

**Representative Policy Board
Land Use Committee
South Central Connecticut Regional Water District**

Minutes of July 12, 2023 Meeting

The regular meeting of the Land Use Committee of the Representative Policy Board (“RPB”) of the South Central Connecticut Regional Water District (“RWA”) took place on Wednesday, July 12, 2023 at the Northford Playground, 1827 Middletown Avenue, North Branford Connecticut. Chair Betkoski presided.

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

Committee Members Absent: M. Horbal, J. Oslander and J. Mowat Young

RPB: R. Harvey, Jr.

Management: L. DiFrancesco, J. Hill, and J. Triana

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

On motion made by Mr. Malloy, and seconded by Mr. DeSantis, the Committee approved the minutes of its June 14, 2023 regular meeting, with Mr. Eitzer abstaining.

Mr. Triana, the RWA’s Real Estate Manager, provided an update on the RWA’s Big Gulph Recreation area, which included:

- History and significance
- Recreation area trails and recent activities
- Watershed area

Chair Betkoski stated that at last month’s meeting the Authority voted to recommend two disposition applications to the Representative Policy Board (“RPB”). The RPB Chair referred the following applications to the Committee to review for completeness, mode and date of public hearing:

- a. 17.22 acres located west of Beech Street in North Branford that is part of Land Unit NB 4: S. Lakshminarayanan and J. Triana
- b. 19.462 acres located north of Poms Lane in North Branford that is part of Land Unit NB 4: S. Lakshminarayanan and J. Triana

After discussion, on motion made by Mr. Levine, seconded by Mr. Malloy, the Committee voted unanimously to recommend the following resolutions to the RPB:

WHEREAS, the South Central Connecticut Regional Water Authority, on June 22, 2023, filed two Applications with the Representative Policy Board (“RPB”) for the dispositions of:

1. 17.22 acres located west of Beech Street in North Branford; and
2. 19.462 acres located north of Poms Lane in North Branford (the “Applications”); and

WHEREAS, the Land Use Committee of the Representative Policy Board reviewed the Applications and recommended that the Applications be accepted by the RPB as complete; and

WHEREAS, the Land Use Committee recommended that the public hearings be conducted by a Presiding Member; and

WHEREAS, the Land Use Committee proposed public hearing dates of September 28, 2023 at 7:00 pm., in accordance with Special Act 77-98, as amended, and the RPB Bylaws and Rules of Practice.

NOW THEREFORE BE IT RESOLVED, that the RPB accepts the Land Use Committee's recommendation to consider the Authority's Applications and determined to hold public hearings, to be conducted by a Presiding Member, on September 28, 2023 at 7:00 p.m., in accordance with Special Act 77-98, as amended, and the RPB Bylaws and Rules of Practice; and

FURTHER RESOLVED, that the Chairperson is hereby directed to give notice of said hearing in accordance with Section 11 of the Rules of Practice, as amended.

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
June 30	92%	91%	88%	None

Rainfall (inches)

	Current Year	Previous Year	Historical Average
June 2023	2.48	2.48	3.71
Fiscal YTD (6/1/23 – 6/30/23)	2.48	2.48	3.71

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

- Prospect, 200 Saddle Ct. – Surveyor set additional pins and the remainder of the property was marked.
- North Haven – Corresponded with property owner of 14+/- acres.
- Cheshire – Corresponded with property owner of 50+/- acres.
- North Branford, Beech St. and Poms La. properties (NB 4) – The FMA approved the disposition applications and they were transmitted to the RPB.
- Spring St. PS – Met with West Haven staff to discuss possible sites for a replacement pump station to Spring St. PS.

Rental houses:

- Hamden, 233 Skiff St. (HA 9A) – Asst. Town Attorney wrote that the condemnation was ready except for the compensation. He opined compensation should be zero. We replied that we disagreed with this and it should be some figure since they were taking part of the property fee-simple and an easement.

Forestry Update

- Killingworth - East Hammonasset Leaf Screen Thinning, (KI 4) – 95% 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** - 10% complete.
- Killingworth - N. Chestnut Hill Patch Cuts, (KI 6) – 100% complete. Equipment removed, but some firewood logs still at the landing.

- Mowed Christmas tree plantation at Lake Gaillard.
- Hosted professionals from New Jersey, Vermont and Connecticut at our two slash wall harvests to discuss our experiences and outcomes related to them.
- Conducted planning and start-up activities related to the anticipated receipt of the US Forest Service Landscape Scale Restoration grant. Worked on and submitted various forms for LSR pre-award process including SF-424, SF-424A, and FS1500-35. Reviewed RWA's Grants Certifications Report and forms AD-1047 & AD-1049 for background.
- Suspended one woodcutter for non-payment as a result of a check returned to AP due to insufficient funds.
- Installed approximately 18 tree shelters around newly planted trees suffering deer browse damage at Maltby.
- Investigated sugar maple die-off event on Saltonstall Ridge and contacted CAES experts for on-going follow-up toward identifying casual factor(s).

Recreation

- Trails Day hike at Big Gulph had 5 attendees.
- Tree identification walk at Saltonstall had 10 attendees.
- Bass tournament at Lake Saltonstall had 42 attendees.
- Cleared more trails at Sugarloaf.
- Attended meeting about the option to use PayTrac to collect credit card payments for boat rentals at Lake Saltonstall.
- Answered questions from Bethany Horsemen about what is allowed through their permit.
- Corresponded with UConn staff about their websites about trails.
- The Water Wagon attended four events in June.
- Picked up 20 donated used rod/reel setups from Bass Pro Shops to be used at out kid's summer camp fishing events.
- Hamden Hall Camp Hornet brought 57 kids to the Maltby Lakes for a morning of fishing and hiking.
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	June		May	
	2023	2022	2023	2022
Permit Holders	4,980	5,218	4,972	5,676

Special Activity Permits

- Connecticut Agricultural Experiment Station (Dr. Goudarz Molaei, Chief Scientist and designees) - To conduct research on mosquito activity and eco-epidemiology of eastern equine encephalitis virus, 331 Old Toll Road, Madison-Cedar Swamp, Rt. 80 (6/1/2023-6/1/2024)
- Collins Engineers, Inc. (Robert F. Snelgrove, P.E.) – to perform an underwater inspection of the Amtrak bridge between Furnace Pond and Lake Saltonstall (6/22/23-6/23/23)
- Bimble's Bluff 50K (Russell Hammond) - Annual 50K foot race - Use of trails through Genesee Preserve north of Guilford (10/22/23)

Other items

- Encroachments/agreements –
 - Orange, 43 Pine Crest Dr. (OR 3) – Executed license agreement.
 - Hamden, New Haven Country Club (HA 5) – Continued to correspond with NHCC staff about an amended agreement for the parking area.

- Hamden, 33 Rolling Ridge Rd. (HA 12) – Sent draft license agreement to the property owners.
 - North Branford, 261 Forest Rd. (NB 17) – Met with property owner and their tenant about the encroachments and showed them where the property line is.
 - West Haven, Shingle Hill tanks (WH 7) – Continued to correspond with the contractor for Yale re: using the tanks for a repeater. Corresponded with West Haven staff about amending the license agreement with the City.
 - Trespassing – Recorded instances of trespassing including dirt bikes and ATV's at Lake Gaillard, trees cut at Big Gulph, and mountain bikers and fishermen without permits at Maltby Lakes.
- Invasive plants – Treated or documented invasive plant populations in East Haven, Branford, Bethany, and North Branford. Released bio-control for hemlock woolly adelgid at Lake Glen.

Invasive Species Documented/ Mapped (ac)	51.5 acres
Invasive Species Treated (ac/MH)	4.5 acres

- Cheshire, Cheshire/ former Ricci property – Corresponded with Cheshire Land Trust staff about the town mowing the meadows.
- East Haven, Beach Ave. watermain – Juliano updated map again for Tighe and Bond for DEEP permit application. Corresponded with Tighe and Bond staff about the application.
- North Haven, Dodge Ave. easement – Responded to agent representing property owner about the status of the easement across their client's property.
- Prospect Reservoir – Gave tour of the area around the dam for Cheshire Historical Society members. Spoke to DEEP staff about latest plans for the dam. We expect to repair the dam and keep the supply in the water supply plan.
- Bethany, Rocky Corner development – Corresponded with other RWA staff about the need for an easement(s) to be conveyed to us around the wells before we accept the operation of the water system.
- Branford, Blackstone Ave water main – Corresponded with resident at Blackstone Ave. about our crew's access to and work on the water main. Discussed matter with Murtha staff.

There were no other land items to report.

Chair Betkoski reported that the position of Committee chair was open to interested candidates. Members were asked to contact him with interest in the position; he did not receive any responses. As there were no nominations for the position of Land Use Committee Chair for 2023-2024, on motion made by Mr. Malloy, seconded by Mr. Eitzer, and unanimously carried, the committee voted to reappoint Mr. Betkoski as Committee Chairman for 2023-2024.

The next meeting is on Wednesday, August 9, 2023 at 5:30 p.m. The Committee meeting will meet at the Derby Tank site.

At 6:15 p.m., the committee meeting adjourned.

Peter Betkoski, Chairman