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October 7, 2014

Ms. Theresa Dell
Chairman, Stamford Planning Board
Stamford Government Center
888 Washington Boulevard, 7th Floor
Stamford, CT 06901

SUBJECT: STAMFORD MASTER PLAN PUBLIC HEARING DRAFT

Dear Ms. Dell:

Enclosed, please find the Stamford Harbor Management Commission's (SHMC) recommended modifications to the July 30, 2014 Stamford Master Plan Public Hearing Draft (Draft Master Plan). The SHMC has determined that these modifications are needed in order for the Draft Master Plan to be consistent with the Stamford Harbor Management Plan

Pursuant to the Harbor Management Plan, Sec. 22a-113p of the Connecticut General Statutes, and Article XII, Sec. 6-62 of the Stamford Code of Ordinances, proposals affecting the real property on, in, or contiguous to the Stamford Harbor Management Area shall be reviewed by the SHMC for consistency with the Harbor Management Plan. Included are all proposed revisions or amendments to City plans, rules, or regulations.

The Land Use Bureau provided a copy of the Draft Master Plan to the SHMC with a letter of transmittal dated August 1, 2014. The SHMC reviewed the Draft Master Plan during its meeting on September 16, 2014 and approved a motion finding it inconsistent with the Harbor Management Plan. Among its concerns were found that the Draft Master Plan does not include sufficient references to the Harbor Management Plan and has deleted the existing Master Plan provision that: 1) identifies the former Yacht Haven site on the West Branch of Stamford Harbor as one of Stamford's major waterfront assets; and 2) calls for maintenance of a ship service facility on this site. These findings were transmitted to the Planning Board in my September 17, 2014 email to David Woods, Principal Planner in the Stamford Land Use Bureau.

Following subsequent discussion of its findings with representatives of the Land Use Bureau, the SHMC agreed to provide specific recommendations to achieve consistency with the Harbor

Management Plan. The SHMC also agreed to provide those recommendations to the Planning Board during the Public Hearing process.

The SHMC continued its review of this matter during a Special Meeting on September 30, 2014 and developed specific recommendations for modifications to chapters 1, 5, 7, 8, and 9. Included are recommendations concerning restoration of a full-service boatyard and appropriate references to the requirements of the Harbor Management Plan and City Code, including requirements that land-use proposals affecting the Harbor Management Area be reviewed for consistency with the Harbor Management Plan.

At the conclusion of the Special Meeting, the SHMC unanimously approved a motion to transmit the enclosed recommendations to the Planning Board and to inform the Planning Board that the modifications are required in order for the Draft Master Plan to be considered consistent with the Harbor Management Plan. Please be advised that the enclosed recommendations are submitted pursuant to Sec. 22a-113p of the Connecticut General Statutes and Art. XII, Sec. 6-62 of the Stamford Code and are subject to the requirements of those sections.

The SHMC reserves its right to continue to review the Draft Master Plan during the Public Hearing process; provide additional comments and recommendations to the Planning Board as the Plan is further developed; and provide a final statement regarding the Draft Master Plan's consistency with the Harbor Management Plan.

If you have any questions, please contact me at (315) 651-0070 or dortelli@stamfordct.gov.

Respectfully submitted



Dr. Damian Ortelli

Chairman, Stamford Harbor Management Commission

Enclosure

cc:

Mr. Norman Cole, Stamford Land Use Bureau

Mr. Frank Fedeli, Stamford Office of Operations

Ms. Kristal Kallenberg, Office of Long Island Sound Programs