

New Haven Coastal Program



Prepared for:
City Plan Department
New Haven, Connecticut



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INTRODUCTION

The City Plan Department is updating the 1983 coastal policies plan known as the “Coastal Program.”

This plan forms the basis of the City Plan Commission's coastal site plan review findings and is an essential part of the review of zoning applications, coastal land use decisions and public investment priorities.

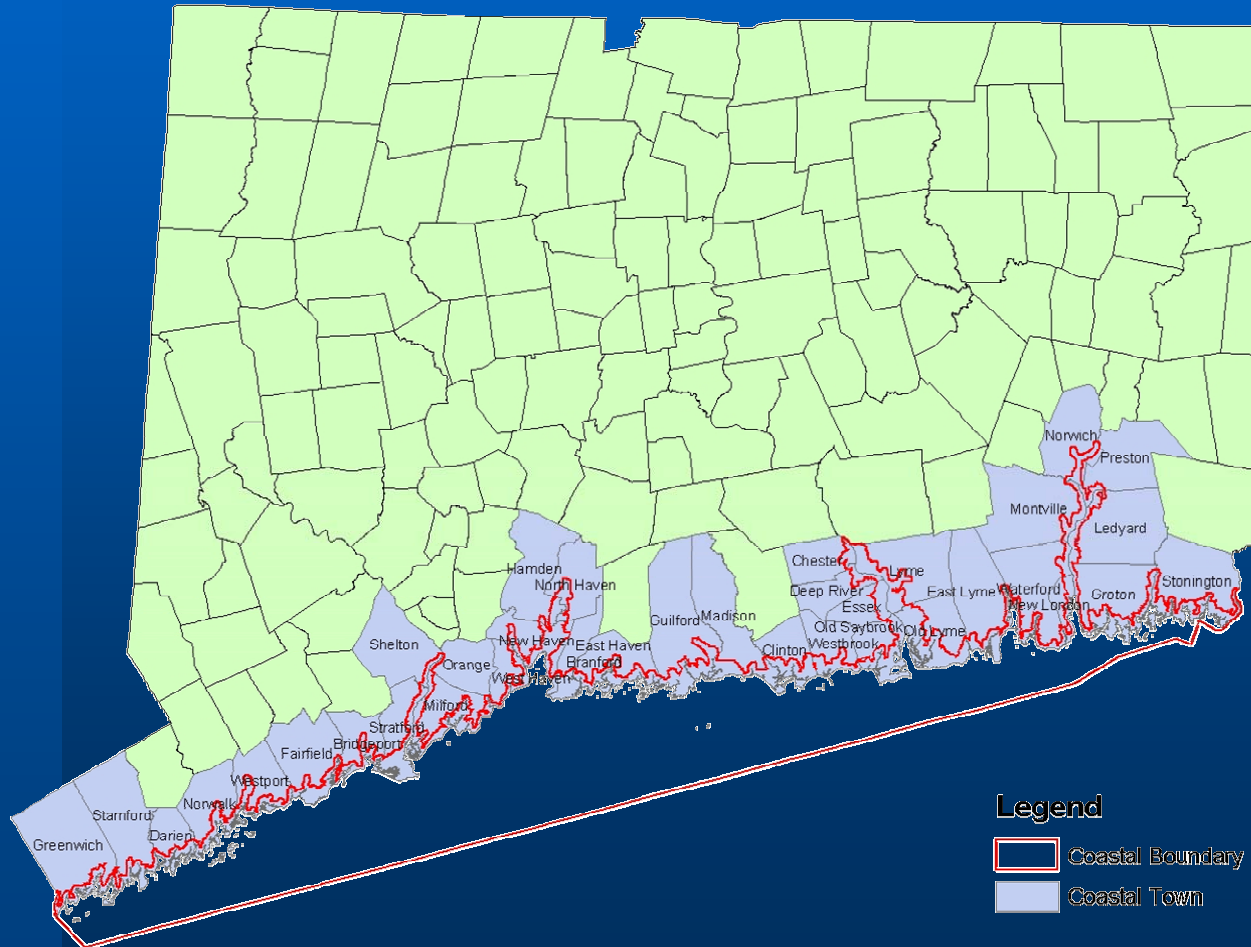
BENEFITS OF COASTAL MANAGEMENT

- Protect coastal resources
- Provide public access
- Protect and provide water-dependent uses
- Natural hazard mitigation
- Maintain or improve water quality

SOME DEFINITIONS FOR THIS DISCUSSION...

- Connecticut Coastal Management Act (CCMA) – Requires municipalities to review certain activities within the Coastal Boundary for consistency with goals and policies established by the Act.
- Provides for development of local plans and regulations known as Municipal Coastal Programs.
- Coastal Boundary – Boundary representing the limit of the 100-year coastal flood, or located 1,000 feet from a tidal wetlands boundary, or located 1,000 feet from the mean high water line, whichever is farthest inland.
- Coastal Management District – Zoning district that includes all parcels within or partly within the Coastal Boundary.

COASTAL MANAGEMENT AREA



COASTAL MANAGEMENT ACT

- Protect and restore coastal resources
- Promote water-dependent uses (facilities that require direct access to, or location in, marine or tidal waters) and public access on waterfront sites
- Balance economic growth and resource protection

WATER-DEPENDENT USES

- Marinas
- Ferry terminals
- Public access (trails, parks)
- Public moorings
- Commercial fishing facilities
- Shipyards

NON-WATER-DEPENDENT USES

- Condominiums
- Residential subdivisions
- Retail stores
- Places of Worship
- Private Swim Clubs
- Office Buildings
- Automobile Sales and Repair Shops
- Cemeteries

STATUTES FOR MUNICIPAL COASTAL PROGRAMS

- *Coastal municipalities may adopt a municipal coastal program for the area within the coastal boundary and landward of the mean high water mark.*

STATUTES FOR MUNICIPAL COASTAL PROGRAMS

A municipal coastal program shall include, but is not limited to:

- (1) Revisions to the municipal plan of conservation and development... to include an identification and written description of the municipality's major coastal-related issues and problems such as erosion, flooding, recreational facilities, and utilization of port facilities and to include a description of the municipal boards, commissions and officials responsible for implementing and enforcing the coastal program....*

STATUTES FOR MUNICIPAL COASTAL PROGRAMS

(2) Revisions to the municipal zoning regulations and revisions to the following regulations and ordinances insofar as such regulations or ordinances affect the area within the coastal boundary:

- (A) Historic district ordinances;
- (B) Waterway encroachment line ordinances;
- (C) Subdivision ordinances;
- (D) Inland wetland regulations;
- (E) Sewerage ordinances;
- (F) Regulations governing filling and removal of soil;
- (G) Ordinances concerning protection of the environment; and
- (H) Regulations for the operations of a sewerage system.

NEW HAVEN ORDINANCE FOR COASTAL MANAGEMENT DISTRICT

- Administered through Section 55 of the New Haven Zoning Ordinance, the Coastal Management District.
- Ensures that development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or use without disrupting the natural environment or economic growth, and to ensure public access along the waterfront and the preservation of a natural vistas.

NEW HAVEN ORDINANCE FOR COASTAL MANAGEMENT DISTRICT

- A coastal site plan review shall be conducted for all buildings or activities located in the coastal management district.
- Review determines whether impacts of the proposed activity on coastal resources and water-dependent development activities are acceptable under the Connecticut Coastal Management Act.
- City Plan Commission administers Coastal Site Plan Reviews.
- City Plan Commission is responsible for Coastal Planning and administration of the Municipal Coastal Program.
- Municipal Coastal Program must be consistent with the CCMA, the City Charter, ordinances, and regulations.

EXAMPLES FROM OTHER MUNICIPALITIES

- Contacted Bridgeport, Groton, Milford, New London, Norwalk, Stamford, West Haven, Clinton, Westbrook, and Old Saybrook
- All but Bridgeport and Stamford have written Coastal Programs
- All rely on sections of their zoning regulations to regulate activities in the Coastal Management District
- Programs for Bridgeport, Groton, Milford, New London, Norwalk, Stamford, West Haven, and Old Saybrook are outdated
- Some municipal officials indicated the need to update their Coastal Programs to address increasing development pressure in the districts

EXAMPLES FROM OTHER MUNICIPALITIES

- Important topics in the towns with older Programs include preserving views and regulating construction practices
- Coastal Programs for Clinton and Westbrook were written in 2005
- Clinton intends to use the Program as a guidance document and planning tool
- In all cases, jurisdiction of the coastal management district falls within Planning & Zoning
- Project review and site inspection conducted by the same municipal officials that review P&Z-regulated projects outside the coastal district

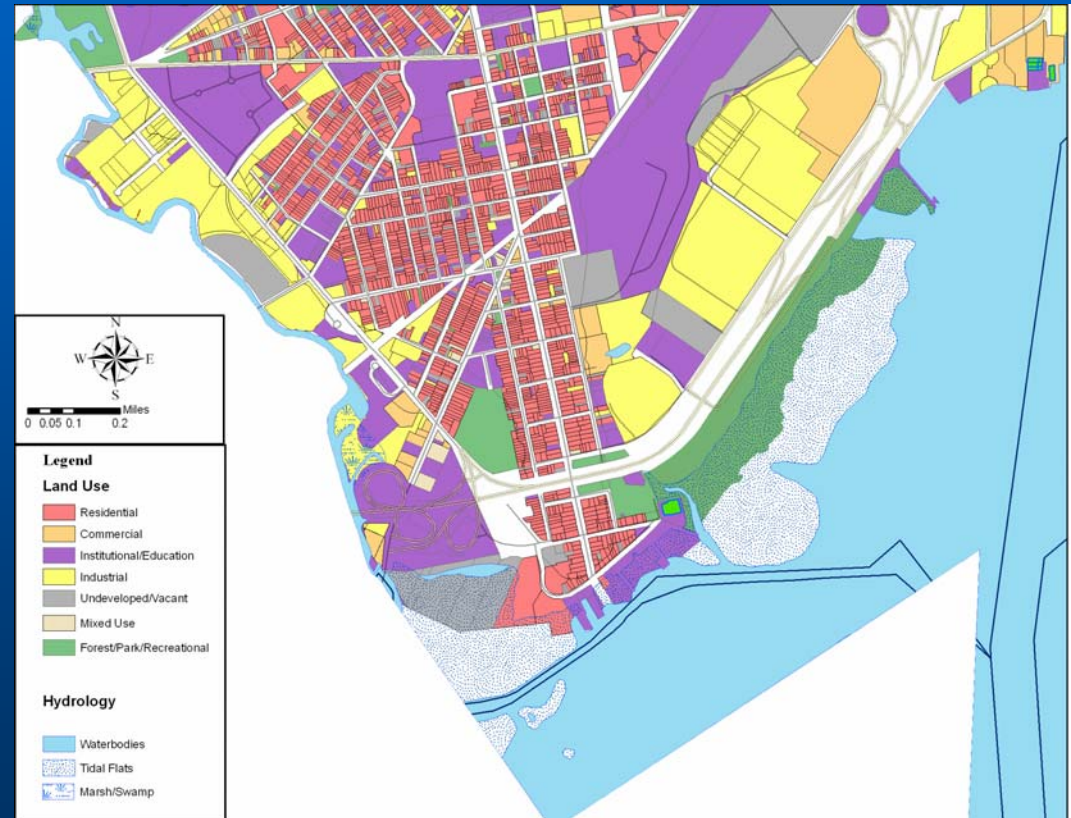
EXAMPLES OF PROGRAM SUCCESSES

- Maritime Center at Canal/Belle Dock



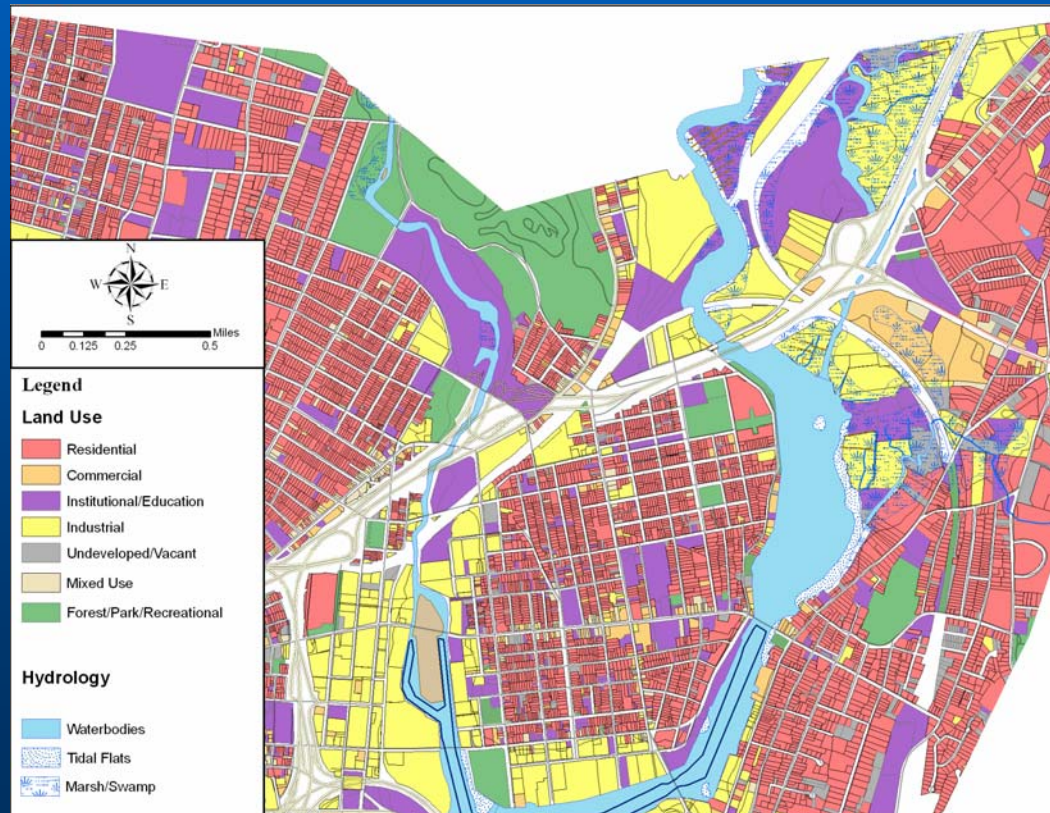
EXAMPLES OF PROGRAM SUCCESSES

- Harbor Landing
- City Point Marina



EXAMPLES OF PROGRAM SUCCESSES

- River Street



EXAMPLES OF PROGRAM SUCCESSES

- Various Public Moorings

REGULATIONS, REPORTS, STUDIES, AND MANUALS TO INCORPORATE INTO COASTAL PROGRAM

- Coastal Zone Management Act of 1972 and Amendments of 1976, 1996
- Final Report, CT Coastal Zone Management Committee, 1972
- Report of the Mayor's Coastal Planning Steering Committee, 1981
- New Haven Coastal Program and Amendments, 1983-2002
- Mill River Municipal Development Plan, 1986
- Connecticut Coastal Management Manual, 2000
- River Street Municipal Development Plan, 2002
- The Harbor Plan, 2002

REGULATIONS, REPORTS, STUDIES, AND MANUALS TO INCORPORATE INTO COASTAL PROGRAM

- New Haven Green Map, 2003
- Comprehensive Plan of Development, 2003
- Harbor Management Study, 2004
- Site Plan Review Guidelines, 2004
- Connecticut Stormwater Quality Manual, 2004
- Connecticut Plan of Conservation & Development, 2005
- Natural Hazard Mitigation Plan, 2005
- Section 55 of Zoning Regulations, 2005

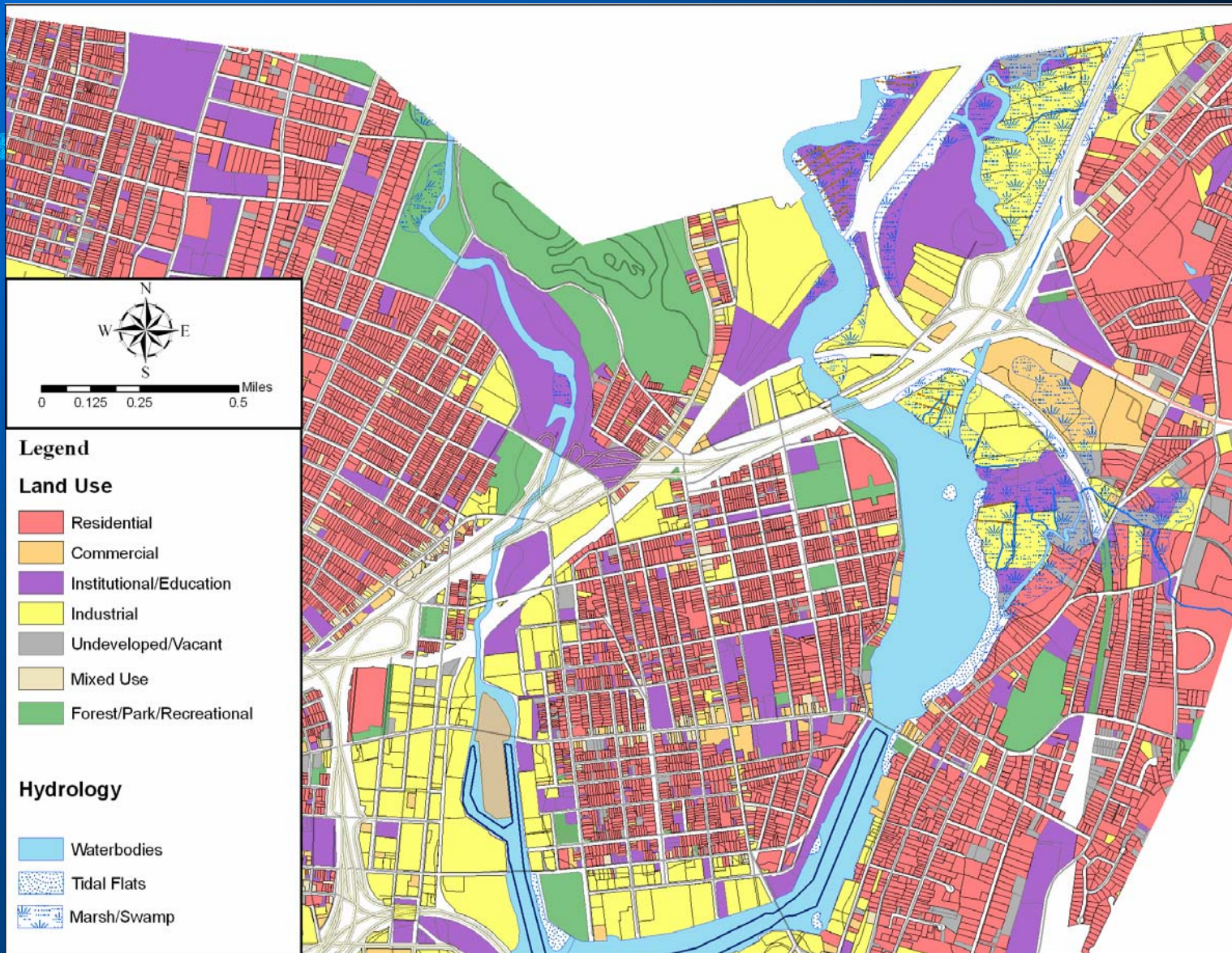
OBJECTIVES FOR THE UPDATED COASTAL PROGRAM

- Balance economic development, environmental concerns, and public access and enjoyment.
- Specific objectives are being determined from a review of studies and documents; interviews with agencies, commissions, and officials with interests regarding the coastal area; and community meetings.

OBJECTIVES FOR THE UPDATED COASTAL PROGRAM

- Specific objectives may include some or all of the following:
 - Creation of River Street Linear Park

Fair Haven and Mill River



Views south of River Street



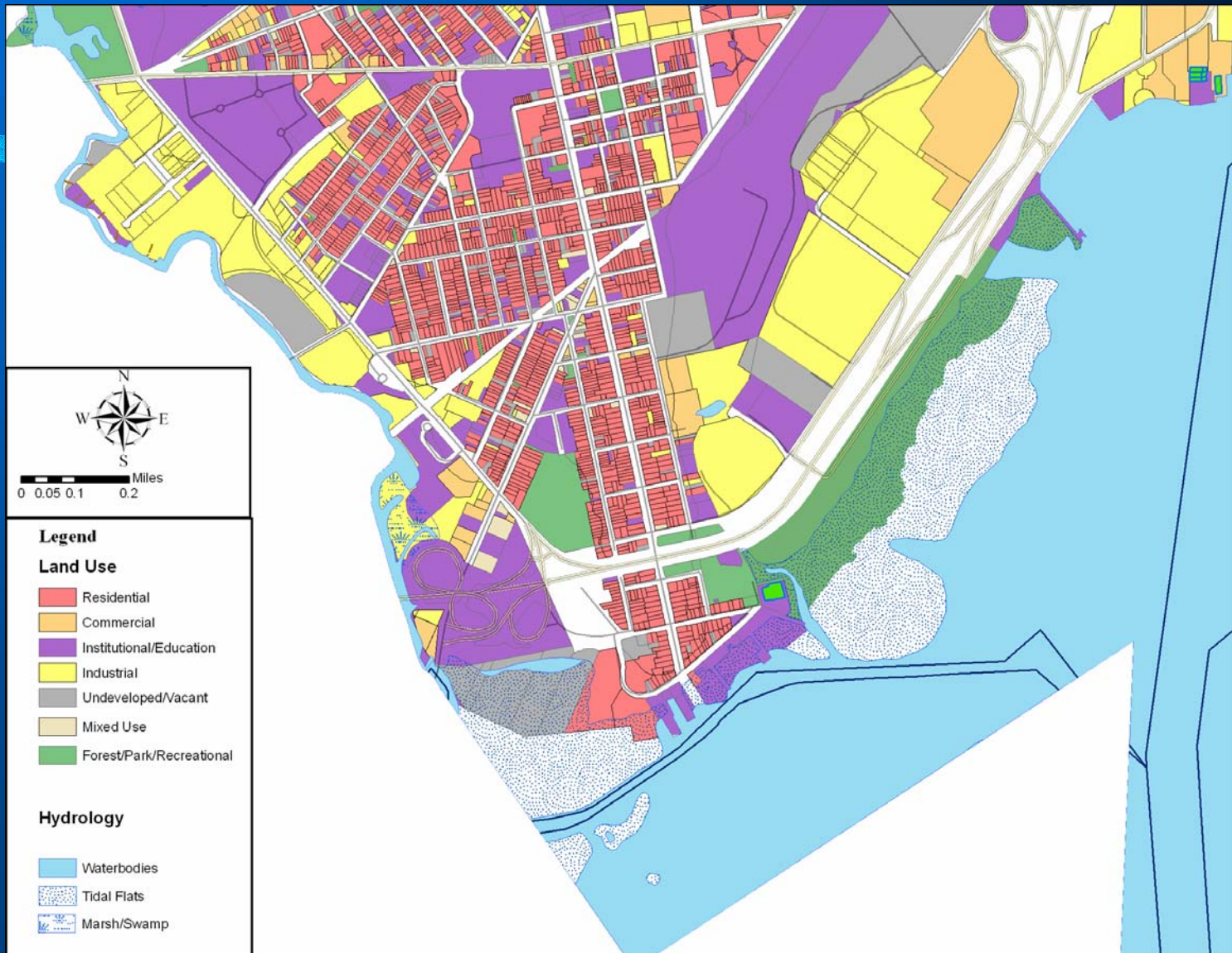
River Street Linear Park



OBJECTIVES FOR THE UPDATED COASTAL PROGRAM

- Specific objectives may include some or all of the following:
 - Appropriate residential and commercial development at City Point, allowing for public access;

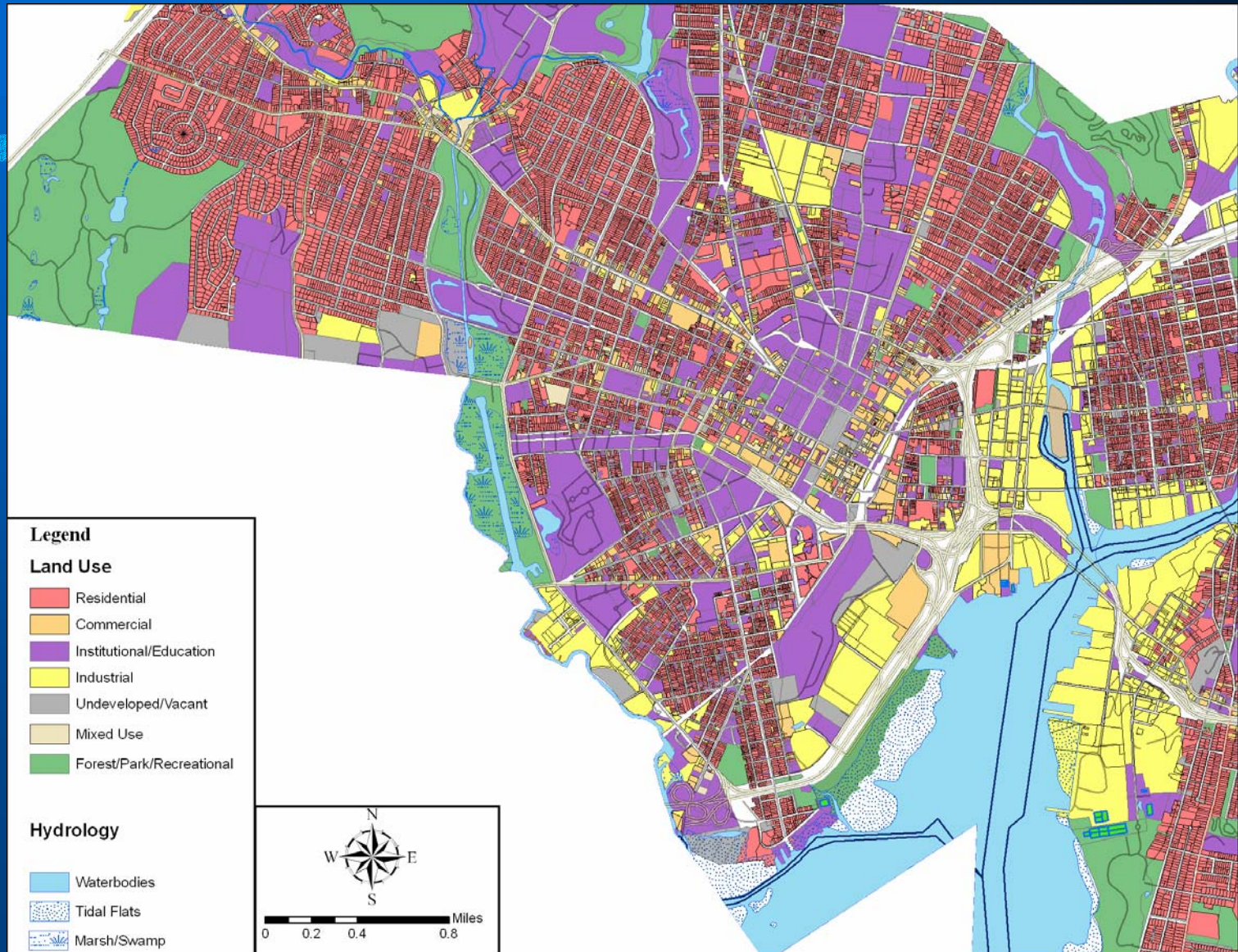
City Point



OBJECTIVES FOR THE UPDATED COASTAL PROGRAM

- Specific objectives may include some or all of the following:
 - Creation of greenways along West River, and subsequent linking of such greenways to West Rock park and City Point;
 - Restoration of the salt marshes along the West River, allowing for protection of existing City infrastructure;

West River



OBJECTIVES FOR THE UPDATED COASTAL PROGRAM

- Specific objectives may include some or all of the following:
 - Improvements to public use of Vietnam Veterans Memorial Long Wharf Park

Veterans Memorial Long Wharf Park



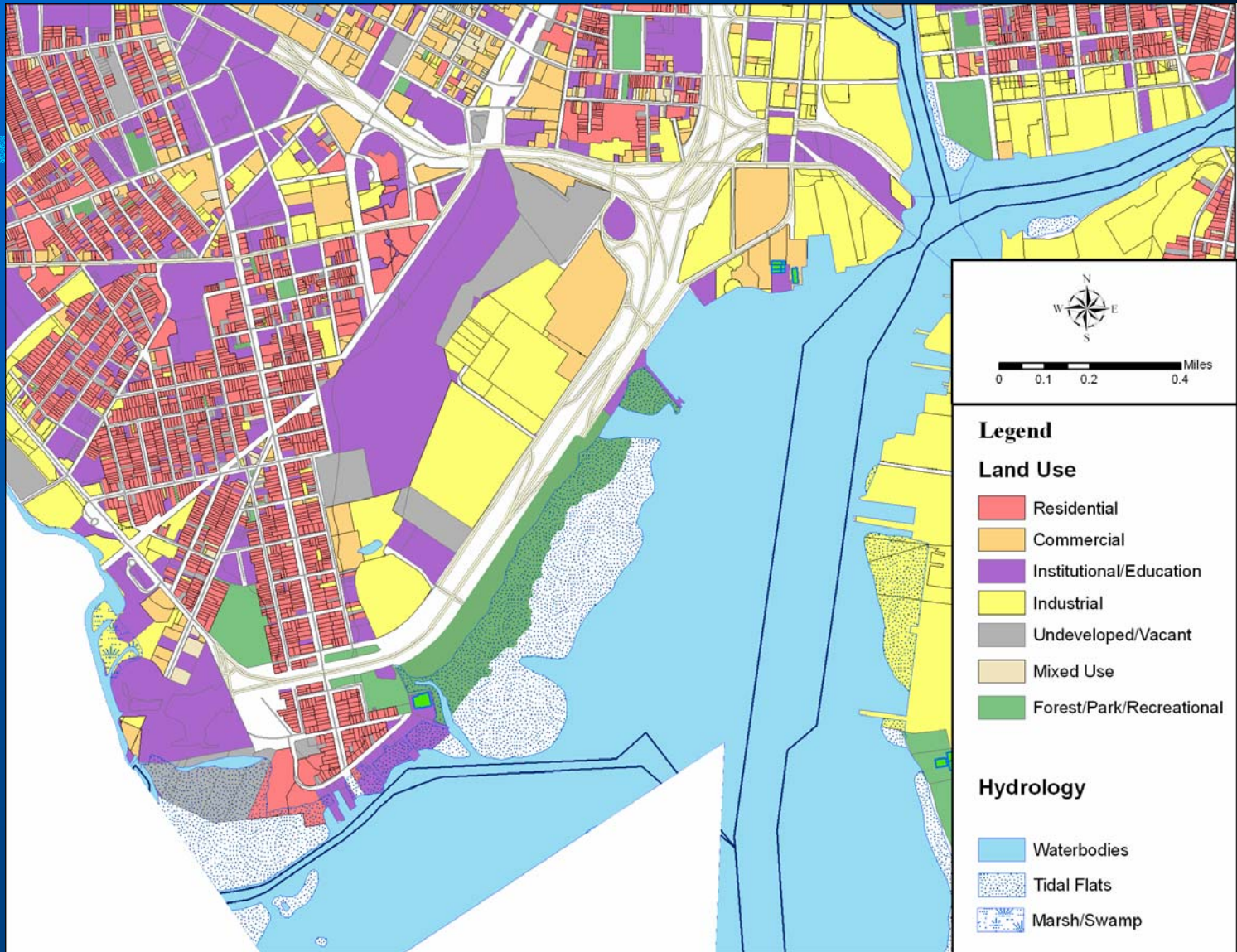
Veterans Memorial Long Wharf Park



Proposed Improvements at Long Wharf



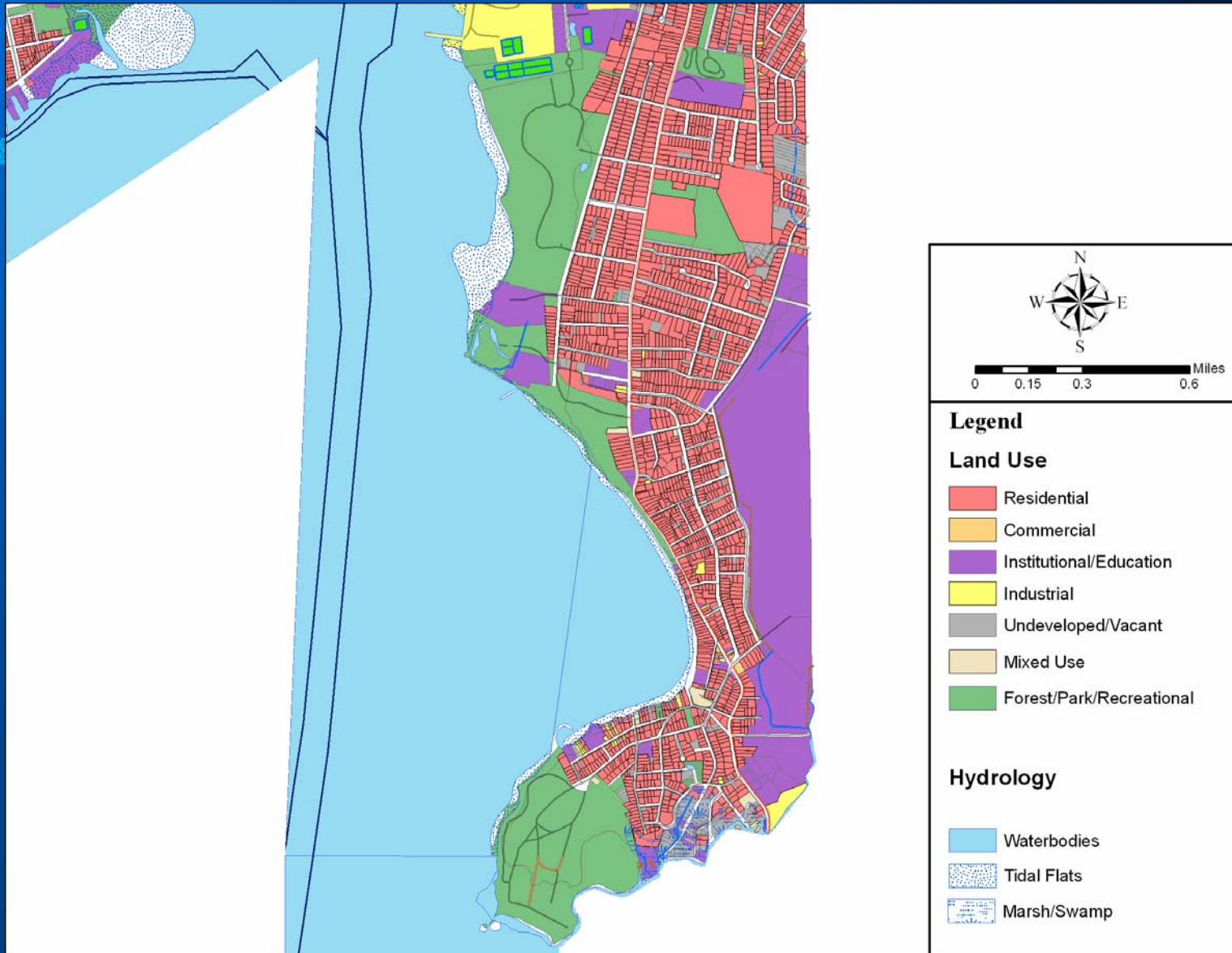
Long Wharf



OBJECTIVES FOR THE UPDATED COASTAL PROGRAM

- Specific objectives may include some or all of the following:
 - Development of subdivision regulations to protect areas such as the Fort Hale neighborhood from inappropriate development;
 - Beach nourishment at East Shore Park and the Pardee Seawall;

East Shore



Pardee Seawall & East Shore Park



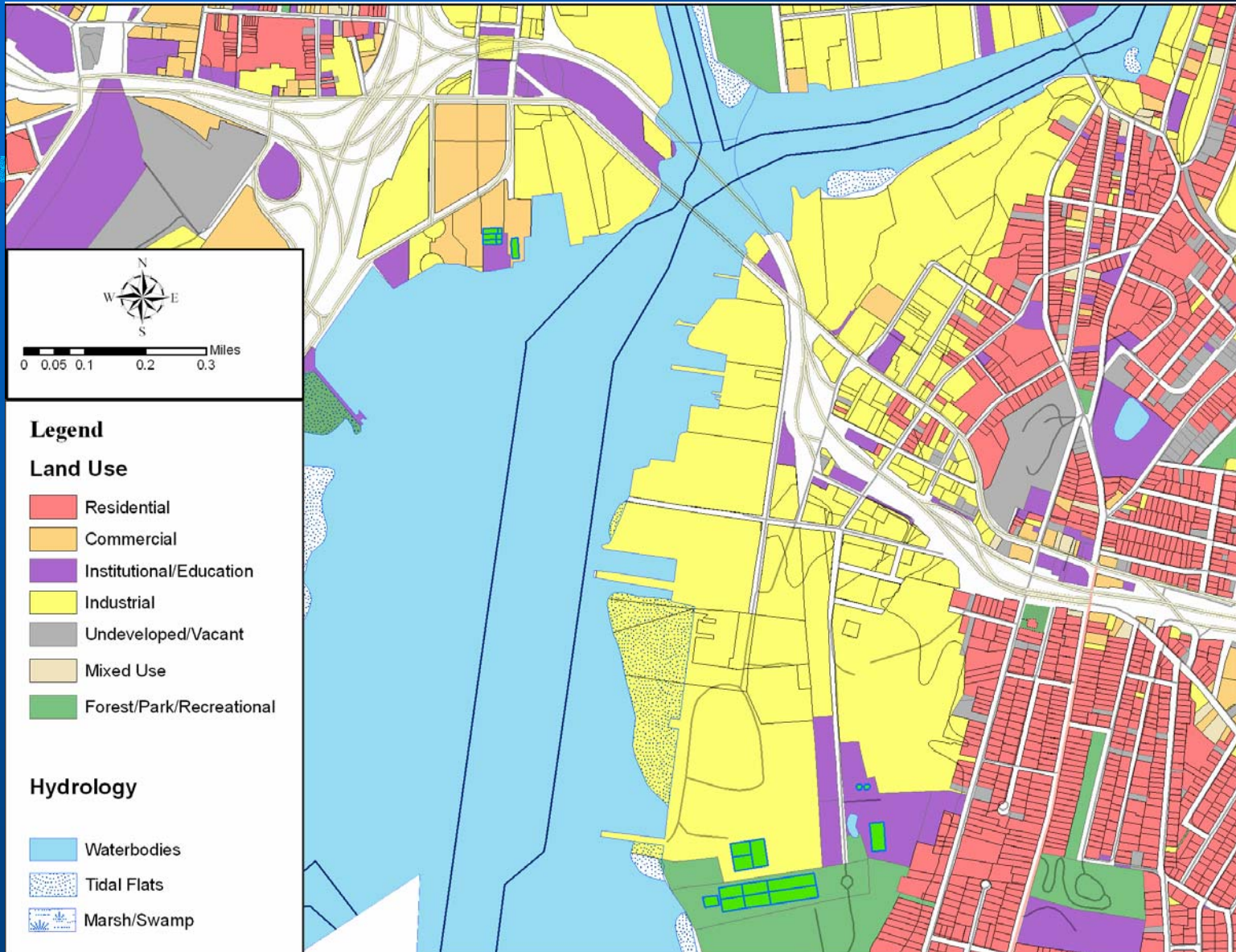
OBJECTIVES FOR THE UPDATED COASTAL PROGRAM

- Specific objectives may include some or all of the following:
 - Relocation of petroleum storage tanks away from the shoreline;

Port District



Port District



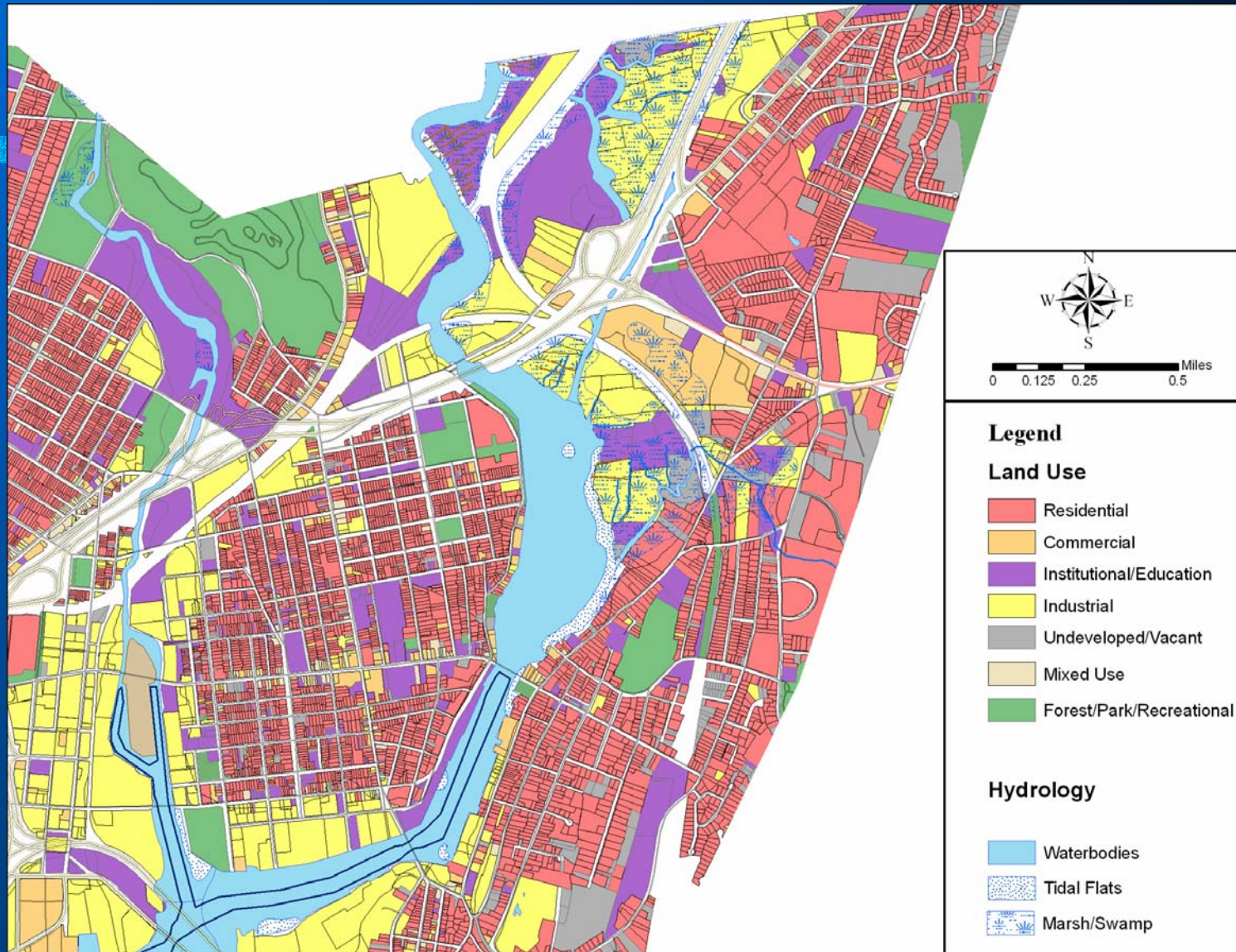
OBJECTIVES FOR THE UPDATED COASTAL PROGRAM

- Specific objectives may include some or all of the following:
 - Conservation of land in the Quinnipiac River estuary to allow for marsh protection and;
 - Rezone land in the Quinnipiac River estuary to protect the area from inappropriate development.

Quinnipiac River Neighborhoods



Quinnipiac Meadows



PRELIMINARY QUESTIONS AND CHALLENGES

- How will the City implement the components of the Program in the Site Plan review process?
- How will conflicts be resolved between coastal access and security?
- The coastal area is so large – Is there a way to streamline the review process?
- The City must be able to defend approvals and denials.
- The City needs a process for making amendments to Zoning Section 55.
- Graphics of the Program need to be improved.

PRELIMINARY QUESTIONS AND CHALLENGES

- Is there a particular staff person or position that should be dedicated to inspections during and after coastal site plan reviews?
- How do other municipalities administer their coastal programs?
- How do other municipalities conduct inspections?
- Needs to be a way to provide public access at residential, non-water dependent projects.
- Program needs a "Progress" section that describes benefits of the Program and examples of successes.
- Should a new type of zoning, "Open Space," be proposed?

PRELIMINARY COMMENTS FROM CITY OFFICIALS AND STAKEHOLDERS

Goals and Objectives for the Coastal Program

- Improve/strengthen public access
- Recommend public access design standards
- Record public access on land records
- Purchase easements and development rights
- Improve water quality and stormwater runoff from sites
- Recommend buffers between water and developments
- Protect and improve view sheds
- Strengthen ties to historic districts
- Assist property owners with erosion control guidelines
- Complete greenway and waterfront park linkages
- Implement open space designation

PRELIMINARY COMMENTS FROM CITY OFFICIALS AND STAKEHOLDERS

Goals and Objectives for the Coastal Program

- Protect Quinnipiac Meadows from development
- Implement monitoring of wetland/water encroachment
- Implement habitat trading/mitigation
- East Shore and Morris Cove flood mitigation
- Steer proper economic development into coastal zone
- Monitor Port Authority development
- Monitor and encourage Mill River redevelopment
- Monitor and encourage River Street redevelopment
- Acknowledge existing "nonconforming" land uses
- Balance existing uses/new owners/proposed uses

PRELIMINARY COMMENTS FROM CITY OFFICIALS AND STAKEHOLDERS

Recommendations for Site Plan Review

- Improve application materials and forms
- Expand public participation in plan review
- Conduct 5-year reviews of permits and projects
- Implement a streamlined review for "no impact" (distant) projects

PRELIMINARY COMMENTS FROM CITY OFFICIALS AND STAKEHOLDERS

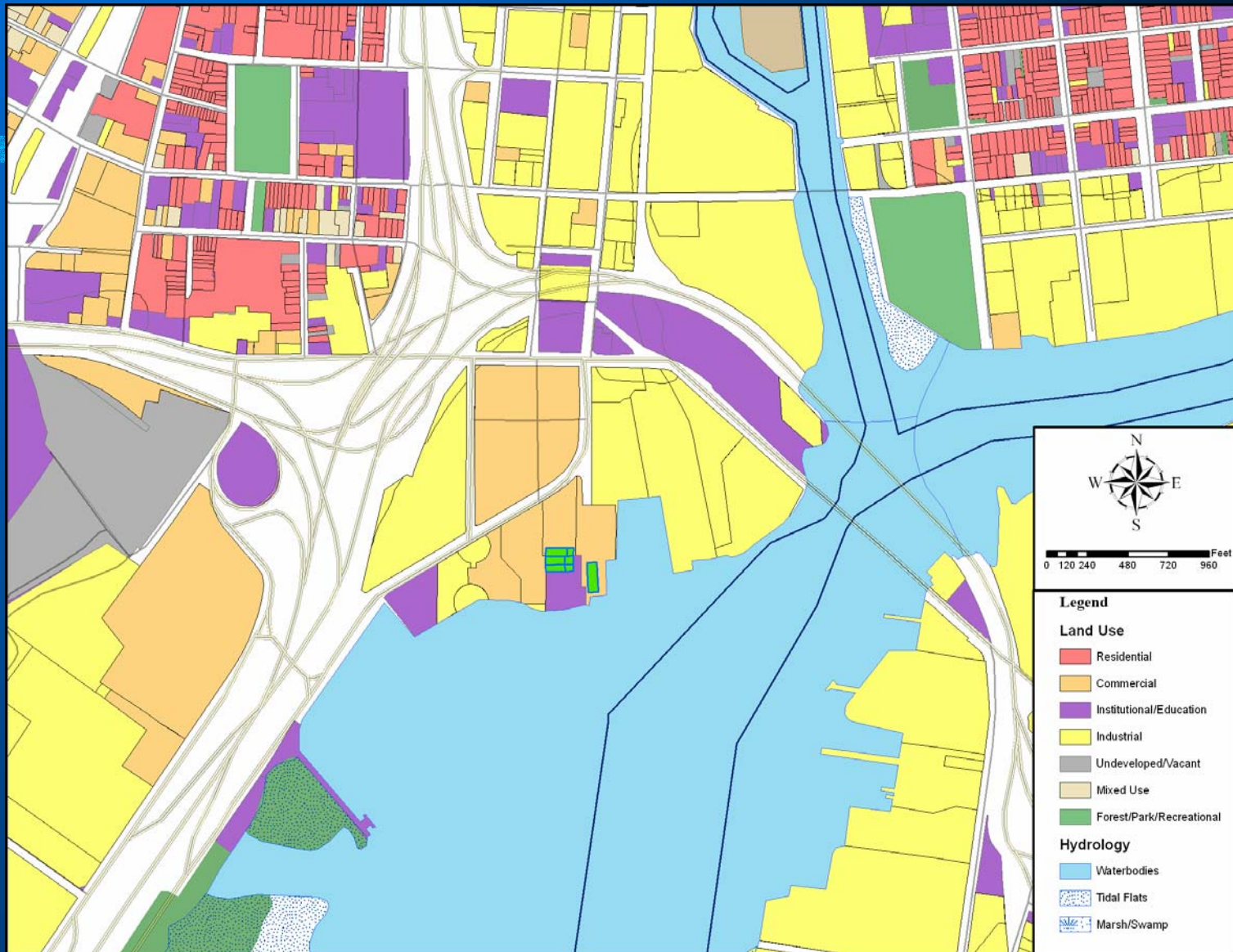
Recommendations for City Property

- East Shore and Morris Cove flood mitigation
- Improve erosion control on City land
- Dover Beach improvements
- Bayview Park improvements

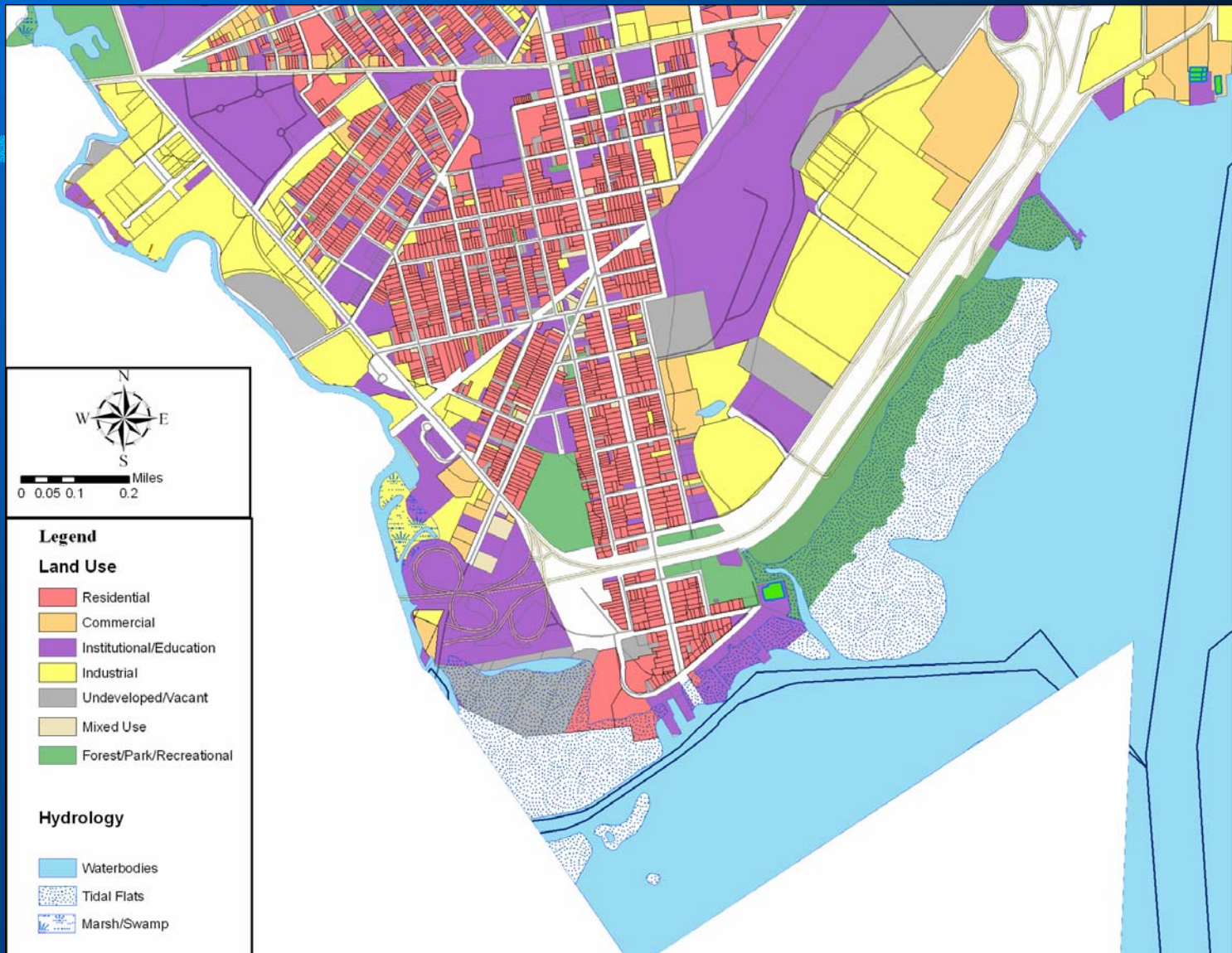
QUESTIONS AND COMMENTS

THANK YOU !

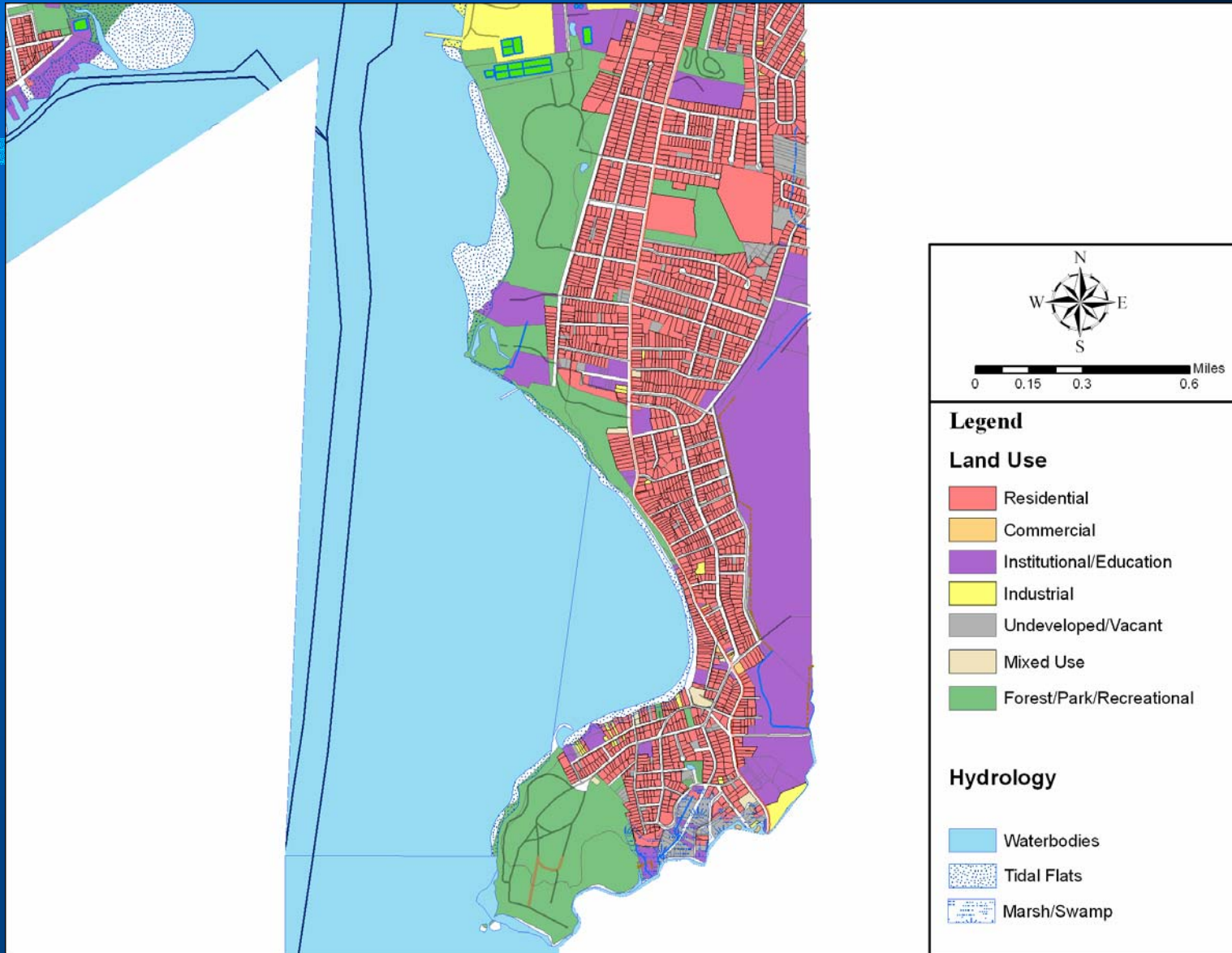
Canal / Belle Dock -- Land Use



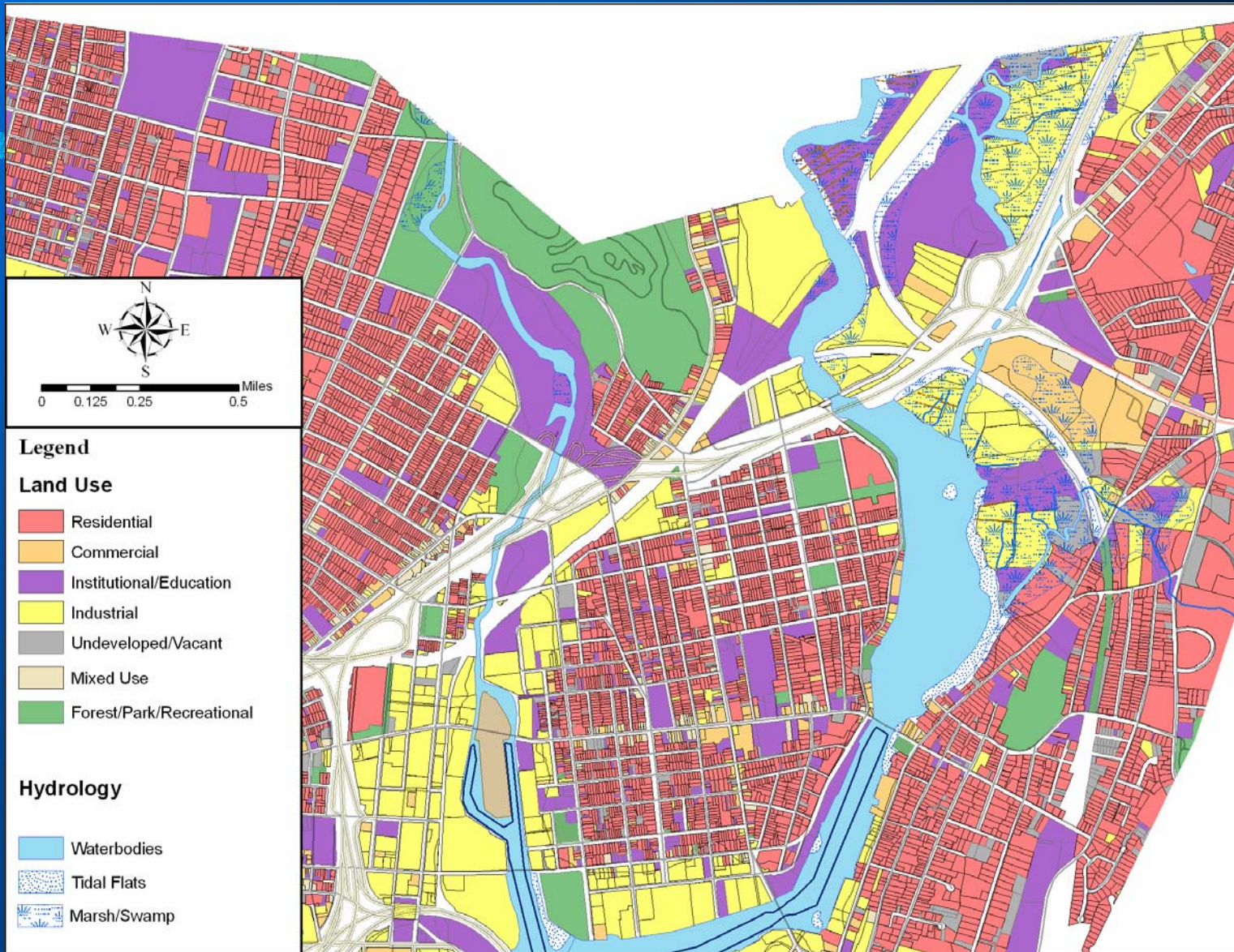
City Point -- Land Use



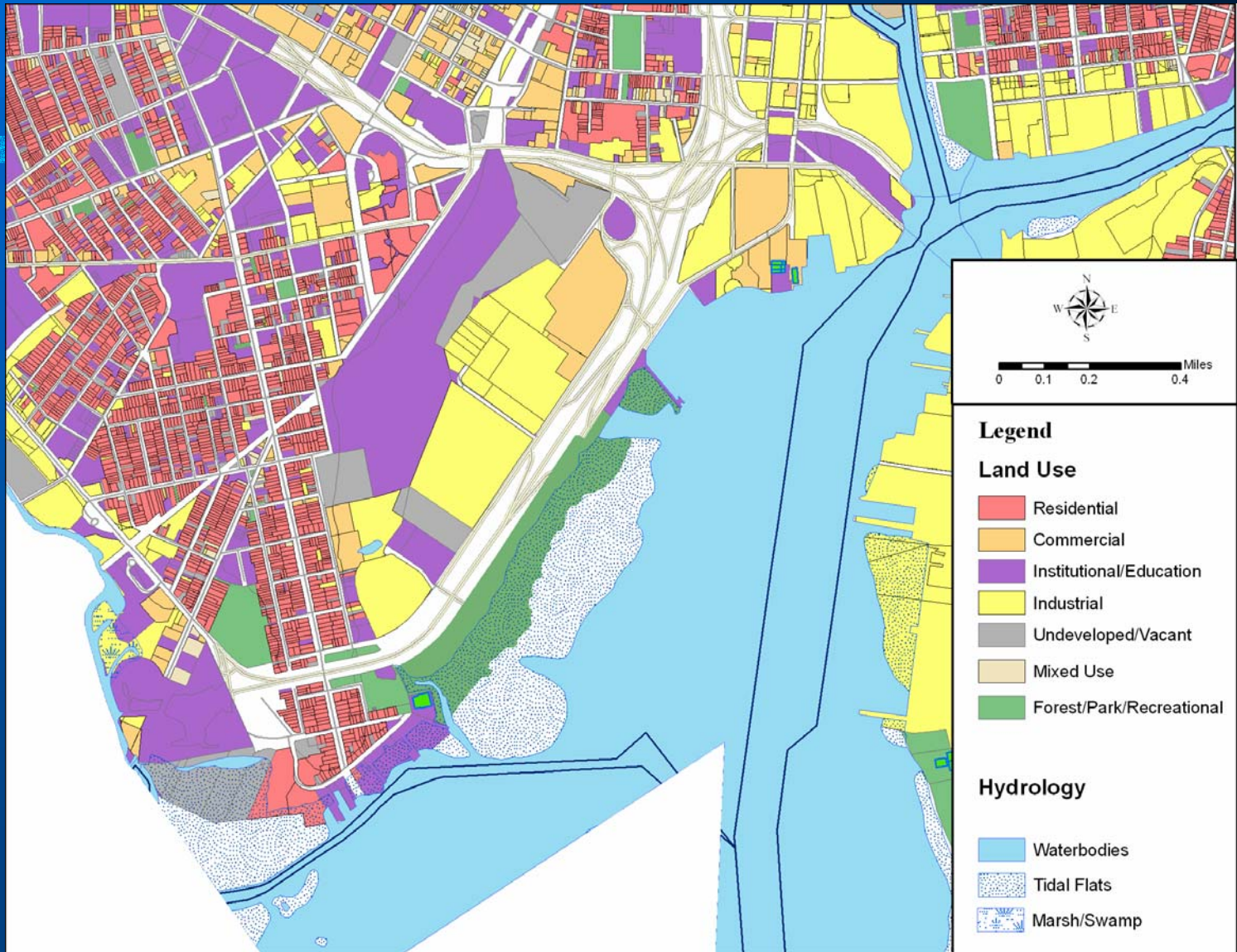
East Shore -- Land Use



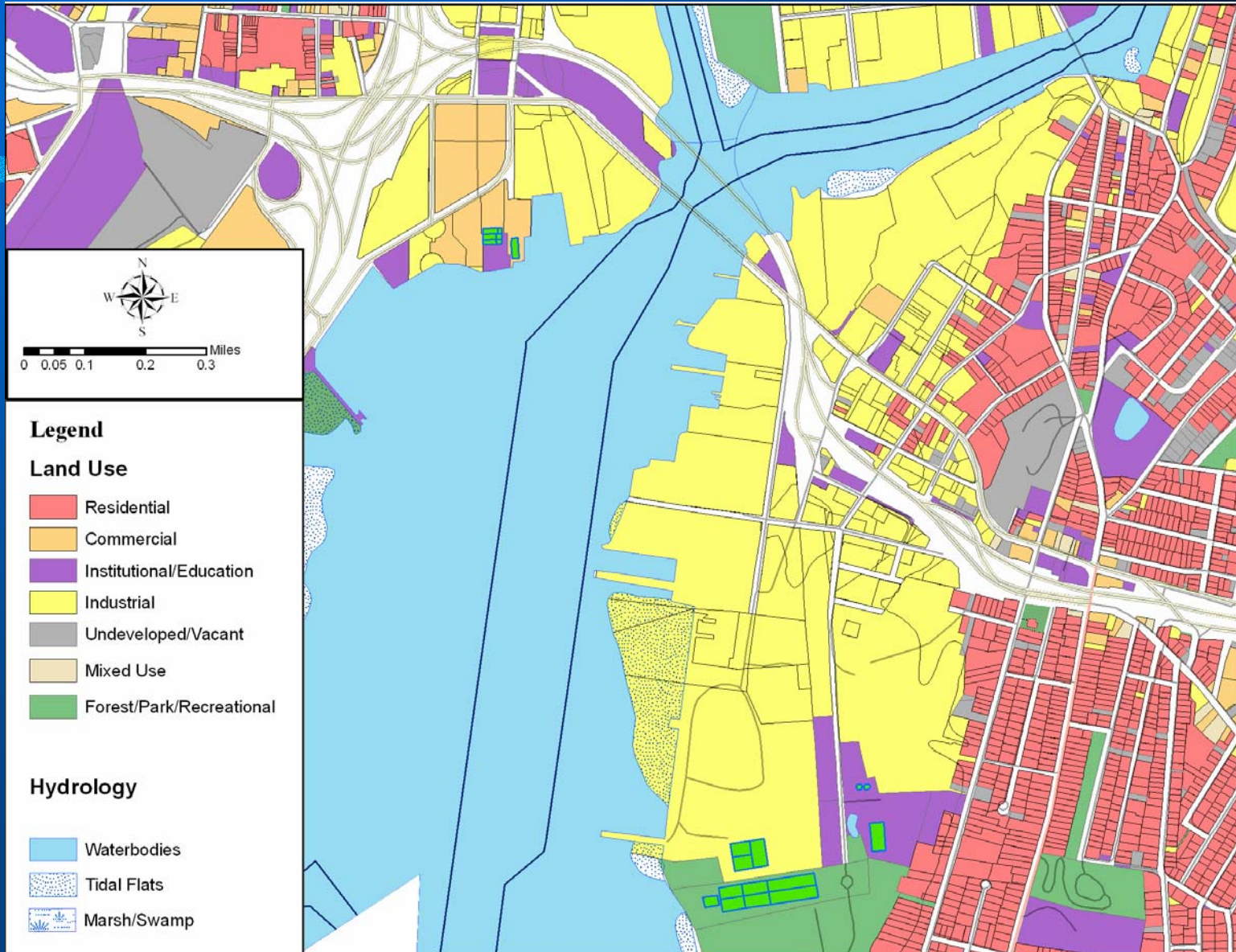
Fair Haven and Mill River -- Land Use



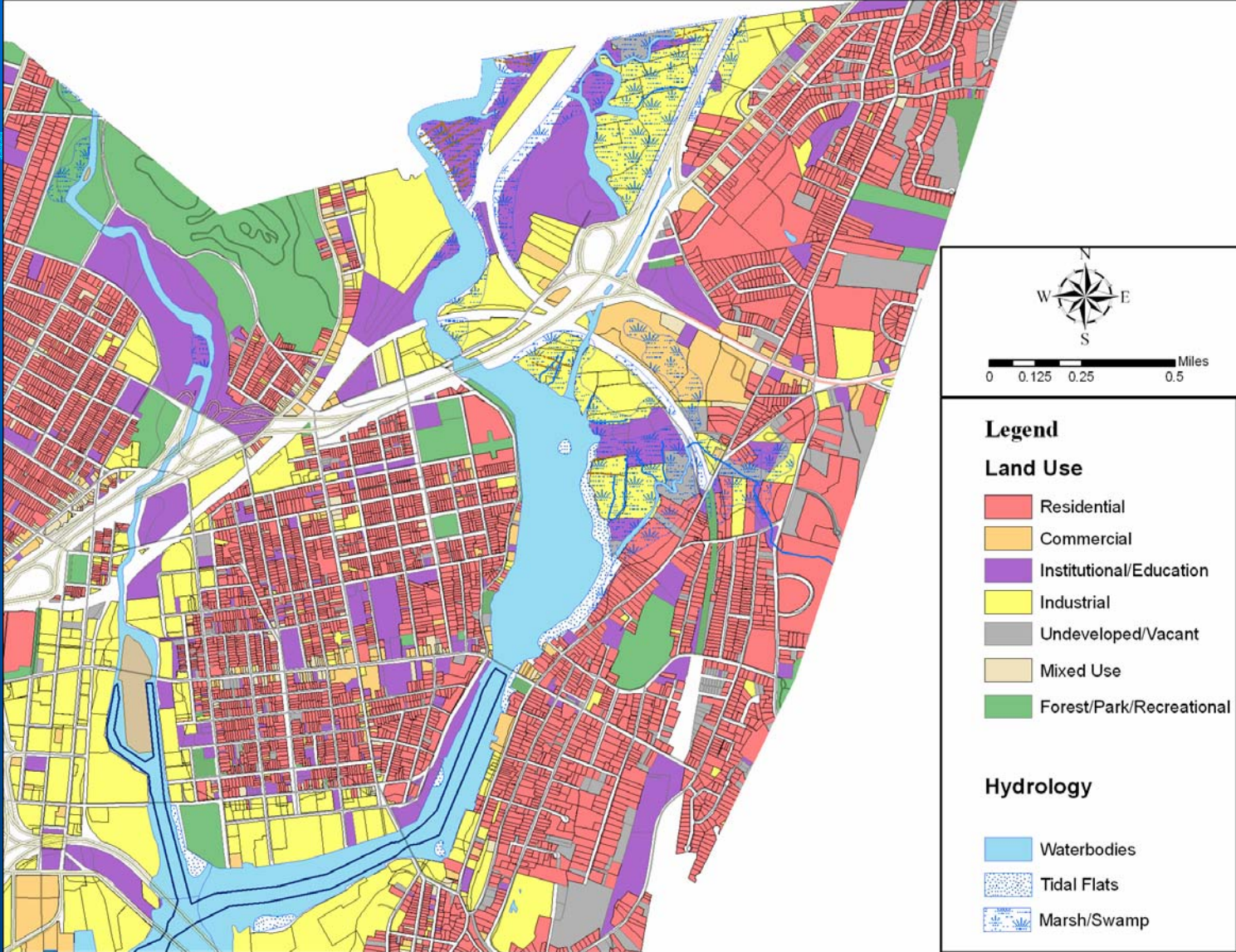
Long Wharf -- Land Use



Port District -- Land Use



Quinnipiac Meadows -- Land Use



West River -- Land Use

