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July 8, 2019

Mr. Mark McGrath
Director of Operations
City of Stamford
888 Washington Blvd.
Stamford, CT 06904

Subject: Proposed amended and restated lease--Soundwaters, Inc. at Boccuzzi Park

Dear Mr. McGrath:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced proposal for an amended and restated lease and assignment of rights of a portion of Boccuzzi Park by the City of Stamford to Soundwaters, Inc.

As the proposed lease concerns property contiguous to the Stamford Harbor Management Area, it is subject to review by the SHMC to determine its consistency with the Stamford Harbor Management Plan. The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes, Sec. 6-62 of the Stamford Code of Ordinances, and the Harbor Management Plan.

The SHMC considered this matter during the June 18, 2019 SHMC meeting and approved unanimously a motion to support the proposed amended and restated lease.

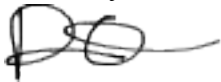
It is our understanding that under the general supervision of the City of Stamford, Soundwaters, Inc. will utilize a designated portion of the park exclusively to operate a not-for-profit marina facility and educational center for the purpose of providing educational recreational services to youth and adults in the community.

In addition, please be advised that the Harbor Management Plan calls for Boccuzzi Park (formerly known as Southfield Park) to be utilized to its full potential as a waterfront park providing opportunities for active and passive recreational use, including visual and physical access to the west branch of Stamford Harbor and the Harbor Management Area by residents of the Waterside neighborhood and others. Enhancement of the water-related orientation of the park and linkage between the park and other public waterfront areas are encouraged and supported. Opportunities for improving access to the west branch and Harbor Management Area from the park, including access for boating and fishing, should be evaluated and, to the extent feasible, pursued.

Please be advised that the SHMC reserves its right to continue to review the lease proposal and provide additional comments at such time as it may be modified or additional information is provided.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Ortelli', with a stylized flourish at the end.

Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

Frank Fedeli, Stamford Office of Operations
Robert Karp, Chairman, SHMC Application Review Committee
Leigh Shemitz, Soundwaters, Inc.