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STEVEN M. LOEB, ALTERNATE  
MICHAEL PENSIERO, ALTERNATE

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

**Minutes of July 19, 2016**

**DRAFT**

A regularly scheduled meeting was held on Monday, July 19, 2016 at the Stamford Government Center – Conference Room, 6<sup>th</sup> Floor.

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

**In Attendance:**

**Commissioners:** Dr. Damian Ortelli; Paul Adelberg; Robert Karp; Ray Redniss; Robert J. Strada; Griffith Trow; Commissioner Alternate Steven Loeb; and Commissioner Alternate Michael Pensiero;  
**Staff:** Sgt. Bob Monck, Stamford Police Dept.; Geoff Steadman, Consultant; Eric Knott, Harbor Master; Frank Fedeli, COS; and Maria Vazquez-Goncalves, Administrative Support  
**Absent:** Commissioner Jeffrey Saunders; Yale Greenman, Deputy Harbor Master; and Sean Elumba, Marina Supervisor

**1) Review and Approval of June 21, 2016 Meeting Minutes.**

Commissioner Adelberg moved to approve minutes as submitted.

Seconded by Commissioner Redniss

Approved Unanimously

**1a) Special Guest Visitor:**

- a. William Cavers of the Darien Advisory Commission on Coastal Waters introduced himself and discussed how this relatively new organization interacts with his town's Harbor Commission and expressed interest in working cooperatively with the Stamford HMC.

**3) Committee Reports:**

**Applications Review – G. Trow.** Meeting was held on Monday, July 05, 2016

Commissioner Trow brought forward three interrelated applications pertaining to the Mill River District (Riverway, Greenway and Park). Atty. Bill Hennessey, representing the Royal Bank of Scotland, presented.

- Application #216-24 – RBS Americas Property Corp & City of Stamford, 600 Washington Blvd & 888 Washington Blvd., Text Change, Amend Subsection of Article III, Section 9 – I (Mill River District).
- Application #216-25 – RBS Americas Property Corp & City of Stamford, 600 Washington Blvd. & 888 Washington Blvd. – Map Change, Applicant proposes to change approximately 4.95 acres (including 0.35 acres of City rights-of-way) in Blocks 6 & 7. Currently zoned R-5/C-G – Proposed change to MRD-D.
- Application #216-26 – RBS Americas Property Corp & City of Stamford, 600 Washington Blvd. & 888 Washington Blvd., Special Exception, General Development and Coastal Site Plan Review, - requesting approval of Special Exception, General Development and Coastal Site Plan Review for the development of two residential buildings consisting of 456 units and 567 parking spaces as well as associated site improvements. Also approximately 38,389 square feet along the river will be dedicated as public access space to facilitate the expansion of Mill River Park.

Following Mr. Hennessy's presentation the Commission extensively discussed all three applications and made the following findings.

Application #216-24: no objection providing a detailed plan for public access is prepared and submitted prior to final approval.

Application #216-25: no comment since it is not anticipated that the Harbor Management Area will be significantly affected.

Application #216-26: no objection, commenting that the General Development Plan is at this point conceptual and that no specific structures, facilities or improvements are to be approved until all governmental approvals are obtained.

Commissioner Redniss recused. Alternate Commissioner Loeb voted.

Commissioner Adelberg moved to accept the findings as noted above for each application.

Seconded by Commissioner Strada

Approved Unanimously

Other applications brought forward for Commission review:

- CSPR – 1009 – Stanford Miller, 429 Ocean Drive West, proposal to build a new porte-cochere. Property is located in the CAM. Consultant Steadman stated this type of work is not addressed in the HMP and recommended a response of no comment.

Commissioner Redniss moved to transmit a no comment letter.

Seconded by Pensiero

Approved Unanimously

- CSPR-1011 – Waterfront Office Bldg. LTD Partnership, 78 Southfield Avenue #5 Stamford Landing. Proposing to construct a 250 sf addition to the front of building. The building is currently under renovation for a new restaurant. The proposed addition would be along the front of building and below the existing second floor overhang therefore does not expand the building footprint. Property is located in the CAM. Consultant Steadman stated this type of work is not addressed in the HMP and recommended a response of no comment.

Commissioner Redniss recused. Alternate Commissioners Loeb and Pensiero voting.

Commissioner Adelberg moved to transmit a no comment letter.

Seconded by Karp

Approved Unanimously

- CSPR-1010 – Thomas M. Cassone – 102 Soundview Drive, proposal to build a 323 square foot deck. Property is located in the CAM. Consultant Steadman stated this type of proposal is not addressed in the HMP and recommended a response of no comment.

Commissioner Redniss recused. Alternate Commissioners Loeb and Pensiero voting.

Commissioner Adelberg moved to transmit a no comment letter.

Seconded by Pensiero

Approved Unanimously

- CSPR-1007 – 20 Dean Street LLC, c/o Brendan Brady, The proposed project includes the demolition of the existing garage and driveway and the renovation of the existing dwelling, construction of two single-family dwellings, a new driveway and associated site improvements. Property is located in the CAM. Consultant Steadman stated this type of proposal is not relevant to the HMP and recommended a response of no comment.

Commissioner Redniss recused. Alternate Commissioners Loeb and Pensiero voting.

Commissioner Adelberg moved to transmit a no comment letter.

Seconded by Pensiero

Approved Unanimously

Safety – R. Strada. No Meeting. No Report.

Planning/Moorings – R. Redniss. No Meeting.

Harbor Management Plan and Financial Review – R. Redniss. No Meeting.

Commissioner Redniss again requested budget/funding estimates from all committee chairs and staff. Next meeting was scheduled for Monday Aug. 25 at noon in the 4<sup>th</sup> Floor Cafeteria at Gov't. Center.

**2) Chairman's Report: D. Ortelli.**

- a. Reported receiving a complaint regarding inadequate security at Brewers YHE Marina. According to the complaint, unauthorized individuals were discovered sleeping in one of the docked boats at the marina.

**4) Staff Reports:**

- a) **Financial – Frank Fedeli.** Discussed Fiscal Year 2016-17. The Commission reminded Mr. Fedeli that he is to provide monthly cash flow reports in writing at each of the Commission's monthly meetings. On another matter, Mr. Fedeli acknowledged he did not send a memo to City Budget Director Jay Fountain, as he was directed to do by the Commission at its June meeting. That memo, concerning the newly imposed budget structure, seeks written assurances from the administration to leave intact any unspent Commission funds in its account from one fiscal year to the next. Mr. Fedeli assured commissioners the memo will go out the next day.

- b) **Harbor Master – E. Knott.** (See attachment for report.)

Harbor Master Knott requested funds to remove three non-compliant moorings that pose an imminent danger to navigation. These moorings have not been inspected in accordance to HMC regulations. Before the Harbor Master removes the moorings, he is to notify each mooring owner via certified or registered mail, return receipt requested that their moorings pose an imminent navigational hazard and, unless they take immediate action to eliminate the hazard, their moorings will be removed at each owners expense. Also recommended that the City Risk Manager be consulted regarding storage liability. Cost of removal is \$125 per mooring.

**Commissioner Adelberg moved to have the Commission cover the cost of removing these three moorings at \$125 each, not to exceed \$400 in total.**

**Seconded by Strada                      Approved Unanimously with Alternate Pensiero voting**

**5) Old Business:**

- a) Tabled nominations and election of Commission Officers.
- b) Mention was made of re-nominations to the Commission.
- c) Reported on 100 Sea Beach Drive Fence case. A conference was held at DEEP Headquarters on June 7, 2016. Public hearing is to be held on the matter August 4, 2016 at 6:30 p.m. at the Stamford Government Center with a site visit the same day at 4:30 p.m. Public comment period to close on August 9, 2016 by end of business day.

**6) New business as may properly come before the Commission:**

- a) Brief discussion held on Chairman Ortelli's draft letter to marinas in the harbor requesting assistance in removing clutter and debris in and around their respective docks and slips.

**7) Public Participation: None**

**8) Next SHMC meeting is on Tuesday, August 16, 2016 at 6:30 p.m. The next SHMC-ARC meeting is re-scheduled to Tuesday, August 2, 2016 at 5:30 p.m. Mr. Fedeli will find a replacement for Maria regarding taking meeting minutes for the month of August 2016.**

**Upon motion by Commissioner Adelberg and seconded by Commissioner Trow, Commission voted unanimously to adjourn at 9:37 p.m.**

Respectfully submitted  
Robert M. Karp  
Secretary/Treasurer  
July 20, 2016

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



# Stamford Harbor Master's Report 07/19/2016

## Moorings.

- Renewals are now more or less complete. Mooring status (*as of 7/15/2016*);
  - Approved - 75
  - Awaiting inspection - 04
  - Under review - 05
  - EXPIRED Renewal not received - 06
  - Held inactive for 2016 season - 06
  - Not being renewed - 11

See also **MOORING CARRY OVER FROM THE JUNE REPORT** later in this report.

## Harbor Activity

- The past month has been busy with a wide variety of tasks being undertaken by both Harbor Master and Police boats including;
  - Conveying injured fisherperson (a lady) to shore for urgent medical attention.
  - The Deputy Harbor Master assisted Customs and Border Security agents locate a yacht believed to be 'somewhere' in the harbor.
  - I have been working with CT Dept. of Aquaculture and CT State Dept. of Public Health Services to verify the transfer of seed oysters to beds within the Harbor Commission area.
- The new water taxi has started to operate. It presently seems to be properly run with no complaints or other issues.
- The city fireworks went off very well with the 'on-the-water' aspects running very smoothly thanks, in large part, to the provision of a proper tug this year. City boats commenced operations at about 08:00 and the final 2 (BM and EK) standing down at 00:30.
- The 4<sup>th</sup> July weekend was very busy with various city assets (Police and Harbor Master) attending a variety of incidents, including;
  - a yacht breaking free from its mooring and grounding on rocks inside of the breakwater. This was recovered by Sgt. Monck with the assistance of a passing canoeist who ran a tow line due to shallow water (*See figure 1*). The yacht was returned to its mooring and secured with a mooring line from the Harbor Commission boat. Replacement of the line is being 'negotiated' with the yacht's owner. (Matter still not resolved 7/18/2016)
  - collision with unoccupied boat, offender making off.
  - 'terminated voyages' due to lack of life saving gear.
- On 14<sup>th</sup> July another vessel, 37' S/V *Talisman* broke free from its mooring and drifted through the SYC mooring field striking a number of boats. It was recovered and secured by dock staff from SYC. An initial inquiry indicates severe wastage on the broken riser chain which had broken.
- A 3<sup>rd</sup> vessel also broke free from a harbor mooring and was finally recovered by the Police Harbor Unit some distance outside of the harbor.



Figure 1

## Harbor Commission boat.

- The trim/tilt (T/T) unit of the engine of the Harbor Commission boat has failed resulting in the engine being locked in the 'full-down' position. (This is an item that wears and requires periodic replacement). The Repairs were authorized by the Chairman and the boat was taken to Rex Marine in Norwalk on Tuesday 12<sup>th</sup> for the

## Stamford Harbor Master's Report 07/19/2016

work to be completed. I have been using my own boat for necessary on the water tasks while the Commission boat is out of service. (UPDATE; Boat returned to service on Saturday 16<sup>th</sup>. Repairs came in almost \$500 under estimate).

- The boat will need to take fuel before the weekend.
- **MOORING CARRY OVER FROM THE JUNE REPORT.** I would like guidance or instruction from the commission regarding what should be done with regards to unpermitted/non-compliant moorings.
  - This matter is emphasized this month in light of the previously mentioned 2 yachts that have broken free from moorings and caused damage within the harbor.
  - Contact with some owners of unpermitted moorings has failed to produce a response while some are 'owner unknown/untraceable.
  - Old Greenwich Marine has already provided a quotation for removal of moorings and transport to the nearest city facility of \$125 per mooring (presented to the commission at the 2/16/16 meeting).
  - If you authorize my actions to remove, how is the cost to be processed? (Is Old Greenwich Marine already an approved city vendor?)
  - Likewise, the derelict docks inside the Hurricane barrier are now 50% broken up and sunk. Their removal is now needed with some urgency.

### Garbage and Debris

- Debris in the harbor is continuing to cause risks to navigation and property. Multiple large pieces of floating debris are being recovered from the harbor on a regular basis. (Figure 2) shows a 9' length of timber, weighing in the region of 150-200 lbs recovered from the East Branch by the Police Boat and the Harbor Master last Saturday (16<sup>th</sup>). Had this been struck by a recreational boat, injury and damage could have resulted. It is also big enough to cause propulsion 'issues' to working tugs within the harbor. The assistance of staff at the Harbor Point Fuel Dock in securing some even larger sections should be noted and acknowledged.
- Funds for removal of unpermitted moorings and similar hazards and the Commissions guidance is requested.



Figure 2

### Expenses outstanding

Harbor Master                      **\$ 0.00**

Respectfully submitted

Captain Eric Knott

Captain Yale Greenman

State Harbor Master

State Deputy Harbor Master