

Stamford Harbor Management Commission - Applications Review Committee Minutes Draft

Date: January 4, 2016
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 6:00 p.m.

1. Review and Approval of December 7, 2015 Meeting Minutes.

**Adelberg moved to approve December 7, 2015 Meeting Minutes.
Seconded by Pensiero Abstain: Karp**

2. Discussion of Application CSPR-1001 – Serenity Cove, LLC, 40 Ocean Drive North (From Land Use), proposal to demolish an existing home and detached garage and construct a 3,091 sf 2-1/2 story home on .21 acres in an R-10 zone within the CAM boundary along with site improvements.

(Since the Applicant for agenda item # 3 and his representatives were present, Chairman Trow suggested that agenda # 3 be heard before agenda item # 2.)

3. Discussion of Application 215-33 by Rugby Street LLC to amend the Zoning Regulations concerning the M-G General Industrial District. Rick Redniss, Redniss & Mead, summarized the text change and the development history of the location in the South End. South End was initially entirely zoned industrial. Mid-sixties residential uses became non-conforming. Mr. Redniss reviewed the current Master Plan which is geared to phase out industrial uses and have more residential. Zoning regulations provide that an interim use is for five years and then can be renewed. The proposed text change will allow activities that occur outside to be done inside, and only for the South End area. Attorney Tom Cassone advised that the mobile crushing machine would be more efficient and generate less noise in the neighborhood. It crushes brick, concrete, asphalt (not rock), producing clean fill. He also provided history on the neighborhood opposition to the operation, including the pending lawsuit by the City. The HMC's concerns were principally about potential impacts to the Stamford Harbor Management Area (SHMA). The proposed definition would only encompass two properties that are currently known. Commissioners continued to discuss the current situation, as well as the proposed text change. Consultant Steadman (who arrived later during the meeting) gave his opinion that this particular proposal would not be expected to have any significant adverse impact on the SHMA. While the proposal has a potential to effect property on or contiguous near the SHMA, it is not directly addressed in the Harbor Management Plan (HMP). The Application Review Committee (ARC) has no objection to this application, reserving the right to review in the future any specific proposals that might be submitted under the amended zoning text.

Ortelli made a motion to recommend that the HMC have no objection to the proposed zoning change and transmit the comments discussed by the ARC to the Zoning Board.

Seconded by Karp Unanimously Approved

Trow made a motion to adjourn for a break at 7:48 p.m. and returned at 8 p.m. Seconded by Karp. Unanimously Approved. Commissioner Pensiero and Ortelli left the room during that period.

Following the break, the ARC took up agenda item # 3 as noted above.

Consultant Steadman discussed comments and recommendations to make to the Zoning Board: 1) The HMP supports measures to increase the resiliency of flood prone structures. 2) The HMC understands that applicant is proposing no modifications to the existing seawall or any other shore protection structures at this time that would necessitate state or federal approvals. The HMC finds that the proposal is consistent with the HMP provided the Zoning Board determines that the proposed activity meets all FEMA guidelines and does not result in increase in flood heights or negative impacts on neighboring properties. Also, Best Management Practices should be required during construction to avoid any significant adverse impact on environmental quality including water quality in the SHMA.

Karp made a motion to recommend to the Commission Consultant Steadman's comments and recommendations above.

Seconded by Adelberg.

Unanimously Approved

4. Discussion of committee protocols and procedures will be tabled to the next meeting. The next meeting is Monday, February 1, 2016.

Commissioner Adelberg made a motion to adjourn at 8:08 p.m.

Seconded by Karp

Approved Unanimously

Respectfully Submitted by
Maria Vazquez-Goncalves
January 6, 2016