

Stamford Harbor Management Commission - Applications Review Committee Minutes Draft

Date: April 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, Mike Pensiero and Commission Chairman Damian Ortelli; Consultant Geoff Steadman, Staff Frank Fedeli and OSS Maria Vazquez-Goncalves.

1. The meeting was called to order by Commissioner Trow at 6:05 p.m.
2. Review of March 8, 2016 Meeting draft minutes. Correction to the minutes, meeting took place at the 6<sup>th</sup> Floor Training Room.

**Pensiero moved to approve the March 8, 2016 Meeting Minutes with amendments.  
Seconded by Adelberg Unanimously Approved**

3. Discussion of CT DEEP OLISP – CT DOT Project No. 135-307, a bridge replacement project along U.S. Route 1 at the border between Stamford and Darien. Chairman Trow spoke with Mr. David Cicia, BL Companies who will discuss this application, once he arrives at the meeting.
4. Discussion of Application CSPR-1005 – JOHN & MARILYN GRISWALD, 131 DOLPHIN COVE QUAY, request approval for an installed propane tank. Property is located on the CAM Boundary. Consultant Steadman advised that the applicaton was submitted after the fact, constructed by an Engineer, and that the installation was done in accordance with flood proofing methods that are adequate to withstand the location of the propane tank in the flood zone. It is underground and anchored to a concrete slab below by using steel straps. Mr. Steadman commented this is not addressed in the HMP and that Commission should makeno comment.

**Adelberg made a motion to recommend to the Commission Consultant Steadman’s comments.  
Seconded by Ortelli. Unanimously Approved**

5. Discussion of Application CSPR-1006 – RICHARD REDNISS, 680 & 750 WASHINGTON BLVD, request approval for façade improvements for both buildings and also request approval to enclose an area on the ground floor of 680 Washington Blvd. to create a fitness amenity. Property of located in the CAM Boundary. Discussion that this is not pertinent to the HMPand has no impact. Therefore, no comment is warranted.

**Pensiero made a motion to recommend to the Commission Consultant Steadman’s comments.  
Seconded by Adelberg. Unanimously Approved**

6. Discussion of Application COP – JOSEPH RISOLI P.E., GIORDANO, 84 DAVENPORT DRIVE, reconstruction of dock on the Stamford Harbor. Some concerns that the applicant is the Engineer instead of the property owner. Consultant Steadman commented that this is an application for a COP and that he inquired ofas DEEP whether applicanttshould be the engineering firm rather than the owner.. DEEP has asked the applicantto address a number of questions. Therefore, the commission should not have to respond until we hear back from DEEP. This application is being tabled until further information is gathered.

**Adelberg made a motion to table this matter until further information is received from DEEP.  
Seconded by Karp. Unanimously Approved**

7. New Business: Chairman Trow commented receiving the following package/memo from Norman Cole, Land Use Bureau Chief, dated April 4, 2016, regarding the following Applications:

- Appl. 216-03 – Southfield Property LLC, Text Change
- Appl. 215-02 – The Strand/BRC Group, LLC, Text Change
- Appl. 215-03 – The Strand/BRC Group, LLC, Washington Blvd./Bateman Way, Amend GDP
- Appl. 215-04 – Southfield Property, LLC, Text Change
- Appl. 215-05 – Waterfront Office Building, LP, 62,68 and 78 Southfield Ave., Map Change
- Appl. 215-06 – Southfield Property LLC and Waterfront Office Building, LP 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Special Permit, General Development Plans and Coastal Site Plan Review
- Appl. 215-07 – Southfield Property LLC and Waterfront Office Building, LP, 28, 436,62, 68 78 Southfield Avenue, and 2 Selleck Street, Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review
- CSPR-978 – Waterfront Magee, LLC, 205 Magee Avenue

Discussion of when the applications can be reviewed by the SHMC-ARC Committee and the SHMC. Committee recommends Commissioner Ortelli to request from the Zoning Board more time to review.

Continuation of Item # 3. Mr. Cicia, BL Companies discussed the CT DEEP OLISP-CT DOT Project No. 135-307 in a detailed presentation. Construction of a bridge and a temporary bridge will begin spring 2017 and take approximately 18-24 months. Consultant Steadman commented that this is a preliminary proposal, requiring a Consultation Form be completed. The Commission's policy has been with respect to these preliminary submissions, not to state if they are consistent or nonresidents inconsistent with the HMP. The Commission should state it has no objection to the application moving forward with DEEP, and reserves its right to review it in its final form when it goes out to notice.

**Adelberg made a motion to recommend to the Commission Consultant Steadman's comments and recommendations above on the preliminary proposal.  
Seconded by Karp. Unanimously Approved**

8. The next scheduled meeting is on Monday, May 2, 2016.

**Commissioner Adelberg made a motion to adjourn at 7:41 p.m.  
Seconded by Pensiero Approved Unanimously**

Respectfully Submitted by  
Maria Vazquez-Goncalves  
April 6, 2016