



# 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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Nancy R. Rossi, Mayor

Catherine Conniff  
Assistant Planner



### MEETING MINUTES OF HARBOR COMMISSION

MAY 3, 2023

The West Haven Harbor Management Commission held a Regular Meeting on Wednesday, May 3, 2023, in the Harriet North, 2nd Floor, City Hall, and 355 Main Street, West Haven, CT at 6:30 PM.

PRESENT: Commissioners Pacapelli, Flynn, McKeon, Pimer, Bob Pimer, Harbormaster, Mark Paine, Parks & Rec, and Assistant City Planner Conniff. Jeff Steadman, consultant, via phone conference.

#### PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Pimer made a motion to approve the meeting minutes of March 1, 2023, seconded by Commissioner Flynn and passed.

#### REGULAR MEETING:

1. The City of West Haven proposes multiple changes to the current Zoning Regulations as follows:

1) Active Adult Housing — File # ZR-23161: Change in requirements for Active Adult Housing in the SRR district (Shoreline Residential Retail)  
This was denied because there was not enough space.

2) Shoreline Residential /Retail Design District (SRR) File 23-162: Change in the number of stories in Height, will comply with the POCD.  
Proposed 4 story as of right. This was denied.

3) Design Districts—File 23-163. Change in Area and Bulk Requirements for SRR in Table 36.1  
Minimum lot area of 35,000 sq. ft proposed. This was denied.

4) Parking for Multi-use Development File # ZR 23- 164; Parking reduction for mixed Use will conform with the State MS4.  
To see the type of business and hours of operation. This was passed.

5) Outdoor Dining File ZR 23- 165: will streamline the approval process for outdoor dining.

Carpooling and biking incentives were considered. This passed.

6) Digital Applications File ZR 23-166: To save on recycling paper.

This was passed.

7) Parking for Educational Uses File ZR 23-167 To avoid excessive parking.

Every 3 students, need one space. High school is appropriate but not for elementary.

This passed.

6 Rock Street: A revised application plan for NEBCO Brewery – application was taken back.

2. LWRD License Application Form H Coastal General Permit Registration for Reconstruction of Permitted Structures: To clean, repair and adjust the tide gates at Old Field Creek - application was received.

3. New Haven Harbor Federal Navigation Improvements project and study: Letters written by Jeff Steadman to the Us Army Corps of Engineers – A meeting needs to be set up and will give the contact information for Ms. Conniff, Mark Paine and Commissioner Pacapelli. Concerns have been expressed by the Audubon Society and asks if Mr. Steadman should contact them.

4. Status of SHIPP boat ramp grant: Need to have information on how much money was used from Ship Grant. Spoke to Mr. Sternberg about providing a completion statement about what was accomplished. Mr. Salvatore stated the final submittal should show documentation. Expenditures for the grant should be found in MUNIS.

5. Proposed amendment to CT Harbor Management Act. – Mr. Steadman participated in a meeting regarding legislation and brought the commission up to date regarding this issue.

Harbormaster Pimer – expressed his concern about the lack of notification from the town regarding issues, i.e, the most recent drowning at the boat ramp and the victim’s boat being anchored and having to be moved. All other departments were notified as well as DEEP. Mr. Paine suggested a letter be sent requesting what the policy is for notifications. Commissioner Flynn made a motion to have the commission send a letter that the Harbormaster be informed by police and fire regarding any water-related issue, seconded by Commissioner and passed.

Mr. Paine was able to present information regarding coastal information such as flood protection, tide gates, marshes, etc. The State Association of Civil Engineers is recognizing this project. Commission members discussed shell fishing in West Haven and who would be responsible. Milford has a full shellfish commission and seed beds.

Lake St – a permit is not needed to move the sand.

ADJOURNMENT: 7:23. p.m.

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