

MEETING MINUTES OF HARBOR MANAGEMENT COMMISSION
MAY 1, 2019

The West Haven Harbor Management Commission held a Regular Meeting on Wednesday, May 1, 2019 in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 p.m.

PRESENT: Commissioners Pacapelli, McKeon, Flynn, Pimer, Potter, Assistant City Planner Killeen and Consultant Geoff Steadman.

Approval of Meeting Minutes: Commissioner McKeon made a motion to approve the meeting minutes of April 3, 2019, seconded by Commissioner Flynn and passed.

Regular Meeting

1. Update on Boat Launching Ramp Feasibility Study – Mr. Killeen reported that, at the last couple of meetings, it has been discussed that DEEP is looking for more information to support the use of the State's property for a public boat launch ramp. DEEP has been less supportive of having the City utilize that property because it could interfere with a wetland mitigation project that has been installed there. There is some resistance from the state and federal agencies to abandon this wetland mitigation project. He feels that this is being prompted by officials at DOT who installed the wetland mitigation project. DEEP advised the city to come up with a list of other properties to examine their potential for supporting a boat launching ramp. Mr. Killeen believes DEEP may be more willing to intervene on the City's behalf if we provide that documentation. Towards that end, Mr. Killeen prepared a draft assessment of properties along the West Haven shore to help prove that the DEEP property is the only one that is suitable. The report was emailed to the Commissioners on Tuesday. Commissioner Flynn feels that this report was well written. Mr. Killeen stated two properties have been considered for a new boat ramp in the current feasibility study: The compost facility and the property owned by DEEP south of I-95. The consultants came to the conclusion that the state property is the most suitable. He explained in the report that the current study by the City evaluates 18 properties that have been identified, and each one is addressed individually. He detailed in the report the identified properties and analyzed the reasons why the following properties are not suitable for a boat ramp:

The following properties are privately owned and included in the Haven Development:

1. No address - Map 44, Lot 216
2. 5 Water St.
3. 65 Water St.
4. 105 Water St.
5. 30 Elm St.
6. 16 Elm St.

The following properties are owned by the State of CT and not suitable due to either topography, usable size, location, traffic or concern over height above sea level:

7. No address – Map 50, Lot 37
8. No address – Map 50, Lot 36
9. No address – Map 50, Lot 35

The following properties are owned by different owners and are not suitable either because of size, parking or limited launching capability:

10. 1 Kimberly Avenue – owned by City of West Haven
11. 5 Kimberly Avenue – owned by Tow Rentals, LLC
12. 13 Kimberly Avenue – owned by City Point Yacht Club.

The following property is considered suitable because of location, access to Federal Navigation Project, no current use, and the site provides visibility:

13. No address – approx.. 6 acres owned by DEEP

The following property is not suitable due to poor visibility, lack of connection to the Harbor and Federal Channel:

14. No address – approx. 14.5 acres owned by City of West Haven (compost facility).

Mr. Steadman suggested ending with the preferred site at the end of the report after presenting all other properties that are not suitable and to make the argument that the DEEP property is the best site. He also recommended including a matrix with all properties listed. Mr. Killeen stated DEEP has offered to help the City find a site and hopefully this report will be able to help DEEP make a decision on the best site. All of the properties with the best potential have some sort of wetlands that need to be addressed. Commissioner McKeon said the State property has been totally changed since this project started. It was discussed at the time that this property was a good location for a boat ramp. Mr. Killeen will draft and redline the report with the suggestions made by the Commissioners tonight. Mr. Steadman suggested contacting Mr. Savoy for his analysis reports. A presentation in person with the state and federal agencies (DEEP, DOT and the Corps) would probably be more beneficial. It would give the City the opportunity to stress the point that wetlands would have to be addressed on any of the properties selected, and the State site offers the best potential for this use. Commissioner Pimer suggests contacting the state representatives for their support. Mr. Killeen would like to proceed with this sometime in May.

Based on this discussion, the Commissioners agreed, by consensus, to support the study going forward, with the changes recommended tonight.

2. REFERRALS

- a. Text Change Application – File # ZR 19-008. Applicant proposes to change multiple sections of the Zoning Regulations to add a new use, “Recycling

Processing Facility", by adding a new definition and amending Table 39.2 to allow this use by Special Permit in the Light Manufacturing and Industrial Planned Development District. Applicant: 55 Industry Drive

Mr. Killeen made the commissioners aware of revisions that the applicant has made. After reviewing these changes, the Commission agreed those changes do not affect the comments that were incorporated into the letter that Mr. Killeen composed last month.

3. REPORTS OF STAFF AND COMMISSIONERS

ADJOURNMENT: 7:40 p.m.

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