



**CITY OF STAMFORD, CONNECTICUT
HARBOR MANAGEMENT COMMISSION**

Minutes of October 18, 2016

DRAFT

A Scheduled Meeting was held on Tuesday, October 18, 2016 at the Stamford Government Center – Training Room, 6th Floor.

Called to order at 6:31 p.m., Chairman Ortelli presiding.

In Attendance:

Commissioners: Dr. Damian Ortelli; Paul Adelberg ; Robert Karp; Ray Redniss; and Griffith Trow;
Staff: Geoff Steadman, Consultant (arrived 6:50 p.m.); Frank Fedeli, COS; Sgt. Bob Monck, Stamford Police Dept.; Yale Greenman, Deputy Harbor Master
Absent: Commissioners Jeffrey Saunders and Robert J. Strada; Alternate Commissioners Steven Loeb and Michael Pensiero; Eric Knott, Harbor Master; and Sean Elumba, Marina Supervisor

1) Review and Approval of September 20, 2016 Meeting Minutes.

Commissioner Adelberg moved to approve September 20, 2016 Meeting Minutes.

Seconded by Commissioner Redniss

Approved Unanimously

2) Chairman's Report: D. Ortelli

- a) Introduced Ralph Blessing who has been recently appointed as Stamford's Land Use Bureau Chief. Chairman Ortelli outlined the Harbor Management Commission's role and responsibilities. Mr. Blessing briefly presented his background and expressed his willingness to work cooperatively with the Commission and assist in carrying out its duties.
- b) Reported on a meeting that he and Commission VP Redniss held 9/20/2016 with Chairman Scott Bates of the newly-formed CT Port Authority (CPA). Ortelli and Redniss said it was a productive and collegial meeting, noting that Chairman Bates acknowledged the significant recreational and commercial activity in Stamford Harbor.

3) Committee Reports:

Safety – no meeting, no report.

Applications Review – G. Trow presenting. Meeting held on 10/18/16.

- CSPR 1023 – Susan L. Gardner, 421 Ocean Drive West - Proposing to raise existing residential dwelling above the base flood elevation and construct small additions, chimney, covered entry and covered porch. Property is located in the CAM boundary. The Committee recommended the application is consistent with the HMP but note site plans show an expanded footprint, urging the City's Engineering Department to require a storm water runoff reduction plan to mitigate the increase in impervious surfaces.

Commissioner Redniss recused himself from this application.

Adelberg made a motion finding the application consistent with the HMP with comments.

Seconded by Commissioner Karp

Approved Unanimously

- CSPR 1024 – Reckson/Stamford Towers, LLC, 750 Washington Blvd. - Proposing to build a 397 sf. Structural pad and enclosed emergency generator in the northwest corner of the property with associated landscaping and evergreen screening. Property is located in the CAM boundary. This type of application is not addressed in the HMP. Therefore, the Committee recommends a no comment response.

Commissioner Redniss recused himself from this application.

Adelberg made a motion accepting the committee's recommendation of a no comment response.

Seconded by Commissioner Karp

Approved Unanimously

- C SPR 1025 – Thomas M. Cassone, 102 Soundview Avenue - Proposing to install an underground propane tank. Property is located in the CAM boundary. This type of activity is not addressed in the HMP. Therefore, the Committee recommends a no comment response.

Commissioner Redniss recused himself from this application.

Adelberg made a motion accepting the committee's recommendation of a no comment response.

Seconded by Commissioner Karp

Approved Unanimously

- C SPR 1026 – George Nunno, 76 Sea Beach Drive, - Proposing to construct a new single family house with an attached garage. Property is in the CAM boundary. The committee found this type of project to be consistent with the HMP, provided proper drainage is employed as determined by the City's Engineering Department. It was noted that the finding of consistency does not include a dock which appeared in one of the submitted plans but is not mentioned in the application's text..

Adelberg made a motion accepting the committee's recommendation with the Commission's standard proviso of using best management practices in carrying out the project.

Seconded by Commissioner Redniss

Approved Unanimously

- Applications 216-37 and 216-38 were referred together and apply to the same proposed project. But because 216-37 was inadvertently omitted from the Committee's agenda notice, the Committee voted to include it as a new business item.
App. 216-27– Richard Redniss, 22 First Street (BDCM Real Estate Holdings, LLC), Text Change, proposing to amend Section 7-C by adding a new paragraph #6 to create a standard for approving exterior artistic features on properties located in CC-N, C-G and C-WD zones.

Commissioner Ray Redniss recused himself from this application.

Adelberg made a motion accepting the committee's recommendation that it is not inconsistent with the HMP, adding that this favorable recommendation is conditioned on limiting the height of a proposed artistic feature to 20' or to the height of the main building, whichever is lower.

Seconded by Karp

Approved Unanimously

- Application 216-38 – BDCM Real Estate Holdings LLC, 2187 Atlantic Street, Special Exception and Coastal Site Plan Review, proposal to construct an artistic feature along the front of an existing office building and reconfigure the front entrance with a new stair, canopy layout and handicap ramp. Committee found this application is not addressed in the HMP and therefore recommends a no comment response.

Commissioner Redniss recused himself from this application.

Adelberg made a motion accepting the committee's recommendation of a no comment response.

Seconded by Commissioner Karp

Approved Unanimously

- CT-DEEP OLISP COP Application, Shed Repair – Holly Pond, Stamford, CT. The Commission had previously made a favorable finding when the application was submitted as a preliminary application. There being no changes in the application, the Committee again recommended it be found consistent with the HMP.

Adelberg made a motion accepting the committee's recommendation to re-send the Commission's letter relating to this application dated 10/13/2016 restating its finding of consistency with the HMP.

Seconded by Redniss

Unanimously Approved

Next scheduled meeting of the ARC is Monday, November 7, 2016.

Planning/Moorings – S. Loeb. No meeting, no report. No meeting scheduled.

Harbor Management Plan Review – Ray Redniss. No meeting, no report. No meeting scheduled.

4) Staff Reports:

- a) **Financial – Frank Fedeli.** Reported that for the current fiscal year the Commission’s opening balance was \$45,016. In the past month revenue income in mooring fee’s totaled \$516.00. Expenses totaled \$4,618.65, leaving a cash balance of \$40,913.35 as of 10/18/2016.
- b) **Harbor Master – E. Knott.** In his absence Commission Secretary Karp read the harbormaster’s comments into the record. See attachment for HM’s written report.

5) Old Business:

- a) Nomination and Election of SHMC Officers and Committee Chairs for Planning/Mooring and Safety. (Tabled)
- b) Reminder about re-nominations to the HMC.
- c) Mention was made of the Planning Board’s public meeting regarding developing a Master Plan redesign for Bocuzzi Park and adjacent Southfield Beach held on Tuesday, September 27, 2016. The process, utilizing the same consulting group that worked on the Cummings Park and Beach master plan, is similar.

6) New Business: It was announced that a meeting was scheduled regarding dredging of the Cummings Park channel and marina for 11am this coming Friday.

7) Public Participation – None.

8) Next scheduled Commission meeting is Tuesday, November 15, 2016, at 6:30 p.m.

Upon motion by Commissioner Adelberg and seconded by Commissioner Trow, Commission voted unanimously to adjourn at 7:47 p.m.

Respectfully submitted
Robert M. Karp
Secretary/Treasurer
Nov. 7, 2016

Cc: Commissioners; David Martin, Mayor; Ernie Orgera, Director of Operations; Board of Representatives; Town Clerks Office