

Caroline Simmons
MAYOR



MATTHEW QUINONES
DIRECTOR OF OPERATIONS

RALPH BLESSING
LAND USE BUREAU CHIEF

JAMES J. LUNNEY III, R.A.
LAND USE ADMINISTRATIVE OFFICER
ZONING ENFORCEMENT OFFICER

CITY OF STAMFORD
Zoning Board

888 Washington Blvd., P.O. Box 10152
Stamford, CT 06904-2152
Ph.: (203) 977 4711

From: Ralph Blessing, Land Use Bureau Chief, City of Stamford

To: Stamford Harbor Management Commission

Date: December 6, 2022

**RE: Harbor Management Commission Memo Dated December 5, 2022 regarding
CSPR 913**

Thank you for your memo dated December 5, 2022, regarding CSPR 913 which states Harbor Management Commission concerns regarding the use of 208 Harbor Drive, in particular with regard to noise and light from the restaurant use at the winter garden.

Please note that the purpose of the Coastal Site Plan Review, which is routinely referred to the Harbor Management Commission and other agencies, is to assure that projects are complying with the City's Coastal and Flood-Prone Area regulations (Sections 15.A. and 15.B. of the Stamford Zoning Regulations), not to regulate specific uses permitted in coastal or other areas. Neither the appropriateness of a use nor its review for compliance with the Harbor Management Plan are within the scope of a CSPR review.

Uses are regulated by the district regulations for the respective zoning district. 208 Harbor Drive is primarily located in an M-L Light Manufacturing District. Pursuant to Appendix A, Table 2 of the Zoning Regulations, both "Café, includes Liquor and Entertainment" and "Restaurant, includes Liquor and Entertainment" are permitted as-of-right uses in the M-L district, both indoors and outdoors, as are many other potentially more noxious uses such as truck terminals or metal fabrication. A smaller portion of the site is located in an M-G General Manufacturing district which also permits the café and restaurant uses and is the most permissive district in the City. Unless the zoning is changed, the use is permitted. Even if the zoning were to be changed, an existing use would be grandfathered.

If there are concerns about noise, they should be brought to the attention of the Health Department, which enforces the noise ordinance. Issues related to lighting are enforced by the City's Building, Zoning, and Citation Officers. Please note, however, that indoor lighting, such as lighting emanating from a building is not regulated by the ordinance (see Section 155-3 of the Stamford

Code: “This Chapter shall apply to all Exterior Lighting...”). Zoning does not enforce regulations pertaining to other ordinances, such as the food truck ordinance.

- cc. Doug Dalena, Esq., Corporate Counsel, City of Stamford
- Matthew Quinones, Director of Operations, City of Stamford
- Lou DeRubeis, Director of Public Safety, City of Stamford