

MINUTES
HARBOR MANAGEMENT COMMISSION
September 7, 2016

The West Haven Harbor Management Commission held a Regular Meeting on Wednesday, September 7, 2016 in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 P.M.

PRESENT: Commissioners Pacabelli, Flynn, Potter, McKeon, Assistant Harbormaster Pimer, Assistant City Planner Killeen, Public Work liaison Paine, Corporation Counsel Amendola and Consultant Steadman.

Chairman Pacabelli noted that Commissioner Stephen Mitchell had moved and had resigned from the Commission.

Commissioner Flynn made a motion to recommend Pimer as a replacement commissioner, seconded by Commissioner Potter and passed.

Commissioner McKeon made a motion to accept Steve Mitchell's resignation, seconded by Commissioner Potter and passed.

Commissioner Pacabelli will contact the Mayor to request Mr. Pimer be appointed as a new commissioner.

Approval of Meeting Minutes: Commissioner McKeon made a motion to approve the June 2, 2016 meeting minutes, seconded by Commissioner Flynn and passed.

Regular Meeting

1. Report on Harbor Management Survey – A survey summary was distributed to the commissioners. Mr. Steadman said most people who responded were not boaters but everyone responded how important the water was. Coastal flooding was a concern, waterfront development with open space and public amenities was considered important. He also sent a copy of the survey to DEEP for their information. The survey results will be put on the website.
2. Continued discussions on Harbor Management Plan Draft – Consultant Steadman provided a brief overview. Specific area projects need to be identified in the Plan. He suggests incorporating into the plan the area where the tide gates are located, boat launching project and conversion of April St. for small craft boating, as well as the outfall replacement project for the Wastewater Treatment Plant. The Port Authority has also asked each town to submit a project. The boat launching project will be submitted to them. Commissioners asked about the status of the Haven project. Mr. Killeen reviewed his understanding of the anticipated plans to be submitted for The Haven and a

meeting that had been held with the Office of Long Island Sound Programs. He stated that he didn't expect transient slips to be required by DEEP, but that they could be part of the project in the future, and he felt it was important that the project be designed in a way that would not limit the potential for transient slips in the future.

Mr. Killen stated that he believed the Harbor Management plan should be a guide for how the Commission wants the waterfront and harbor areas to be used. There are still some questions that need to be answered about the potential for a boat launching ramp on the City's compost site. Chairman Pacabelli has suggested that, as a backup plan, the Commission should identify improvements that could be made to April Street if necessary to provide for improved boat launching at that location. Mr. Killeen suggested that the Commission identify the need for a boat launching ramp in the Plan and suggest those two options, but the overall recommendation should be the need for an improved boat launching ramp. The Plan could recommend the April Street facility be used to accommodate smaller craft if the City is successful in developing a replacement launch ramp at the compost site.

3. Update/Discussion of Correspondence to City Attorney re: Ownership of Property to the South of I-95 – Corporation Counsel Amendola is still working with the state to determine who owns this property. There are no current maps available. This is located under the highway and is controlled by DOT. He has determined that the city does not own this and developing it is very slim. Mr. Amendola suggests a meeting with the DOT with two commissioners, Mr. Steadman, Mr. Paine and Mr. Killeen to attend.

4. Zoning Referrals

- a. Proposed Amendments to Article 2, Table 39.2 Summary of Uses in Commercial, Mixed Use, Industrial, & Other Districts, and Article 7, Section 71.7, Hearing and Notice (Coastal Site Plan Applications). Applicants: SZS Enterprises, LLC and Robert McGinnity. File # ZR 16-212.

Mr. Killeen stated Robinson and Cole, who represents the above property owners, objected to the text and zoning changes that were approved at a previous P & Z meeting in June. Due to a lack of recording, the meeting needs to be held again. In the meantime, the applicants have submitted to the P & Z Commission a proposal to make a regional shopping center a Special Permit use rather than an as of right use and a coastal site plan for 10 acres or more to require a public hearing.

Commissioners discussed the proposed regulation and asked what the current review process was for applications along the waterfront. Mr. Killeen explained that referrals would be made for any site plan on waterfront property or that would affect the Harbor Management Area. The proposed amendments would not change that review process. After some discussion, the Commissioners agreed that these proposed amendments would not affect the harbor management plan or the current review process. Commissioner Flynn made a motion that Mr. Steadman draft this comment

to be forwarded to the P & Z Commission, seconded by Commissioner McKeon and passed.

5. REPORTS OF STAFF AND COMMISSIONERS

- a. Discussion of Plan of Conservation and Development (POCD) process – Mr. Steadman stated he has been asked to be part of this process so both plans will work in tandem with each other with regards to development. Mr. Killeen informed the commission that the plan is linked to a dedicated website or blog. The link is www.planwesthaven.com. Another workshop has been planned for September 29, 2016. Drafts of the POCD hopefully will be available in the next month or so. Public hearing will not be scheduled until January 2017.
- b. Report on Coastal Resiliency Plan Public Information Session – 7/14/16 – A special session was held in July. This identifies strategies for coastal flooding. Milone and MacBroom will be drafting this plan and they will be looking at the Beach St. and Campbell Avenue areas.

Mr. Paine informed the commission that a tour of West Haven will be conducted in conjunction with the CAFM annual conference on October 25.

ADJOURNMENT: 8:22 p.m.

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