

Stamford Harbor Management Commission - Applications Review Committee Minutes Draft

Date: June 6, 2016  
Time: 6:00 p.m.  
Location: Stamford Government Center  
888 Washington Blvd.  
Stamford, CT 06901  
Operations Conference Room, 10<sup>th</sup> Floor

Roll Call: In Attendance were: Committee members Commissioners Robert Karp (Standing in for Chairman Griffith Trow), Paul Adelberg, Mike Pensiero, Consultant Geoff Steadman OSS Maria Vazquez-Goncalves, and Brian McMahon from Redniss and Mead.

1. The meeting was called to order by Commissioner Karp at 6:03 p.m.
2. Defer on approval of May 9, 2016 Meeting draft minutes until next month.
3. Discussion of Application COP application #201603752 from DEEP for 84 Davenport Drive - repair/reconstruction of sea wall and dock. Consultant Steadman discussed reviewing the item previously and stated that at that time, the applicant was not the property owner but instead the applicant was the engineering firm that prepared the application. The HMC transmitted this concern to the DEEP which asked for the application to be revised. The applicant has since provided additional information to review and the property owner is now the applicant. Consultant Steadman recommended that the HMC can find the proposal consistent with the HMP assuming the existing floating dock is properly permitted. The HMC can also provide the following comments: 1) the applicant's plans do not show the extension of the 'of littoral property line in the vicinity of the existing dock and the distance between that dock and the property line' and 2) Best Management Practices should be required to ensure that construction doesn't cause adverse impacts on the harbor.

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

Commissioner Karp requested jumping out of order.

**Pensiero made a motion to add an item CSPR-1008 under New Business.  
Seconded by Adelberg Unanimously Approved**

7. New business: Discussion on CSPR-1008 – Dr. Rudolph Taddonio, 182 Dolphin Cove Quay. Mr. Brian McMahon, Redniss & Mead Inc., presented this application requesting approval to install a new generator and concrete pad with conduit. Property is located in the CAM Boundary. Consultant Steadman commented this proposal affects property adjoining the harbor but is not addressed in the HMP. Therefore, the HMC would provide no comments.

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

4. Discussion of Application #216-19, from the Zoning Board for 43 Gatehouse Road - Coastal site plan review. Consultant Steadman commented this type of proposal is not addressed in the HMP. Therefore, there would be no comments pending review of the project plans.
5. Discussion of Application #216-20 from the Zoning Board for text amendment (related to item 4 above).

**Pensiero made a motion to table both Applications #216-19 & #216-20 pending review of the project plans.**

**Seconded by Adelberg**

**Unanimously Approved**

6. Discussion of Application #216-21 from the Zoning Board for text amendment re: 123 Wallacks Drive. Discussion of this location.

**Pensiero made a motion to table this application until there is a better understanding of the application and the development at this location.**

**Seconded by Adelberg**

**Unanimously Approved**

7. New Business – Consultant Steadman noted that at the recent Zoning Board Hearing concerning the Davenport Project, application 216-03 (proposed text change) was discussed . This application will be discussed at the next SHMC meeting.

8. The next scheduled meeting is on Tuesday, July 5, 2016.

**Commissioner Pensiero made a motion to adjourn at 6:53 p.m.**

**Seconded by Adelberg**

**Approved Unanimously**

Respectfully Submitted by  
Maria Vazquez-Goncalves  
June 7, 2016