

Stamford Harbor Management Commission – Applications Review Committee Minutes Draft

Date: January 5, 2015
Time: 6:00 p.m.
Location: Stamford Government Center
888 Washington Blvd.
Stamford, CT 06901
Operations Conference Room – 10th Floor

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

Guests: Bill Buckley, BLT/HP; Max Haub, BLT; Ted Ferrarone, BLT.

The meeting was called to order by Commissioner Trow at 6:00 p.m.

1. Correction on the Agenda which referred to minutes of January 1, 2015, it should have been December 1, 2014. Review and Approval of December 1, 2014 Meeting Minutes.

**Karp moved to approve December 1, 2014 Meeting Minutes with amendments.
Seconded by Adelberg Unanimously Approved**

2. Discussion of detailed report from BLT representative, Bill Buckley, regarding operations at the temporary boatyard at former Yacht Haven West. Mr. Buckley discussed the following items: fuel service, boat storage, boatyard service operations, and emergency procedures. Mr. Buckley confirms that there have not been any emergency hauls this year. It was noted that three large vessels docked directly across the west branch from the boatyard caught fire last spring, two of which burned to the waterline. Mr. Buckley advised that he was unaware that any boatyard services were requested in this regard. Mr. Buckley also stated that, although he had questioned boatyard staff, none were aware of an inquiry over the summer by Harbor Master Knott regarding the provision of services.

Mr. Buckley discussed the qualifications and availability of boatyard staff for hauling of boats. There is currently one principal operator of the travel lift who lives in Stamford and is available by phone. Upon notification, he would contact another boatyard employee for assistance in responding to a request for an emergency haul when the boatyard is not open. Mr. Buckley submitted a resume for the principal operator, whose training with respect to maintenance and operation of the lift appears to have come principally from the time he worked with his more experienced predecessor.

Mr. Buckley stated that the boatyard has been operating between mid-April through Columbus Day and that it will open in the spring around April 15, 2015. The Committee noted that such a schedule appears to be out of compliance with the conditions imposed by the Zoning Board; specifically, condition 7 that requires that the boatyard be open from April through Christmas, which schedule was also proffered to the Harbor Commission at its special meeting on March 29, 2012 by John Freeman. Mr. Buckley cited an email from him to Norman Cole in 2013 regarding reduced operating hours in support of the truncated schedule. It was the sense of the Committee that the HMC should contact Mr. Cole to clarify the requirements imposed by the Zoning Board for seasonal operation of the temporary boatyard and ask Mr. Cole to ensure that the temporary boatyard is operating in full compliance. When asked about the timeframe for completion of the remediation and bulkhead restoration on the former Yacht Haven West site, including the site occupied by the temporary boatyard, Mr. Buckley stated that as long as the temporary boatyard is open, even when it is in "mothballs" for the winter, remediation and bulkhead repair cannot be completed. The Committee noted that because one of the conditions of the approval of the temporary yard by the Zoning Board is that it remain in operation until

the permanent yard is restored "to the site," this would appear to create a conundrum whereby the temporary yard would have to remain in operation indefinitely.

Mr. Buckley also distributed the following items to the Committee members for them to review: Boat Yard Services Summary for 2014; Harbor Point South/Boat Yard Vendor list; Marina Boatyard operating hours (which are posted on their website); and an email regarding Fall Hours for boatyard submitted to Norman Cole on September 9, 2014 (the same winter hours as last year).

3. Update on Stamford Landing pre-application review. Consultant Geoff Steadman discussed the meeting that he and Commissioner Karp attended convened by the Land Use Bureau on Thursday, December 18, 2014 regarding the Stamford Landing pre-application review triggered by the request for the zoning change to DWD zoning. Norman Cole reported that the Land Use Bureau is in receipt of three letters concerning this application as of the date of the pre-application. These letters were submitted by DEEP, WPCA, and SHMC. Mr. Steadman reported that Mr. Cole commented that there are no standards in the zoning ordinance defining a complete pre-application. Therefore, the Land Use Bureau is not going to delay the pre-application process based on the SHMC letter and the Committee will formally review the matter upon referral after the submission of an application.

Mr. Steadman and Mr. Karp reported that discussion also took place that the Stamford Landing project was going to be combined by the applicant with the Davenport Landing project to the north for the purpose of Zoning Board approval and that for the purpose of providing boating services, the applicant will be providing those services on the former Yacht Haven site, Magee Avenue and the Davenport Landing site. The Committee discussed the applicant's request for relief from the current development condition that boat services be restored on the former Yacht Haven site. It was the sense of the Committee that the SHMC should contact Mr. Cole to clarify whether this request is part of the Davenport Landing application to the Land Use Bureau or a separate request that, as such, should be reviewed by the SHMC.

4. Update from Consultant Steadman of review on committee protocols, procedures and application forms regarding permits and COPs. Discussion of meeting between CT Harbor Management Association members and DEEP officials reported by Mr. Steadman regarding permit applications.

**Commissioner Karp made a motion to add to the agenda Old Business.
Seconded by Pensiero Unanimously Approved**

5. Old Business in Zoning Board Application 208-06 modification (S3) – Lighting plan, condition No. 3. It was noted that although this matter appears on a Zoning Board agenda for this evening the Committee, despite requests for more information, remains without sufficient information to make a recommendation regarding its consistency with the Harbor Management Plan.

6. Reviewed SHMC-Application Committee Meetings schedule for 2015 and next scheduled committee meeting will be on Monday, February 2, 2015.

**Commissioner Adelberg made a motion to adjourn at 8:09 p.m.
Seconded by Karp Unanimously Approved**

Respectfully Submitted by
Maria Vazquez-Goncalves
January 6, 2015