

Representative Policy Board
Land Use Committee
 South Central Connecticut Regional Water District
 May 9, 2024

Minutes

A special meeting of the Land Use Committee (“Committee”) of the Representative Policy Board (“RPB”) of the South Central Connecticut Regional Water District (“RWA”) took place on Thursday, May 9, 2024 at Lake Saltonstall, 10 Hosley Avenue, Branford, Connecticut. Chair Betkoski presided.

Committee Members Present: P. Betkoski, P. DeSantis, B. Eitzer, C. Havrda, M. Levine, G. Malloy, J. Oslander and J. Mowat Young

Committee Members Absent: M. Horbal

Authority: M. Ricozzi

Management: S. Lakshminarayanan and J. Triana

Chair Betkoski called the meeting to order at 4:30 p.m. He reviewed the Safety Moment distributed to members.

On motion made by Mr. Malloy, and seconded by Mr. Eitzer, the Committee voted to approve the minutes of its April 10, 2024 regular meeting and April 15, 2024 joint special meeting.

Mr. Triana, the RWA’s Real Estate Manager, provided an update on the different species of oak trees at Lake Saltonstall. The update included:

- Oak tree classifications and habitats
- Characteristics and identification
- Oak tree wood uses
- Lifespan

Update on *The Land We Need for the Water We Use Program* – Mr. Triana reported:

Reservoir Levels (Percent Full)

	Current Year	Previous Year	Historical Average	Drought Status
April 30	98%	99%	94%	None

Rainfall (inches)

	Current Year	Previous Year	Historical Average
April 2024	3.78	6.03	4.28
Fiscal YTD (6/1/23 –	58.77	39.49	42.73

Land We Need for the Water We Use Program (Dispositions/Acquisitions)

- Cheshire, Bis/Bowman property – Received and reviewed draft of survey. Inspected property and found farm dump. Opted to extend the due diligence period in order to perform Phase II investigation. Amended the P&SA.

- Hamden, Preisner property – Signed P&SA. Wired deposit.
- North Haven – Corresponded with property owner of 15+/- acres.
- Cheshire – Corresponded with property owner of 16+/- acres.
- Seymour, Squantuck Rd. (SE 5) – Received appraisal and preliminary assessment. Started compiling the disposition application.

Rental houses:

- Hamden, Skiff St. house (HA 9A) – Deposited funds from the condemnation. Received the information about recording the condemnation documents on the land record.
- Woodbridge, 1955 Litchfield Tpk. (WO 1) – Met Environmental Planning staff and consultant to inspect the house, barn, and old treatment building.

Forestry Update

- Killingworth - East Hammonasset Leaf Screen Thinning, (KI 4) – 75% complete.
- Hamden - Overstory removal and Tornado Salvage, (HA 36) – The harvest was halted in early June, and the logger pulled his equipment off the property on June 13th. It is uncertain at this point whether the buyer will continue with the salvage operation even if a market is found - 15% complete.
- Killingworth - N. Chestnut Hill Patch Cuts, (KI 6) – 100% complete. Equipment removed, but some firewood logs still at the landing.
- Guilford - Menunketuc High-Grade Rehabilitation Cut and Conifer Release (GU12/12A) – 20% complete.
 - Planted 600+ Christmas trees at Lake Gaillard.
 - Planted 250 chestnut seedlings at Seymour slash wall harvest and Maltby Lakes. Mudpacked one fertile American chestnut tree within the harvest area.
 - Planted additional trees and shrubs at the Great Hill Tunnel clearing, Maltby Lakes, and Brenski Swamp.
 - Met with CAES staff to begin further experimentation on white oak regeneration.
 - Met with CAES staff to look at the hemlocks south of Lake Bethany (BE 23). Ordered 400 beetles for biocontrol of a hemlock wooly adelgid infestation.
 - Researched, filled out and submitted a National Woodland Owner Survey compiled by the USDA Forest Service

Recreation

- Forestry walk at Prospect had 16 attendees.
- Changed combination lock code at all locations. Several locks were broken after the change.
- Fishing began on all RWA properties on April 1st. The docks were put in at Lake Saltonstall.
- Boat rentals started on April 27th.
- Trout were stocked in the Maltby Lakes, including 12 large tagged fish. Three tagged fish have been caught.
- Cleared trees from Lake Bethany and Lake Chamberlain trails.
- Closed Big Gulph trails for a week while Sol’s Path bridge was worked on.

	April		March	
	2024	2023	2024	2023
Permit Holders	4,972	5,021	4,827	4,954

Special Activity Permits

- Irish Heritage Society of Milford (John O’Connell and designees) – hiking around Maltby Lakes with members of club, Maltby Lakes, (4/7/24).
- Quinnipiac University (Professor Scott Davies)-Study bird nest boxes and record bird nesting activity and success, band the adults and chicks, and collect tissue samples for analysis during breeding season, Lake Chamberlain Recreation Area, Sperry Rd. Farm Field, Lake Watrous, and Lake Dawson, (05/01/24 – 09/31/24).

Other items

- Encroachments/agreements –
 - Orange, 854 Greenway Rd. (OR 4) – Surveyors completed remarking corners of the property. Checked work and discussed with surveyors.
 - Woodbridge, 888 Greenway Rd. (OR 4) – Spoke to property owners and sent them license agreement to execute.
 - West Haven, 20 Saw Mill Rd. (WH 8) – Met with property owner and showed property line location. Property owner said that he would move the dumpsters to his property.
 - Hamden, 445 Sherman Ave. (HA 17) – Sent letter to property owner after consultation with Murtha staff. Noted requirement to execute release of damages.
 - Hamden, 251 Sherman Ave. (HA 17) – Sent letter to property owner about invisible dog fence over the property line.
 - Hamden, 95 Booth Ter. (HA 22 & HA 22A) – Sent letter to property owner about lawn encroachment.
 - Hamden, 775 Gaylord Mountain Rd. rear (HA 37) – Sent letter and spoke to property owner about a deer stand over the property line.
 - Hamden, Hamden Hall (HA 9A) – Contacted school about the upcoming need for appraisals.
 - Branford, 91 Linden Ave. – Sent letter to property owner with shed over 8” water main.
- Invasive plants – Treated or documented invasive plant populations in North Branford, East Haven and Branford.

Invasive Species Documented/ Mapped (ac)	89 acres
Invasive Species Treated (ac/MH)	18 acres

- New Haven, former Prospect Hill Reservoir site – Spoke to Yale staff about the former water basin on Prospect St.
- Branford, Bayberry Rd. 2” main – Met with property owners and RWA staff at the site where we were trying to abandon the old 2” main and have the seasonal house at 219 Linden Ave. run their service parallel to it.
- West Haven, Allings Crossing Rd. (WH 6) – UI staff contacted us about expected work along the railroad tracks.
- Boundaries – Checked and remarked boundaries in East Haven, Branford, North Branford, Hamden, Derby, and Woodbridge.
- Acquired new drone that is capable of multispectral, thermal, and photogrammetric imagery.

There were no other land items to report.

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The next regular meeting is on Wednesday, June 12, 2024 at 5:30 p.m.

At 5:25 p.m., on motion made by Mr. Malloy, and seconded by Mr. Oslander, the Committee voted to adjourn the meeting.

Peter Betkoski, Chairman