

Representative Policy Board
Land Use Committee
South Central Connecticut Regional Water District
July 9, 2025

Minutes

The regular 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 Wednesday, July 9, 2025, at Roaring Brook Falls, Cheshire, Connecticut. Chair Levine presided.

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

RPB: R. Harvey, N. Campbell, and C. Havrda

Management: V. Benni, J. Hill, and J. Triana

Staff: J. Slubowski

Chair Levine called the meeting to order at 5:00 p.m. He reviewed the Safety Moment distributed to members.

Chair Levine offered the opportunity for members of the public to comment. There were no members of the public present at the meeting.

Mr. Triana, the RWA’s Real Estate Manager, reported on a customer complaint related to property located at 25 Salstonstall Place in East Haven. The customer requested a meeting with the Committee but was unable to attend due to a scheduling conflict.

On motion made by Mr. Malloy and seconded by Mr. Eitzer, the Committee voted to approve the minutes of its June 11, 2025 regular meeting, as presented.

Mr. Triana provided an update on the Bis property on Roaring Brook Falls in Cheshire, Connecticut, a recent acquisition by the RWA in August 2024. The Committee reviewed maps of the property, which included:

- Property location
- Surrounding open space
- Trail locations and terrain

Chair Levine stated that Committee members were given the task of reviewing the recent application for the disposition of Skiff Street in Hamden for completeness, mode, and date of public hearing. It was the consensus of the Committee that the application was complete. On motion made by Ms. Young and seconded by Mr. Malloy, the Committee voted unanimously to recommend the application to the Representative Policy Board (“RPB”) to schedule a public hearing on September 25, 2025.

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
June 30	93%	94%	88%	None

Rainfall (inches)			
	Current Year	Previous Year	Historical Average
June 2025	1.07	3.94	3.68
Fiscal YTD (6/1/24 –	1.07	3.94	3.68

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

- Madison, Weber property – Sent letter of support to Yale for the Divinity’s School to use. Closed on the property.
- Cheshire – Corresponded with property owner of 4+/- acres.
- Seymour, 56 Squantuck Rd. (SE 5) – Waiting for town to get back.

Rental houses:

- Hamden, 233 Skiff St. (HA 9A) – Submitted the disposition application to the FMA. FMA approved and forwarded it onto the RPB.
- Woodbridge, 2040 Litchfield Tpk. – Owner requested to build a garage for his tools and equipment, but they already used their impervious surface allotment. In inspecting the property, noticed that a large shipping container had already been installed. Required owner to remove it due to the impervious surface deed restriction. It was removed by the end of the month.

Forestry Update

- Adjusted deer protection around seedlings and saplings planted at the Maltby southern pine beetle salvage area and watered recently planted trees during a heat wave.
- Inspected witch hazel harvest and the Menunketuc timber sale.
- Taped a radio program segment of Liquid Lunch discussing RWA’s forestry program.

Recreation

- Moth event at Lake Saltonstall had 21 attendees.
- Bass tournament had 30 participants.
- Hamden Hall’s summer camp brought 40 Kids to Maltby Lakes to fish and hike.
- The Water Wagon was brought to four events by the recreation staff.

	June		May	
	2025	2024	2025	2024
Permit Holders	4,916	4,989	4,979	4,571

Special Activity Permits

- Connecticut Butterfly Association- (Gina Nichol) conduct survey of nocturnal moths and other insects, Lake Saltonstall Parking Lot Area, (6/28/25)
- New Haven Bird Club (Patrick Leahy) – Fall Migrant and Foliage Walk to observe fall birds and beautiful tree colors, Lake Dawson, (11/1/25).
- New Haven Bird Club (Patrick Leahy) – Fall Migrant and Foliage Walk to observe species that are nesting on Lake Chamberlain, (11/15/25).
- New Haven Bird Club (Patrick Leahy) – spring bird walk to observe species nesting on Lake Chamberlain, special emphasis on Bluebird/Tree swallow trail of bird houses, Lake Chamberlain, (5/20/26).

- New Haven Bird Club (Patrick Leahy) – spring bird walk to observe species nesting on Lake Watrous, special emphasis on Bluebird/Tree swallow trail of bird houses, Lake Watrous, (5/27/26).
- Bimble's Bluff 50K (Russell Hammond) - Annual 50K foot race - Use of trails through Genesee Preserve north of Guilford (10/19/2025).
- CT Forest & Park Assoc. (CFPA) (Julia Sonen) conduct tour of property, Master Woodland Manager Program, forestry ecology, Rt. 79 Madison-Nathan's Pond, (10/18/25)
- Connecticut Agricultural Experiment Station – (Joseph Barsky) conduct research on impact of silvicultural treatment on stand dynamics, on sapling white oak tree release, effectiveness of slash wall on tree regeneration, impact on forested stands affected by emerald ash borer, collect ticks for research. Madison-Nathan's Pond, Bethany-Sanford Brook, Seymour-Haddad Road & Silversmith Road, North Branford-Lake Gaillard, Woodbridge-Lake Chamberlain, **Added Hosley Brook, Branford on 6/18/25** (1/1/2025-12/31/2025).
- Connecticut Chapter of the American Chestnut Foundation-(Mr. Jack Swatt) flowering chestnut trees on RWA property to harvest nuts to plant in their Germplasm Conservation Orchards to preserve genetic diversity of the species; Seymour Slash Wall, RT 79 Durham, Genesee Tract, Menunkatuck, Bethany Tract 13 (6/30/2025 – 9/30/2025).

Other items

- Encroachments/agreements –
 - Madison, 752 Summer Hill Rd. (MA 9) – Abutter has moved some materials. Told him to contact us for inspection when everything is gone.
 - Madison, 702 Summer Hill Rd. (MA 9) – Abutter has gotten in contact with another surveyor to look at his old survey. Offered to put boulders along the back line. That is acceptable but will be inspected prior to approval.
 - Agricultural agreements – Corresponded with tenant of several fields on the west side of the system about his intentions. Decided to only use the Branford fields. Placed the western fields on Farmlink.
 - North Branford, 1790 Middletown Ave. (NB 16) – Sent letter to abutter about bridges and mowing over the property line.
 - Branford, Cherry Hill Rd. (BR 10A) – Checked town records and the property (20 Autumn Ridge Rd.) was sold on June 3. Sent letter to the new owners saying they would need to enter into a license agreement to use the portion of the lawn on our property.
 - Orange, Baldwin Rd. (OR 4) – Reviewed license agreement for UI's guy wire-
- Invasive plants – Treated or documented invasive plant populations in North Branford and Branford. Conducted a drone flight at Page's Millpond and Furnace Pond to collect pre-harvest data on water chestnut populations. The water chestnut harvest started at the end of the month. Foresters were interviewed by WTNH about the steam weeder and invasives management.

Invasive Species Documented/ Mapped (ac)	15 acres
Invasive Species Treated (ac/MH)	0.5 acres

- Woodbridge, Racebrook Rd. access (WO 10) – Contacted abutter to see if they would consider access easement since they are looking to lease their land for a solar array.

- Woodbridge POCD – Assisted town staff with questions they had as they update their POCD.
- North Branford, UI watermain easement – North Branford P&Z made the referral to the Town Council which meets to discuss the matter in July.

Committee members discussed future meeting topics and locations with management. Mr. Triana reported that next month's meeting will take place in Bethany.

Chair Levine stated it would be appropriate to elect the Committee chair for the upcoming year. He asked Committee members for nominations. Hearing none, Mr. Betkoski proposed nominating Mr. Levine as chair for another year. On motion made by Mr. Malloy and seconded by Mr. Betkoski, the Committee voted unanimously to elect Mr. Levine as chair of the Committee, effective immediately.

The next meeting is on Wednesday, August 13, 2025 at 5:30 p.m.

At 6:08 p.m., on motion made by Mr. Malloy and seconded by Mr. Eitzer, the Committee voted to adjourn the meeting.

Mark Levine, Chair