



Nancy R. Rossi
Mayor

CITY OF WEST HAVEN, CONNECTICUT

HARBOR MANAGEMENT COMMISSION

City Hall • 355 Main Street • First Floor • West Haven, Connecticut 06516
Phone 203.937.3580 • Fax 203.937.3742



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Catherine Conniff
Assistant Planner

MEETING MINUTES OF HARBOR COMMISSION **OCTOBER 4, 2023**

The West Haven Harbor Management Commission held a Regular Meeting on Wednesday, October 4, 2023, in the Council Chambers, 3rd Floor, City Hall, and 355 Main Street, West Haven, CT at 6:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners Pacapelli, Potter, Pimer, Flynn, Mark Paine, Director of Parks and Rec, Assistant City Planner Conniff, Harbormaster Pimer and Jeff Steadman, Consultant (via phone). Absent was Commissioner McKeon.

APPROVAL OF MINUTES: recording defective

REGULAR MEETING:

The Planning and Zoning Commission has developed regulations for outdoor dining. This regulation affects.

- 1.) building Maximum Height Exemptions.
- 2) recreation use and accessory use by occupants
- 3) May be rooftop gardens and gathering places
- 4) rooftop swimming pool and other recreational uses may be allowed
- 5) Air handling units, structures with permanent electrical or plumbing which exceed the height limits may be permitted provided the coverage does not exceed 25% of the area of the roof and site lines maintained.
- 6) The open-air restaurants on the roof are subject to Special Permit and Follow the requirements of 20.10.1
- 7) Enclosed structures required for eating and drinking establishments on the roof shall not exceed 25% of the roof area.
- 8) Amenities such as shrubs, inaccessible landscaped areas decorative water features paved surfaces and other similar features will not be included in the maximum permitted roof coverage of 25%.
- 9) private roof garden is considered passive recreation.
- 10) All outdoor features must be anchored against wind.

Ms. Conniff explained the new regulations for outdoor dining. A discussion was held with the owner of the Debonair stating he would like to have five floors for rooftop dining. Several concepts were shown which the owner would like to build. The building can't be demolished



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because it won't be able to be built on the same spot and FEMA would require a lower level. A special permit is required for five or six stories. A public hearing will be held on October 24, 2023 for this regulation.

Cove River Tide Gate Capt. Thomas Blvd: Four tide gates were installed in 2021 located on the downstream end of the Cove River at Ocean Avenue/Capt. Thomas Boulevard. During a routine visit in May 2023, it was noticed that the Western bank immediately upstream of the pedestrian bridge is failing, which would jeopardize the newly constructed parking area. The activities planned will be to correct or fix the failing tide gate.

Ms. Conniff stated the pedestrian bridge was failing so the tide gate will be fixed to alleviate this.

Proposed amendment to CT Harbor Management Act. On Page 11 of 12, Attachment 6, under Supporting Documents: If your town has a Harbor Management Commission, submit the certified mail receipt as proof that this completed application was sent certified mail to the Commission.

Jeff Steadman – Talked with Mr. Hammond at the CT Port Authority brought him up to date regarding the boat ramp since Mr. Salvatore is no longer there. Mr. Steadman explained the purpose of the project and would send him information. If the Port Authority and Airport Authority combine, there would have to a legislative change and another presentation may have to be made. This may affect the future of the SHIPP grants. Mr. Paine stated a Webex has been schedule with DEEP and State Rep Borer next Tuesday regarding Harbor Management authority with respect to reviewing applications. The commission thanked Mr. Steadman for his work on this project. Ms. Conniff asked if any of the commissioners would like to sit in on the Webex which will be Tuesday at 4 p.m.

Ms. Conniff stated Mark Paine will submit a coastal review for the Old Oak Rehabilitation project for P & Z November 14, 2023 meeting. When it is submitted, Ms. Conniff will distribute copies to the commission. The design will have specific plant species and what materials will be used.

Discussion: Chairman Pacapelli complained that the boat ramp is in shambles. The money needs to be allocated to fix the hole. Mr. Paine stated the outflow pipe is not working. It has been 10 years to get this ramp.

Harbormaster Pimer was asked about a boat that was abandoned since May when the owner drowned. It is a legal matter currently and he has been working with DEEP. Quinnipiac River



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Marina owns the boat since it was repossessed from the owner and they were the ones that moved the boat to its current location.

Commissioner Pimer asks if permission has been granted for right of way under I-95 for the marina. Ms. Conniff stated an attorney was working on this.

Harbormaster Pimer stated the summer has been very safe and nobody got hurt.

No movement on The Haven and apparently still for sale.

ADJOURNMENT: 7:17 p.m.

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