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

VIA EMAIL:
lcohen@stamfordct.gov

September 9, 2025

Ms. Lindsey Cohen
Associate Planner
Land Use Bureau
Stamford Government Center
888 Washington Blvd.
Stamford, CT 06901

**Subject: Public Hearing – Draft Stamford 2035 Comprehensive Plan
September 9, 2025**

Dear Ms. Cohen:

On behalf of the Stamford Harbor Management and Shellfish Commission (SHMSC), I am herewith transmitting the SHMSC's Public Hearing comments regarding the Draft Stamford 2035 Comprehensive Plan.

The SHMSC has devoted substantial time and effort to date in developing information and recommendations for consideration by the Planning Board in the comprehensive planning process and much appreciates your efforts and those of the Planning Board's consultant, Ms. Eliza Dekker of Sasaki Associates, to work with the SHMC in a most cooperative and thoughtful manner throughout the process.

Our comments during the planning process have been presented in a spirit of cooperation and are intended to help contribute to preparation of a Comprehensive Plan that will best serve the public interest for guiding beneficial land-use and environmental conservation in the City of Stamford's Coastal Management Area in the most informed and effective manner.

The SHMSC's role and responsibility in the comprehensive planning process is distinct from other stakeholders. Our involvement in the process is governed by the legislative requirements set forth in Sec. 22a-113p of the General Statutes and Article XII, Sec. 6-62 of the Stamford Code of Ordinances and by the Harbor Management Consistency Review process established Chapter Eight of the *City of Stamford Harbor Management Plan* (Harbor Management Plan) approved by the State of Connecticut and adopted by the Stamford Board of Representatives.

Pursuant to the General Statutes, Code of Ordinances, and Harbor Management Plan, the SHMSC is charged with reviewing all proposals affecting the real property on, in, or contiguous to the Stamford Harbor Management Area *submitted to or prepared by* specified City agencies, including the Planning Board, for consistency with the Harbor Management Plan. Specifically included in the Harbor Management Consistency Review process are "all proposed revisions or amendments to city plans, rules, or regulations affecting the real property on, in, or contiguous to the SHMA [Harbor Management Area]". Requirements for notification of the SHMSC and consideration of the SHMSC's recommendations are specified in the above-referenced sections of the General Statutes, Code of Ordinances, and Harbor Management Plan.

During its meeting on August 19, 2025, the SHMSC continued to discuss the Comprehensive Plan and the plan adoption process. Following significant discussion, the SHMSC approved a motion to make a **favorable recommendation of support for the Comprehensive Plan** now being considered for adoption by the Planning Board, subject to the following conditions as discussed at the August 19 meeting.

1. The Comprehensive Plan will incorporate, by reference if necessary, the coastal management goals and strategies developed by the SHMSC, discussed with the Land Use Bureau through the comprehensive planning process, and transmitted in the September 8, 2025 draft "Coastal Vision: Proposed Goals and Strategies for Coastal Management," with adjustments as may be necessary in coordination with the SHMSC.
2. Consistent with the above-noted "Coastal Vision" statement, the Comprehensive Plan will specifically encourage and support effective implementation of the Harbor Management Plan to guide the safe and beneficial use of the Stamford Harbor Management Area and the conservation and enhancement of coastal and cultural resources in the Harbor Management Area which defines the jurisdiction of the SHMSC and Harbor Management Plan. The Comprehensive Plan will recognize that land-use and development may have a significant influence on the use and condition of the Harbor Management Area, and that planning and regulation of such land-use and development should be undertaken in coordination with implementation of the Harbor Management Plan. Ensure that copies of proposals affecting [emphasis added] the real property on, in, or contiguous to the Harbor Management Area are provided to the SHMSC for review, comments, and recommendations in accordance with the requirements of Sec. 22a-113p of the Connecticut General Statutes and Chapter 6, Article XII, Sec. 6-62 of the Stamford Code of Ordinances. In addition, it will be recognized that the Comprehensive Plan and

Harbor Management Plan are separate and distinct plans that together function as the City's principal guides for land and water use in the Stamford Coastal Management Area.

3. Prior to adoption of the Comprehensive Plan, the Connecticut Department of Energy and Environmental Protection (DEEP) will provide a statement of support for the Comprehensive Plan with respect to compliance with the requirements of the Connecticut Coastal Management Act; any comments or concerns that DEEP may transit to the Planning Board will be properly addressed by the Planning Board to DEEP's satisfaction.

As with all proposals for plans and projects affecting the Harbor Management Area requiring governmental approval, the SHMSC reserves its right to continue to review and provide comments regarding draft Comprehensive Plan 2035 and its consistency with the Harbor Management Plan at such time as additional information is provided; the draft may be amended; and as the planning and adoption process may allow.

Thank you for recognizing the significant responsibilities and authorities of the SHMSC, pursuant to the State-approved and City-adopted Harbor Management Plan, for guiding the safe and beneficial use and conservation of Stamford's harbor and coastal resources in the public interest. We look forward to continued good coordination between the efforts of the SHMSC and Planning Board as we work to implement our respective plans and authorities and otherwise serve the public interest.

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

Sincerely,



Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

Sam Abernethy, SHMC Application Review Committee Chair
Frank Baldassare, Jr., Marina Supervisor
Ralph Blessing, Land Use Bureau Chief
David Carey, Director, CT Bureau of Aquaculture
Eliza Dekker, Sasaki Associates
Frank Fedeli, SHMC Shellfish Committee Chairman
Mary-beth Hart, CT DEEP
Maria Vazquez-Goncalves, SHMC Administrator
SHMSC Commissioners