



CITY OF STAMFORD, CONNECTICUT
HARBOR MANAGEMENT COMMISSION

Minutes of October 20, 2015

DRAFT

A Scheduled Meeting was held on Tuesday, October 20, 2015 at the Stamford Government Center – Training Room, 6th Floor.

Called to order at 6:32 p.m., Chairman Ortelli presiding.

In Attendance:

Commissioners: Dr. Damian Ortelli; Robert Karp; Jeffrey Saunders; Ray Redniss; Griffith Trow; Alternate Steven Loeb

Staff: Eric Knott, Harbor Master; Sgt. Bob Monck, Stamford Police Dept.; Geoff Steadman, Consultant; Frank Fedeli, COS

Absent: Paul Adelberg, Commissioner; Robert J. Strada, Commissioner; Michael Pensiero, Alternate; Yale Greenman, Deputy Harbor Master; Sean Elumba, Marina Supervisor

1) Review and Approval of September 15, 2015 Meeting Minutes.

Commissioner Karp moved to approve.

Seconded by Commissioner Saunders

Approved Unanimously

Commissioner Redniss recused himself from discussing and voting on the following action. Alternate Commissioner Loeb voted:

2) Review and Approval of October 5, 2015 Special Meeting Minutes.

Commissioner Trow moved to approve.

Seconded by Commissioner Saunders

Approved Unanimously

2) Chairman's Report: D. Ortelli

- a) Gave brief report of the Planning Board's 10/14/15 public meeting at which Chairman Ortelli spoke on BLT's boatyard proposal, submitting the Commission's 10/5/15 findings, comments and recommendations. PB's recommendations to the Zoning Board to be made on 10/21/15.
- b) The ZB has scheduled a multi-day public hearing on BLT's boatyard and related applications beginning on Monday, October 26, 2015 at 7 p.m. at TOR middle school.
- c) DEEP COP Final Directive: Pertains to BLT's Structures and Dredging permit request. All parties have through 10/23/15 to submit final post hearing documentation before a decision is rendered.

3) Committee Reports:

Safety: No meeting, no report. Next scheduled meeting Monday, December 14, 2015.

Applications Review – G. Trow. No meeting, no report. Next scheduled meeting Monday, November 2, 2015.

Planning/Moorings – S. Loeb. No meeting, no report. Next scheduled meeting Monday, November 9, 2015 TBD.

Harbor Management Plan Review – R. Redniss. No meeting, no report. Next scheduled meeting Monday, November 9, 2015 TBD.

Comments: As result of the reports provide, no independent analysis – satisfactory to the SHMC - of the viability of the proposed boatyard/marina has been submitted; the SHMC is not able to provide a favorable recommendation.

- To Land Use Bureau Chief dated March 28, 2015, re: Application 215-07-by Southfield Property, LLC and Waterfront Office Building, LP for approval of Final Site and Architectural Plans and Coastal Site Plan Review for property adjoining the Stamford Harbor Management Area

Comments: As result of the reports provided, no independent analysis – satisfactory to the SHMC - of the viability of the proposed boatyard/marina has been submitted; the SHMC is not able to provide a favorable recommendation.

- To Land Use Bureau Chief dated March 28, 2015, re: Coastal Site Plan Review 978 Application by Waterfront Magee, LLC to provide winter boat storage on property near the Stamford Harbor Management Area

Comments: resubmit the same comments. Include concern of the viability of this method of boat hauling and storage plan/layout which appears dysfunctional with no basic services or boating amenities being provided.

Consensus expressed by Commission members is that the aforementioned applications cannot be segmented but instead must be considered as parts to a much larger, unified plan. In reviewing them as such, the Commission finds the applications, except for 215-02, 215-05, and Coastal Site Plan Review 978, inconsistent with the HMP.

Commissioner Trow moved to approve the comments above in written form to be cited by the Chairman at the Zoning Board on Monday, October 26, 2015.

Seconded by Commissioner Karp

Approved Unanimously

7) Public Participation – The following addressed the Commission: None

8) Next scheduled Commission meeting is Tuesday, November 17, 2015, at 6:30 p.m.

Upon motion by Commissioner Loeb and seconded by Commissioner Karp, Commission voted unanimously to adjourn at 10:36 p.m.

Respectfully submitted

Robert M. Karp

Secretary/Treasurer

October 21, 2015

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