

MEETING MINUTES OF HARBOR MANAGEMENT COMMISSION
JUNE 6, 2018

The West Haven Harbor Management Commission held a Regular Meeting on Wednesday, June 6, 2018 in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 PM

PRESENT: Commissioners Pacapelli, McKeon, Pimer, Flynn, Potter, Assistant City Planner Killeen, Commissioner of Planning and Development Messoro, Public Works Liaison Paine and Consultant Geoff Steadman

Approval of Meeting Minutes: Commissioner McKeon made a motion to approve the meeting minutes of May 2, 2018, seconded by Commissioner Flynn and passed.

Regular Meeting

1. Preparation of Proposed Harbor Management Plan for Adoption by City Council (The State DEEP has now accepted the Harbor Management Plan, subject to adoption of the Plan by ordinance by City Council.)

DEEP and other required state and federal agencies have approved the Harbor Management Plan for adoption. It will now proceed to the City Council for approval. A draft resolution was circulated to the commission for presentation to the Council. A public hearing needs to be scheduled by the City Council for this adoption. Mr. Killeen informed the commission that he spoke to the City Council clerk and the draft resolution and a web link to the proposed plan is all that needed to bring this forward to the City Council. They would decide how to proceed with scheduling a public hearing and adopting the Plan. Mr. Messoro and Mr. Killeen will coordinate presenting it to the administration and the Council. Commission members thanked Mr. Steadman for all his hard work and pointed out that he was very instrumental in putting together the Plan and obtaining the approval for this Plan.

2. CT Port Authority Grant for Feasibility Study re: Boat Launching Ramp (Funds have now been received, and the RFP is ready to circulate.)

Mr. Killeen stated the funds have been received and a separate account has been set up for this project. It is ready to move forward at this point. The current draft of an RFP to solicit proposals was circulated for discussion. Mr. Killeen will check with Mr. Steadman on a couple items included in the RFP before it is finalized. He is hoping to go out to bid with this by the end of this week. It will be put up on the City's website and will be posted on the State's Portal. There will also be a legal notice in the Register. The deadline for submission of proposals will be July 11, 2018. Chairman Pacapelli will sit on the review team, along with Consultant Steadman, Assistant Public Works Commissioner Paine, and Assistant City Planner Killeen.

3. REFERRALS

- a. Applicant proposes to change the zoning of the properties located at **52 Main Street, 275 First Avenue, 271 First Avenue and 269 First Avenue** from the R-3 and R-4 (Multi-Family Residential) Districts to the WD (Waterfront Design) District, pursuant to Section 86 of the West Haven Zoning Regulations. The Haven Group, LLC. # ZM 18-019.

Jim Fuda, engineer, for The Haven, explained that eight parcels were rezoned to the WD District in January. Subsequent to that, The Haven acquired four more parcels to include in the project site plan, and they need to be rezoned as well. He is asking for the Commission's favorable referral for the rezoning of these properties. Commissioners reviewed comments they had previously made on a series of zone changes and proposed amendments to the Zoning Regulations. After some additional discussion, Commissioner Potter made a motion that the commission send a statement to the Planning and Zoning Commission that they have no objection to rezone 52 Main St, 275 First Avenue, 271 First Avenue and 269 First Avenue and that they find the rezoning consistent with past comments to the Planning and Zoning Commission, seconded by Commissioner Flynn and passed.

- b. **20 Elm Street.** Applicant proposes to construct, own and operate a luxury retail outlet shopping center with restaurants located between the shoreline and First Avenue from Elm Street to Main Street in the Waterfront Design (WD) District, pursuant to Section 71, 73, 75, and 85 of the West Haven Zoning Regulations.

The Haven Group, LLC. # SP 18-020, SR 18-021, and CSPR 18-022.

Jim Fuda, engineer, stated as part of the site plan he is looking for the commission's recommendation in support of this application. He pointed out the location of the 26 acres that are involved in this project and described how the walkways will flow to the boardwalk and the surrounding properties. There has been a strong commitment to providing public access to the waterfront. He also explained the storm water management system to be used, which will improve the water quality going into the harbor. He explained the boardwalk will have chairs, plantings and walkways that the residents can enjoy. Ryan Scrittorale, project engineer, explained the location of the storm pipes and the collection and treatment process of the water on the site. There will be a green space roof where pedestrians can access walkways. Commissioner Pimer pointed out that he objects to the kayak launching area due to the amount of boats in the channel which will present a safety hazard. After some further discussion, Commissioner McKeon made a motion to recommend approval of the site plan and storm water management plan as presented tonight as being in general accord with the policies of the Harbor Management Plan with the understanding that perpetual maintenance will be provided for the storm water management system; Best management practices will be employed during construction; the

applicant will encourage bicycle and pedestrian access and consider incorporating interpretive signage; and more detail will be provided for the public access components, particularly along the peninsula, in order to create an attractive public space; seconded by Commissioner Flynn and passed.

4. REPORTS OF STAFF AND COMMISSIONERS

- a. Update on Status of Hew Haven Harbor Dredging Project – Mr. Paine met with the Army Corps of Engineers and they are hoping to use dredge spoils for several projects including the potential restoration of a marsh at Sandy Point.

- b. Bond Commission – Mr. Paine stated \$3.9 million has been allocated by the State Bonding Commission to fund the tide gate project and replace the jetty along the Cove River, thanks to the efforts of Commissioner Borer. The commission commended Mr. Paine for his work on this project.

ADJOURNMENT: 8:25 P.M.

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