

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

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

RPB: R. Harvey, D. Allard(R), N. Campbell(R), C. Havrda(R), C. Mancini(R)

FMA: M. Ricozzi(R) and T. Cort(R)

Management: V. Benni, J. Hill(R), J. Triana, W. Henley, and J. Guimaraes

Staff: J. Slubowski

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

On motion made by Ms. Young and seconded by Mr. Eitzer, the Committee voted to approve the minutes of its October 22, 2025 regular meeting.

Ms. Guimaraes, the RWA’s Aquatic Resource Intern, provided an update on the West River Stream Flow Monitoring System, which included:

- Program reimplementation and length
- Watershed area images
- Temperature and dissolved oxygen level comparisons at reservoirs
- Raw water sampling sites including pilot sites comparisons of 1934 vs. 1970
- Sampling procedures and parameters
- Outside lab testing
- 2024-2025 Data results and variables related to weather sampling, temperature, dissolved oxygen, dissolved organic carbon
- Future management
- Controlled water flow alternatives (floating baffle curtain)

Committee members discussed turbidity/silk curtain and options to reduce issues.

The committee reviewed and adopted the proposed 2026 calendar year meeting dates, 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
October 31	65%	73%	66%	None

<u>Rainfall (inches)</u>			
	Current Year	Previous Year	Historical Average
October 31	5.23	0.79	3.85
Fiscal YTD (6/1/24 –	11.63	17.58	19.05

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

- Cheshire, former Bis property (CH 5) – Reviewed grant agreement and easement documents from DEEP. Executed OSWA forms grant and submitted to DEEP. Executed conservation easement and mailed to DEEP. Still discussing the language needed for the certificate of title.
- Madison, Weber property (MA 6B) – Received closing documents from Murtha. In contact with a claimant who had recent permission to hunt the property from the previous owner.
- Seymour, 56 Squantuck Rd. (SE 5) – Property sold to the town.

Rental houses:

- Hamden, 233 Skiff St. (HA 9A) – RPB approved the disposition application.
- Woodbridge, 1029 Johnson Rd. – See attached article.

Forestry Update

- RWA has received a proposal from Dr. Mark Bradford and first year PhD student, Maddie Annis, on a nutrient research project focused on slash wall harvests.
- Master Woodland Managers training was held at Nathan's Pond property.

Recreation

- Oak identification walk at Maltby Lake #3 with 32 participants was organized.
- Boat rentals ended. The docks were removed from the lake.
- Walleye were stocked at Lake Saltonstall in coordination with DEEP. About 1650, 5-8" fingerlings were released.
- Cleared brush from the shoreline of Lake Saltonstall for fishing access.
- Initiated work on preplacing bog bridges at Lake Hammonasset.
- Reported unauthorized horse trail markers on the North Sleeping Giant Wellfield property to police (HA 19). Contacted DEEP park ranger in charge of the adjacent property.
- The Water Wagon was brought to 3 events by the recreation staff which ends our season for this year.

	October		September	
	2025	2024	2025	2024
Permit Holders	4,857	4,889	4,892	4,846

Special Activity Permits

- Yale University School of the Environment (Annise Dobson)-research on earthworm impacts on soil and plants, working with RWA on measuring success of invasive species management, collecting invasive earthworms, collecting soil samples (2cm diameter, 10-15 cm depth), sampling leaves (3 leaves maximum per plant/tree) Lake Gaillard (41.339459, -72.787557), (9/30/2025-9/30/2026).

- New Haven Parks (Mr. Stephen T. Hladun, Deputy) – repair, rebuild damaged rock wall, Edgerton Park exterior rock wall abutting RWA property, (12/15/25 – 1/12/26).
- Yale University School of the Environment (Maddie Annis)-soil sampling in and around slash walls trying to uncover the interacting impacts of downed dead wood inputs into soil vs. live root inputs as trees regenerate with and without deer pressure. N. Madison, Lake Saltonstall, Prospect, and Seymour slash wall sites (11/1/2025 – 2/1/2026).
- TRC Environmental Corporation (Mr. Christopher Lindahl, Licensed Environmental Professional)-sampling of groundwater monitoring wells (MW-10, MW-21, MW-22) required in connection with an environmental monitoring program being conducted at a site located at 1817 Dixwell Avenue Hamden, West of Lake Whitney along dirt road from Mather Street in Hamden just east of Lake Whitney Glenn Condominiums (11/1/2025 – 11/1/2026).

Other items

- Encroachments/agreements –
 - Agricultural fields – Corresponded with potential tenant of the Prospect fields.
 - Madison, 702 Summer Hill Rd. (MA 9) – Abutter installed underground power line through driveway and would move the shed and container when that is complete.
- Invasive plants – Treated or documented invasive plant populations in Hamden, Bethany, Orange, and North Branford. A new population of water chestnut was found in upper Lake Whitney. Reviewing continued removal of barberry and other invasives at Lake Gaillard.

Invasive Species Documented/ Mapped (ac)	64.5 acres
Invasive Species Treated (ac/MH)	3.25 acres

- Deer hunt – Scouting period occurred in October. Hunt began on October 31st. One hunter's permit was revoked for not following various rules.
- Land Use Plan – In progress.
- Hamden, Waite St. pollinator pathway garden (HA 6A) – Garden preparation and planting was done.
- Drone flights - Conducted flights for pipe bridge inspection on Washington Ave. in New Haven, over the West River and to map new population of water chestnut in the upper Lake Whitney basin.

There were no other land items to report.

Chair Levine reviewed upcoming Authority meeting assignments:

- November 20, 2025 – J. Oslander
- December 18, 2025 – G. Malloy
- January 22, 2026 – P. Betkoski

The next regular meeting is Wednesday, December 10, 2025 at 5:30 p.m.

At 5:14 p.m., on motion made by Mr. Malloy and seconded by Mr. Eitzer, the Committee voted to adjourn the meeting.

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Mark Levine, Chair