T - COASTAL AREA MANAGEMENT REGULATIONS

All buildings, uses and structures fully or partially within the coastal boundary as defined by Section 22a-94 of the Connecticut General Statutes (CGS) entitled "The Coastal Management Act" and as shown on the Official Coastal Boundary Map of the City of Stamford shall be subject to issuance of coastal site plan review approval pursuant to the requirements and procedures established in C.G.S. Section 22a-109 and these regulations. The requirements of this section shall be in addition to other requirements of these Regulations.

General Procedures

1. Applications submitted for coastal site plan review shall contain the information requested on the City of Stamford Coastal Site Plan Review Application form.

2. The coastal site plan application shall include all information required in Sections 22a-105 and 106 of the Connecticut Coastal Management Act in addition to the other required information.

3. The reviewing board may require additional supporting facts or documentation that it finds necessary to assist in a fair evaluation of the proposal.

4. Issuance of coastal site plan approval shall be deemed to authorize only the buildings, landscaping, uses and other features shown on the site plan and described in the application, subject to such conditions that may be imposed by the reviewing board. Any changes to approved plans shall require further approval of the reviewing board unless exempted by these regulations.

5. Applications for coastal site plan review may be referred to any other appropriate agency for review and recommendation.

6. The Zoning Board may at its discretion hold a public hearing on any application for coastal site plan approval.

7. Where approval is required pursuant to this Section no zoning permit shall be issued by the Zoning Enforcement Officer except upon approval of the coastal site plan by the reviewing board as set forth by these regulations and then only in conformity with the approved coastal site plan.

8. Any coastal site plan approval for which a full building permit has not been issued within one (1) year from the approval date shall become null and void, provided that the reviewing board upon timely application and good cause shown, may grant not more than three (3) one-year extensions of the expiration date. Notwithstanding the foregoing, for projects intended to be constructed in phases and comprising more than 100,000 square feet of gross floor area or more than five (5) acres of land, the Zoning Board may authorize at the time of initial coastal site plan approval a timetable with longer intervals of time within which building permits may be secured, as it deems reasonably necessary to complete the project. (95-002)

9. Reasonable fees for review of coastal site plans may be set and amended by the reviewing board.

10. Exemptions The following activities are hereby exempted from the requirements of this Section:

a. Activities conducted for the specific purpose of conserving or preserving soil, vegetation, water, fish, shellfish, wildlife and other coastal land and water resources.

b. Additions and/or modifications to existing principal buildings or detached accessory buildings such as garages and utility sheds meeting the following criteria:

(1) The gross floor area of the addition shall not exceed two-thousand five-hundred (2500) square feet and shall not increase existing gross floor area by more than twenty-five percent (25%) and shall not increase total building coverage area by more than twenty-five percent (25%).

(2) The addition is not proposed on a lot containing or immediately adjacent to coastal waters or any tidal wetlands, coastal bluffs and escarpments, beaches and dunes as defined in Section 22a-93 (7) C.G.S., or located within one hundred feet (100') of any such tidal wetlands, coastal bluffs and escarpments, beaches and dunes.

(3) The affected structure is not located within a designated flood hazard area as defined in Section 7.1 D.

(4) The addition and/or modification shall not result in a change in use of the building or property.

c. Minor modifications to existing buildings or detached accessory buildings such as garages and utility sheds meeting the following criteria:

(1) Interior modifications that do not result in a change in use of the building or property.

(2) Exterior modifications that do not substantially alter the existing height, bulk or facade of the building or structure nor in any other way degrade visual quality as defined in C.G.S. Section 22a-93 (15) (f), for properties containing or immediately adjacent to coastal waters or any tidal wetlands, coastal bluffs and escarpments, beaches and dunes as defined in Section 22a-93 (7) C.G.S., or when such construction is located within one hundred (100) feet of any such tidal wetlands, coastal bluffs and escarpments, beaches and dunes, or when such construction is located within a designated flood hazard area as defined in Section 7.1 D.

d. Construction of new or modification of existing structures incidental to the enjoyment and maintenance of residential property including but not limited to driveways, swimming pools, tennis courts, docks and detached buildings, provided that the affected property does not contain and is not within one-hundred (100) feet of coastal waters or any tidal wetlands, coastal bluffs, escarpments, beaches or dunes as defined in Section 22a-93 (7)

C.G.S., and the affected structure is not located within a designated flood hazard area as defined in Section 7.1 D.

e. Construction of new or modification of existing on-premise fences, walls, pedestrian walks and terraces, underground utility connections, essential electric, gas, telephone, water and sewer service lines, signs and such other minor structures as will not substantially alter the natural character of coastal resources as defined in C.G.S. Section 22a-93 (7) or restrict access along a public beach.

f. Construction of an individual conforming one family structure except on properties containing or immediately adjacent to coastal waters or any tidal wetlands, coastal bluffs and escarpments, beaches and dunes as defined in Section 22a-93 (7) C.G.S., or when such construction is located within one hundred (100) feet of any such tidal wetlands, coastal bluffs and escarpments, beaches and dunes, or when such construction is located within a designated flood hazard area as defined in Section 7.1 D.

g. Minor changes in use of a building, structure or property except those changes occurring on property adjacent to or abutting coastal waters.

11. The foregoing exemption categories shall apply to coastal site plan reviews performed in association with the following site plans, plans, referrals and applications:

a. Site plans submitted to the Zoning Board in accordance with Section 22a-109 of the Connecticut General Statutes, and these regulations.

b. Applications for a special exception submitted to the Zoning Board or Zoning Board of Appeals in accordance with Section 8-2 of the Connecticut General Statutes and Section 19 of these regulations.

c. Applications for a variance submitted to the Zoning Board of Appeals in accordance with subdivision (3) of Section 8-6 of the Connecticut General Statutes and Section 19 of these regulations.

d. A referral of a proposed municipal project to the Planning Board in accordance with Section 8-24 of the Connecticut General Statutes and Section 523 of the Stamford Charter.

12. Coordination of Review. Coastal site plan approval issued by the Zoning Board of Appeals, pursuant to approval of a variance for a single-family or two-family property or for a special exception, shall be deemed to be final coastal site plan review and no further coastal site plan review shall be required by the Zoning Board, provided the property does not contain and is not within one-hundred (100) feet of any coastal waters, tidal wetlands, coastal bluffs, escarpments, beaches, or dunes as defined in Section 22a-93 (7) C.G.S., and provided that no affected structure is located within a designated flood hazard area as defined in Section 7.1 D. (80-014; 83-009; 86-018; 203-31)