

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

IN ATTENDANCE: Commissioner Pacabelli, Flynn, McKeon, and Mitchell. Assistant City Planner Killeen, Ex-harbormaster Pimer, Public Works Liaison Paine and Consultant Geoff Steadman

Approval of Meeting Minutes: Commissioner Flynn made a motion to approve the May 4, 2016 Regular Meeting minutes, seconded by Commissioner McKeon and passed.

Continued:

1. Update on Harbor Management Survey – Mr. Steadman stated he will write up a summary of the surveys that were submitted. In the meantime, he had Mr. Killeen forward a spreadsheet with the answers to each of the questions.
2. Continued discussions on Harbor Management Plan Draft – Mr. Steadman described the West River area, West River parking area, and two shoreline areas. They discussed the West River watershed area and the West River Crossing. DOT compiled a report that showed all the pollutants that were generated in this area for one year.
3. Referrals from Planning and Zoning Commission (continued from May 4, 2016):
 - a. Proposed Text Changes, Application # ZR-16-190
 - b. Proposed Zoning Map Change, Application #ZM-16-191

Mr. Killeen discussed the definitions in the zoning regulations of lot coverage, impervious coverage and open space and summarized the proposed changes to increase impervious coverage and lot coverage and to reduce open space. He stated part of it overlaps. He submitted a chart to the commission showing these areas. He explained that walkways in the public access area are essential for use and enjoyment of the public access and should be included in the calculations. Commissioners discussed types of runoff and the impact on this site and the benefits of crushed stone over concrete paved area and the type of storm water management. Mr. Paine stated the proposed design calls for a lot of greenery and there are many options that could be done. Commissioners discussed the definitions and how specific they want to make the language. If it's too specific it may hinder any development. Mr. Paine suggested sending the proposed language to Corporation Counsel.

Commissioner Flynn made a motion was made to recommend the proposed changes to the Zoning Regulations and Zoning Map, with the following recommendations, seconded by Commissioner McKeon and passed.

Recommendations

1. Any increases in allowable maximum building coverage, impervious surface coverage, and lot coverage in the Waterfront Design District should be balanced with appropriate low impact development requirements and best management practices for storm water management to ensure that the proposed increases in development coverages do not increase runoff pollution in the Harbor Management Area.
2. With regard to the proposed amendments to “Table 36.1 Area and Bulk Requirements: Waterfront Design District,” the Planning and Zoning Commission should modify the explanatory note as follows. [Proposed additions are shown as underlined.] “In no case shall a site plan be approved in which maximum lot coverage exceeds 80%, or open space, when calculated to include walkways and other areas dedicated for general public access, is less than 30%. Since the definitions for maximum lot coverage and open space both allow walkways as part of the calculation, there will be some overlap in the allowable percentages.”

In addition, it is the sense of the Commission that the Planning and Zoning Commission should encourage, for storm water management purposes, the use of permeable surfaces where feasible in all required public areas in the WB District.

4. Update/Discussion of Correspondence to City Attorney re: Ownership of Property to the South of I-95

Mr. Killeen discussed the memo from Corporation Counsel Amendola regarding the request that was made on who owns the properties that were discussed at the last meeting. Attorney Amendola spent a number of hours on this, and the DOT states it does not own this property. It is not clear yet as to who owns it, but he believes it may be the CT DEEP. He will continue to research this question. Mr. Pimer brought the commission’s attention to the work of the construction company Middlesex with the bridge and adjoining area.

REPORTS OF STAFF AND COMMISSIONERS

Mr. Paine reported that the Third Avenue project continues, and mediation will begin on future phases of the acquisition project. The vacant homes have been used as demos.

Next week a meeting will take place to discuss coastal resiliency, which include basic engineering such as the tide gates at Cove River. Commissioners discussed the replenishing of beach sand after storms.

ADJOURNMENT

Commissioner McKeon made a motion to adjourn, seconded by Commissioner Flynn and passed at 7:55 PM.