

WATERFRONT AND HARBOR MANAGEMENT COMMISSION
MINUTES OF MEETING

The Waterfront and Harbor Management Commission conducted a regularly scheduled meeting on Wednesday, November 9, 2016, in room 213 of Stratford Town Hall, 2725 Main Street, Stratford, CT 06615 pursuant to notice duly posted.

1. CALL TO ORDER: 7:30 p.m. Members observed a moment of silence for Commissioner Alan Minter who passed away.

PRESIDING: Edward Scinto, Chairman

COMMISSIONERS IN ATTENDANCE: Scott Corner, Thomas Logan, Thomas Galvin Cotter, Thomas Gloersen, Jonathan Ackley, Edward Scinto, Reese Mitchell

OTHERS IN ATTENDANCE: Administrator Geoff Steadman,

COMMISSIONERS ABSENT: David Salik, James Tucciarone, Bill Rock, Henry Halverson, Patrick Gribbon

DOCUMENT DISTRIBUTED DURING MEETING

- *A Waterfront Vision for the Town of Stratford*

2. APPROVAL OF MINUTES — Mr. Gloersen motioned to approve the minutes of the regularly scheduled meeting of October 12, 2016 with the following amendment: “The meeting was adjourned because the Commission was asked to vacate the room by the Town Council.” The motion was seconded by Mr. Ackley and passed unanimously as amended.

3. PERMITS AND REVIEWS

B. CAM application and application for Special Case approval submitted on behalf of UB Dockside, LLC for approval of a 10,000 square-foot boat showroom on two floors as shown on the submitted site plan.

Attorney Barry Knott, representing Urstadt Biddle (a.k.a The Dock Shopping Center) presented the plan for a two-story boat showroom and storage facility at 955 Ferry Boulevard. Mr. Rob Iello, Engineer, presented an assessment of the suitability of the project for the proposed site and capability of the resources to accommodate the proposed use. A representative from Urstadt Biddle spoke of potential benefits and adverse impacts of the project and methods to mitigate adverse effects.

Questions and concerns were posed to Mr. Knott, Mr. Iello, and the UB representative re: storage, parking, zoning variance, open space regulations, public area and request for a restaurant, rerouting public access/egress to the entire shopping plaza, mean high-water line, use of the roof of the building.

A MOTION WAS MADE BY MR. COTTER, SECONDED BY MR. MITCHELL AS FOLLOWS:

The Applicant's proposal is found consistent with the Harbor Management Plan with the understanding that the proposed project is intended to enhance the viability of an existing water-dependent use and will not adversely affect public access to the nearby public fishing pier and along the shoreline. In addition, the following recommendation and comments to the Zoning Commission and ZBA are provided:

1. The design of the proposed building will reflect an appropriate nautical theme and be consistent with the Town's Gateway Policy.
2. The WHMC supports Best Management Practices for storm water management such as the rain garden proposed by the Applicant to mitigate the adverse impact of additional impervious surfaces.
3. The WHMC does not object to the Applicant's use of a temporary facility utilizing a tent and trailer to accommodate on-land boat storage during construction of the new facility, provided the temporary facility complies with all Town requirements and does not adversely affect public access opportunities.

THE MOTION PASSED UNANIMOUSLY.

- A. Petition of Point Stratford Renewal, LLC seeking to add a new Sec. 8a to the zoning Regulations and establish a Waterfront Development District

Messrs. Rock, Steadman and Scinto previously met with Point Stratford Representatives. Mr. Steadman relayed the concept of the proposal, rezoning, overlay zoning, proposed for dwellings/housing, flood plain zone, contaminated areas, waterfront usage. He said a Zoning Commission hearing was conducted without notifying this Commission which is a violation of state statute. Zoning will be making a decision on Nov. 29. Point Stratford does not own the property. Currently the government owns the property. The developer is responsible for remediating the property. A representative from Point Stratford was not present. Discussion took place. More information is needed by this commission. Not enough information is presented to make a favorable recommendation at this time. Notices and communications have not been provided to WFHM commission as required in State Statues.

The WHMC discussed the proposed Waterfront Redevelopment District Regulation for the Stratford Army Engine Plant property and after significant discussion, including discussion of the WHMC's Waterfront Vision for the property and the status of environmental remediation affecting the property,

A MOTION WAS MADE BY MR. GLOERSEN, SECONDED BY MR. COTTER TO TRANSMIT COMMENTS AS FOLLOWS:

To inform the Zoning Commission and Applicant that the WHMC does not have sufficient information to make a favorable recommendation concerning this proposal at this time. The WHMC recommends that the Zoning Commission take no action on this matter until such time as the WHMC may discuss this matter directly with the Applicant.

In addition, the WHMC moved to provide comments on this matter to the Zoning Commission as discussed by the WHMC, including: 1) comments concerning the

WHMC's Waterfront Vision for the property; 2) the fact that the application was not provided to the WHMC 35 days prior to the Zoning Commission's public hearing as required by State Statute; 3) the WHMC's understanding that a concept for environmental remediation has not been agreed to by the DEEP and Army for the property; and 4) the WHMC supports the provision of substantial water-dependent uses as part of any redevelopment plan and that planning for those uses should proceed in coordination with remediation planning.

THE MOTION PASSED UNANIMOUSLY.

4. CORRESPONDENCE

- Circular from Home Depot
- Letter and paperweight from Swim across the Sound

5. COMMITTEE REPORTS

- a. Plans and Recommendations – No report
- b. Dredging Update — Project will go out to bid on December 1.
- c. Vessel Maintenance — Mr. Gloersen stated that all items will be winterized soon.
- d. Ramp Maintenance – Mr. Corner reported that the docks will be taken out next week. The parking lot will be repaired/sealed. Public Works dept. will overhaul lighting.
- e. Finance — No Report
- f. Information and Technology – No report.
- g. Special Events — No new events.
- h. Municipal Pier — No report
- i. Bonds Dock subcommittee — The guard railings are still a complaint. The signs are not up yet.
- j. Birdseye Concession Sub-Committee – The subcommittee consists of: Messrs. Corner and Mitchell.

A MOTION WAS MADE BY MR. GLOERSEN, SECONDED BY MR. COTTER TO AMENDED THE VERBIAGE OF THE LAST CONCESSION PROPOSAL AND SEND THE NEW AMENDED CONCESSION REQUIREMENTS OUT FOR BID. THE MOTION PASSED UNANIMOUSLY.

- k. State and Regional Organizations — No report
- l. Shore Road — No new information.

- m. Review/Study/Update Harbor Management Plan subcommittee — No report.
 - n. Coastal Resiliency study — No new information.
 - o. Fire Rescue Vessel subcommittee — Mr. Gloersen reported that he attended a meeting to put together an RFP. The item is now out for bid.
6. HARBORMASTER REPORT – No report.
7. OLD BUSINESS — None
8. NEW BUSINESS
- a. December meeting – to be conducted at “Lazy dog” restaurant on Main Street at 6:30 p.m. on Wednesday December 14.
 - b. 2017 meeting schedule. The Waterfront and Harbor Management Commission meetings will be conducted on the second Wednesday of every month (when applicable) in room 213 of Stratford town Hall at **7:00 p.m.**
9. OTHER BUSINESS — The nominating committee for 2017 WFHM Commission officers consist of: Thomas Galvin Cotter, Bill Rock, and Reese Mitchell
10. ADJOURNMENT — There being no other business to discuss, Mr. Corner made a motion to adjourn. The motion was seconded by Mr. Cotter and carried unanimously. The meeting was adjourned at 8:55 p.m.

Respectfully Submitted,

Carol Cabral, Secretary