

Proposed Disposition of Class I and II Land

**Portion of HA 9A
233 Skiff St., Hamden**

Application to the Representative Policy Board (RPB) From the Regional Water Authority

June 2025

1. AUTHORIZATION SOUGHT

The Regional Water Authority (Authority) proposes the disposition of 0.32 acres of improved Class I and II land (hereinafter referred to as “the Property”) located within Hamden, Connecticut conforming to any and all approvals that may be granted by the regulatory agencies of the Town of Hamden. The authorization for this disposition comes from Section 18 of Special Act 77-98, as amended. Additionally, the Property will be subject to restrictive covenants placed upon it as noted in the language of Special Act 03-12. The purchase price shall be not less than \$20,000. RPB approval is required before the Authority sells or otherwise transfers any property or interest or right therein.

The Property, part of the Authority’s land unit HA 9A, comprises 0.32 acres and is located at 233 Skiff Street in Hamden. The parcel has been subdivided from the larger tract at stretches from Skiff St. to Connolly Parkway, which is approximately 42 acres. The subdivided Property is bounded by Skiff St. to the north. ACES owns property to the east. Authority property resides on the remaining two sides, including the Mill River. The Property at 233 Skiff Street contains a 1 ½-story house of 1,055 square feet with a detached garage. The house was originally constructed in the mid-1800’s and located on the New Haven Water Company’s (NHWC) property on the west side of the Mill River. About 1959, the house was moved to the current site when the NHWC constructed a new office building at 205 Skiff St. The house was renovated multiple times throughout the years. The Authority will retain an easement for access to the retained acreage of land unit HA 9A.

The Property is classified as Class I and II land and is within the Lake Whitney watershed. It is approximately 10 feet from the Mill River which drains into Lake Whitney. The Property is over 4,000 feet from Lake Whitney.

The Authority’s Land Use Plan, approved by the RPB on January 21, 2016, designates the area as Non-water System Land. This location is planned for disposition. In 2003, the Authority’s enabling legislation was amended to allow the sale of Class I and II property that is associated with existing single-family homes and barns on its property. That amendment expired and then was reauthorized by a new amendment in 2013.

The Property is not needed for water supply purposes. Therefore, the Authority proposes to dispose of the Property in a manner that will meet the following objectives:

1. To generate income to be used to further protect the Authority’s public water supply through the purchase of additional water supply watershed lands or conservation easements within the Authority’s public water supply watersheds.
2. To benefit Authority ratepayers by minimizing future water rate increases that are, in part, attributed to future borrowing needed to complete the purchase of additional water supply watershed lands or conservation easements.
3. To protect and preserve any outstanding historical resources.
4. To reduce PILOT payments and maintenance costs.
5. To reduce the exposure to the liabilities of owning a vacant house.

Furthermore, as outlined in the Authority’s 2007 brochure titled “The Land We Need for the Water We Use,” the Authority has purchased land or secured conservation easements on land within its watersheds. These purchases protect watershed lands in the region to maintain the high level of water quality for its customers and minimize treatment costs. Purchases of land and/or

conservation easements have been partially funded by the sale of lands that are not essential for the protection of the public water supply.

2. NEED FOR PROPOSED ACTION

The Property is situated on Class I and II land. The cost of maintaining the Property includes boundary inspections and security, as well as payment in lieu of taxes (PILOT). PILOT for this parcel is approximately \$3,910 per year. The maintenance costs are currently minimal, totaling approximately \$300 per year. They, nonetheless, represent a diversion of resources that could be utilized elsewhere for the maintenance and security of the water system.

The house has been vacant for over twenty years. A vacant building is an “attractive nuisance” and an obvious target for theft, trespassing, and vandalism. It is also susceptible to undetected damages, such as fire, water, and wind damage. In addition, a vacant building exposes the owner to liabilities. Significant hazards, such as broken windows, steps, railings, and fences, can cause injuries to anyone on the property – even trespassers. The owner can be held responsible for criminal activities or accidents that take place on the vacant premises. Finally, should the proposed action be approved, the Authority will receive funds from the sale of the Property. Any excess funds must be utilized for source water protection acquisitions.

3. ANALYSIS OF ALTERNATIVES

This application considers three alternatives to the Proposed Action: 1) No action, 2) sale and relocation of the house, and 3) demolition of the house.

No Action

An alternative to the proposed disposition is the continued ownership of the Property by the Authority. Under this scenario, Authority ratepayers would lose the benefits of the land sale and the Authority would continue to be responsible for PILOT, maintenance costs and general management issues related to the land and vacant buildings, including the exposure to liability. Such expenses and exposure to liability may be expected to increase with time. Since the Authority has no use for the house, it would remain vacant and continue to deteriorate.

Sale and relocation of the house

This alternative was attempted in 2005 and was unsuccessful due to the high costs of moving the house. The house’s size, age, and construction made the proposition exceptionally expensive and complicated. When this house was offered publicly for \$1 there were no interested parties. This alternative could not be completed, even during a time when real estate prices were high.

Demolition of the House

The Authority has looked into this possibility at other former rental houses. Costs to demolish houses used to vary between \$50,000 and \$100,000, depending on the size of the building and hazardous materials found within them. In this case, the current estimate to demolish the house is approximately \$200,000. . If the Authority can sell the Property, for even a nominal fee, it will be a significant benefit in terms of cost avoidance. Additionally, there have been inquiries by individuals to buy and restore this house. For those reasons, demolition has not been considered for this Property.

4. COSTS INCURRED OR SAVED BY THE PROPOSED ACTION

Once the Property is no longer owned by the Authority, the average annual expenses for PILOT, security, and maintenance will no longer be incurred. This savings is approximately \$4,210 per year. Additionally, the Authority will benefit from the revenue to be gained by the sale of the land. All net proceeds, after costs of disposition, will be used for the protection of watershed lands through purchase and/or conservation easements. These funds would otherwise need to be raised through bonding or internally-

generated funds. Finally, although it is not a specific cost of owning the vacant house, the reduction of liability to the Authority is important.

The minimum sale value of \$20,000 was derived from the costs that the Authority has incurred to bring the Property through the disposition process. Professional services, including surveyors and environmental consultants, accounted for approximately \$13,000. Authority staff time and expected legal costs account for the remainder of the value.

5. UNUSUAL CIRCUMSTANCES FOR THE RPB TO CONSIDER

The house at 233 Skiff Street in Hamden has been vacant for over two decades and is in an advanced state of disrepair. Issues with the house include general dilapidation, structural decay, and unusable mechanical systems. Additionally, the house has been entered by trespassers and animals numerous times.

An appraisal of the Property was not completed because, as proved by the appraisals of the houses at 499 Derby Avenue, Orange and 2040 Litchfield Turnpike, Woodbridge (houses in much better condition than the subject Property), it would conclude that the Property has negative value. In order to return the house to a livable condition, the amount of money that would need to be invested exceeds the amount of money for which the buyer, thereafter, could sell the house. Due to this fact, and the continued interest in the house from some members of the public, we are proposing to dispose of the house by a public bidding process. The proposed sale of the land is in conformity with the Authority's 2007 initiative known as "The Land We Need for the Water We Use."

The house is at least 150 years old and contains many architectural elements from various eras. These are detailed in a 2003 report from the Connecticut Trust for Historic Preservation titled "An Architectural and Historical Analysis of the South Central Connecticut Regional Water Authority's Sixteen Rental Buildings" (Exhibit C). The amendment to the Authority's enabling legislation in 2003, and reauthorized in 2013, specifically carves out Class I and II land to be sold with the former rental houses and barns that have historical significance.

As stated earlier, the house has been vacant for over twenty years. Vacant buildings are "attractive nuisances" and an obvious target for theft, trespassing, and vandalism. They are also susceptible to undetected damages such as fire, water, and wind damage. In addition, vacant buildings expose the owner to liability issues. Significant hazards, such as broken windows, steps, railings, and fences, can cause injuries to anyone on the property – even trespassers. The owner can be held responsible for criminal activities or accidents that take place on the vacant premises.

6. ANNEXED MATERIALS

Exhibit A	Location Map – 233 Skiff Street, Hamden – June 2025
Exhibit B	Preliminary Assessment prepared by Evans Associates Environmental Consulting, Inc., March 9, 2020
Exhibit C	Section of Connecticut Trust for Historic Preservation report on the House at 233 Skiff Street, Hamden
Exhibit D	A-2 Survey of the Property prepared by Juliano Associates LLC, dated October 11, 2024, last revised May 7, 2025
Exhibit E	DPH Water Company Land Permit (#WCL2014-21) allowing disposition of the former rental properties
Exhibit F	Special Act 03-12 – Amendment to the Authority's enabling legislation allowing disposition of the former rental properties

7. FACTS UPON WHICH THE RPB IS EXPECTED TO RELY IN MAKING ITS DECISION

- A. The Proposed Action: Disposition of a portion of Authority's land unit HA 9A, which consists of 0.32 acres of Class I and II land. The sale of the Property is in conformity with the Authority's Land Use Plan. The parcel's designation is Non-water System Land.
- B. Sale of the Property will have no adverse impact upon the public water supply. The Property's current use as a single-family residence will continue.
- C. Under the proposed action, the Property would be sold through a public bidding process for not less than \$20,000.
- D. Net proceeds of the sale will be used to finance the Authority's long-range plan to acquire and protect watershed property, thereby augmenting the protection of the public water supply.
- E. The proposed action is consistent with the Authority policies enumerated in the 2007 initiative "The Land We Need for the Water We Use."

8. FINAL EVALUATION AND RECOMMENDATION OF THE AUTHORITY

The Authority has concluded that the Proposed Action constitutes a disposition of interest in land. The Authority has further concluded that the proposed disposition is consistent with, and advances the policies and goals of, the South Central Connecticut Regional Water Authority and will not have an adverse impact on the environment, the purity and adequacy of the public water supply, and will be in the public interest.

The Authority recommends that this Application for Disposition of 0.32 acres of Class I and II land be approved by the RPB.

Location Map

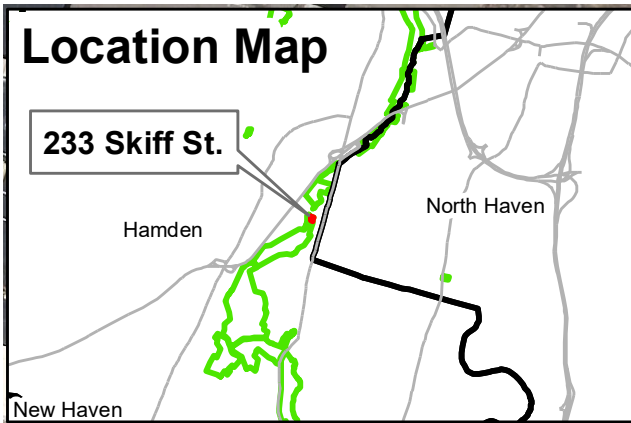


Exhibit A

Regional Water Authority Disposition Application 233 Skiff St., Hamden June 2025



0 50 100 200 Feet



PRELIMINARY ASSESSMENT

Disposition of ~0.32 acres of Class I Land, Hamden, Connecticut

Location: 233 Skiff Street

Proposed Action: Sale of 0.32 acres of Class I (approximately 301 sq. ft. are Class II), Non-Water System Land, owned by South Central Connecticut Regional Water Authority (RWA), containing a single-family dwelling and garage. The parcel proposed for sale has been portioned off from a larger (\pm 42.7-acre) RWA-owned property.

Site Description: The 0.32-acre parcel is mainly level and developed with the single-family dwelling, driveway, and garage. The Mill River is located immediately off site, downslope to the west. The site is within the Mill River watershed.

Study Prepared By: Evans Associates Environmental Consulting, Inc.

Date: March 9, 2020



On-site house, photo taken 3/20/2019.

Introduction

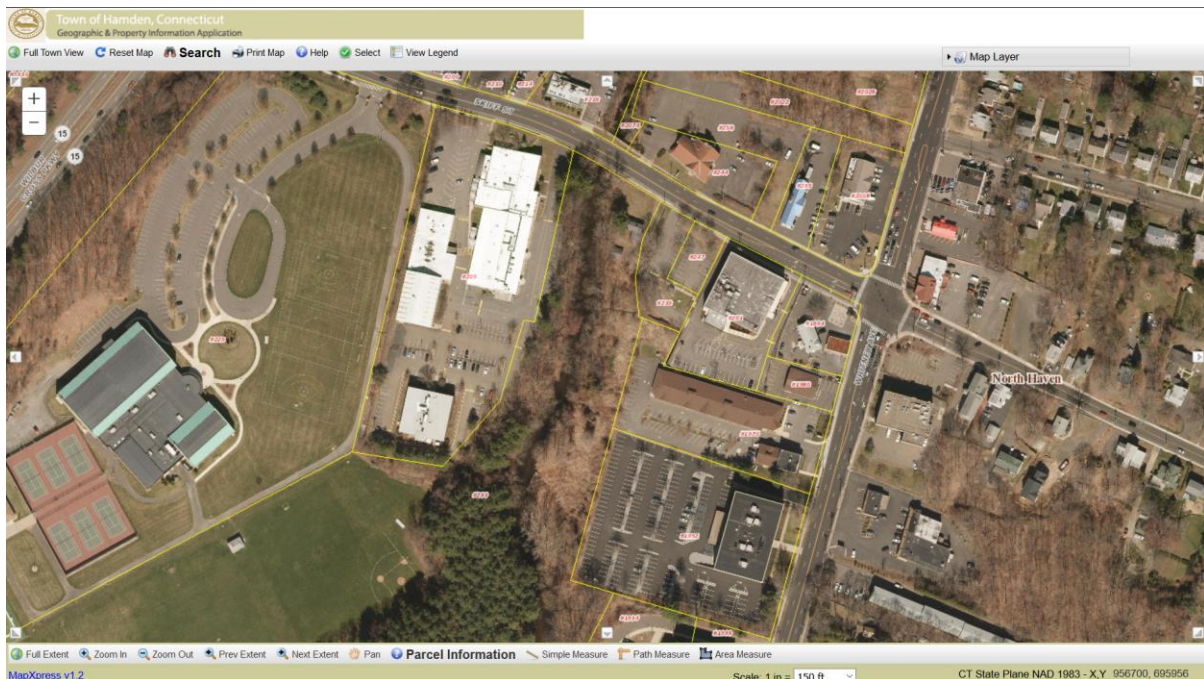
This Preliminary Assessment form provides for consideration of potential impacts on specific aspects of the environment, subdivided into eight general areas:

- A. Geology, Topography, Soils
- B. Hydrology and Water Quality
- C. Air Quality, Climate, Noise
- D. Biotic Communities
- E. Land Use
- F. Natural Resources and Other Economic Considerations
- G. Public Safety and Health
- H. Community Factors

All phases of the proposed action are considered - planning, construction, and operation - as well as possible secondary or indirect effects. For this parcel, there is no “proposed action” on the property that would involve changes to the character of the property; only its sale is proposed. However, potential effects of the future use of the site are considered.

For each “yes” response, the indicated specific information is provided in the space for notes. Elaborations of negative responses may also be provided if appropriate (e.g., to indicate positive impacts on a given environmental factor); “no” answers for which explanatory notes are provided are indicated by an asterisk. Sources of information, including individuals consulted, are also listed in each section.

Portion of 42.7-acre site with Mill River (center of photo). Small (0.32-acre) parcel not defined. Dwelling and garage are located to the right (east) of the river.



Town of Hamden, Connecticut Geographic & Property Information Application (http://www.hamdengis.com/ags_map/, accessed 2/27/2020)

A. <u>Geology, Topography, Soils</u>	Yes	No
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- | | | |
|--|--|----|
| <p>1. Is the site subject to geologic hazards (e.g., seismic, landslide)?
 If yes, specify type of hazard, extent, relative level of risk, whether or not the proposed action is vulnerable to damage from such hazard, and any measures included in the proposed action to avoid or minimize the risk of damage.</p> | | X |
| <p>2. Will the proposed action create a geologic hazard or increase the intensity of such a hazard?
 If yes, specify the type of hazard, the extent to which it will be increased by the proposed action, and whether or not the proposed action can be modified to reduce the hazard.</p> | | X |
| <p>3. Does the site include any geological features of outstanding scientific or scenic interest?
 If yes, describe the features and their relative importance, the extent to which they will be impacted by the proposed action, and any measures included in the proposed action to avoid or minimize damage to important geologic features.</p> | | X |
| <p>4. Is the site subject to soil hazards (e.g., slump, erosion, subsidence, stream siltation)?
 If yes, specify hazards, their extent, the relative level of risk to the proposed action, and any measures included in the proposed action to avoid or minimize damage from soil hazards.</p> | | X* |
| <p>5. Does the site have any topographic or soil conditions that limit the types of uses for which it is suitable (e.g., steep slopes, shallow-to-bedrock soils, poorly drained soils)?
 If yes, specify the conditions, the limitations on use, the extent to which the proposed action requires the use of such areas, and any measures included in the proposed action to minimize adverse impacts of these uses.</p> | | X* |
| <p>6. Does the site include any soil types designated as prime farmland?
 If yes, indicate the area of prime farmland soils and whether the proposed action requires any irreversible commitment of these soils to non-farm uses.</p> | | X |

Notes (including sources of information):

A. Geology, Topography, Soils

A.4. Erosion susceptibility is predicted in Connecticut for terrace escarpment type erosion. This prediction applies to areas of steep slopes, often alongside watercourses or drainageways, that have specific, easily-disturbed soils. There are four levels of erosion classification, from most susceptible to least, as follows: Most Susceptible, Highly Susceptible, Surficial Materials Susceptible, and Soils Susceptible.

According to Connecticut Environmental Conditions Online (CTECO), the subject parcel is mapped as the third category: surficial materials susceptible to erosion. The site soils are mapped as Urban Land, which is land that is mostly covered by buildings, streets, parking lots or other impervious surfaces. The properties and qualities of soils in these areas can be variable. The subject parcel is quite level, which reduces the likelihood for erosion. However, the parcel is located immediately adjacent to the Mill River, a Class AA watercourse, whose banks are steeply sloped in this area. Erosion is possible along the stream banks, especially in areas of exposed soils, however these areas are located just off site.

A.5. The topography of the site is mainly level and there are no poorly drained (wetland) soils on the parcel. However, immediately off site to the west, the ground slopes steeply toward the Mill River, which is a regulated watercourse. Watercourses are Regulated Areas as defined by the Town of Hamden. In addition, the Town has jurisdiction over Regulated Activities within the 100' Non-Disturbance Buffer Zone and a minimum 200' Upland Review Area associated with the watercourse. The watercourse delineation showing the Regulated Area nearest the parcel is depicted on the site survey prepared by Juliano Associates Engineers & Surveyors. The 200' Upland Review Area would encompass the entire parcel. Any Regulated Activity within the Upland Review Area will be subject to approval by the Inland Wetlands and Watercourses Commission of the Town of Hamden.

References:

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed February 26, 2020.

<https://cteco.uconn.edu/viewer/index.html?viewer=advanced> (Farmland Soils, Geology, and Surface Water Quality). Accessed February 26, 2020.

Inland Wetlands and Watercourses Regulations, Hamden, Connecticut. effective 5/27/09, <http://www.hamden.com/DocumentCenter/View/353/05-27-2009-Inland-Wetlands-Regulations-PDF>

Juliano Associates Engineers & Surveyors. Limited Property/Boundary Survey, Zoning Location Survey, Proposed Lot Division of Land of Regional Water Authority, #233 Skiff Street, Hamden, Connecticut. Dated 4/26/19.

B. Hydrology and Water Quality**Yes No**

1. Is the site located on a present or projected public or private water-supply watershed or aquifer recharge area?

X

If yes, specify the location, type, and volume of the water supply, the extent to which the proposed action involves construction or other use of the watershed or recharge area, and any measures included in the proposed action to minimize adverse effects on water supplies.

2. Does the proposed action create a diversion of water from one drainage basin to another or significantly increase or decrease the flow of an existing diversion?

X

If yes, specify the location, watershed area, and flow rates of the diversion, whether it involves a transfer of water between sub-regional drainage basins, the extent to which it will affect any required downstream flow releases and actual downstream flows, and the type and extent of expected impacts on the downstream corridor.

3. Does the site include any officially designated wetlands, areas of soils classified as poorly drained or somewhat poorly drained, or other known wetlands?

X*

If yes, specify the extent and type of wetlands on the site and indicate whether the proposed action involves any construction, filling, or other restricted use of wetlands.

4. Will the proposed action seriously interfere with the present rate of soil and subsurface percolation?

X

If yes, specify the nature of the interference (compaction, paving, removal of vegetation, etc.), the extent to which the percolation rate will be hampered, and whether the project can be redesigned to minimize the interference.

5. Is the site located in a floodprone area?

X

If yes, specify the frequency and severity of flooding, the area of the site subject to inundation, and the relative level of risk; indicate whether the proposed action will be subject to damage from flooding, the anticipated amount and type of damage, and any preventive measures included in the proposed action to minimize flooding damage.

6. Will the proposed action increase the effects of flooding, either on-site or downstream?

X

If yes, specify the anticipated amount and location of increased flooding, the estimated damage from this increase, and any measures included in the proposed action to minimize the risk of flooding.

7. Will the proposed action generate pollutants (pesticides, fertilizers, toxic wastes, surface water runoff, animal or human wastes, etc.)? If yes, specify the type and source of pollutant, amount of discharge by volume, and parts per million, and the relative level of risk to biotic and human communities.

X*

Notes (including sources of information):

B. Hydrology and Water Quality

B.1. The property proposed for disposition is almost completely Class I Land that is located within a public water supply watershed (301 sq. ft. are Class II). The site, if sold, would be restricted via covenant to its current use (residential) and no further development would be permitted, except for a minor (<250 sq. ft.) increase in impervious surfaces. Therefore, there would be no impacts to the water supply from new construction (too restricted) or from land use changes (prohibited).

B.3. As noted in A.5. (above), there are no wetlands (poorly drained soils) on site, however there is a regulated watercourse located immediately off site to the west. The wetland edge, including the Mill River and any adjacent floodplain soils, was flagged (by a Certified Professional Soil Scientist of Evans Associates). The wetland was delineated by flags that have been survey located and are shown on the site survey (referenced in the Section A Notes, above). The wetland does not extend onto the subject parcel. However, the 100' Non-Disturbance Buffer Zone and the minimum 200' Upland Review Area (as defined by the Town of Hamden) associated with the watercourse extend onto the subject property. No impacts to wetlands or watercourses would occur from the proposed sale of the property. Any Regulated Activity within the Upland Review Area will be subject to approval by the Inland Wetlands and Watercourses Commission of the Town of Hamden.

B.5. The subject parcel is located within a Federal Emergency Management Agency (FEMA) Floodway, in Zone AE, associated with the Mill River. This area is a Special Flood Hazard Area (SFHA) which is the land area covered by the floodwaters of the base flood. The base flood covers areas subject to inundation by the 1-percent-annual-chance flood event (the "100-year flood"). The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced. A "Regulatory Floodway" is the channel of the watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. The National Flood Hazard Layer FIRMette showing the SFHA and Floodway is included in the Attachments.

B.7. The subject parcel is part of a larger parcel (42.7 acres) that is zoned Transect (T-1). T-1 is a "Natural Zone" consisting of "...lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation." The entire 42.7-acre parcel comprises the Mill River and its mainly wooded floodplain and riparian corridor, ball fields (leased to Hamden Hall Country Day School),

and the residence located on the smaller (0.32-acre) subject parcel. According to current zoning regulations, buildings are not permitted on T-1 parcels except for limited public use and utility purposes. An application is being prepared to request a change of zoning from T-1 to T-5, which would match properties to the north and east.

The parcel is developed with a residence and was used as a rental property in the past. If the residential use is continued, potential impacts from animal waste and any pesticides or fertilizers could occur when the house is occupied. Any additions or changes to the site would need approval from the Health Department and the Inland Wetlands Agency at a minimum. The site, if sold, would be restricted to its current use and no further development would be permitted (in accordance with RWA covenant restrictions). Therefore, any potential pollutant impacts that may or may not occur would likely not change from past effects. Presumably, these potential residential pollutant impacts would not pose a risk to biotic and human communities.

References:

<https://www.fema.gov/>

http://www.hamden.com/filestorage/7089/7093/7091/7121/7242/Zoning_Regulations_Effective_08-17-17_Produced_08-07-17.pdf

C. <u>Air Quality, Climate, Noise</u>	Yes	No
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|---|---|----|
| <p>1. Is the present on-site air quality above applicable local, state, or federal air quality control standards?</p> <p>If yes, specify the extent to which the air quality fails to attain such standards and the potential effects of sub-standard air quality on the proposed action.</p> | X | |
| <p>2. Will the proposed action generate pollutants (hydrocarbons, thermal, odor, dust, or smoke particulates, etc.) that will impair present air quality on-site or in surrounding area?</p> <p>If yes, specify the type and source of pollutants, the peak discharge in parts per million per 24-hour period, and the relative level of risk to biotic and human communities.</p> | | X* |
| <p>3. Is the site located in a high wind hazard area?</p> <p>If yes, specify the range and peak velocity and direction of high winds; identify any features of the proposed action subject to damage from high winds, the relative level of risk, and any measures included in the proposed action to minimize wind damage.</p> | | X |
| <p>4. Will the proposed action involve extensive removal of trees or other alteration of the ecosystem that may produce local changes in air quality or climate?</p> <p>If yes, describe the nature and extent of the changes, potential adverse effects, areas likely to be affected, possible cumulative effects of removal of natural vegetation and addition of new pollutant sources, and any measures that could be included to reduce the adverse effects.</p> | | X |
| <p>5. Is the site subject to an unusually high noise level?</p> <p>If yes, specify the sources of noise, the noise levels, and any measures included in the proposed action to minimize the effects of noise.</p> | | X* |
| <p>6. Will the proposed action generate unusually high noise levels?</p> <p>If yes, specify the source of noise, the range of noise levels, and any measures incorporated into the project to minimize generation of, or exposure to, excessive noise levels.</p> | | X |

Notes (including sources of information):

C. Air Quality, Climate, Noise

C.1. Air quality in locations throughout the State of Connecticut is above the applicable state and federal guidelines (8-hour 70 ppb) for ozone (O₃). Connecticut air quality meets the guidelines for: particulate matter (<10 micrometers in diameter-PM₁₀ or < 2.5 micrometers in diameter-PM_{2.5}); sulfur dioxide (SO₂); nitrogen dioxide (NO₂); carbon monoxide (CO); and lead (Pb). The proposed action is not expected to have any measurable impact upon air quality, nor is the air quality expected to impact the proposed action.

C.2. The site contains one single-family residence (currently unoccupied and in a state of disrepair), a driveway, and a garage. If the property use remains residential, no increase in air quality pollutants would occur, compared to residential use of the property in the past. However, vehicles associated with a residential dwelling would have access to the property; also, a fireplace is present in the home. Therefore, sources of pollution (hydrocarbons, thermal, odor, dust, or smoke particulates, etc.) could be present on the property in association with vehicular or fireplace use. No risk to biotic or human communities would be expected from these typical sources. Currently, the site is used as a temporary staging area for equipment and supplies in support of a State-sanctioned bridge repair project occurring at the Skiff Street bridge over the Mill River.

C.5. The property is located on Skiff Street, a well-travelled, principal arterial road that connects two other principal arterial roads: Dixwell Avenue (State Route 10) and Whitney Avenue. The site may experience intermittent high noise levels from passing vehicles or from nearby Urban zoning (mainly commercial and educational properties). Noise levels are presumed to be as expected in an urban area, and the proposed action would not be expected to change these levels.

References:

<https://www3.epa.gov/region1/airquality/nattainm.html>

<https://www3.epa.gov/region1/airquality/o3exceed-19.html>

<https://www3.epa.gov/region1/airquality/standard.html>

Hamden Zoning Map (<http://www.hamden.com/DocumentCenter/View/362/04-01-2015-Current-Zoning-Map-PDF>)

Road classification information and terminology taken from CT DOT Road Classifications Map, provided on page 75 of the Hamden 2019 Plan of Conservation and Development (discussed in Section H, below).

D. <u>Biotic Communities</u>	Yes	No
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|--|--|----|
| <p>1. Are there any rare or endangered plant or animal species on the site?
If yes, specify the species, the degree of rarity, and the estimated population on the site; indicate the extent to which the proposed action will disturb the species and its habitat, and specify any measures included in the proposed action to minimize such disturbance.</p> | | X* |
| <p>2. Are there unusual or unique biotic communities on the site?
If yes, specify type of community and its relative significance; indicate the extent to which the proposed action will destroy significant biotic communities and specify any measures included in the proposed action to minimize such damage.</p> | | X |
| <p>3. Is the site used as a nesting site by migrating waterfowl, or is it critical to the movement of migratory fish or wildlife species?
If yes, specify the species, the extent to which nesting or migration will be disturbed as a result of the proposed action, and any measures included in the proposed action to minimize disturbance.</p> | | X |
| <p>4. Does the proposed action significantly reduce the amount, productivity, or diversity of the biotic habitat?
If yes, specify the amount and types of habitat lost, types of wildlife or plants likely to be seriously affected by the proposed action, and any measures to mitigate impacts on biotic communities.</p> | | X |

Notes (including sources of information):

D. Biotic Communities

D.1. The CT Department of Energy and Environmental Protection (DEEP) maintains a set of Natural Diversity Database (NDDB) maps that indicate the potential presence of Endangered, Threatened, and Special Concern species. The NDDB map for Hamden (last updated December 2019) indicates that listed species do not occur within or near the property.

References:

NDDB map for Hamden was accessed online on February 26, 2020:
<https://www.depdata.ct.gov/naturalresources/endangeredspecies/nddbpdfs.asp?nddbsel=62>

E. Land Use	Yes	No
<p>1. Does the site include any officially designated historic or archaeological sites, or other sites of known historic, archaeological, or cultural significance?</p> <p>If yes, specify their type and significance, the extent to which they will be disturbed by the proposed action, and any measures to reduce such disturbance.</p>		X*
<p>2. Does the site have any outstanding scenic or aesthetic characteristics, especially as viewed from public highways or recreation areas?</p> <p>If yes, specify the type and significance of scenic features, the extent to which they will be disturbed by the proposed action, and any measure to reduce the extent of such disturbance.</p>		X
<p>3. Is the site presently used for recreation?</p> <p>If yes, indicate the type of recreation, the amount of use, and the extent to which the proposed action will interfere with present recreational uses or limit recreation options on the site.</p>		X
<p>4. Is the site presently used for residence or business?</p> <p>If yes, specify the type of use and the extent to which the proposed action will displace present occupants, especially disadvantaged persons or businesses, and any measures included in the proposed action for relocation of such occupants.</p>		X*
<p>5. Will the proposed action break up any large tracts or corridors of undeveloped land?</p> <p>If yes, specify the area of undeveloped land surrounding the site, the amount of development the proposed action will involve, and the distance to the nearest developed land.</p>		X*
<p>6. Does the proposed action include features not in accord with the Authority's Land Use Plan or land disposition policies?</p> <p>If yes, specify the nature and extent of conflict.</p>		X*
<p>7. Is the proposed action part of a series of similar or related actions that might generate cumulative impacts?</p> <p>If yes, specify the type and extent of related actions, implemented or planned, and the general nature of potential cumulative impacts; indicate whether a generic or programmatic impact assessment has been or will be prepared for this series of actions.</p>		X

Notes (including sources of information):

E. Land Use

E.1. The property is not listed on the National Register of Historic Places¹ database or the State Register of Historic Places² database. The property does not contain a historic building, nor is it located in a local historic district, according to the Preservation Connecticut website.³ The house is not listed on The Historic Buildings of Connecticut website⁴ or the CT State Library WPA Architectural Survey website.⁵ The site is not specifically mentioned in the RWA's Land Use Plan with regard to historic or archaeological significance.

Although the house does not have a historic designation,⁶ a report entitled "*An Architectural and Historical Analysis of the South Central Connecticut Regional Water Authority's Sixteen Rental Buildings*" was prepared by the CT Trust for Historic Preservation (now Preservation Connecticut). The report states that the construction date of the house is circa 1840, but its history is unclear, as it was moved to the site around 1959 or 1960. The report, prepared in 2003, states "...233 Skiff presents an attractive case for adaptive re-use...Razing it would remove a viable and attractive building from an otherwise bleak commercial landscape." However, the house appears to have degraded in the years since the report was prepared.

E.4. The property currently contains an unoccupied (but formerly rented) single-family residence. Since no renters currently occupy the residence, none would be displaced if the property is sold.

E.5. The 0.32-acre parcel is connected to other land owned by the RWA. The RWA has partitioned off the subject parcel from the larger parcel for the purpose of this sale. The 0.32-acre portion, located immediately adjacent to Skiff Street, is already residentially developed, and would be restricted for further development if sold. The remaining acreage of the larger lot is located to the west and south and comprises undeveloped watershed land owned by the RWA. Therefore, the disposition of the subject parcel would shrink RWA holdings by approximately 0.32 acres, but it would not disrupt the continuity of the larger tract of land near the subject parcel.

E.6. The RWA Land Use Plan identifies land holdings that are associated with former rental houses or barns as suitable for disposal (upon approval by the DPH, which has been received for this property). The RWA brochure entitled "*The Land We Need for the Water We Use*" states the RWA's intent to sell non-water system land parcels not required for the operation, protection, and maintenance of the water systems.

¹ <https://npgallery.nps.gov/NRHP/SearchResults/>, accessed February 27, 2020 (search within Hamden, CT)

² https://portal.ct.gov/DECD/Content/Historic-Preservation/01_Programs_Services/Historic-Designations/State-Registry-of-Historic-Places, accessed February 27, 2020

³ <http://lhdct.org/maps/overview>, accessed February 27, 2020

⁴ <http://historicbuildingsct.com/category/towns/hamden/>, accessed February 27, 2020

⁵ <http://cslib.cdmhost.com/digital/collection/p4005coll7>, accessed February 27, 2020

⁶ Email correspondence, dated July 29, 2019, from Christopher Wigren, Deputy Director of Connecticut Trust for Historic Preservation

The subject parcel is now defined in the current Land Use Plan as Non-Water System Land and is permitted to be sold. Because it is mainly Class I land, this property will be sold with protective restrictions that include limiting the property to its current use, prohibiting underground storage tanks, and limiting the expansion of impervious surfaces to no more than 250 square feet. Other restrictions on the parcel allow RWA personnel access to the property should it be necessary for the operation and maintenance of the water systems, and also allow the RWA to make any other provisions necessary to protect the watershed.

F. <u>Natural Resources and Other Economic Considerations</u>	Yes	No
--	------------	-----------

- | | | |
|--|--|----|
| 1. Does the proposed action involve any irreversible commitment of natural resources?
If yes, specify the type of resource, the importance and scarcity of the resource, the quantity that will be irreversibly committed, and any measure that could be included in the proposed action to reduce irreversible commitments of resources. | | X |
| 2. Will the proposed action significantly reduce the value and availability of timber or other existing economic resources?
If yes, specify the type and extent of resources affected, the estimated revenue loss, and any measures that could be included in the proposed action to improve the efficiency of resource utilization. | | X |
| 3. Will the proposed action require expenditures greater than the projected revenues to the Authority?
If yes, specify the estimated difference. | | X* |
| 4. Will the proposed action require any public expenditure (e.g., provision of municipal services) that might exceed the public revenue it is expected to produce? If yes, specify the estimated difference. | | X |
| 5. Will the proposed action cause a decrease in the value of any surrounding real estate?
If yes, estimate the amount and distribution of altered real estate values. | | X |

Notes (including sources of information):

F. Natural Resources and Other Economic Considerations

F.3. The sale of this parcel is unlikely to generate a significant amount of immediate revenue. However, current, ongoing expenditures by the RWA would be eliminated once the parcel is sold.

Current expenditures on the property include: The RWA's Payment in Lieu of Taxes (PILOT) of approximately \$9067 each year, liability costs (difficult to quantify, but include insurance costs), and approximately \$100 per year for other costs (i.e. maintenance, boundaries, security, etc.).⁷

⁷ Amounts based on estimates provided by Mr. John Triana (Real Estate Manager, South Central Connecticut Regional Water Authority).

G. Public Safety and Health	Yes	No
------------------------------------	------------	-----------

- | | | |
|--|---|--|
| <p>1. Is the site subject to unusual fire hazard (from flammable vegetation, difficulty of access, lack of water for fire fighting, or other causes)?</p> <p>If yes, specify the type of hazard, the extent to which the proposed action might increase the fire hazard, the extent to which it is subject to damage from such fires, and any measures included in the proposed action to reduce the risk of fire damage.</p> | X | |
| <p>2. Does the site include any features that present potential safety hazards under the proposed conditions of use, or will the proposed action create any hazards to public safety?</p> <p>If yes, specify the hazards, the extent to which the public, workers, or others will be exposed to the hazard, the degree of risk, and any measures that will be included in the proposed action to eliminate hazards or reduce the risk of injury.</p> | X | |
| <p>3. Does the proposed action have the potential to create increased risks to public health?</p> <p>If yes, specify the nature of the health hazards, population at risk, the degree of risk, and any measures that will be incorporated in the proposed action to avoid adverse impacts on public health.</p> | X | |

Notes (including sources of information):

G. Public Safety and Health

H. Community Factors**Yes No**

1. Does the proposed action include any features that are not in conformity with local, regional, or state plans of conservation and development?

X*

If yes, specify the plan(s), the nonconforming features, and the extent of the nonconformity, and any measures that could be incorporated into the proposed action to improve conformity.

2. Does the proposed action differ from the established character of land use in the surrounding area?

X*

If yes, specify the nature and extent of the conflict and any actions that might be taken to resolve it.

3. Will the proposed action require any service by public facilities (streets, highways, schools, police, fire) or public utilities that are expected to exceed capacity within 5 years?

X

If yes, specify the type of facility or utility, its capacity, present and projected use, the additional capacity required to implement the proposed action, any public plans to increase the capacity, and any measures that can be incorporated into the proposed action to reduce excessive demands on public facilities.

4. Will the proposed action produce any substantial increase in nonresident traffic to the area (construction or other temporary workers, permanent workers, recreational users, etc.)?

X

If yes, specify the amount and type of traffic, its potential impact on the surrounding neighborhood, and any measures included in the proposed action to reduce adverse effects from increased traffic.

5. Will the proposed action produce an increase in projected growth rates for the area?

X

If yes, specify the extent to which growth will be increased, the project ability of the community to cope with higher growth rates, and any measures include in the proposed action to reduce anticipated adverse effects from increased growth.

6. Is there any indication that the proposed action can be expected to generate public opposition or conflict over environmental concerns?

X

If yes, indicate the type and source of conflict, whether it is limited to immediate neighbors of the site or extends to the larger community, and any measures that have been taken or could be taken to resolve the conflict.

Notes (including sources of information):

H. Community Factors

H.1. The Conservation and Development Policies Plan for Connecticut, 2013-2018⁸ (C&D Plan), adopted by the Connecticut General Assembly on June 5, 2013, provides guidelines for local Conservation and Development Plans. The State C&D Plan is advisory to municipalities, and although there is a statutory requirement that separate municipal plans be prepared, there is no requirement that they be consistent with the State plan. The Hamden 2019 Plan of Conservation and Development (2019 Hamden POCD) was adopted and became effective September 27, 2019.⁹

Note that the CT C&D Plan, although dated ending in 2018, is current. A Draft 2018-2023 State C&D Plan is under consideration by the General Assembly in the 2020 legislative session.¹⁰

The 2019 Hamden POCD is an update of the 2004 POCD, which was amended in 2009. The 2019 Hamden POCD confirms consistency with all 6 of the Growth Management Principles in the State C&D Plan. With specific reference to water quality, open space, floodplains, and natural resources, please see the comparisons below:

State C&D Plan	Hamden 2019 POCD
4. Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.	The POCD contains specific strategies to: <ul style="list-style-type: none">• Protect natural resources,• Preserve open space,• Protect historic and scenic resources, and• Address climate change.
5. Protect environmental assets critical to public health and safety.	The POCD also contains recommendations to protect water quality (both surface and ground), preserve floodplain areas, minimize runoff, and other similar strategies.

The regional plan of conservation and development: South Central Region: Plan of Conservation and Development 2018-2028¹¹ (adopted June 2018) follows, and is not inconsistent with,¹² the same 6 Growth Management Principles of the State C&D Plan.

Strategies of the regional plan include:

- Protect the quality of regional watersheds through the encouragement of conservation efforts,

⁸ <https://portal.ct.gov/-/media/OPM/IGP/ORG/cdplan/20132018-FINAL-CD-PLAN-rev-June-2017.pdf?la=en>

⁹ <http://www.hamden.com/DocumentCenter/View/1989/Hamden-2019-POCD-Approved-09-17-19-Effective-09-27-19-With-Maps-RFS>

¹⁰ <https://portal.ct.gov/-/media/OPM/IGPP-MAIN/Responsible-Growth/Conservation-and-Development-Policies-Plan/Conservation-and-Development-Policies-Plan>

¹¹ <https://srcog.org/wp-content/uploads/2018/07/2018-07-SCRCOG-POCD-report-online.pdf>

¹² As described in a letter from the Connecticut Office of Policy and Management, dated April 10, 2018. A copy of the letter is provided in the South Central Region: Plan of Conservation and Development 2018-2028.

- Facilitate coordination and communication between regional water utilities and member municipalities on land use planning and water quality projects,
- Support historic preservation, historic town centers and possibilities for adaptive reuse. Identify potential funding sources and resources for historic preservation and offer technical assistance, when needed, and
- Respect slope floodplains, soil and wetland restraints when evaluating public/private investments and encourage communities to amend local regulations to protect such areas.

Therefore, the municipal, regional, and state plans are substantially consistent with each other with regard to issues that could affect RWA lands and resources.

Because the smaller, 0.32-acre parcel had not been officially surveyed and defined in the Hamden POCD, the parcel is not specifically mentioned in the POCD; it is part of the larger (42.7± acre) parcel. The POCD defines the larger parcel as open space within a water supply watershed, and the parcel is zoned T-1 (Natural). The RWA is applying to change the zoning of the 0.32-acre parcel from T1 to T5 (Urban Center) zoning, which would match the zoning of properties to the north and east. A change in zoning is sought because it would allow a reduction in the amount of land that would be required to sell with the house. T5 zoning would permit a greater amount of land to remain as RWA controlled open space.

The RWA and the Connecticut Trust for Historic Preservation (now Preservation Connecticut) worked together to establish the easement restrictions that will “follow the land” for this and any potential future sales of the property. These strict restrictions prohibit or severely limit changes to the property, while still allowing the residence to be made fit for human habitation (if possible). The future actions proposed on the property include sale of the 0.32-acre parcel, with possible future rehabilitation of the residence. Protecting natural resources and potentially historic structures, and protecting the watershed, and thereby water quality, through restrictive covenants directly support the Hamden POCD (and in turn, the South Central Region POCD and State C & D Plan.)

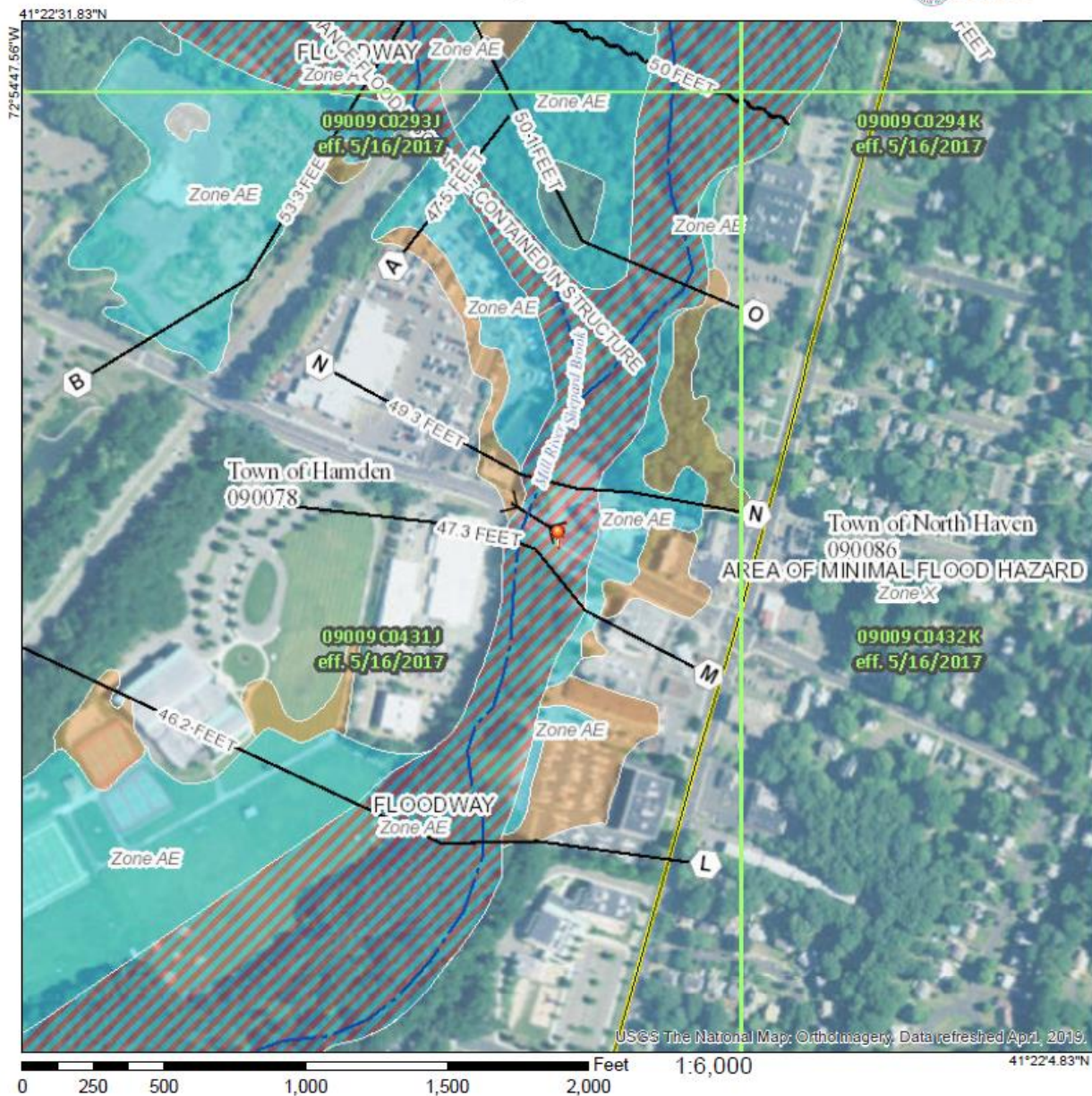
H.2. There is no “proposed action” on the property that would involve changes to the character of the property; only its sale is proposed.

The current use of the subject parcel is residential, and the site contains one unoccupied single-family home, driveway, and garage. This parcel differs from the majority of the remainder of the ~42.7-acre property, which comprises the Mill River and its mainly wooded floodplain and riparian corridor, and ball fields (leased to Hamden Hall Country Day School). In addition, properties surrounding the 0.32-acre subject parcel are zoned T4 (Urban Center) and T5 (General Urban). Therefore, the existing use of the property as a single-family residence differs from the established land uses in the surrounding areas which range from undeveloped to urban development. However, it is a use that will remain unchanged (through covenant restrictions) if the property is sold (regardless of zoning category).

ATTACHMENTS

National Flood Hazard Layer FIRMette

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/27/2020 at 5:39:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

**Hamden
233 Skiff Street
Circa 1840**



Figure 1 – 233 Skiff Street from the northwest.

Physical Description

233 Skiff Street is a small residential structure located in a predominantly commercial neighborhood. The building is a small one-and-a-half story mid-19th century structure with the ridge of its peaked roof parallel to the street. (Figure 1) The center chimney building faces north. A shallow shed-roofed porch runs across the front, while a shed-roofed, one-room addition is located at the western end of the building. The roofs of these two additions join in a hip at running out from the northwestern corner of the house. A single story ell comes off the southeastern corner of the building; its peaked roof is perpendicular to the main block of the house. The ell has an enclosed porch along its eastern side that continues the eastern slope of the ell's roof at a shallower pitch. The building has a simple entablature under the eaves with returns at the base of the gables.

The interior of the building shows evidence of several major renovations. The front door of the house, with three square panels over two large rectangular panels placed horizontally and all surmounted by a large single pane of glass, and several of the interior doors, suggest that some work was done on the house during the late 19th century. (Figure 2) The window and door surrounds, with slightly oversized lintels, are evocative of the craftsman style, and were most likely added at a slightly later date. These may be



Figure 2 – The late 19th century front door.



Figure 3 – The modern foundation.



Figure 4 – The early timber frame.

contemporary with the 6/1 windows that can be found throughout the building and the cobblestone chimney that emerges from the center of the roof. Modern strip oak floors can also be found throughout the building. The house also sits on a modern cinder block foundation. (Figure 3) This is a result of the house having been moved to this site in 1959 or 1960. Another aspect of the house that was probably introduced at the time of this move are the gypsum board walls that can be found throughout the house.

Underneath all of the later additions is a mid-19th century timber frame. (Figure 4) The house was built in a manner, and with technology, appropriate to this era. The larger timbers are hand hewn, while smaller ones were cut with an up-and-down sawmill. Early nails, where they can be found, are of the cut type. These are introduced around 1790 and remain popular throughout the first half of the 19th century. After this point their popularity begins to wane. Surprisingly, much of the exterior remains original. The entablature is attached with early nails while the original clapboard sheathing can be seen under several layers of more modern shingles. (Figure 5)

Historical Background

The history of the building is truncated because of its move to Skiff Street. While it is clear that the building has been in its current location since ca. 1960, when the address first appears in town directories, its earlier history is unknown. Since the true age of the house has only recently been discovered – town records suggested that it was built in 1940 – little research has been done on the structure. It does not appear in the Townwide Historic and Architectural Survey of Hamden Connecticut. The building's small size and rudimentary decorations suggest that it may have been workers housing for one of the industrial concerns in Hamden. The building's close location to the industrial community of



Figure 5 – The original white-painted clapboards can be seen behind several layers of modern shingles

appearance of the building (which could be enhanced by the removal of modern accretions to reveal the historic cladding), make the building a prime candidate for rehabilitation. Razing it would remove a viable and attractive building from an otherwise bleak commercial landscape.

James Sexton

Sources

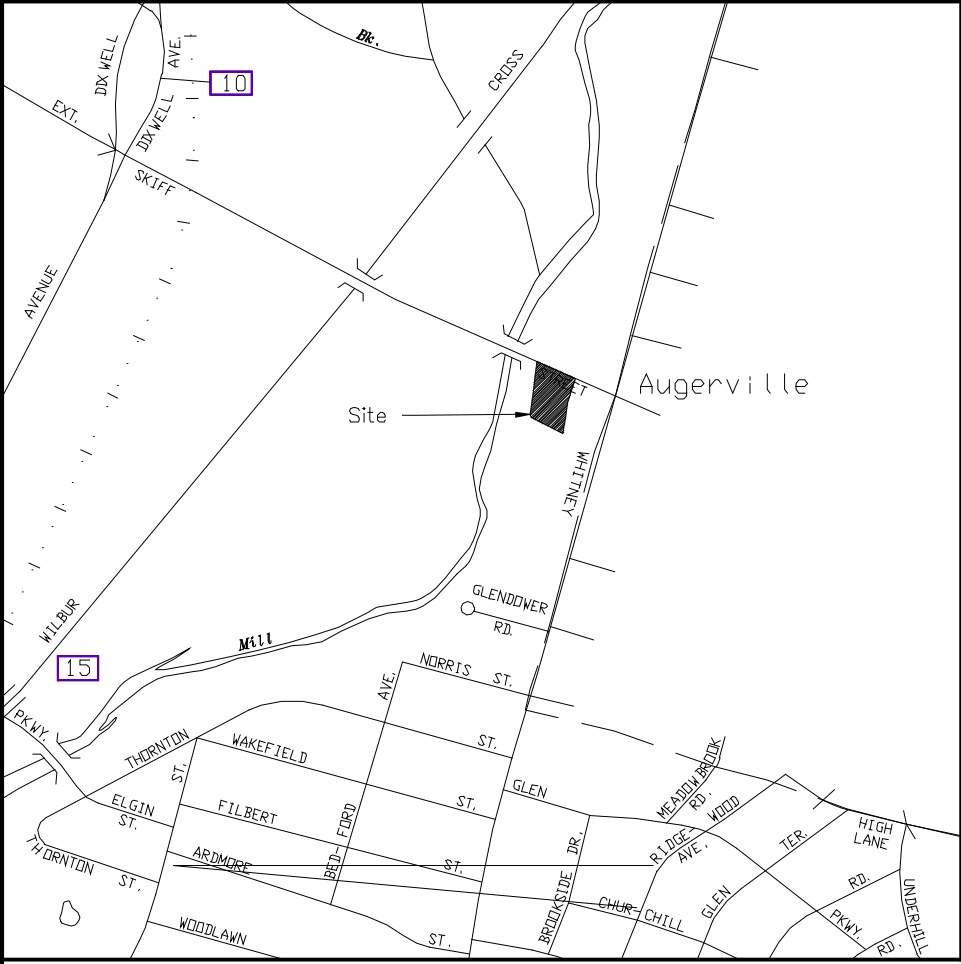
Hamden Assessor's Office. Field Card for 233 Skiff Street.

Hamden Town Directory, 1959-1960.

Augerville, named for Willis Churchill's auger factory located not far from the house on the Mill River south of Skiff Street, suggests a possible source for the building. But no conclusive evidence of this origin can be found.

Architectural Analysis and Impact of Loss

233 Skiff Street presents an attractive case for adaptive re-use. It is a small building in a heavily commercialized area. While this limits its potential as a dwelling, it does suggest that the building would make a good location for a small business or professional office. These attributes, combined with the attractive



Site Location Plan
Scale: 1" = 1,000'

SURVEYOR'S NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20, AS REVISED.
- THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY SURVEY. SUBDIVISION AND IS INTENDED TO DEPICT THE LAYOUT OF LOTS AND THE ASSOCIATE PUBLIC OR PRIVATE HIGHWAYS, EASEMENTS AND LANDS AND IS INTENDED FOR SUBDIVISION TO APPLICABLE REGULATORY ENTITIES.
- THE BOUNDARY DETERMINATION CATEGORY WITH RESPECT TO THE EXISTING PARCEL IS A FIRST SURVEY. THE BOUNDARY CATEGORY WITH RESPECT TO THE PROPOSED LOT IS AN ORIGINAL SURVEY.
- THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2. VERTICAL ACCURACY CONFORMS TO CLASS V-2. TOPOGRAPHY AS DEPICTED HEREON CONFORMS TO AN ACCURACY STANDARD OF CLASS T-2.
- AZIMUTHS AND COORDINATES ARE BASED UPON THE CONNECTICUT STATE PLANE GRID SYSTEM (NAD 83). ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD 88). BOTH DATUMS ESTABLISHED BY GPS OBSERVATIONS UTILIZING THE SUPERIOR INSTRUMENTS GPS NETWORK.
- THE PROPERTY IS LOCATED WITHIN A TRANSECT T1 AND A TRANSECT T5 ZONING DISTRICT.
- THE AREA OF THE EXISTING PROPERTY IS 1,859,721± SQUARE FEET (42.69± ACRES). THE AREA OF THE PROPOSED LOT IS 13,802± SQUARE FEET (0.32± ACRES).
- THE PROPERTY IS DESIGNATED ON THE HAMDEN ASSESSOR'S RECORDS AS PARCEL 2529-034-00-0000.
- REFERENCE IS MADE TO THE FOLLOWING MAP(S):
 - NEW HAVEN WATER Co., MAP OF PROPERTY, WHITNEY AVE. & SKIFF ST., AUGERVILLE, TOWN OF HAMDEN CONN., SCALE 1"=20', DATED JAN. 1921, MAP PREPARED BY ALBERT B. HILL CONSULTING ENGINEER.
 - CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF HAMDEN, WILBUR CROSS PARKWAY, FROM DIXWELL AVENUE TO NORTHERLY TO DIXWELL AVE., SCALE 1"=100', DATED 6-60, SHEET 1 OF 3 & SHEET 2 OF 3
 - TOWN OF HAMDEN ASSESSOR MAP 2539
 - PROPERTY SURVEY, HAMDEN HALL, COUNTRY DAY SCHOOL, 225 SKIFF STREET, HAMDEN, CONNECTICUT, DATED 8/10/00, SCALE 1"=80', MAP PREPARED BY BL COMPANIES, ON FILE ON THE HAMDEN LAND RECORDS AS MAP #1113A.
 - PORTION OF PROPERTY OF SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY, 233 SKIFF STREET, HAMDEN CONNECTICUT, SCALE 1"=20', DATED SEPTEMBER 24,1990, REVISED DECEMBER 6, 1990, MAP PREPARED BY CLARENCE BLAIR ASSOCIATES INC., ON FILE ON THE HAMDEN LAND RECORDS AS MAP #915A.
- PROPERTY IS SUBJECT/PRIVILEGED TO OTHER RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
 - THIS PROPERTY MAY BE SUBJECT TO A LICENSE AGREEMENT BETWEEN THE SOUTH CENTRAL REGIONAL WATER AUTHORITY AND THE TOWN OF HAMDEN. THE LEASE AGREEMENT IS FILED ON THE HAMDEN LAND RECORDS VOLUME 4267 PAGE 239.
 - THIS PROPERTY IS SUBJECT TO TO AN EASEMENT IN FAVOR OF THE TOWN OF HAMDEN FOR THE MAINTENANCE AND REPAIR OF THE EXISTING DRAINAGE CULVERT.
- INLAND WETLANDS WITHIN THE PROPERTY WERE FIELD DELINEATED ("FLAGGED") BY EVA SZIGETI, EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC., ON 4/23/2019. INLAND WETLANDS WERE FIELD LOCATED AND MAPPED BY JULIANO ASSOCIATES ON 5/13/19.
- THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD, ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.
- HE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE(S): ZONE AE, REGULATORY FLOODWAY WITH BFE, AS DEPICTED ON FLOOD INSURANCE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 090900431J DATED 5/16/2017. THE BFE FOR THE PROPERTY IS 47.3 FEET.

GENERAL NOTES:

THERE IS 11,220 SQ. FT. OF CLASS I LAND ON THE PROPOSED PROPERTY.
THERE IS 301 SQ. FT. OF CLASS II LAND ON THE PROPOSED PROPERTY.

TOTAL IMPERVIOUS AREA ON LOT IS 4,722 SQ FT
LOT COVERAGE IS 34.2%

PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.

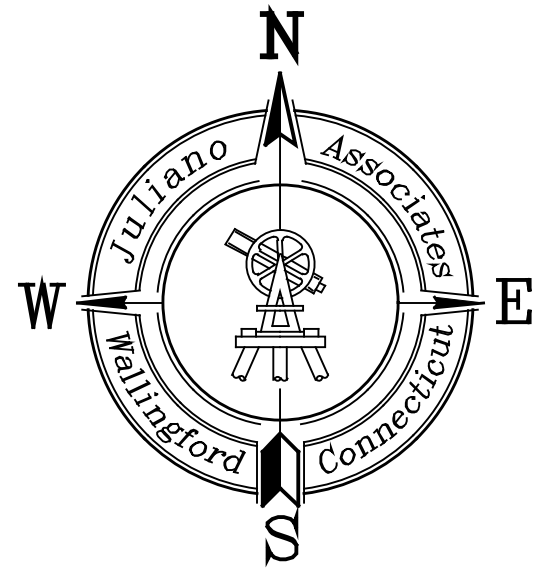
LEGEND

○ IRON PIN/PIPE FOUND	— EXISTING PROPERTY LINES
□ MONUMENT FOUND	— ADJOINING PROPERTY LINES
● TREE	- - - - EXISTING PAVEMENT (NO CURB)
○ UTILITY POLE	- - - - EXISTING DRIVEWAY
⊙ ANCHOR	- x - - EXISTING FENCE
	- - - - EXISTING SEPTIC SYSTEM
	- // - - EXISTING OVERHEAD ELECTRICAL, TELEPHONE, & CABLE SERVICES
	- - - - RETAINING WALL
	- - - -26- - - CONTOUR LINE
	- - - - EXISTING BUILDING
	- - - - WETLAND
	- - - - STREAM
	- - - - LIMIT OF CLASS I LAND

N/F
AREA COOPERATIVE EDUCATIONAL SERVICES
205 SKIFF STREET
2529-035-00-0000

N/F
OTHER LAND OF SOUTH CENTRAL REGIONAL
WATER AUTHORITY
233 SKIFF STREET
2529-034-00-0000

N/F
EVERETT PARTNERS LLC
1970 WHITNEY AVE
2529-002-00-0000



Connecticut Grid System
(NAD 83)



Transect T5 Zone		
	Required	Proposed
Min. Lot Area	N/A	13,802
Building Height		
Principal Building	5 stories max / 2 min	1 Story
Outbuilding	20' max	12'
Setbacks		
Front	6 min/20 max	44.4' & 50.1'
Side	0 min/24 Max	29.9' & 21.7'
Rear	5' min	55.6'
Frontage Buildout	80%	46.5%
Residential Density (Min)	15 DU/Ac. Net (2,904 sq ft/unit)	13,802 Sq. Ft.
Residential Density (Max)	24 DU/Ac. Net (1,815 sq ft/unit)	13,802 Sq. Ft.
Max. Lot Width	180 Ft Max	82.53
Building Coverage	60% Max	11.5%
Lot Coverage	80% Max	34.2%

Variance Requested

Variance Requested

Variance Requested

Variance Requested

Variance Requested

Variance Requested

APPROVED BY THE
PLANNING & ZONING COMMISSION

CHAIRPERSON
DATE OF APPROVAL
WORK COMPLETION DATE

Limited Property/Boundary Survey
Resubdivision Map
Proposed Disposition of Rental Dwelling
Land of
Regional Water Authority
#233 Skiff Street
Hamden, Connecticut


Project no.: 19-126 Date: 10/11/24 Scale: 1" = 20'

Work map: JDIMEO Checked: CIJULIANO Sheet: 1 of 2

Final map: CIJULIANO Released: CIJULIANO Revision: A

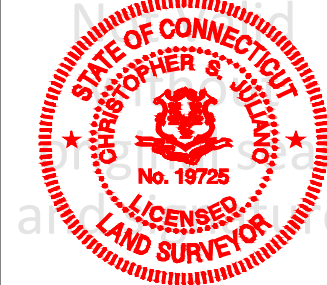
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MA SUBMITTED\2019\126005-1-A.DWG 5/7/2025 1:54 PM CJ

To the best of my knowledge and belief this map is substantially correct as noted hereon.


Christopher S. Juliano, LS #19725 11/25/24
Date

This survey is not valid unless it contains the live signature and seal of the above noted professional. Subsequent revisions to this plan other than by the original surveyor effectually void this certification.

REVISIONS	
DATE	DESCRIPTION
11/18/24	UPDATED ZONING TABLE.



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STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

Jewel Mullen, M.D., M.P.H., M.P.A.
Commissioner



Dannel P. Malloy
Governor
Nancy Wyman
Lt. Governor

Water Company Land Permit

DWS Project #2014-0224
Permit No. WCL2014-21

Pursuant to Special Act 03-12, and in accordance with the application received on October 15, 2014, South Central Connecticut Regional Water Authority (RWA) (PWSID #CT0930011) is hereby granted authorization to sell Class I and Class II water company owned land associated with 12 parcels formerly used to as rental properties. There shall be no change in use of this land. These transactions will include the Class I and Class II Water Company owned land parcels as indicated in the submitted application and shown on the map entitled "Regional Water Authority Rental Houses and Lots to be Sold Per 2013 Amendment to Enabling Legislation" dated October 2014. The following information pertains to the specific parcels.

Address	Town	Building	Acres
501 Derby Ave.	Orange	SF House	1.5
189 Maple St.	Seymour	SF House	1.5
59 Rimmon Rd.	Seymour	SF House	1.5
752 Summer Hill	Madison	SF House	1.0
2040 Litchfield Tpke.	Woodbridge	SF House	2.0
115 Sperry Rd.	Woodbridge	SF House	2.0
1029 Johnson Rd.	Woodbridge	SF House	2.0
440 Amity Rd.	Bethany	Barn	3.0
184 Downs Rd.	Bethany	SF House	3.0
1115 Great Hill Rd.	Guilford	SF House	3.5
233 Skiff St.	Hamden	SF House	0.5
95 Ives St.	Hamden	SF House	1.0

This sale is authorized based upon the application received October 15, 2014 and conditions outlined in Special Act 03-12. The following conditions are herein accepted by RWA:

1. RWA certifies that each of the structures on the 12 parcels were situated prior to January 1, 1976.
2. RWA has confirmed that all underground storage tanks have been, or will be, removed from each of the properties prior to sale.
3. RWA must take the appropriate actions to ensure a restrictive covenant that limits the expansion of the single-family dwelling or barn and restricts any activity or expansion of any activity that would have a significant adverse affect on the public water supply is



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placed on the properties. The requirements of a restrictive covenant are outlined in Special Act 03-12 Section 1(b).

4. RWA shall abide by the zoning restrictions outlined in Special Act 03-12 Section 1(a)(3).

In evaluating the application, the Connecticut Department of Public Health has relied upon information provided by RWA and criteria outlined in Special Act 03-12.

11/14/14
Date

J. Mathieu
Lori J. Mathieu
Public Health Section Chief
Drinking Water Section
Department of Public Health

11/19/14
Date

J. Triana
John Triana
Real Estate Manager
South Central Connecticut Regional Water Authority

Exhibit F - Special Act 03-12 – Amendment to the Authority’s enabling legislation allowing disposition of the former rental properties

SPECIAL ACT 03-12. (a) Notwithstanding any provision of the general statutes or any public or special act, the South Central Connecticut Regional Water Authority, created by special act 77-98, as amended, may sell, lease, assign or otherwise dispose of any class I or class II land, as defined in section 25-37c of the general statutes, upon which a single-family dwelling or barn owned by the South Central Connecticut Regional Water Authority is situated provided (1) such single-family dwelling or barn was so situated prior to January 1, 1976, (2) any underground storage tanks on such property have been removed, (3) the property is not greater than the minimum acreage required to meet zoning requirements plus any allowance necessary for setback allowances and access or egress consistent with local zoning and use requirements, and, if the single-family dwelling or barn is located on class I land, such minimum acreage is met by utilizing class II or class III land, as defined in section 25-37c of the general statutes, to the greatest extent possible, (4) a restrictive covenant that would limit the expansion of the single-family dwelling or barn and restrict any activity or expansion of any activity that would have a significant adverse affect on the public water supply is placed on the property, and (5) for class I land, the single-family dwelling or barn has historical significance, as confirmed, in writing, by the Connecticut Trust for Historic Preservation or its successor organization.

(b) The restrictive covenant required by subsection (a) of this section shall include, but not be limited to, provisions ensuring that (1) the premises shall only be used for a single-family dwelling or barn; (2) the total impervious surface area, including, but not limited to, building roofs, driveways, swimming pools, walkways and patios, shall not be increased by more than two hundred fifty square feet over the existing impervious surface area as of the date of the conveyance of the property from the public water utility to other parties; (3) access is provided to public drinking water utility staff to perform routine inspections of the property, at a minimum, on an annual basis during normal hours of business for the water utility; (4) underground storage tanks are prohibited; and (5) any other provisions deemed necessary by the South Central Connecticut Regional Water Authority to protect the public water supply. The total existing impervious surface area shall be established by an improvement location survey completed to A-2 survey accuracy depicting any such areas, which survey shall be filed on the land records with the restrictive covenant.

(c) Whenever the South Central Connecticut Regional Water Authority intends to sell, lease, assign or otherwise dispose of any class I or class II land consistent with this section upon which is situated a single-family dwelling or barn, the South Central Connecticut Regional Water Authority shall provide notice in writing, by certified mail, return receipt requested, at least thirty days before the date of the proposed disposition, to the Commissioners of Environmental Protection and Public Health, the legislative body of the city or town in which the single-family dwelling or barn is situated, the Nature Conservancy, the Trust for Public Land, the Land Trust Service Bureau and the Connecticut Fund for the Environment, of such intention to sell or otherwise transfer such property. Such notice shall include a copy of a survey depicting the acreage and property lines of the parcel as well as the location of any single-family dwelling or barn to be sold.

(d) All net proceeds, after costs of disposition, from the disposition of such class I or class II land and dwelling or barn consistent with this section shall be used by the South Central Connecticut Regional Water Authority to protect or otherwise acquire interests, including, but not limited to, fee title to or conservation easements over additional watershed or aquifer land of public water systems.