

Stamford Harbor Management Commission - Applications Review Committee Minutes Draft

Date: November 6, 2017
Time: 5:30 p.m.
Location: Stamford Government Center
888 Washington Blvd.
Stamford, CT 06901
10 Floor Conference Room

Roll Call: In Attendance were: Committee Chairman Robert Karp; Committee members Commissioners Paul Adelberg; and Commissioner Chairman Damian Ortelli; Consultant Geoff Steadman and OSS Maria Vazquez-Goncalves.

Guests: Zance Zimmerman, Zimmerman Archetect; Ted Ferrarone, Harbor Point

1. The meeting was called to order by Commissioner Karp at 5:34 p.m.
2. Review and Approval of September 19, 2017 Meeting Minutes.

**Commissioner Adelberg moved to approve September 19, 2017 Meeting Minutes.
Seconded by Commissioner Ortelli Unanimously Approved**

Commissioner Karp will go out of order and begin with Item # 5. Referral of CSPR 1045.

5. Discussion on Referral of CSPR 1045 – Shelley Jones, 250 Dolphin Cove Quay, Applicant is proposing an addition of a front porch, associated sidewalks, landscaping and a storm water drainage system. Property is within CAM boundary. Lance Zimmerman, Zimmerman Architecture, explained the application and answered commissioner's questions. Consultant Steadman's recommendation to the Commission is that the proposa lis Consistent with the HMP provided it meets all City stormwater management requirements and all FEMA requirements for construction in a coastal flood hazard area.

**Commissioner Adelberg made a mottion to recommend to the Commission that the proposed activity is consistent with the HMP and meets all City Stormwater Management requirements and all FEMA requirements for construction in a coastal flood hazard area.
Seconded by Commission Ortelli Unanimously Approved**

3. Discussion on Referral of Application 217-48 HP Gateway Land LLC, 400-440 Washington Blvd., Text Change, Proposing to amend the TCDD regulations to allow for exclusive office use, parking and extension of the Mill River Park.

4. Discussion on Referral of Application 217-16MOD HP Gateway Land LLC, 400-440 Washington Blvd, Site & Architectural Plans and or Requested Uses, Special Exception, General Development Plan and Coastal Site Plan Review, Application is seeking the Zoning Board's approval to modify Application 217-16, to incorporate changes required by Charter Communications for its corporate headquarters to allow the site to be used exclusively for office use, parking and the extension of the Mill River Park public walkway.

Mr. Ted Ferrarone, BLT, explained both applications and answered the Commissioner's questions. Consultant Steadman reported that he has discussed the applications with the City Land Use Bureau and understands that

aspects of this proposal that are now being reviewed by the Zoning Board include signage, changes to the required parking ratio and the decoupling/phasing of residential and commercial development of the site. These aspects do not appear to affect the Harbor Management Area. Therefore, the SHMC would have no comments on them. Mr. Steadman also reported that the SHMC has previously commented on proposals for this site in 2009 and 2010. In 2009, the SHMC commented on the proposed discontinuance of a portion of Henry Street which ran through the site to the Harbor Management Area. The SHMC found this proposal was not inconsistent with the Harbor Management Plan with the understanding that future opportunities for public access to the Harbor Management Area would not be limited. In 2010, the SHMC commented on the proposed Gateway project development plans for the site and found those plans consistent with the Harbor Management Plan and recommended that the Zoning Board require the applicant to provide well-designed facilities for public access to the Harbor Management Area in coordination with development of the Gateway project. Mr. Ferrarone commented that the current development plan does not reduce opportunities for public access to the Harbor Management Area and that the applicant's current development plans are supported by the Mill River Collaborative. Also, he said, the Mill River Collaborative will be developing additional plans for public access along the shore and those plans will require additional permits. Commissioners also questioned how storm water runoff from the site will be managed. After discussion, commissioners agreed that no comments are necessary on aspects of the proposal that do not affect the Harbor Management Area but that questions remain concerning the public access provisions. Consultant Steadman recommended that the SHMC provide comments to the Zoning Board, including that the SHMC supports and encourages well-designed facilities and opportunities for public access to and along the Harbor Management Area from this site; that the current proposal does not appear to at this time to limit public access opportunities to the Mill River and Harbor Management Area from the site but that the SHMC will continue to review this matter; that the SHMC understands that more detailed plans for public access at this site will be prepared; and that the SHMC reserves its right to review those plans at such time as they are prepared. Additional information will be sought from the Land Use Bureau prior to the SHMC meeting.

Commissioner Adelberg made a motion to recommend to the Commission that the proposed activity does not appear to limit public access to the Mill River Greenway and that the SHMC will continue to review this matter, and to include Consultant Steadman's comments.

Seconded by Commissioner Ortelli

Unanimously Approved

6. Update on the Flow Charts – Geoff Steadman will send an electronic version to all the commissioners.

7. **Old Businesses:** None

8. **New Business:** None

9. **Commissioner Adelberg made a motion to adjourn at 6:47 p.m.**

Seconded by Commissioner Ortelli

Approved Unanimously

Respectfully Submitted by
Maria Vazquez-Goncalves
November 7, 2017