



Nancy R. Rossi
Mayor

CITY OF WEST HAVEN, CONNECTICUT

HARBOR MANAGEMENT COMMISSION

City Hall • 355 Main Street • First Floor • West Haven, Connecticut 06516
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Catherine Conniff
Assistant Planner

MEETING MINUTES OF HARBOR MANAGEMENT COMMISSION **JUNE 7, 2023**

The West Haven Harbor Management Commission held a Regular Meeting on Wednesday, June 7, 2023, in the Harriet North, 2nd Floor, City Hall, and 355 Main Street, West Haven, CT at 6:30 PM

PRESENT: Commissioners McKeon, Flynn, Potter, Assistant Planner, Conniff and Mark Paine, Dept of Parks & Recreation and Jeff Steadman, Consultant via phone conference. Absent were Commissioners Pacapelli, Pimer and Harbormaster Pimer

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Flynn made a motion to approve the meeting minutes of May 3, 2023, seconded by Commissioner Potter and passed.

REGULAR MEETING:

Application by the university of New Haven to Rezone 1211 Campbell Ave, 1229 Campbell Avenue, 3 Chauncey Street, 17 Chauncey Street, 47 Chauncey Street, 202 Rockdale Road and 208 Rockdale Road to the Educational Facilities District (EFD)

Assistant Planner Conniff stated this is on the agenda to make the Commissioner aware of this upcoming application and may fall within the CAM boundaries. The meeting will be held on Tuesday, June 13, 2023. This does not affect the Harbor Plan currently.

Revision on the SRR district (Shoreline Residential Retail) Changing the regulation and bulk requirements. Currently there is a Draft. We would like comments on this regulation that affects the Harbor Management Commission.

Assistant Planner Conniff stated this is from Sandy Point to Washington Avenue. This is a new draft regulation. This Tuesday a P & Z meeting will be held and Wednesday a meeting with the Sandy Point Group. Ms. Conniff stated this draft is to expand it to Thomas St. A zone change will be needed. She would like the commission members to read through the draft. The revisions to be discussed will be height, size of the buildings, bulk requirements and setbacks. Other criteria to consider is the type of design, certain type of materials, percentage of windows on a building, etc. Mr. Paine doesn't see how this affects the Harbor Commission since the beach is across the street and how can you deny other developers a three story when there is one there already. A public right of way could be provided for the neighborhood. Ms. Conniff said it was discussed but it was denied. Commissioner Flynn thinks some of the proposals are too



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restricted. Ms. Conniff stated there are only three properties that could be developed on Beach St. She would like the commission's feedback on this proposal.

98 Boston Post Road A previously approved application for a 94,850 sf Self-Storage Facility in the RB (Regional Business) district. Owner Eighty-Eight- Ninety-Eight Ave LLC/ Applicant: BDC Holdings, Inc

This is just an information item. This is in a CAM area and it was appealed by an adjacent neighbor.

Status of SHIPP boat ramp grant: Need to have information on how much money was used from Ship Grant.

Mr. Steadman stated Steve is putting together the products they generate. He will provide a summary report of what was accomplished. He has also been in touch with Joe Salvatore, Port Authority. This will be report by next month. Ms. Conniff asked Mr. Steadman if he can find out from RACE how much they have spent so she can reconcile. So far the finance department stated \$59,800 was received and \$55,085.16 has been spent. Commissioners discussed that the city does not have access to the boat ramp (compost site) and it was never resolved. Ms. Conniff stated she met an attorney who was working on it but it has not been done.

Proposed amendment to CT Harbor Management Act

There was a bill put forth by the State Rep from Stamford and there was public hearing. DEEP opposed. The legislative session will end so there will not be another bill for this session. DEEP is backtracking on approval by Harbor Commission on application even though it is in the Plan.

Other Business

Ms. Conniff sent a letter to the Police and Fire requesting notification to the Harbor Commission of abandoned boats and gave them Harbormaster Pimer's email. Commission McKeon said the boat is still there. Mr. Paine is meeting with Rep Borer and will inform her that Joe Salvatore has an interest in this.

ADJOURNMENT: 7:28 p.m.

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