

Representative Policy Board
Land Use Committee
 South Central Connecticut Regional Water District
 March 12, 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, March 12, 2025, at the South Central Connecticut Regional Water Authority, 90 Sargent Drive, New Haven, Connecticut and via remote access. Chair Levine presided.

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

RPB: R. Harvey, N. Campbell(R), T. Clifford(R), J. DiCarlo(R), C. Havrda(R).

Authority: C. LaMarr(R)

Management: S. Lakshminarayanan(R), V. Benni, J. Hill, C. Savoy, and J. Triana

Chair Levine called the meeting to order at 5:30 p.m. He reviewed the Safety Moment distributed to members.

On motion made by Mr. Horbal and seconded by Mr. Malloy, the Committee voted to approve the minutes of its February 12, 2025 meeting, as presented.

Mr. Savoy, the RWA’s Sr. Project Engineer, provided an update on the Lake Whitney Dam project, which included:

- Historical background
- Project goals
- Challenges and risks
- Evolution and approach
- Permitting
- Early contractor involvement methodology
- Next steps

Committee members discussed high hazard qualifications, lake drainage, permitting challenges and financing opportunities.

Update on *The Land We Need for the Water We Use Program* – Mr. Triana, the RWA’s Real Estate Manager, reported:

Reservoir Levels (Percent Full)

	Current Year	Previous Year	Historical Average	Drought Status
February 28	81%	95%	82%	None

Rainfall (inches)

	Current Year	Previous Year	Historical Average
February 2025	3.08	1.60	3.31
Fiscal YTD (6/1/24 – 2/28/25)	29.49	45.42	34.07

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

- Madison – Corresponded with property owner of 24+/- acres.
- Cheshire, Bis property (CH 5) – Received marked up survey from DEEP with comments.
- Cheshire, Moran/Ricci property – Corresponded with DEEP staff about the OSWLA grant for this property.
- Seymour, 56 Squantuck Rd. (SE 5) – RPB approved the disposition application. Jennifer noted the public notice will go into the newspapers on March 3rd.

Rental houses:

- Hamden, 233 Skiff St. (HA 9A) – P&Z approved the re-subdivision application. Corresponded with Juliano about filing the map on the land records.

Forestry Update

- Removed some trees from CAES plots where they were interfering with the growth of study trees.
- Sent out firewood program renewal packets.
- Contacted USFS’s grant administrator to inquire about the future of the LSR grant and requested a meeting to discuss said administrator’s impending retirement.
- Inspected Menunketuc timber harvest and witch hazel harvest.

Recreation

- Compiled events for the next newsletter.
- Passed along information to permit holders that the causeway at the head of Lake Chamberlain would be closed to vehicular access, but open to horses and people on foot.
- Addressed several complaints about the lock at Lake Chamberlain parking lot.
- Ordered trout for stocking this year and applied to DEEP for the liberation permit.
- Reviewed applications and started interviewing applicants for recreation staff.

	February		January	
	2025	2024	2025	2024
Permit Holders	4,730	4,771	4,775	4,743

Special Activity Permits

- Woodbridge Fire Department (Sean Rowland) – ice water rescue training, Lake Dawson, (2/4/2025).
- New Haven Bird Club (Patrick T. Leahy) – Maintain and monitor bluebird nesting boxes on 7 sites – Downes Road, Bethany, adjacent to Lake Bethany property and field below Lake Dawson dam, Woodbridge, farm field on Sperry Road and Lake Chamberlain below the dam, Lake Watrous, and other properties – (2/1/2025-12/31/2025).
- Branford Land Trust (Tom Cleveland) - Tracking class - Lake Saltonstall woods – (3/1/2025).
- CT Dept. of Energy & Envir. Protection Wildlife Biologist (Dr. Devaughn Fraser) - acoustic monitoring of bats to determine species occupancy of hibernacula and species presence/bat activity in Fall, Spring, and Summer to help inform tree management activities, Lake Gaillard, Lake Saltonstall added 2/26/25 to permit and all have been notified (2/28/2025-2/28/2026).

- A. DiCesare Associates (Clay Carlson)—perform a routine and underwater inspection of the Lake Saltonstall Bridge, contracted by CTDOT to perform the inspection; (3/20/25 & 3/21/25).

Other items

- Encroachments/agreements –
 - Hamden, Booth Terrace (HA 22 and HA 22A) – Signed license agreement to allow extension of lawn over the property line.
 - Guilford, Saw Mill Hill Rd. (GU 12) – Corresponded with licensee about parking a car over the property line.
 - North Haven, 45 Sackett Pt. Rd. (NO 5) – Informed by North Haven wetlands staff that there was an encroachment from 366 Old Maple Rd. and they were issuing a cease and desist order to the owner to remove items from the floodplain.
 - North Branford, Great Hill Rd. field (NB 4) – Reviewed herbicide applications for the field with the tenant.
 - North Branford, hay field (NB 5A) – Notified tenant that spreading manure on frozen ground is not allowed.
- Invasive plants – Treated or documented invasive plant populations in North Branford, Killingworth, and Guilford. CIPWG Invasive Plant Review Subcommittee to discuss language to be used in the invasives bill that will allow for sterile cultivars of Japanese barberry and winged euonymus to be allowed for sale at nurseries.

Invasive Species Documented/ Mapped (ac)	18.5 acres
Invasive Species Treated (ac/MH)	0 acres

- East Haven, Beach Ave. watermain – Received Notice of Insufficiency from DEEP. Discussed responses to DEEP with consultant.
- New Haven, Sachem St. easement – Sent draft easement to Yale to review.
- Hamden, 205 Skiff St. – Met with ACES staff and Murtha staff about the lease to the school. We believe that any amendment to the lease would require DPH and RWA approvals. Asked them to draft a lease amendment for us to review.
- Hamden, Olin Powder Ponds valve – Question came through our Engineering Dept. about a sluice valve next to Treadwell St. Responded through our staff that we did not own the valve and had no information on it since it was not on our property.
- Woodbridge, Laurel Rd. discontinuance – Replied to Woodbridge staff again that we had no objection with the town discontinuing the end of the road that abuts our property (WO 11).
- Hamden, Quinnipiac proposal (HA 17) – Responded to inquiry from university about selling or leasing part of the old tank property.
- Orange, Baldwin Rd. guy wire (OR 4) – Replied to UI staff about getting a license agreement in place for the guy wire.
- North Branford, UI watermain easement – Got draft survey and made comments. Asked surveyor to add a polygon for the easement area. Forwarded to Murtha to get title company’s comments.
- Hamden, South Sleeping Giant wellfield – Answered questions about the limits of our easement at the golf course from Engineering staff.
- Land Use Plan – Sent out Introduction section to staff for comments.

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- Boundaries – Worked on marking boundaries in Madison, Guilford, Killingworth, North Branford, and Hamden.
- North Branford, Sea Hill Rd. – Emailed and left VM for town engineer to find out the status of Sea Hill Rd. behind the gate. Have not gotten a reply.
- Guilford, Haggarty property – Noted that the monastery bought the field from Haggarty that contains the tunnel access and air release valve.
- North Haven, easement for Whitney/Wintergreen Tank (HA 25) – Assisted GIS with finding easement documents for accessing tank in Hamden from road in North Haven.
- Drone flights – Performed drone flights at the West Pond Tank in North Branford for Engineering staff.

There were no other land items to report.

Chair Levine reviewed upcoming meetings, including:

- a. Finance Committee regular meeting – Monday, April 7, 2025 (FY 2026 Budget Review – All *RPB members are invited to attend*)
- b. Next regular Land Use Committee meeting - Wednesday, April 9, 2025 at 5:30 p.m.
- c. Joint meeting of Consumer Affairs and Land Use – Thursday, April 17, 2024 at 5:30 p.m. (FY 2026 Budget Review – All *RPB members are invited to attend*)

At 6:21 p.m., on motion made by Ms. Young and seconded by Mr. Eitzer, the Committee voted to adjourn the meeting.

Mark Levine, Chair

(R) = Attended remotely.