

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 site plan approval by the Zoning Board pursuant to Section 7.2 of these Regulations and 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 including approvals that may be required from the Zoning Board of Appeals pursuant to Section 19 of these Regulations and shall not be construed to supersede other approvals except where the terms of such approvals are judged by the Zoning Board to be in direct conflict with applicable Coastal Area Management policies.

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 site plan 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 site plan approval and 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 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 site plan approval and 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 site plan by the Zoning Board as set forth by these regulations and then only in conformity with the approved 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 Zoning 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. Minor additions to existing buildings or detached accessory buildings such as garages and utility sheds meeting the following criteria:

- (1) The area of the addition shall not exceed two thousand five hundred (2500) square feet or twenty-five percent (25%) of the gross floor area of the existing buildings, whichever is smaller.
- (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, or located within a designated flood hazard area as defined in Section 7.1 D.

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).

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 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 within one hundred (100) feet of any such tidal wetlands, coastal bluffs and escarpments, beaches and dunes, or 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 construction is within one hundred (100) feet of any such tidal wetlands, coastal bluffs and escarpments, beaches and dunes, or 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 site plan reviews performed in association with the following site plans, plans 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 exemption 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. (80-014; 83-009; 86-018)