

Stamford Harbor Management Commission - Applications Review Committee Minutes Draft

Date: September 6, 2016
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 (left at 7:21 p.m.), Commissioner Robert Karp (arrived at 6:54 p.m.) Consultant Geoff Steadman; OSS Maria Vazquez-Goncalves.

Guest: Steven Sternberg, P.E., RACE

1. The meeting was called to order by Commissioner Trow at 6:05 p.m. Noting Mr. Adelberg leaving early and Mr. Karp arriving late.

2. Review of August 2, 2016 Meeting draft minutes.

Adelberg made a motion to amend the August 2, 2016 Minutes as discussed.

Seconded by Trow

Unanimously Approved

Adelberg moved to approve the August 2, 2016 Meeting Minutes as amended.

Seconded by Trow

Unanimously Approved

Committee Chairman Trow stated we will start with Item # 10.

10. Discussion of CT-DEEP OLISP COP, City of Stamford, Cummings Park Marina Maintenance Dredging. Mr. Steven Sternberg, P.E., RACE consulting engineers, presented the proposal on behalf of city.

Discussion of the proposed dredging being consistent with the Harbor Management Plan. The HMP encourages and supports enhancements of the park and marina facility and maintenance dredging to maintain viability of water-dependent facilities, including public boating facilities.

Questions regarding status of city plans for restoring marina facility and dredging Westcott Cove channel and relationship/timing of those plans with respect to proposed maintenance dredging of marina area. Consultant Steadman will seek clarification from city officials.

3. Discussion of CSPR 1016 – Orlando and Dawn Fernandes, 107 Davenport Drive. Proposed new rear addition, porch and deck, and a storm water retention system. Property is located in the CAM boundary.

Property does not adjoin Harbor Management Area. Discussion of proposed storm water retention system. HMP supports Best Management Practices to mitigate storm water pollution. The committee recognizes this project provides a system to mitigate the runoff associated with increased impervious area. The committee finds this type of project to be consistent with the HMP. Consultant Steadman will seek clarification regarding city requirements for storm water retention system.

4. Discussion of CSPR 1017 – Manuel Restrepo, 125 Houston Terrace. Proposed house addition and detached garage, and a storm water retention system. Property is located in the CAM boundary.

Property does not adjoin Harbor Management Area. Proposed plan is creating additional impervious surfaces which will increase storm water runoff to be mitigated by storm water retention system. Committee finds this type of project to be consistent with the HMP. Consultant Steadman will seek clarification regarding city requirements for storm water retention system.

5. Discussion of CSPR 1018 – Bertille Duflos, 190 Davenport Drive. Proposed construction of a deck and patio and installation of yard drains and storm water retention system. Also re-grading of rear yard to restore historical contours and rectify fill violation. Property is located in the CAM boundary.

Property adjoins Harbor Management Area. Discussion of fill violation. Consultant Steadman will contact Land use Bureau to clarify details. Committee stated this proposal is similar to preceding proposals with exception of fill violation. Therefore finding of consistency with HMP seems appropriate pending any additional information concerning status of fill violation. Consultant Steadman also will seek clarification regarding city requirements for storm water retention system.

6. Discussion of CSPR 1019 – Soundwaters Inc., 1281 Cove Road. Proposed repair of historic shed located behind Holly Pond Mansion that was damaged from Hurricane Sandy. Shed is used for the storage of small boats and for educational purpose. Property is located in the CAM boundary.

Committee sees no issues and recalls previously reviewing this proposal and providing comments. Consultant Steadman will review previous comments.

7. Discussion of CSPR 1020 – Lawrence Fenster, 165 Dolphin Cove Quay, Proposed rebuilding of deck. Property is located in the CAM boundary.

Committee member Adelberg commented the property adjoins Harbor Management Area. He commented they are rebuilding an existing deck and it is not effecting any additional runoff and he does not know the new homeowners. Committee reviewed project plans and determined that proposed deck expands footprint of existing deck. There is no plan to mitigate storm water runoff. Consultant Steadman will seek clarification from Land Use Bureau.

8. Discussion of CSPR 1021 - Nicole Malcolm-Manyara, 322 Weed Avenue. Request for location approval for an HVAC condenser unit. Property is located in the CAM boundary.

Property adjoins Harbor Management Area. Committee noted that proposal is not addressed in the HMP and therefore no comments to be provided.

9. Discussion of CSPR 1022 – Pamela Hoiles, 141 Downs Avenue. Proposal to build an 8' x 6' block building as a platform for a 60kw generator. Building height will be 8.1' and to FEMA elevation of 14.1'. Property is in the CAM boundary. Commissioner Karp recused himself from this application.

Discussion of additional impervious area without storm water mitigation. Consultant Steadman will seek clarification from Land Use Bureau.

10. New Business – Discussion of Land Use Bureau referral procedure. Discussion of progress on flow chart outlining coastal site plan review process.

11. The next scheduled meeting is on Monday, October 3, 2016.

Commissioner Karp made a motion to adjourn at 7:57 p.m.
Seconded by Trow **Approved Unanimously**

Respectfully Submitted by
Maria Vazquez-Goncalves
September 7, 2016