

The West Haven Harbor Management Commission held a Regular Meeting on Wednesday, May 4, 2016 in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 P.M.

CALL TO ORDER: Commissioner Pacabelli, Potter, Flynn, McKeon, Mitchell, Assistant City Planner Killeen, Ex-harbormaster Pimer and Consultant Jeff Steadman

Approval of Meeting Minutes: Commissioner McKeon made a motion to approve the April 6, 2016 Regular Meeting minutes, seconded by Commissioner Flynn and passed.

Continued:

1. Update on Harbor Management Survey – Mr. Steadman stated there were 551 responses last month and as of today there are 562 with an additional four paper copies. Commissioners discussed whether it should continue for another month and when the public hearing will be scheduled. It was decided that the survey should be officially closed now. It was also decided that Mr. Steadman should prepare a summary of all the responses this month, and the results should be posted on the City’s website.
2. Continued discussions on Harbor Management Plan Draft – Mr. Steadman will send the first chapters sometime later this week. He is waiting for the representative of the Haven Development to come before this commission before recommendations are made on that site plan. Commissioner Flynn reviewed the chapters that were sent to him and he feels they were fine. Specific recommendations are the boat launching area, the waste treatment outfall project, the continued wetland restoration area at Old Field Creek and Cove River, dealing with pollution into the Cove River, and switching the boat launching ramp from the April St. site to the new launch site.
3. Referrals from Planning and Zoning Commission:

Assistant City Planner Killeen explained the harbor commission role in new development proposals with regards to waterfront development and the harbor. He stated the city felt that some of the regulations need revision with regards to developments near the harbor and especially the areas for implementation of the Haven Municipal Plan. The following text and zone change are being proposed by the city.

- a. Proposed Text Changes, Application # ZR-16-190

He summarized the changes/revisions that are suggested that will effect open space, paved walkways, impervious coverage and parking/parking garages. Commissioners questioned how they can approve these changes without seeing the actual site development plan and were concerned about the percentage requirement

for open space and impervious coverage. These changes have been forwarded to DEEP for review and Mr. Killeen will forward their response to the Commission when he receives it. Commissioner Flynn suggested continuing to review these changes and waiting for DEEP's responses.

- b. Proposed Zoning Map Change, Application #ZM-16-191- this includes the properties on Main St. and Bayview Park area to be in the WD district. This area could be used for the shared parking regulation but it needs to be the same zone designation. The Commission discussed these changes and asked how the replacement of open space at Bayview Park was being handled. The Commission took no action on the proposed zone map changes as this meeting.

The Commission then asked when the site plans were to be submitted for the Haven South development. Mr. Killeen explained that the City was informed that the developers wanted to move ahead with property assemblage and site acquisition before they submitted their site plan applications. It was requested that the commissioners be able to see the site plan when it is submitted prior to their meeting for the public hearing. Plans will be made available at the P & Z office when received and commissioners will be notified.

#### REPORTS OF STAFF AND COMMISSIONER

ADJOURNMENT: 8:20 p.m.

Commissioner Flynn made a motion to adjourn, seconded by Commissioner McKeon and passed.