 Magee Avenue Boatyard Site, and the Bridgewater Headquarter Site. They were not ready for discussion as they have not yet been processed through Plan Review. It was explained that the applications are large and will be difficult to review. Jack Condlin discussed a tentative date for the first review of July 30..

**2) Chairman's Report:** Covered above as part of Correspondence.

**3) Staff Report:** Mr. Frank Fedeli reported that financials are the same, and that he had conversations with Corporation Counsel regarding the HMC role in reviewing the lease agreement for the 205 Magee Avenue site.

**4) Other Committee Reports:**

**Moorings Committee/Long Range Planning & Safety Committee.** Commissioner Bob Strada discussed signs on the boat ramp stating "No Wake Zone to buoy 5". Discussion on the marine cameras and grant status.

**Harbor Master:** Harbor Master Mike Taylor stated that Captain Frank Fumega, Deputy Harbormaster has resigned effective immediately.

**5) Transact other new business.**

The next scheduled meeting has been scheduled for Tuesday, August 20, 2013 at 6:30 p.m. in the Operations Room, Tenth Floor.

**Stuart Sobel made a motion to adjourn.**

**Seconded by Dr. Damian Ortelli**

**Unanimously approved**

The meeting adjourned at 9:03 p.m.

Respectfully submitted  
Maria Vazquez-Goncalves  
July 17, 2013

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