

# TOWN OF WETHERSFIELD



## HARBOR MANAGEMENT PLAN

SEPTEMBER 14, 2012  
REVISED 11/2015

## FORWARD

After its brief 19<sup>th</sup> century heyday as a trading center, the Town of Wethersfield became a sleepy village once more, changing little until the currents of industrialization and suburbanization made it a bedroom community for the city of Hartford. For generations, its rich history including the largest historic district in the State, placid Cove, and wetlands, has defined the image and character of the town.

But as the historic Town of Wethersfield enters the twenty-first century, its scenic Wethersfield Cove and riverscape and quality of life have been rediscovered as a waterfront destination. The Town and its charming setting has become a popular spot for recreation and tourism. It has become a premier destination for tourists to the largest historic district in Connecticut. Visitors arrive by tour boats, (when water depth permits) and private vessels. Tourism is also an important revenue source for our Town.

The new found popularity, the revitalized Wethersfield Cove Yacht Club, and resurgence of recreational fishing, are reflected in increased pressures for waterfront facility development and boating opportunities. They pose a number of challenges to Wethersfield's coastal management. The most challenging have been improving the water quality, demand for a new modern dock system, increased permanent mooring capacity, organized mooring field, and maintenance of the entrance channel to the Cove as a navigable waterway serving the increasing number of boaters. The popularity of canoes and kayaks has boomed in Wethersfield aided in part by the canoe and kayak accessibility to the Connecticut River. This popularity has led to calls for additional paddle-craft access points. The increasing level of motorized marine traffic has led to increased demand for dock space and a dock and boat launch ramp that is accessible during the frequent high water conditions. The Harbormaster has emphasized the need for the Town to install a new dock system and boat ramp and dredge the channel. Increased boating traffic of all types has given rise to numerous use conflict issues, ranging from complaints of personal watercraft zooming around the Cove to fishermen interfering with boaters and beachgoers. All of these issues reflect the challenges Wethersfield must face in managing its future in the face of rapid change.

The Harbor Management Commission, in cooperation with other town agencies and citizens groups, has undertaken the development of a Harbor Management Plan. Once this document is approved, the Commission will submit it to the Department of Energy & Environmental Protection (DEEP) for formal approval and finally to the Wethersfield Town Council for final approval by adoption of the enacting ordinance.

## TABLE OF CONTENTS

	Page #
I. EXISTING CONDITIONS	
A. Physical Setting	3
B. History	3
C. Land Use	4
D. Water Use	4
E. Jurisdictions	4
F. Harbor Management Issues	4
II. GOALS	
A. Harbor Management Goals	5
III. POLICIES	
A. Harbor Administration	6
1. Local Plan Review	6
2. Harbor Management Funding	6
3. Harbormaster Duties	6
4. Boating Safety and Traffic	6
5. Live Aboards	7
6. Town Facilities	7
B. Water Use Plan	7
1. Preservation of Resources	7
2. Structures	7
3. Restrictions	8
4. Public Access	8
C. Transient Anchorage Plan	8
1. Designated Anchorage	8
2. Transient Anchorage Use	8
D. Mooring Plan	8
1. Mooring Field Location	8
2. Mooring Grids	8
3. Mooring Grid Administration	9
4. Minimum Mooring Tackle Specifications	9
IV. VARIANCE PROCEDURE	10
V. APPENDICES	10
A. Harbor Management Area Map	
B. Waterfront and Nearby Land Uses Map	
C. Zoning Map of Waterfront and Nearby Land Uses	
D. Water Use Map	
E. Detailed Water Use Map and Mooring Layout	
F. Chart of Waterway	

## Wethersfield Harbor Management Plan

### I. Existing Conditions: Town of Wethersfield

#### A. Physical Setting

The Harbor Management Commission shall have jurisdiction within the area located in or contiguous to, the waters of the Town as delineated by the jurisdiction of the Town of Wethersfield and bounded by the projection of the boundary line of neighboring towns. This area includes the tidal and intertidal waters below the mean high water line within the territorial limits of the Town including the Wethersfield Cove, the channel to the Connecticut River and the Connecticut River within Town boundaries. This area of jurisdiction – the Town’s “Harbor Management Area” (HMA) – is bounded on the north by the City of Hartford and on the east by the centerline of the Connecticut River. It is delineated on *Appendix A*. The channel was dredged to a minimum depth of six feet in 1986, but gradually fills and shoals. It consistently shoals at the south entrance marker and at the west end of the channel. Some bank erosion exists along the north shore of the channel. The Cove includes a dredged anchorage/mooring area of 30 acres that was dredged to a minimum depth of six feet and an average depth of approximately eleven feet. There is some sedimentation in the north end of the Cove where the flats are expanding southward. The water quality currently prohibits swimming. The entire area is subject to frequent flooding particularly during spring and fall. The 100 year flood boundary is shown on *Appendix B*.

#### B. History

Wethersfield was first founded in 1634 when the pilgrims ventured south to warmer climates and fertile soil along the Connecticut River. The Connecticut River was integral to the development of Wethersfield’s prosperity and growth as a town. The river was far too shallow for large trading vessels to sail above Wethersfield, making the town the farthest shipping port into interior Connecticut. In 1649 Thomas Deming built the first Connecticut Colony’s vessel, the Tryall, in today’s Cove. Goods from the West Indies, Britain, Portugal, the Mediterranean, Ireland, South America and the northeastern ports of Boston and New York were all being exchanged at Wethersfield. Six warehouses lined the bank of the river ready to store goods for trade. Wethersfield was a bustling shipping center; not only was the trade beneficial to merchants, but also local farmers were able to sell to faraway places items such as wheat, Indian corn, peas, rye, wool, flax, flaxseed, hemp, salt beef, salt pork, ship bread, barley, apple cider, cornmeal, flour and, of course, onions. During the flood of 1692 the deep water shipping port was transformed into a Cove. The Cove, as it is now today, became obsolete for commerce and was transformed into a place of recreation.

The waterfront environment has an overall positive effect on the town’s character and quality of life and is a source of income to the Town of Wethersfield. The Town has 20 (with room for an additional 51), Town-maintained moorings that are rented by the season. The Town also maintains a boat launch ramp and sells approximately 100 seasonal and 800 daily launch permits. Some important concerns are associated with current and future conditions in and near the Wethersfield Cove and Connecticut River. The major concerns regard boating safety, water quality, protection of wetlands, public water access, dredging, and management responsibilities. In response to these challenges, the Town of Wethersfield has established a Harbor Management Commission. The Harbor Management Commission is authorized to exercise all the powers and duties conferred on such a commission by the State Legislature through the passage of the Connecticut Harbor Management Act of 1984 and any subsequent changes enacted by the State Legislature and the Wethersfield Town Council.

### C. Land Use

The Wethersfield Cove is bordered on the north and northeast by undeveloped flood plain and includes a wildlife preserve in the City of Hartford. The southeast, south and southwest section is bordered by parkland owned and maintained by the Town of Wethersfield. The west section is bordered by historical preservation lands that are primarily residential, private property and include the Wethersfield Cove Yacht Club. The remaining area within the Commission's jurisdiction is bordered primarily by undeveloped flood plain southward along the Connecticut River, but does include an office park (light industry) and agricultural land that is used by local farmers. The approved land uses in the harbor management area are shown on the zoning map designated as *Appendix C*.

### D. Water Use

The water use areas of Wethersfield Cove include an entrance channel with aids to navigation maintained by the US Coast Guard, and a mooring and anchorage area designated as Federal waters, regulated and maintained by the US Army Corps of Engineers. The Cove water use areas also include tidal and intertidal flats in the northern section, areas for fishing, as well as unrestricted navigable waters. The Cove waters are enhanced by a dock system, a boat launch ramp, and moorings maintained by the Town of Wethersfield. The Cove also has a dock system and moorings owned and maintained by the Wethersfield Cove Yacht Club. Both Town and Yacht Club facilities are maintained under the jurisdiction of the Harbormasters. Water use areas are delineated on the map designated as *Appendix D*.

### E. Jurisdictions

The following federal, state, regional, and local agencies have various authorities and purview over issues as outlined herein.

1. Federal
  - a. U. S. Army Corps of Engineers
  - b. U. S. Coast Guard
2. State
  - a. Department of Energy & Environmental Protection
  - b. Department of Transportation
  - c. Department of Public Health
3. Regional
  - a. Metropolitan District Commission
  - b. Central Connecticut Health District
4. Local
  - a. Town Council
  - b. Police Department – Marine Unit
  - c. Fire Department
  - d. Harbor Management Commission
  - e. Parks & Recreation Department
  - f. Inland Wetlands & Watercourses Commission
  - g. Historic District Commission
  - h. Planning and Zoning Commission
  - i. Zoning Board of Appeals

### F. Harbor Management Issues

1. Need to assure safe operation of all vessels within the harbor.
2. Need to maintain and enhance consistently accessible public and private marina space and boat launch areas.

3. Need to maintain and enhance adequate navigable water depth and width in the entrance channel from the river into and including the anchorage area.
4. Need to maintain and enhance efficient utilization and arrangement of moorings within the anchorage area.
5. Need to maintain and enhance safe harbor and shore access for transient vessels.
6. Need to manage appropriate restrictions on water uses and users in order to minimize conflict between competing activities.
7. Need to maintain and improve coordination of harbor information and activity among agencies, commissions, and departments with interests in the use and regulation of the water and waterfront.
8. Need to provide pump out facilities.
9. Need to maintain and enhance protection of coastal property from damage caused by periodic flooding.
10. Need to maintain and enhance protection of Wethersfield's wetlands.
11. Need to maintain and enhance protection of wildlife areas.
12. Need to maintain and enhance flood plain storage capacity.
13. Need to address storm water impacts on water quality.
14. Need to monitor and promote sewage treatment plant improvements and maintenance.
15. Need to continually acknowledge and support the Wethersfield Cove Yacht Club as an integral part of the Cove's history and use.

## II. Goals

### A. Harbor Management Goals

1. Regulate the use of the harbor to resolve conflicts between harbor uses, in a manner which provides for the safe, orderly and efficient use of the water and waterfront.
2. Provide for water dependent uses in suitable areas.
3. Respond to the increasing demand for coastal recreational opportunities by:
  - a. Giving highest priority and preference to water dependent uses in suitable waterfront locations.
  - b. Encouraging the development of marine recreational facilities including pump-out equipment.
  - c. Pursuing opportunities for improving public access including non motorized watercraft.
4. Provide for the maintenance and enhancement of Wethersfield's existing (Federal) navigation channels, and anchorages.
5. Provide for the efficient and equitable distribution of public, commercial and private moorings.
6. Provide adequate anchorage, mooring, and dockage for the public and sufficient anchorage with shore access for transient boaters so that the harbor is open to all on an equitable basis.
7. Provide for public utilization and enjoyment of the waterfront by preserving Wethersfield's historic maritime character and by encouraging maritime uses which create additional opportunities for public access.
8. Recognize the importance, both historically and economically, of the town's tourism industry and take appropriate measures to ensure its growth and continued viability.
9. Provide unobstructed access to (Federal) navigation channels, anchorages and harbor facilities
10. Encourage non-structural solutions to flood and erosion problems except in those instances where structural alternatives, (e.g. groins, sea walls, revetments) prove unavoidable and necessary to protect existing inhabited structures (built prior to 1980), roads, sewer and water lines, other utilities, or water dependent uses.
11. Protect Wethersfield's tidal wetlands from further degradation.
12. Maintain the value of the wildlife habitat and Wethersfield's recreational open space.
13. Improve water quality in the harbor.
14. Improve existing waterfront facilities, as needed.



### III. Policies

To implement the goals presented in Section II.A, the following items are included as part of the Wethersfield Harbor Management Plan: a harbor administration plan, a water use plan, a transient anchorage plan, and a mooring plan. All regulatory decisions by state and municipal officials shall be consistent with the recommendations of the Harbor Management Plan unless such official shows cause why a different action should be taken.

#### A. Harbor Administration Plan

In order to meet its stated objectives, the Commission will function within an administrative framework regulated by municipal ordinance and enforced by the Harbormaster or his or her designee and town staff as appropriate. The Harbor Management Plan proposes the following administrative framework:

##### 1. Local Plan Review

- a. A procedure will be established for the Harbor Management Commission to receive and review plans of any pending proposals for real property in, on, or contiguous to Wethersfield Cove and Harbor Management Commission jurisdiction areas that are presented to the Planning and Zoning Commission, the Zoning Board of Appeals, the Inland Wetland & Watercourses Commission, and the Historic District Commission.
- b. The plans will be reviewed in a timely fashion at regularly scheduled meetings of the Harbor Management Commission. All meetings shall be open to the public. The Commission shall determine the consistency of each proposal with the Harbor Management Plan and make its recommendation to the primary reviewing agency.

##### 2. Harbor Management Funding

The Wethersfield Town Council has previously established the Cove Park Preservation Fund under Chapter 44, Sections 1 through 4 of the Town of Wethersfield Code Book. This fund was set up for purposes relating to the study, improvement and benefit of the water quality and natural habitat of the Wethersfield Cove Park and also relating to the construction, repair and replacement of physical structures used for recreational purposes at the Wethersfield Cove Park. This fund was established in 1998. The Cove Park Preservation Fund will provide for the costs associated with administering the Harbor Management Plan.

##### 3. Harbormaster Duties

The Wethersfield Harbormasters shall assume the following duties in addition to those existing powers and duties outlined in accordance with Sections 22a-113k, 113r, and 113s of the Harbor Management Act and CGS Section 15-1 et Seq.:

- a. Act as a non-voting, ex-officio member of the Harbor Management Commission.
- b. In conjunction with the Wethersfield Parks and Recreation Department, issue permits for all moorings.
- c. In conjunction with the Wethersfield Parks and Recreation Department, keep records of the location of all moorings, users and vessels within Wethersfield Cove.
- d. In conjunction with the Wethersfield Parks and Recreation Department, prepare and make available a current waiting list for mooring permits, if demand is greater than the number of moorings available in any given year.
- e. In conjunction with the Wethersfield Parks and Recreation Department, collect mooring permit fees for deposit into the Cove Park Preservation Fund.
- f. Implement any ordinance or provision of the Harbor Management Plan.

##### 4. Boating Safety and Traffic

To assure the safe and efficient movement of vessels in Wethersfield Harbor, in accordance with the Connecticut Boating Statues, a series of rules and regulations are enacted to:

- a. Limit vessel speed and wake to protect other vessels and structures, and to protect the shore from erosive wave action.

- b. Keep channels clear of disabled or anchored vessels.
- c. Enforce, where necessary any and all provisions of, and designations on the water use plan.

5. "Live Aboards"

To preserve Wethersfield Harbor for water dependent uses, it is the policy of the Harbor Management Commission to disallow the principal use of vessels as abodes in the harbor. The intent, however, is not to deny short-term use of vessels for sleeping as a secondary use to the vessels' primary commercial or recreational uses. Accordingly, a regulation is enacted to prohibit the use of vessels within the harbor as abodes, except by permission of the Harbormaster, and only under temporary, extenuating circumstances.

6. Town Facilities

To assure the safe and efficient use of town-owned harbor facilities, in accordance with the Connecticut Boating Statutes, rules and regulations are enacted to regulate the use of the Town boat launch ramp, landing area and the transient anchorage areas. Regulations are enacted for the following purposes:

- a. To prohibit tie-ups to the dock area designated for boat launch drop-off and pick-up.
- b. To prohibit transient vessels from anchoring in the vicinity of the dock area.

B. Water Use Plan

The Wethersfield Water Use Plan represents the Harbor Management Commission's policies for conservation, development and use of Wethersfield Harbor. In accordance with Section 22a-113n of the Harbor Management Act, all state and municipal regulatory decisions within the area of the Harbor Management Commission's jurisdiction shall be consistent with this Harbor Management Plan and its water use plan, unless contrary actions are supported by a "show cause" justification. The water use areas referenced in the Water Use Plan are shown on the map designated as *Appendix D*.

1. Preservation of Resources

The preservation and improvement of significant natural resources in Wethersfield Harbor is consistent with the Connecticut Coastal Management Act and is supported by the Wethersfield Harbor Management Plan.

a. Tidal, freshwater wetlands, intertidal flats and flood plains.

The ecological values of wetland resources for habitat, breeding, nutrient productivity, storm water retention and pollution control are well established. Tidal, freshwater wetlands and intertidal flats, as defined by state statute, are depicted on the water use plan. Consistent with state statutes and regulations, the following state policy applies:

- 1) The priority use for tidal, freshwater wetlands and intertidal flats is preservation.
- 2) Limited uses and structures may receive regulatory approval if the resource impacts minimal and no feasible alternatives exist.

2. Structures

Due to the unusually large area of federally controlled waters relative to the size of the Cove, in order to assure the orderly, safe, and efficient use of designated mooring areas, anchorages, fairways and other navigation areas, the following policies shall apply:

- a. There shall be a 15 foot setback of all new structures from any designated channel, turning basin, fairway, mooring area, or anchorage. Existing structures which extend into the setback area may be subject to periodic removal, if required, for maintenance.
- b. Upon adoption of this plan, no vessel at a dock shall extend into the limits of the channel, fairway, turning basin, mooring or anchorage setbacks.
- c. There shall be a 10 foot minimum setback of new structures from property line extensions into navigable waters where practicable and consistent with OLISP permitting and statutory requirements. This should not, however, be construed to deny a riparian owner's access to navigable waters.



3. Restrictions

To resolve identified conflicts between harbor uses and to promote public safety, the following policies are incorporated into the water use plan:

- a. To prohibit swimming in the designated entrance channels.
- b. To restrict fishing in the areas of the Cove and Cove entrance channel as delineated in *Appendix D*, whereby fishing which interferes with vessel navigation will not be allowed.
- c. To prohibit water skiing in Wethersfield Cove and the channel to the Connecticut River.
- d. To prohibit any vessel from generating a wake within the Cove or entrance channel.
- e. To enforce the six (6) mile per hour speed limit within the Cove entrance channel as regulated by state statute.

4. Public Access

Consistent with the Connecticut Coastal Management Act, public access to Wethersfield Harbor should be preserved and improved together with proposed harbor uses and development.

Accordingly, the following policies shall apply:

- a. No proposed structures or uses shall restrict existing public access, as delineated on the Water Use Map, *Appendix D*.
- b. Plans reviewed by the Harbor Management Commission in accordance with Section 22a-113p of the Harbor Management Act shall be examined for potential impacts to existing or proposed public access. Improved public access that is consistent with the Harbor Management Plan is encouraged. The Harbor Management Commission reserves the right to provide input on any proposal that impacts public access.

C. Transient Anchorage Plan

To assist in the implementation of Goals 1, 2, 3, 4, 6, 7, 8 and 9 in Section II.A, the Town's central dock shall also serve as an access point for the transient anchorage area. This location provides easy pedestrian access to several restaurants, and stores, and other services required by transient boaters.

1. Designated Anchorage

The Wethersfield Harbor Water Use Plan designates areas offshore of this dock facility which shall be reserved for transient vessels and can accommodate approximately 50 such vessels in the 16 to 35 foot range. This area provides approximately -8' MLW depth. Portions of the protected waters are designated for transient vessel use and for emergency shelter. These areas are designated on mooring grid plans A & B, *Appendix E*.

2. Transient Anchorage Use

To assure the equitable and efficient use of the transient anchorage areas, the following policies shall apply:

- a. The transient anchorage is designated for short term use only. Vessels may remain anchored in this area for a period not to exceed seven (7) successive days.
- b. Vessels in all designated transient areas shall be anchored securely and properly.
- c. Operators of transient vessels may go ashore during this period but may not leave the Wethersfield area without notifying the Wethersfield Harbormaster.

D. Mooring Plan

1. Mooring Field Location

The Harbor Management Commission has established and will administer mooring grids in the two areas in Wethersfield Cove which are currently the best protected and which are the most accessible from shore.

2. Mooring Grids

To provide safe mooring without the display of anchor lights, mooring grids A & B have been designated as special anchorage areas and are so identified on nautical charts in accordance with established procedure. Accordingly, mooring grids A & B accompany this text and are incorporated

as *Appendix E*. The number and vessel types designated for each mooring area are based on vessel requirements including length, draft, and maneuvering capabilities. These requirements have been generalized, and the Harbormaster may alter them to suit a particular vessel, as necessary.

a. Mooring Grid A

This area is approximately 14 acres in size and provides room for a total of 34 mooring and anchoring spaces. Of the total spaces, 31 are available for use by transient vessels. Three mooring spaces are designated for use by the Wethersfield Cove Yacht Club, except when demand for mooring space requires use of these spaces for assignment on a first come, first served basis.

b. Mooring Grid B

This area is approximately 15 acres in size and provides room for a total of 51 mooring and anchoring spaces. Of the total spaces, 36 are available for use by transient vessels. Thirteen mooring spaces are designated for use by the Wethersfield Cove Yacht Club, except when demand for mooring space requires use of these spaces for assignment on a first come, first served basis.

3. Mooring Grid Administration

In order to provide for the proper administration of the mooring grids presented in III.D.2, the following administrative procedures will be followed:

- a. Available moorings/mooring spaces shall be allocated each year as determined by the Harbor Management Commission on a “first come –first served” basis regardless of residency. A minimum of ten percent of all mooring areas will be reserved for transient users. Every effort shall be made by the Harbormaster to accommodate specific needs due to draft, beam, length, and available access from the shore. The Harbormaster may revise this allocation as needed.
- b. Mooring permits are for a one year period and must be renewed annually. An annual fee shall be charged for each mooring and shall be collected prior to the issuance of a mooring permit. The fees are published and are available in the office of the Parks and Recreation Department.
- c. All owner-set (installed) moorings are to be located in assigned locations on the mooring grids. The Harbormaster or his or her designee will inspect moorings before placement and issue an annual permit after determining that a mooring has been properly located upon the mooring grid.
- d. In accordance with Section 22a-113r of the Connecticut General Statutes, the Harbormaster will keep records of users, vessels, and locations of each mooring. The Harbormaster, in conjunction with the Wethersfield Parks and Recreation Department, shall keep a current waiting list available for public inspection.
- e. During periods of high water and severe storm conditions, a number of available mooring spaces/moorings, not to exceed the number of slips at the Wethersfield Cove Yacht Club dock, shall be available in Grids A & B, or elsewhere, for temporary use by Wethersfield Cove Yacht Club members who must vacate slips.
- f. Minimum mooring tackle specifications are required to avoid mooring failure and are presented in Section III.D.4. Mooring permits are subject to utilization of secure tackle as determined by the Harbormaster.

4. Minimum Mooring Tackle Specifications.

Utilization of proper tackle is necessary to secure vessels adequately at their moorings. Storm, wind, waves, tides, currents, and wash must be considered when selecting appropriate hardware. Therefore, the Harbor Management Commission requires the following minimum standards for tackle to secure vessels adequately in the Wethersfield area. The Town of Wethersfield assumes no liability for personal injury or property damage which results from the utilization of any tackle which meets or exceeds these recommendations.

a. Mooring tackle should meet the following minimum standards:

Registered Boat Length (Feet)	Mushroom Anchor (Pounds)	Bottom Chain (Inches)	Top Chain (Inches)	Nylon/ Dacron Line (Inches)	Stainless Steel Wire (Inches)
Under 19	50	5/16	1/4	5/8	1/4
20-25	75	3/8	1/4	5/8	1/4
26-35	100	1/2	1/4	5/8	1/4
Over 35	200	5/8	5/16	3/4	3/8

- b. The maximum length of the pennant should be two and one-half times the distance from the bow chock to the water plus the distance from the bow chock to the mooring cleat or post.
- c. All pennant lines running through a chock or any other object where chafing may occur should have adequate chafe guards.
- d. All shackles, swivels and other hardware used in the mooring hookup should be proportional in size to the chain used.
- e. All shackles should be properly seized.
- f. It is recommended that the pennant be spliced or shackled into the bitter end of the top chain below the buoy so the strain is not carried by the buoy. The use of a second pennant and anchor in heavy weather is encouraged.
- g. Only mushroom and helix anchors will be acceptable on permanent moorings.
- h. In non-grid areas, the minimum distance between any two moored vessels should be 1.25 times the total mooring scope plus the length of the larger vessel.

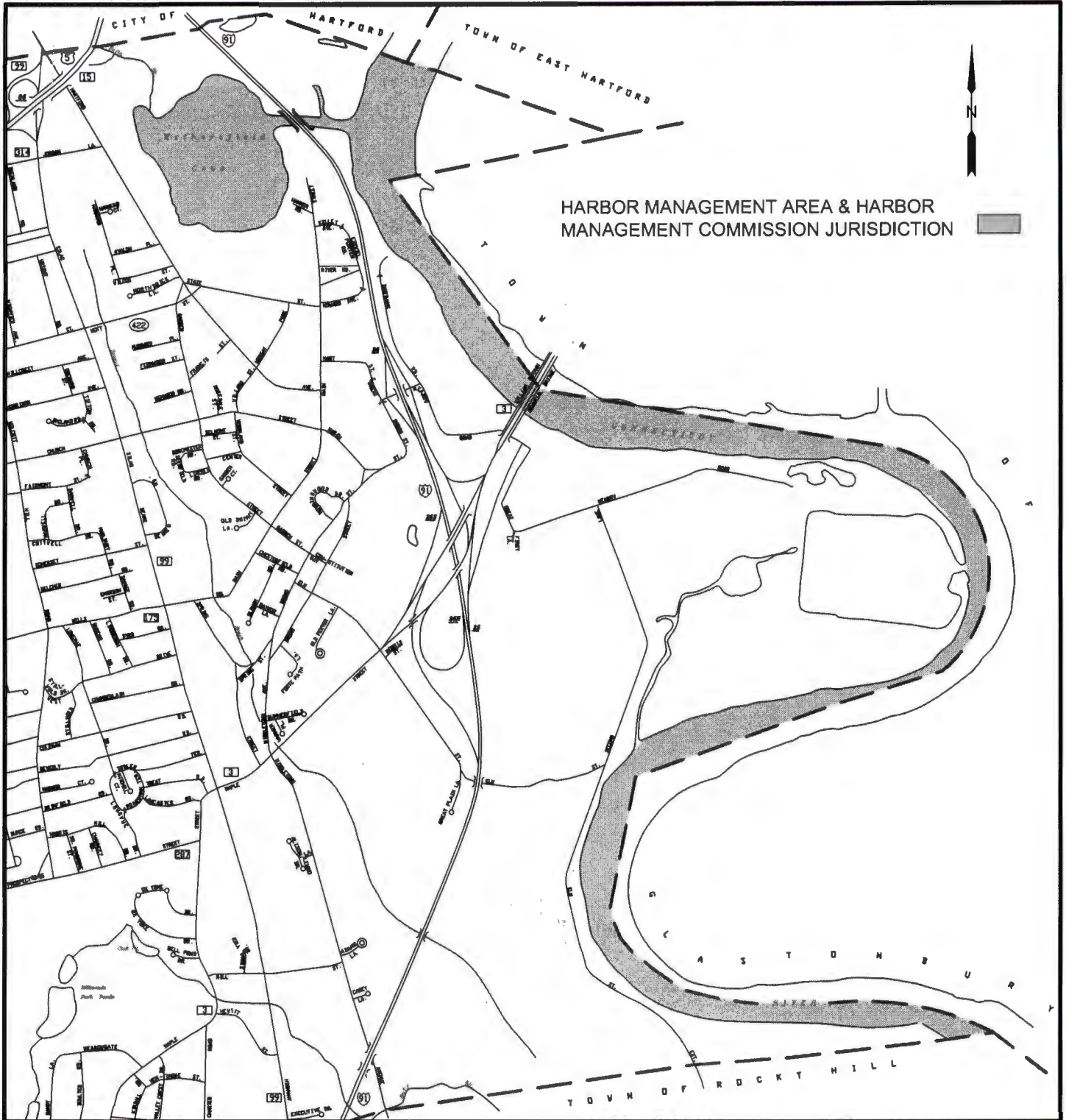
#### IV. Variance Procedure

When reviewing an application for a state or local permit to conduct activities affecting the riverfront or waters of Wethersfield, The Harbor Management Commission may consider recommending a variance from any of the above standards. Variances shall only be in cases where the variance is necessary to improve public access, protect public safety, avoid significant adverse environmental impact, or avoid significant and unusual hardship to a property owner. If the Commission finds that a variance request is justified, it will transmit such recommendation to the appropriate permitting authority.

#### V. Appendices

- A. Harbor Management Area Map
- B. Waterfront and Nearby Land Uses Map
- C. Zoning Map of Waterfront and Nearby Land Uses
- D. Water Use Map
- E. Detailed Water Use Map and Mooring Layout
- F. Chart of Waterway





# TOWN OF WETHERSFIELD

## WETHERSFIELD HARBOR MANAGEMENT AREA - APPENDIX A

ENGINEERING DIVISION

WETHERSFIELD COVE PARK

DATE: JUNE, 2011  
REV. DEC., 2011

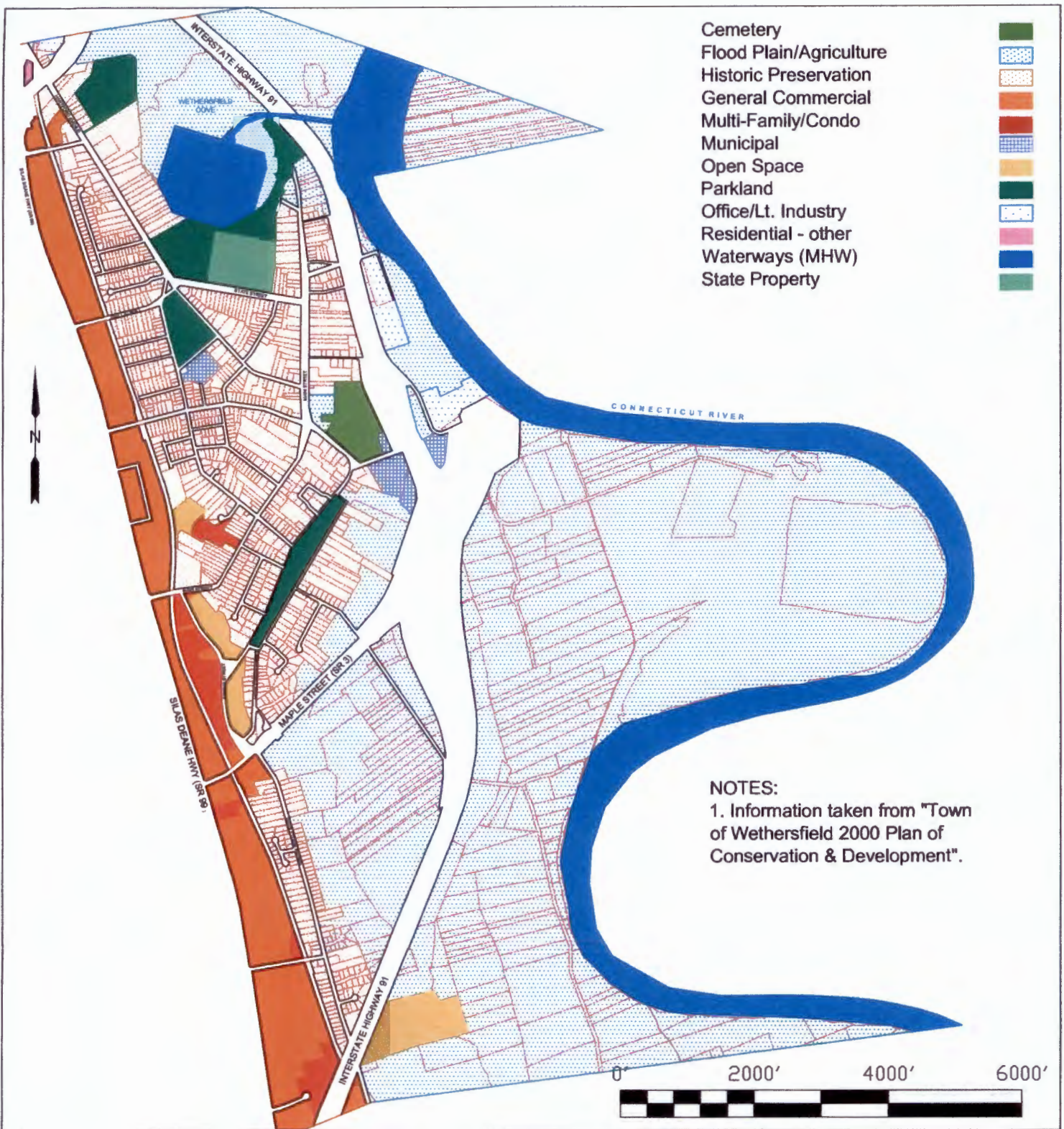
SCALE:  
1" = 2000'

DRAWN BY: CZ  
CHECKED BY: MJT

FILE Q:\PROJECTS\PARKS\COVE\COVE  
PARK\HARBOR MANAGEMENT\  
HARBOR MANAGEMENT PLAN 2011.DWG

DRAWING No.  
1 of 1





# TOWN OF WETHERSFIELD

## WETHERSFIELD COVE PARK LAND USE MAP - APPENDIX B

ENGINEERING DIVISION

WETHERSFIELD COVE PARK

DATE:  
JUNE, 2011

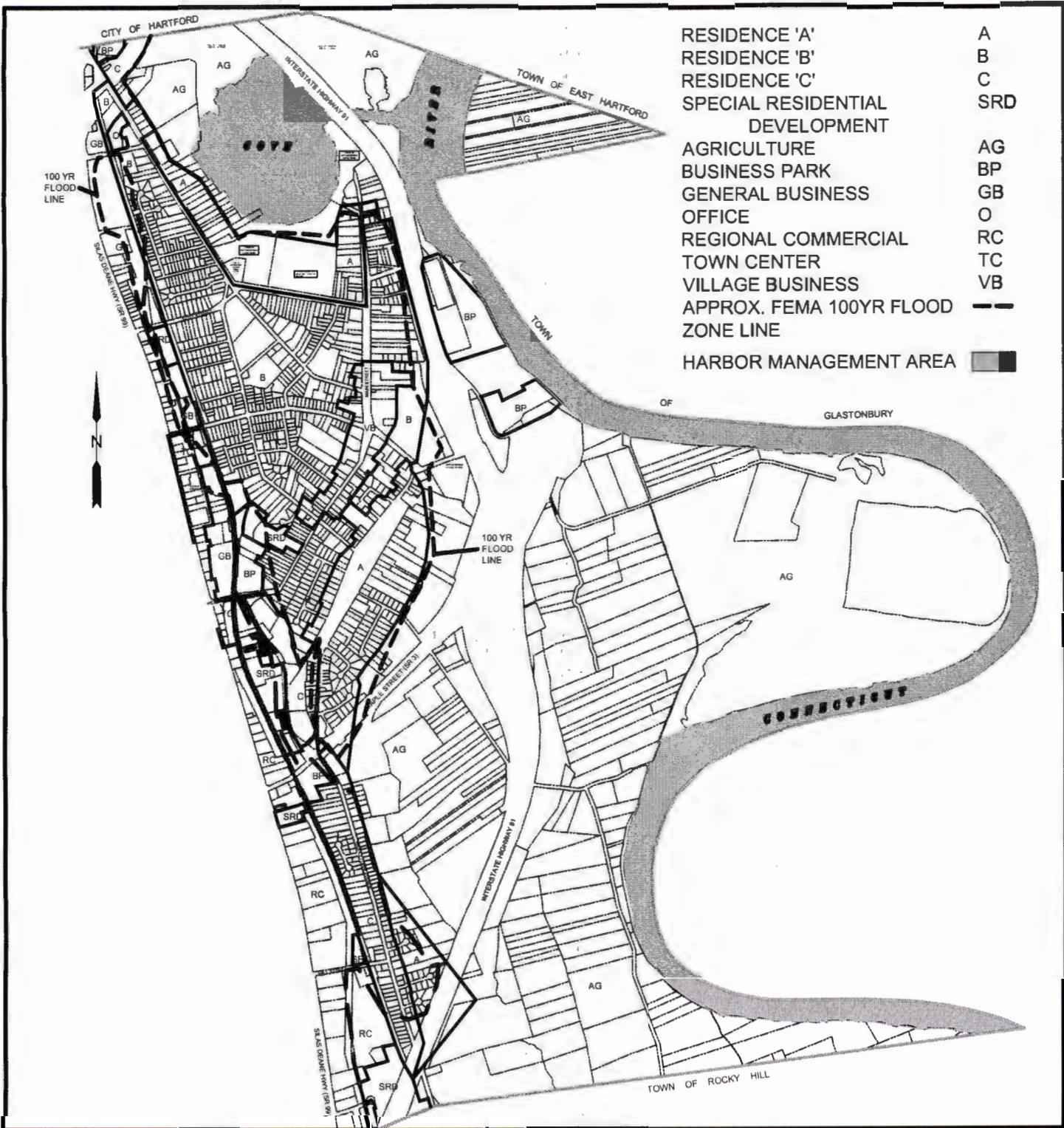
SCALE:  
1" = 2000'

DRAWN BY: CZ  
CHECKED BY: MJT

FILE Q:\PROJECTS\PARKS\COVE\COVE  
PARK\HARBOR MANAGEMENT\  
HARBOR MANAGEMENT PLAN 2011.DWG

DRAWING No.  
1 of 1





- RESIDENCE 'A' A
- RESIDENCE 'B' B
- RESIDENCE 'C' C
- SPECIAL RESIDENTIAL DEVELOPMENT SRD
- AGRICULTURE AG
- BUSINESS PARK BP
- GENERAL BUSINESS GB
- OFFICE O
- REGIONAL COMMERCIAL RC
- TOWN CENTER TC
- VILLAGE BUSINESS VB
- APPROX. FEMA 100YR FLOOD ZONE LINE
- HARBOR MANAGEMENT AREA

# TOWN OF WETHERSFIELD

## ZONING MAP FOR THE HARBOR MANAGEMENT AREA - APPENDIX C

ENGINEERING DIVISION

WETHERSFIELD COVE PARK

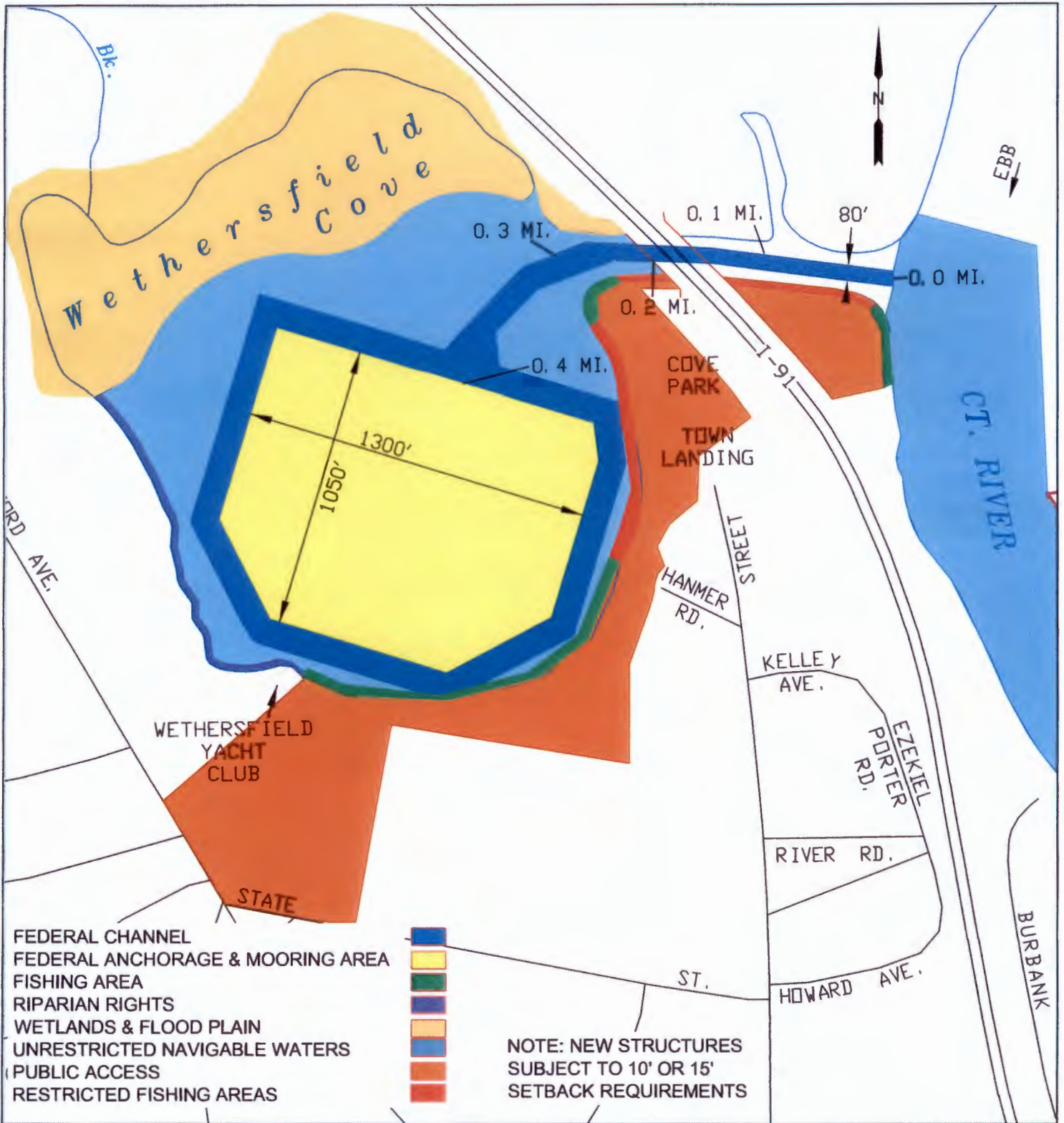
DATE:  
JUNE, 2011

SCALE:  
1" = 2000'

DRAWN BY: CZ  
CHECKED BY: MJT

FILE Q:\PROJECTS\PARKS\COVE\COVE  
PARK\HARBOR MANAGEMENT\  
HARBOR MANAGEMENT PLAN 2011.DWG

DRAWING No.  
1 of 1



# TOWN OF WETHERSFIELD

## WETHERSFIELD COVE PARK WATER USE MAP - APPENDIX D

ENGINEERING DIVISION

WETHERSFIELD COVE PARK

DATE:  
JUNE, 2011  
REV. SEPT., 2012

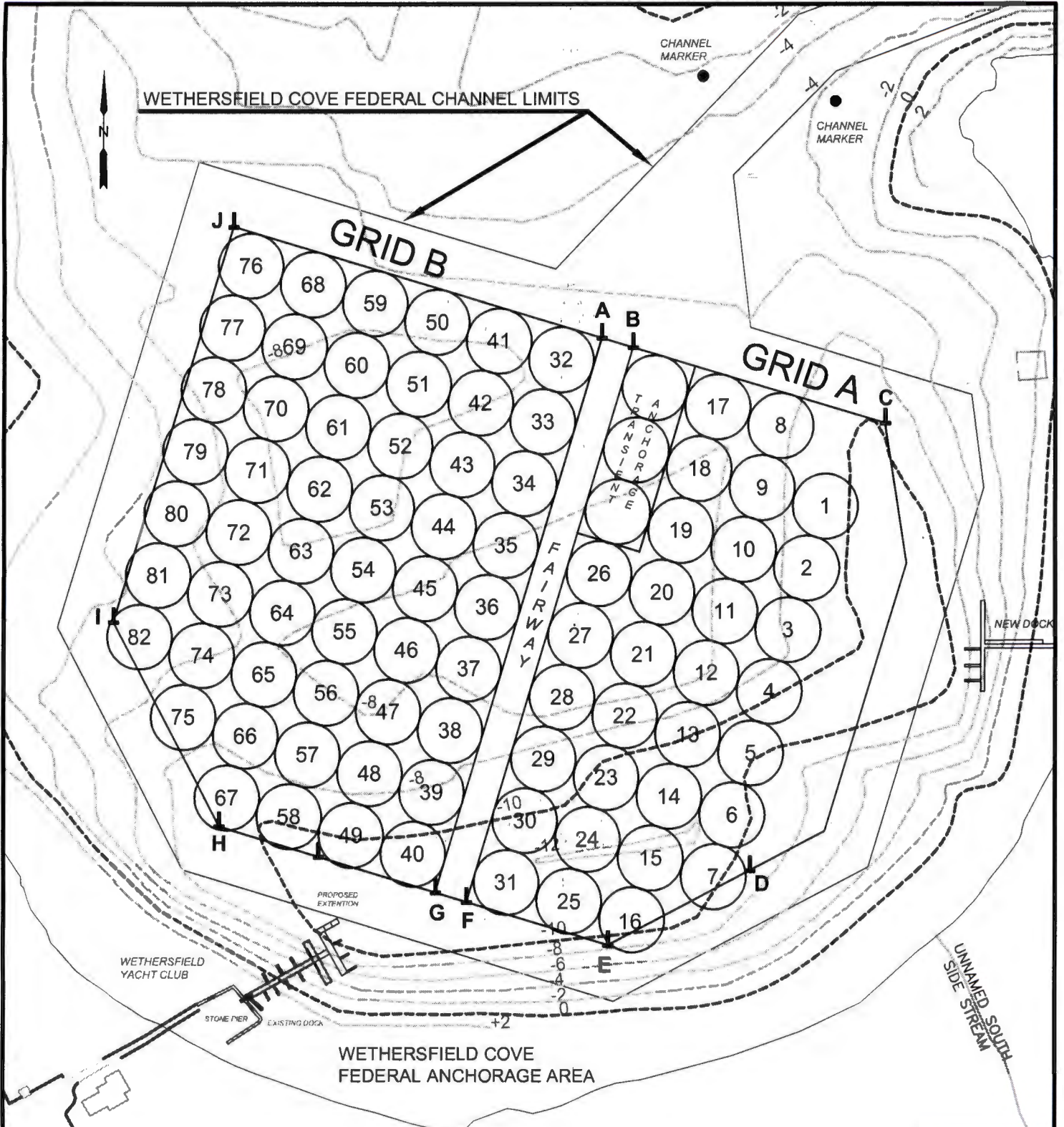
SCALE:  
1" = 500'

DRAWN BY: CZ  
CHECKED BY: MJT

FILE Q:\PROJECTS\PARKS\COVE\COVE  
PARK\HARBOR MANAGEMENT\  
HARBOR MANAGEMENT PLAN 2011.DWG

DRAWING No.  
1 of 1





THE CIRCLES ON THE MOORING LAYOUT NOT ONLY INDICATE THE MOORING SPACE LOCATION, BUT INCLUDE A 50 FOOT RADIUS THAT ALLOWS FOR THE MOORED VESSEL TO "SWING" WITH PENNANT AND CHAIN EXTENDED.

**NOTES:**

1. THIS MAP IS BASED ON A MAP TITLED "TOWN OF WETHERSFIELD SITE PLAN-WETHERSFIELD COVE, WATER QUALITY INVESTIGATION" BY FUSS AND O'NEILL, INC.

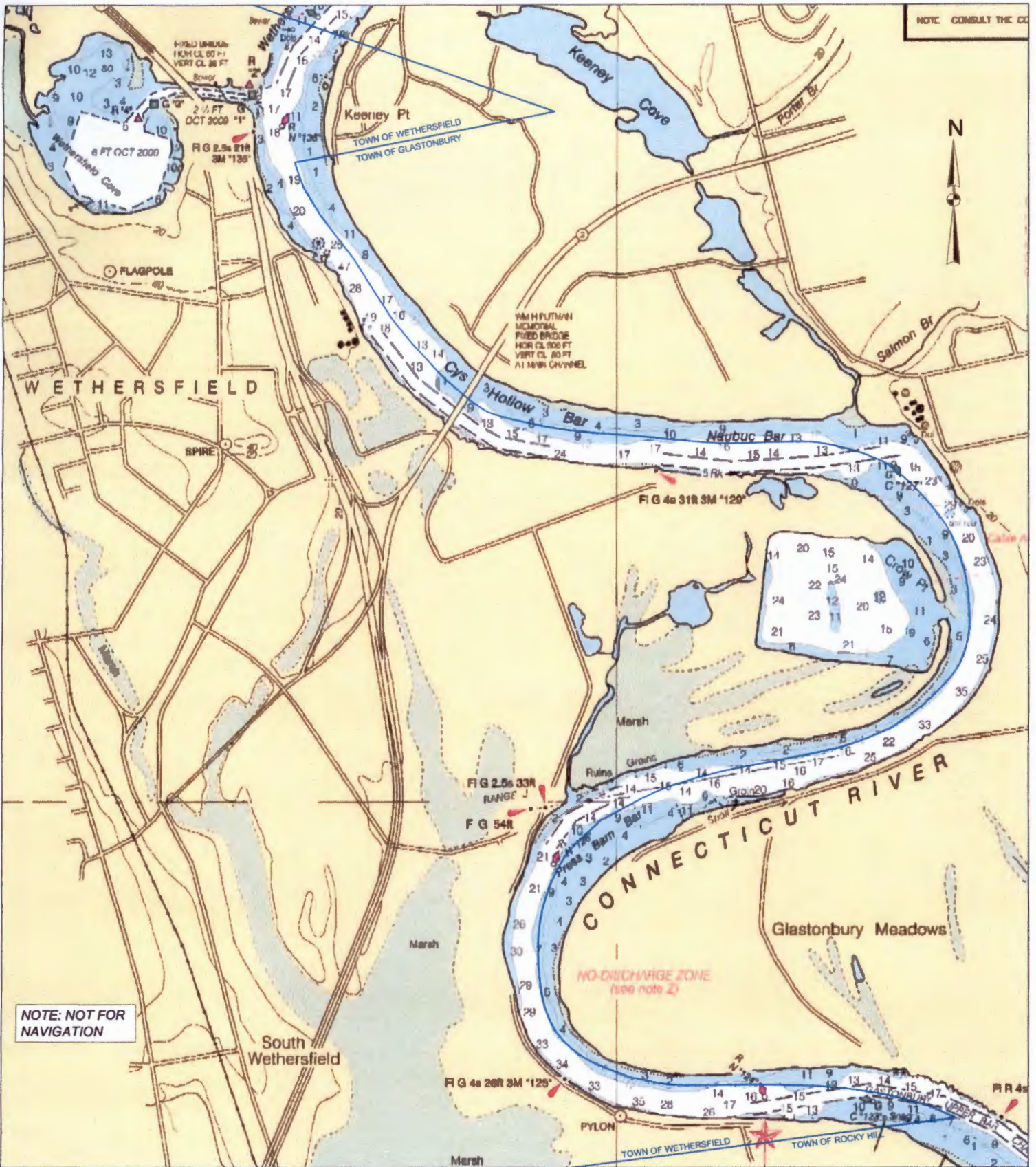
2. HORIZONTAL DATUM NAD 27, VERTICAL DATUM NGVD 29.

3. CHANNEL LIMITS FROM A MAP TITLED "CONNECTICUT RIVER BELOW HARTFORD, WETHERSFIELD COVE, CONN. 6-FT. ENTRANCE CHANNEL," BY U.S. ARMY CORPS OF ENGINEERS; NEW ENGLAND DIVISION OCTOBER 1967

**APPENDIX E**

<b>TOWN OF WETHERSFIELD</b>		
<b>WETHERSFIELD COVE</b>		
ENGINEERING DIVISION	SCALE: 1" = 200'	DRAWN BY: CZ CHECKED BY: MJT
<b>WATER USE MAP DETAIL - MOORING LAYOUT</b>		
DATE: JUNE, 2011 LAST REV. NOV., 2015	Q:\PROJECTS\PARKS\COVE\COVEPARKHARBOR MANAGEMENT\MOORINGS2015-NOV.DWG	DWG No. SHT 1 OF 1





# TOWN OF WETHERSFIELD

ENGINEERING DIVISION

WETHERSFIELD HARBOR MANAGEMENT PLAN - APPENDIX 'F'

DRAWN BY: CZ

SCALE:

DATE:

FILE Q:\PROJECTS\PARKS\IC OVECOVE PARK\HARBOR MANAGEMENT\12378.DWG

REF: CHART "UNITED STATES - EAST COAST, CONNECTICUT CONNECTICUT RIVER BODKIN ROCK TO HARTFORD" BY NOAA

DRAWING No.

CHECKED BY: MJT

1:20000 ±

DEC. 2011

SHT 1 OF 1