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Draft for Review

City of Stamford, Connecticut Harbor Management and Shellfish Commission

90 Magee Avenue
Stamford, Connecticut 06902



Coastal Vision: Proposed Goals and Strategies For Coastal Management¹

Twelve coastal management goals and accompanying implementation strategies are herein presented and recommended by the Stamford Harbor Management and Shellfish Commission to provide the basis for a “Coastal Vision” that would be established as an element of Stamford’s Municipal Coastal Program (MCP) in the Comprehensive Plan 2035. The goals and strategies, consistent with the goals and policies of the *City of Stamford Harbor Management Plan* (Harbor Management Plan), are intended to provide a guiding framework for decisions and initiatives by the Planning Board and other City agencies with authorities and responsibilities affecting the Stamford Coastal Management Area (SCMA), including the Coastal Boundary Area and Harbor Management Area. (See Map 1.) At the same time, the decisions and initiatives of the City agencies will serve to advance the vision.

Goals and strategies of the proposed Coastal Vision are not tied to specific neighborhoods or locations within the SCMA but are intended to apply in general throughout the area. More detailed

¹ This document, prepared by the Stamford Harbor Management and Shellfish Commission, presents proposed goals and strategies (a Coastal Vision) for conservation, economic development, and beneficial land- and water-use of the Stamford Coastal Management Area (SCMA). The SCMA includes: 1) the Stamford Coastal Boundary Area (delineating the area of municipal planning and zoning authority) established pursuant to Sec. 22a-94 of the CT General Statutes, 2) the Stamford Harbor Management Area (delineating the area of municipal harbor management jurisdiction) established pursuant to Art. XII, Sec. 6-59 of the Stamford Code and the Harbor Management Plan; and 3) the Stamford Shellfish Management Area (delineating the area of municipal shellfish management jurisdiction) established by CT Public Act of 1881. The Coastal Vision has been prepared during the Stamford Comprehensive Plan 2035 planning process. The Stamford Harbor Management and Shellfish Commission recommends that the Coastal Vision be included as an element of the Comprehensive Plan. An introductory statement and photographic illustrations will be provided by the Commission.

policies for specific locations and facilities identified as opportunity areas for advancing the vision may be added.

In Stamford's Coastal Vision, coordination and cooperation among all City agencies with coastal management authorities will be ongoing and effective for the purpose of achieving the most beneficial use and conservation of Stamford's shoreline and coastal resources and to otherwise advance the legislative goals and policies established in the Connecticut Coastal Management Act (CCMA).² Effective coordination and cooperation among City, state, and federal agencies for that same purpose also will be ongoing, with widespread public support, interest, and participation. In addition, the Coastal Vision is based on a concept of stewardship whereby all residents, officials, agencies, and organizations with an interest or authority pertaining to the SCMA would think of themselves as stewards responsible for care of Stamford's coastal resources. That care would be for the purpose of ensuring that the natural, cultural, social, and economic values of the coastal area are not consumed for short-term gain but instead are sustained for the benefit of future generations.

It is recognized that an effective strategy for implementing the Coastal Vision must be developed and pursued as an ongoing process that will continue to evolve over time. The goals and strategies herein presented are intended to provide the basis for this vital process. The following goals and strategies are numbered for reference purposes and not to denote priority.

Vision Statement:

Use and development of land in the Stamford Coastal Management Area will be guided by the City's planning and regulatory programs to maintain an appropriate and sustainable balance between the beneficial use and conservation of coastal resources. That balance will be consistent with public rights and interests, the rights of private property owners, and the City's goals for public health and safety and resilience to coastal hazards.

² Recognizing that Connecticut's coast on Long Island Sound and along the Sound's tidal rivers is deserving of special consideration to protect sensitive coastal resources and guide beneficial use and economic development, the Connecticut General Assembly in 1979 passed the Connecticut Coastal Management Act (Secs. 22a-90 - 22a-112 of the General Statutes). The CCMA, administered by the Connecticut Department of Energy and Environmental Protection (DEEP), establishes the state's goals and policies for both use and conservation of coastal resources and is implemented in large part through municipal planning and zoning authorities, specifically local plans of conservation and development and zoning regulations.

GOALS OF THE COASTAL VISION

- 1. Recognition of Coastal Resources and Values*
- 2. Active and Coordinated Management of Coastal Resources*
- 3. Viable Water-Dependent Uses and Facilities*
- 4. Conservation and Enhancement of Coastal Resources*
- 5. Protection and Enhancement of Water Quality*
- 6. Sustainable Economic Growth and Development*
- 7. Public Access to Coastal Waterways*
- 8. Public Health, Safety, and Security*
- 9. Coastal Resiliency*
- 10. Preservation and Enrichment of Shoreline Character*
- 11. Public Interest, Support, and Participation*
- 12. Effective Response to Changing Conditions*

Goal 1: Recognition of Coastal Resources and Values

Recognize, as a significant basis for Stamford's coastal land- and water-use decisions and initiatives, that coastal resources³ as defined in the CT Coastal Management Act (CCMA) and described in the Comprehensive Plan and Harbor Management Plan have vital environmental, economic, and cultural values that contribute considerably to the quality of life, and that the beneficial use and conservation of these resources should be actively managed in the public interest through the City's land- and water-use planning and regulatory programs.

Goal 2: Active and Coordinated Management of Coastal Resources

Through the City's land- and water-use planning and regulatory programs, guide the beneficial use and development of land in the Stamford Coastal Management Area in the most informed and effective manner needed to advance the coastal goals, policies, and requirements set forth in the Comprehensive Plan, Harbor Management Plan, Zoning Regulations, Stamford Code of Ordinances, CT Coastal Management Act, CT Coastal Management Act, and other pertinent sections of the CT General Statutes. Continue to strengthen the City's role and authority for managing the beneficial use and conservation of coastal resources in the SCMA. Implement the City's land-use planning and regulatory programs in the SCMA in coordination with implementation of the Harbor Management Plan which establishes provisions for the most desirable use of the Stamford Harbor Management Area, including provisions affecting use and development of waterfront land, and

³ Coastal resources are defined in Sec. 22a-93 of the Connecticut General Statutes and include coastal bluffs and escarpments, rocky shorefronts, beaches and dunes, intertidal flats, tidal wetlands, freshwater wetlands and watercourses, estuarine embayments, coastal hazard areas, developed shorefront, islands, nearshore waters, offshore waters, shorelands, and shellfish concentration areas.

with other duly established municipal plans, including but not limited to, park and recreation area plans, watershed-based plans, and resiliency plans.

Implementation Strategies:

- 2.1 Municipal Coastal Program: Effectively implement the Stamford Municipal Coastal Program through the coordinated efforts of all City agencies with applicable roles and responsibilities, including but not limited to, the Board of Representatives, Office of the Mayor, Planning Board, Zoning Board, Zoning Board of Appeals, Harbor Management and Shellfish Commission, Environmental Protection Board, and Water Pollution Control Authority, all acting in accordance with authority provided by the CCMA and Stamford Code of Ordinances.
- 2.2 Regulatory Initiatives: As necessary, adopt and/or amend City ordinances, regulations, and orders, including, but not limited to, the Zoning Regulations and Harbor Management Regulations, to achieve effective implementation of the MCP and otherwise regulate the use, development, and conservation of land in the SCMA in the public interest. Maintain compliance with all City, state, and federal laws; ordinances, regulations, and orders affecting beneficial use and conservation of coastal resources.
- 2.3 Coastal Site Plan Review: Through the municipal process of Coastal Site Plan Review (CSPR), review public and private plans and applications affecting property within the Coastal Boundary Area to assure their consistency with the coastal management goals and policies set forth in the Comprehensive Plan, Harbor Management Plan, and CCMA.⁴
- 2.4 Coordination Among City Agencies, Plans, and Programs: Promote consistency and coordination among all duly established City plans and programs affecting the SCMA, including but not limited to, the Comprehensive Plan, Harbor Management Plan, Shellfish Management Plan, park and recreation area plans, watershed-based plans, resiliency plans, urban redevelopment plans, and any other duly established municipal plans affecting the SCMA. Maintain effective coordination among the actions of all City agencies with applicable authorities when reviewing proposals affecting land-use and coastal resources in the SCMA.
- 2.5 Harbor Management Coordination: 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 Harbor Management and Shellfish Commission and Harbor Management Plan. 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

⁴ Plans and applications for activities or projects subject to the requirements for coastal site plan review are defined in Sec. 22a-105(b) of the Connecticut General Statutes and the City's Coastal Area Management Regulations established in Sec. 9A of the Zoning Regulations.

contiguous to the Harbor Management Area to the Harbor Management and Shellfish Commission 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.⁵ Also in accordance with these sections, recognize that a two-thirds vote of all members of the City agency having authority to act on the proposal shall be required to approve a proposal that has not received a favorable recommendation from the Harbor Management and Shellfish Commission.

- 2.6 Coordination with Other Municipalities: Achieve and maintain coordination with other municipalities for the purpose of effectively addressing issues of common interest affecting the Stamford Coastal Management Area and Long Island Sound, including the towns of Greenwich and Darien with jurisdictions adjoining the SCMA and other towns with jurisdiction in the coastal watersheds draining into the SCMA, including the Rippowam (Mill River) and Noroton River watersheds.
- 2.7 Coordination with State and Federal Authorities: Achieve and maintain coordination among City, state, and federal programs and responsibilities affecting the SCMA, including, but not limited to, the coastal area planning, regulatory, and funding programs of the Connecticut Department of Energy and Environmental Protection (DEEP), Connecticut Department of Transportation (ConnDOT), Connecticut Department of Economic and Community Development (DECD), Bureau of Aquaculture of the Connecticut Department of Agriculture, Connecticut Port Authority (CPA)⁶, U.S. Army Corps of Engineers (USACE), U.S. Environmental Protection Agency (EPA), and Federal Emergency Management Agency (FEMA).
- 2.8 Participation of Private Groups and Nongovernmental Organizations: Encourage participation by private groups and nongovernmental organizations for implementation of the MCP, including, but not limited to, associations representing neighborhoods and property owners, and environmental and educational organizations such as SoundWaters, and including participation during public meetings and forums.

⁵ In accordance with the Connecticut General Statutes and Chapter 6, Article XII, Sec. 6-62 of the Stamford Code of Ordinances, the Stamford Harbor Management Commission shall review and make recommendations, consistent with the Harbor Management Plan, on issues coming within the Commission's jurisdiction that arise from any proposal affecting the real property on, in, or contiguous to the Stamford shoreline that is received by the Zoning Board, Planning Board, Environmental Protection Board, Zoning Board of Appeals, and any other municipal agency with zoning, planning, or other land use authority. Requirements for notification of the Harbor Management Commission and consideration of the Commission's recommendations are specified in Sec. 22a-113 p of the General Statutes and Sec. 6-62 of the Stamford Code of Ordinances.

⁶ The CT Port Authority administers a grant-in-aid program known as the Small Harbor Improvement Project Program (SHIPP) and is considered a Quasi-Public governmental agency.

Goal 3: Viable Water-Dependent Uses and Facilities

Establish and maintain a diversity of viable water-dependent land-uses⁷ that: a) individually and collectively provide significant economic benefits and enhance the quality of life in the City; and b) are consistent with the capacity of coastal resources to support those uses without the occurrence of significant adverse impacts on environmental quality or public health, safety, or security. Maintain and enhance Stamford's historical status as a center of recreational boating activity on Long Island Sound, a regional destination for visiting boaters, and a vital port of waterborne commerce.

Implementation Strategies:

- 3.1 Water-Dependent Priorities: On waterfront properties physically suited for water-dependent uses, give highest priority and preference to water-dependent uses for which there is a reasonable demand. Encourage and support the expansion of public and commercial water-dependent uses where consistent with applicable provisions of the Comprehensive Plan 2035 and Harbor Management Plan. Avoid waterfront development that would: a) replace viable water-dependent land uses with uses that provide only pedestrian public access to marine and tidal waters; and/or b) adversely impact future water-dependent development opportunities.
- 3.2 Recreational Boating: Encourage and support continued operation and, where feasible, enhancement of public and private recreational boating uses and facilities, including facilities for the maintenance, repair, storage, hauling, and berthing of vessels. Avoid development that would result in significant reduction of available recreational boating services, including, but not limited to, vessel maintenance, repair, storage, hauling, and berthing facilities of local and/or regional significance; pursue restoration of vital recreational boating services for which there is a reasonable demand. (See Goal 7.)
- 3.3 Waterfront Park and Recreation Areas: Maintain, enhance, and restore Long Island for public use and enjoyment, waterfront parks, beach areas, and other facilities that provide opportunities for public access to the City's coastal waterways and Long Island Sound, including but not limited to, City-owned properties and privately owned areas that provide public access to and along the coastal shoreline. (See Goal 7.)
- 3.4 Waterborne Commerce: Encourage and support, in suitable locations, the maintenance and enhancement of commercial/industrial port facilities providing significant economic, transportation, and environmental benefits of local, regional, and state-wide significance,

⁷ Defined in Sec. 22a-93(16) of the Connecticut General Statutes, "Water-dependent uses" means those uses and facilities which require direct access to, or location in, marine or tidal waters and which therefore cannot be located inland, including but not limited to: marinas, recreational and commercial fishing and boating facilities, finfish and shellfish processing plants, waterfront dock and port facilities, shipyards and boat building facilities, water-based recreational uses, navigation aids, basins and channels, industrial uses dependent upon water-borne transportation or requiring large volumes of cooling or process water which cannot reasonably be located or operated at an inland site and uses which provide general public access to marine or tidal waters."

including facilities involved with the bulk waterborne transport of goods and passengers and utilizing federal navigation channels in Stamford Harbor.

- 3.5 Passenger Vessel Terminals: Consider and evaluate the establishment and operation of passenger vessel terminals on suitable waterfront sites, where such terminals would provide significant opportunities for public access to Long Island Sound, attract visitors to the City and region, provide efficient waterborne transportation linkages between the City and other centers of population, and be consistent with all other coastal management policies. Ensure that any proposals for boat terminals are designed and reviewed to avoid any significant adverse impacts on coastal resources and upland areas.

Goal 4: Conservation and Enhancement of Coastal Resources

Conserve and to the extent feasible restore and enhance natural coastal resources in the Stamford Coastal Management Area, including beaches, rocky shorefronts, estuarine embayments, shellfish concentration areas, tidal wetlands, intertidal flats, coastal hazard areas, and other resources defined in Sec. 22a-93 of the Connecticut General Statutes. Conserve and enhance the ecological functions and values of coastal resources, including, but not limited to, functions and values related to fish and wildlife habitat, nutrient productivity, water quality (see Goal 5), and flood mitigation (see Goal 9). Preserve and, to the extent feasible, enhance scenic quality associated with the SCMA and preserve traditional public views of coastal resources and waterways.

Implementation Strategies:

- 4.1 Consideration of Ecological Principles: Manage use and conservation of coastal resources with consideration of ecological principles. Recognize the ecological inter-relationships among resource areas and that the tidal waters and intertidal resources in the SCMA are part of the Long Island Sound estuarine and watershed system; consider that actions within one part of that system can have significant impacts on other parts of the system, or on the system as a whole. Recognize also that the environmental quality of Long Island Sound is greatly dependent on the environmental quality, including water quality, of its tributaries, their watersheds, and the many small estuaries along its shores where saltwater mixes with freshwater, creating natural environments with significant ecological functions and values.
- 4.2 Consideration of Environmental Impacts: Evaluate the potential impacts of proposed land-use and development on coastal resources; avoid or otherwise mitigate any significant adverse impacts. When making decisions affecting land use and development in the SCMA, consider the cumulative impacts on coastal resources and environmental quality that may result from the incremental impacts of a single action added to other past, present, and reasonably foreseeable actions. Recognize that cumulative impacts on environmental quality, including water quality (see Goal 5) and scenic quality, can result from individually minor but collectively significant actions taking place over a period of time.
- 4.3 Consideration of Environmental Capacity: Consider the capacity of coastal resources to support use and development without the occurrence of significant adverse impacts on natural functions and values. Avoid new or expanded uses, development, or other activities that would exceed the capacity of coastal resources to support those activities in a safe, environmentally sound, and economically sound manner.

- 4.4 Environmental Restoration: Encourage and support restoration of coastal resources and ecological functions historically lost or degraded in the SCMA, including but not limited to beaches, tidal wetlands, sand dunes, and shellfish resources. Ensure that any project for restoring coastal resources is pursued in accordance with a detailed plan that is: a) based on best available scientific information; b) formulated with input from potentially affected parties; and c) duly approved by appropriate City, state, and federal authorities following a careful review of environmental and economic costs and benefits.
- 4.5 Maintenance of Shore Protection Structures: Encourage and support the repair or replacement of deteriorated shore protection structures, including seawalls, bulkheads, and other structures, where such deterioration is causing significant adverse impacts on the environmental quality, including water quality, of coastal resources.

Goal 5: Protection and Enhancement of Water Quality

Protect and improve surface and ground-water quality in the Stamford Coastal Management Area; achieve and maintain the highest reasonably attainable water quality through substantial reduction and avoidance of all sources of pollution, including nonpoint source (NPS) pollution⁸ and point source pollution.⁹

Implementation Strategies:

- 5.1 Municipal Infrastructure: Effectively maintain, improve, and repair as necessary municipal stormwater infrastructure in the SCMA and the watersheds draining through the SCMA, including, but not limited to, collection and discharge pipes, catch basins, and culverts, in accordance with best available technology, state and federal stormwater management requirements, and City stormwater management plans pursuant to the State of Connecticut's required stormwater management program.
- 5.2 "Green Infrastructure" and Best Management Practices: Encourage and support the application of cost-effective and sustainable "green infrastructure"¹⁰ measures and suitable best

⁸ Nonpoint source pollution, also called runoff pollution, occurs when water runs off roads, parking lots, driveways, lawns, and other surfaces. Many pollutants (including not only bacteria from animal feces but also oil, sand, pesticides, trash, debris, and excessive nutrients) can be picked up as the water runs over the ground, into storm drains, sometimes through the soil, and eventually to the City's coastal waterways and SCMA. The risk of NPS pollution being carried by stormwater runoff from impervious surfaces such as roads, sidewalks, and parking areas is significantly greater than the risk associated with runoff from natural surfaces.

⁹ Point source pollution is any discernible confined or discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, or floating craft, from which pollutants are discharged.

¹⁰ "Green infrastructure" uses soil and vegetation instead of, or in addition to, pipes, pumps, and other "hard infrastructure" to filter pollutants and allow stormwater to infiltrate, evapotranspire (return of water to the atmosphere through evaporation or plants) or be re-used on the site where it is generated. Green infrastructure techniques include: rain gardens and bio-retention areas to provide

(Continued)

management practices (BMPs) to manage, reduce where feasible, or otherwise control storm-water runoff and thereby reduce the potential for NPS pollution to enter coastal waterways and the SCMA. Consider establishment and maintenance of: buffer zones of natural vegetation to filter polluted runoff; appropriate buffer/setback distances around tidal wetlands; and other BMPs identified in the Connecticut Department of Energy and Environmental Protection's Stormwater Manual. Encourage and support feasible measures to reduce NPS pollution through:

- reduction of stormwater runoff from roads, parking areas, lawns, and other surfaces;
- reduction of the amount of sand, debris, and other pollutants discharging into coastal waterways from roads and waterfront properties;
- application of lawn maintenance and landscaping practices that minimize use of chemical fertilizers and pesticides; and
- reduction or elimination of all other human activities that unnecessarily introduce sediment, debris, or pollutants into coastal waterways.

5.3 Reduction and Avoidance of Point Sources of Pollution: Reduce and avoid point sources of pollution through enhanced municipal wastewater collection and treatment in accordance with best available technology and the highest standards of sanitary sewerage operation and maintenance. Operate, maintain, and improve, as necessary, municipal wastewater collection, conveyance, and treatment facilities, including facilities serving residential, commercial, and industrial areas of the SCMA, in accordance with best available technology and design standards. Promptly correct any acute and cumulative adverse impacts on coastal water quality caused by point source pollution, including, but not limited to, any failures of wastewater collection and conveyance facilities.

5.4 Stormwater Treatment Systems and Technology: Require all new development generating significant stormwater discharges directly or indirectly into the SCMA and coastal waterways to employ appropriate stormwater treatment systems and technology, including swirl-type grit chambers where necessary, to reduce the potential for NPS pollution to enter the waterways and SCMA. Ensure that all such systems and technology are maintained and operated in accordance with regularly scheduled maintenance procedures and that all accumulated residue is disposed of properly.

5.5 Public Outreach and Education: Encourage and support efforts to increase public awareness concerning the sources and impacts of nonpoint source pollution, and of opportunities for personal initiatives that avoid or reduce NPS pollution, including opportunities for

on-site retention and treatment of stormwater runoff; vegetated swales with engineered soils to treat and attenuate stormwater runoff; constructed wetlands to remove pollutants through settling and biological uptake; reforested urban areas to provide permeable areas where stormwater can infiltrate along public right-of-ways; porous pavement areas allowing stormwater infiltration; and vegetated buffer zones to filter runoff that would otherwise directly enter coastal waterways.

applying “green infrastructure” technologies and practices and Low Impact Development¹¹ strategies to manage stormwater, reduce runoff, and prevent pollution in the SCMA.

- 5.6 Water Quality Monitoring: Encourage and support an ongoing program of water quality monitoring in the City’s coastal waterways and upstream in the Rippowam (Mill) and Noroton rivers by qualified governmental and/or nongovernmental agencies; identify existing and potential sources of pollution; and establish and maintain a data base of information to support water quality improvement efforts, including planning for appropriate technologies, facilities, and BMPs to manage stormwater.
- 5.7 Watershed-Based Planning: Encourage and support measures to improve water quality that are planned and implemented, to the extent practical, on a watershed-wide basis in coordination with other municipalities with jurisdictions in the Rippowam (Mill) River and Noroton River coastal watersheds that drain into Long Island Sound through the SCMA, and in accordance with duly approved watershed-based plans to reduce NPS pollution.
- 5.8 Management of Highway and Bridge Pollutants: Encourage and support all feasible efforts by the City and State of Connecticut to reduce the amount of pollutants discharged into coastal waterways from transportation infrastructure, including I-95, Route 1, and other state and City roads, highways, and bridges and the Metro-North rail line. At such time as bridges crossing Stamford’s coastal waterways and other roadways draining into those areas may be replaced or refurbished, eliminate any direct discharge of stormwater runoff from bridge decks and road surfaces into the waterways and otherwise ensure that bridge and roadway construction plans are designed to achieve significant improvements to water quality and stormwater conditions.

Goal 6: Sustainable Economic Growth and Development

Recognize and pursue opportunities for economic growth and community development in the Stamford Coastal Management Area in harmony with conservation and enhancement of the natural environment and in a manner that does not dilute the vitality of Downtown development districts. Recognize also that efforts to pursue and achieve economic growth and community development in the SCMA do not alter, supersede, diminish, or have priority over goals for environmental protection and conservation, including protection of coastal resources and ecological functions and values.

Achieve sustainable and substantial economic benefits through coastal area development in appropriate locations that is: a) enhanced by and linked to the City’s coastal waterways and waterfront; b) resilient to coastal hazards (see Goal 9); and c) consistent with coastal and harbor management goals for encouraging water-dependent uses and conserving and enhancing coastal resources and environmental quality (see Goals 3 and 4).

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¹¹ LID is an approach to land development that manages stormwater through landscape techniques that reduce impervious surfaces, preserve green space, and generally increase the infiltration of stormwater into the ground.

Implementation Strategies:

- 6.1 Waterfront Use and Development: Guide use and development of waterfront land through the City's land-use planning and regulatory programs in the most effective manner, consistent with City goals for economic growth and development and support of water-dependent land uses; the capacity of coastal resources to support waterfront land uses in an environmentally sound manner; and in coordination with plans and regulations to maintain safe and beneficial use of the Stamford Harbor Management Area. (See Goal 2.)
- 6.2 Site Planning and Design Standards: Ensure that waterfront development to advance City goals for sustainable economic growth takes place in accordance with comprehensive plans that follow the highest site planning and architectural design standards, including standards to protect and enhance the scenic quality associated with coastal resources and the SCMA.
- 6.3 Water-Based Tourism: Encourage and support water-based tourism activities and the associated economic, recreational, and other benefits of those activities in the City.

Goal 7: Public Access to Coastal Waterways

Uphold public rights and interests for access to coastal resources and provide long-term opportunities for safe and enjoyable public access to the City's coastal waterways and Long Island Sound for active and passive recreational uses in accordance with the Public Trust Doctrine.¹² Promote a safe, attractive, and interconnected system of public waterfront areas and facilities linked with commercial areas of the City and enjoyed by persons of all ages, interests, and abilities. Establish and maintain waterfront areas and trails providing opportunities for walking, jogging, bicycling, picnicking, land-based fishing, boating, nature observation, scientific and educational activities, quiet enjoyment of scenic views, and other beneficial activities. Establish and maintain appropriate sections of the waterfront as focal points of community activities throughout the year.

Implementation Strategies:

- 7.1 Public Boating Facilities: Encourage development and maintenance of public boating facilities for the use of City residents and the general public, including boat berthing, docking, and launching facilities, consistent with demonstrated need and the capacity of the Stamford Coastal Management Area and shoreline to support those facilities in a safe and environmentally sound manner. (See Goal 4.)
- 7.2 Public Safety: Plan and manage public water access areas and facilities to avoid conflicts with commercial and industrial water-dependent uses, including port facilities and boat repair and service facilities, and to achieve compliance with requirements for securing and protecting port facilities in accordance with Homeland Security requirements. (See Goal 8.)
- 7.3 City Parks and Right-of-Ways: In all instances, retain, maintain and, where feasible, improve existing public access areas, including City-owned waterfront parks, water access

¹² In accordance with the Public Trust Doctrine, the body of law pertaining to waters subject to the ebb and flow of the tide, the general public has significant rights to use the waters of the Stamford Harbor Management Area for navigation, recreation, and other beneficial purposes.

right-of-ways, and all other City-owned properties that provide opportunities for beneficial public access to marine and tidal waters and coastal resources. Provide new water access areas, as needed, in appropriate locations to increase opportunities for public use and enjoyment of the SCMA. Pursue acquisition of waterfront land and easements through purchase, donation, or other appropriate means when such opportunity may arise and where such acquisition will provide opportunities for public access to coastal resources and enhance the overall value and usefulness of the City's system of parks and open space.

- 7.4 Public Access through Private Waterfront Development Projects: Where feasible, require the provision of well-designed, safe, and coordinated facilities and opportunities for public access to and along the City's coastal waterways through all waterfront development projects subject to the City's Coastal Site Plan Review authority, except: a) one- and two-family dwellings; and b) development for principal uses that are otherwise water-dependent as defined in the Connecticut Coastal Management Act and incompatible, for reasons of safety and security, with public access amenities. From time to time, inspect public access facilities required as conditions of zoning approvals to ensure compliance with the terms and conditions of those approvals. When considering public access opportunities, address any issues pertaining to security, maintenance, public safety, and the rights of shorefront property owners.
- 7.5 Waterfront Events: Encourage and support special waterfront events, programs, and activities on suitable waterfront sites to provide recreational, educational, and cultural opportunities for the general public, attract visitors to the City, and maintain Stamford as a popular destination for visitors throughout the year.

Goal 8: Public Health, Safety, and Security

Manage use and development in the Stamford Coastal Management Area to assure orderly and efficient land-use and provide for continued public health, safety, and security. Maintain public safety and security through the most coordinated efforts involving all agencies and officials, including the Police and Fire departments, State of CT Harbor Master for Stamford, and state and federal agencies with emergency management and response authorities. Maintain the most effective emergency preparedness, response, and recovery capabilities needed to reduce, avoid, or otherwise mitigate adverse impacts of natural and technological¹³ hazards. (See Goal 9.)

Implementation Strategies:

- 8.1 Emergency Response Facilities and Equipment: Provide facilities and equipment needed to support effective response to emergencies in the SCMA, including water access facilities to accommodate vessels responding to emergencies in the City's coastal waterways and in other municipal jurisdictions as necessary, and equipment necessary for control of any fuel and material spill emergencies that may affect coastal resources.

¹³ Technological hazards, including hazardous materials incidents, originate from technological or industrial conditions, including accidents, dangerous procedures, infrastructure failures, or specific human activities that may cause loss of life, injury, illness or other health impacts, property damage, loss of services, social and economic disruption, or environmental damage.

- 8.2 Fire Prevention and Preparedness: Ensure that all waterfront facilities include appropriate provisions for fire prevention and preparedness as required by the Fire Marshall, including adequate access for emergency vehicles and adequate on-site water supply for fire-fighting purposes.
- 8.3 Environmental Design: Ensure that new development is designed and built in accordance with “Crime Prevention through Environmental Design” principles to enhance public safety, maintain public confidence, and discourage crime.
- 8.4 Homeland Security: Maintain effective coordination among City, state, and federal agencies to secure and protect critical infrastructure, including but not limited to port facilities and rail and highway bridges crossing the SCMA, and otherwise implement federal requirements for Homeland Security.
- 8.5 Public Safety at Shoreline Areas: Manage all areas and facilities providing opportunities for public access to the waterfront and coastal waterways to ensure safe and beneficial use and enjoyment of those areas and facilities. When considering any future expansion, enhancement, or new development of public access facilities, properly address any issues that may affect public safety.
- 8.6 Environmental Remediation: Identify and evaluate any significant environmental contamination affecting beneficial use and development of coastal area properties. Encourage and support planning and implementation of effective strategies for environmental clean-up and re-use of affected properties in accordance with applicable remediation standards to protect public health and safety and duly approved Remedial Action Plans.
- 8.7 Emergency Operations Plan: Maintain and effectively implement the City’s emergency operations plan to address the broad range of emergency situations and responses possible in the SCMA, including responses to natural and technological hazards.
- 8.8 Conflict Avoidance: Avoid or reduce potential conflicts between waterfront facilities, including conflicts between public and private facilities and conflicts involving water-dependent uses. Recognize that public water access areas and facilities are not consistent with safety and security requirements in waterfront industrial areas supporting Stamford port facilities.

Goal 9: Coastal Resiliency

Reduce the vulnerability of coastal area development to natural hazards, including but not limited to, flooding, erosion, and wind hazards caused by hurricanes, coastal storms, rising sea level, and other weather and climate-related events and phenomena. Accelerate recovery and reduce the amount of resources, including public expenditures, needed to completely restore municipal services, public infrastructure, and community functions damaged by natural hazard events and phenomena. Continue to improve hazards management capabilities and resiliency of coastal development; adapt to changing conditions and circumstances affecting natural hazards risk and vulnerability (see Goal 12).

Implementation Strategies:

- 9.1 Pre-Hazard Mitigation: Reduce adverse impacts of coastal hazards on residents, public facilities, businesses, private property, and coastal resources through pre-hazard mitigation measures, including, but not limited to: continued analysis of hazard risks; identification of vulnerable and at-risk areas and facilities, including critical infrastructure; development of effective land-use policies, standards, and regulations implemented through the Municipal Coastal Program; public construction and investment decisions; and programs to increase public awareness and education concerning coastal hazards.

- 9.2 Preparedness and Response: Prepare, test, and update plans and programs for emergency operations and response, including procedures for issuing forecasts and warnings to the public and otherwise providing public information. Provide facilities, equipment, and training needed for effective emergency response; maintain coordination among all agencies with emergency responsibilities.

- 9.3 Recovery and Reconstruction: Facilitate post-event recovery and reconstruction in a manner to reduce future vulnerability to coastal hazards. Conduct post-event assessments, including assessments of damage and emergency response actions; adjust emergency preparedness plans accordingly, facilitate available financial and technical assistance to aid recovery and reconstruction.

- 9.4 Floodplain Management: Maintain an effective City program of corrective and preventive measures for reducing flood damage, consistent with the goals and requirements of the National Flood Insurance Program (NFIP). Ensure that all construction in designated flood and erosion hazard zones, including Special Flood Hazard Areas¹⁴ and Coastal High Hazard Areas¹⁵, conforms to applicable floodplain regulations and construction standards. Maintain the City's good standing in the NFIP; avoid variances to the City's Flood Prone Area Regulations that would result in any diminution of that good standing. Recognize that proposals that would increase residential density in the Special Flood Hazard Areas are inconsistent with the CT Coastal Management Act and sound planning for increased coastal resilience.

- 9.5 Structural Measures: Provide structures and other measures to modify flooding and erosion, including flood walls and shore protection structures such as seawalls, bulkheads, and riprap to stabilize the shoreline, in those instances where: a) no other reasonable alternative exists to protect infrastructural facilities, water-dependent uses, or existing inhabited structures from flooding and erosion; b) the structures employed will not result in significant adverse impacts on coastal resources, ecological functions, and properties adjacent to or nearby the structures; and c) the structures are not established for the purpose of increasing

¹⁴ Special Flood Hazard Areas, defined in the City's Flood Prone Area Regulations established in the Zoning Regulations, means all land in the City of Stamford subject to a one percent or greater chance of flooding in any one year.

¹⁵ Coastal High Hazard Areas, defined in the City's Flood Prone Area Regulations established in the Zoning Regulations, means the area subject to high velocity waters caused by, but not limited to, hurricane wave wash, and designated on a Flood Insurance Rate Map as Zone VE.

residential density in the coastal floodplain. Encourage and support timely repair and maintenance of existing flood protection structures.

- 9.6 Nonstructural measures: Encourage nonstructural measures to avoid unwise use of flood and erosion hazard areas and modify susceptibility to coastal hazards without “fortifying” the shoreline with traditional structural measures such as seawalls, bulkheads, and riprap. Recognize the natural protective features of coastal resources, including beaches, dunes, and wetlands, and utilize those features, to the extent practical and feasible, to provide effective shore protection; encourage restoration of degraded coastal resources in accordance with detailed plans (see Goal 4) to provide enhanced shore protection.
- 9.7 Climate Change: Consider long-term climate change impacts, including impacts that may be caused by rising sea level and increased frequency and severity of coastal storms, in the planning, design, and cost determinations for infrastructure works such as, but not limited to, municipal and private roads, water and sewer systems, and electric utilities.

Goal 10: Preservation and Enrichment of Shoreline Character

Preserve and promote the City’s community character and coastal heritage associated with Long Island Sound and the tidal watercourses draining through the Stamford Coastal Management Area, including the Rippowam (Mill) River; protect and enhance the quality of life in coastal area residential neighborhoods in the SCMA; and promote the preservation of resources with cultural significance on, in, or contiguous to the SHMA, including historic, scientific, and archaeological significance.

Implementation Strategies:

- 10.1 Development Review: Review development proposals in the SCMA with consideration of potential impacts on neighborhood character and the capacity of coastal resources to accommodate proposed development in a safe and environmentally sound manner. Carefully plan, review, and regulate development to avoid adverse impacts on the traditional character and quality of life in coastal area neighborhoods, including, but not limited to, adverse impacts on public views of the water and opportunities for public access to the Public Trust area. (See Goal 2.)
- 10.2 Cultural Resources: Identify and assess cultural resources in the SCMA, including sites and structures representative of the coastal area settlement and history of Stamford. Identify and preserve resources with cultural significance, including historic, scientific, and archaeological significance, in accordance with historic preservation goals and requirements.

Goal 11: Public Interest, Support, and Participation

Develop and maintain substantial public awareness of the significant environmental, economic, and cultural benefits provided by coastal resources in the Stamford Coastal Management Area, including, but not limited to, benefits related to water quality, natural habitat, flood protection, scenic quality, and water-dependent development opportunities. Maintain public support for

implementing the Municipal Coastal Program and for otherwise achieving the City's public interest goals for beneficial use and conservation of coastal resources.

Implementation Strategies:

- 11.1 Public Participation: Encourage significant public participation for development of City plans, programs, regulations, and decisions affecting the SCMA; provide continuing opportunities for expression of public interests related to use and conservation of coastal resources and implementation of the MCP, including opportunities for public comments during regular and special meetings of municipal agencies with implementation responsibilities.
- 11.2 Special Programs and Events: Encourage and support special programs and events in suitable locations to increase awareness of coastal resources, consistent with the capacity of the SCMA to support that use in a safe and environmentally sound manner.
- 11.3 Educational Use: Encourage and support active use of coastal resources, including cultural resources, for educational purposes in suitable locations, consistent with the capacity of those resources to support that use in a safe and environmentally sound manner.

Goal 12: Effective Response to Changing Conditions

Adapt to changing conditions and circumstances influencing implementation of the Municipal Coastal Program, including but not limited to, conditions and circumstances affected by climate change and sea level rise; maintain and enhance capabilities to effectively guide the use and conservation of coastal resources in response to changes in natural features and conditions, coastal area development, the institutional framework for coastal management (including state and federal laws and regulations), and other relevant considerations.

Implementation Strategies:

- 12.1 Ongoing Review: Monitor conditions in the Stamford Coastal Management Area on an ongoing basis and evaluate the effectiveness of the Municipal Coastal Program for advancing City and state goals for use and conservation of coastal resources; evaluate MCP goals, strategies, regulations, procedures, and other provisions, Provide opportunity for public comments regarding the status of coastal resources and the MCP.
- 12.2 Amendment of the Municipal Coastal Program: Consider amendments to the MCP as may be necessary to adapt and respond to changing conditions and circumstances (see Goal 9), including amendments to MCP goals, strategies, regulations, procedures, and other provisions; adopt any necessary amendments following input from interested citizens, agencies, and organizations. Recognize that amendments to the MCP embodied in the Comprehensive Plan may be considered and adopted on a more frequent basis than once every ten years as required by Sec. 8-23 of the General Statutes.
- 12.3 Scientific Investigations and Research: Encourage and support educational and scientific use of coastal resources, including, but not limited to, marine-related field studies by primary and secondary schools, universities, conservation and natural history groups, and

others; encourage and support scientific investigations and research with practical applications for coastal management purposes and effective implementation of the MCP.

End