

Representative Policy Board  
**Land Use Committee**  
South Central Connecticut Regional Water District  
December 10, 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, December 10, 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, N. Campbell(R), J. DiCarlo(R), S. Iacuone(R), C. Mancini(R)

**Authority:** T. Cort(R)

**Management:** S. Lakshminarayanan(R), V. Benni(R), J. Hill, A. Marotti, J. Triana, and J. Yale

**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 Mr. Malloy and seconded by Mr. Oslander, the Committee voted to approve the minutes of its November 12, 2025 regular meeting.

Mr. Yale, the RWA’s Program Specialist, and Mr. Triana, the RWA’s Real Estate Manager, provided an update on the Recreation Program, which operates across nine RWA-owned properties accessible via permit passes. The program offers activities such as hiking, fishing, biking, horseback riding, and includes 18 boats and five kayaks. It runs seasonally from April to October and features events such as bass tournaments, a kids' fishing derby, trout stocking in spring, archery, and special events led by RWA staff and permittees. Trail inspections are conducted to ensure cleanliness, monitor permits, oversee parking lots, and enforce rules. The recreation staff also supports the water wagon, which attended 28 events in 2025, manages the program’s Facebook page, and promotes program interest. A recycling initiative launched by Mr. Yale saved 15 pounds of plastic, which was repurposed into fishing lures for children.

Staffing challenges were noted due to the seasonal nature of the positions, irregular hours, and lower pay. Mr. Triana reported that a quarterly newsletter is distributed to permit holders, providing updates on special events. He highlighted that the Christmas tree event has not been held in recent years due to weather conditions, though trees have been planted. Permit holder numbers peaked in May 2021 during the COVID-19 pandemic but have since plateaued at approximately 4,900. Of the nine properties, Lake Saltonstall, Maltby Lakes, and Lake Chamberlain receive the most visitors. It was announced that 2026 will mark the closure of Sugarloaf, a foot trail property in Guilford, due to low interest and high maintenance requirements.

The committee discussed staffing, scheduling, and potential new recreation programs. Mr. Triana committed to notifying the committee when the RWA begins recruiting seasonal staff.

Chair Levine reviewed the proposed FY 2027 Budget schedule. He proposed a special joint meeting with the Consumer Affairs Committee on Thursday, April 16, 2026, at 5:00 pm. The date is expected to be confirmed next week after the Consumer Affairs Committee meets.

Update on *The Land We Need for the Water We Use Program* – Mr. Triana reported:

<u>Reservoir Levels (Percent Full)</u>				
	Current Year	Previous Year	Historical Average	Drought Status
November 30	61%	69%	66%	None

<u>Rainfall (inches)</u>			
	Current Year	Previous Year	Historical Average
November 30	2.02	2.96	3.91
Fiscal YTD (6/1/24 –	13.65	20.54	22.96

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

- Cheshire – Interactions with property owner of 20+/- acres continue.
- Cheshire, former Bis property (CH 5) –Conservation easement signed/sent DEEP. Discussions ongoing with DEEP about the COT and/or title insurance.
- Hamden condemnations (HA 5A and HA 7) – Condemnation deeds completed. Waiting for instructions from DOT.
- Killingworth, Abner Lane Rd. (KI 6) –Class III land with Killingworth Land Trust and Madison Rod and Club.

#### Rental houses:

- Woodbridge, 1029 Johnson Rd. – Consulted Murtha on lack of progress. Issued letter to Tarlowski's requiring them to send us their plans (i.e., timeframe to complete house) by Dec. 1<sup>st</sup>.
- Woodbridge, 1955 Litchfield Tpk. (WO 1) – Exploring possibility of demolition of the house and the old treatment building with Environmental Planning staff.

#### Forestry Update

- Worked with three maple tapers on various management goals, including expanding operations, enrolling in Audubon's Bird Friendly sugarbush program, and access issues.
- Worked with a volunteer to obtain a donated evergreen tree for the Pardee Seawall Park's annual Christmas tree display.
- Contracted vendor to perform a turtle survey to help determine plans for the design of the slashwall at Lake Saltonstall.

#### Recreation

- Held winter tree identification walk at Genesee with 10 people.
- Fishing ended on our properties for the year on Nov 30th.
- Recreation staff worked on bog bridges at Lake Hammonasset and reblazed some trails.

November		October	
2025	2024	2025	2024

Permit Holders	4,840	4,838	4,857	4,889
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#### Special Activity Permits

- A. DiCesare Associates (Clay Carlson)—perform a routine and underwater inspection of the Lake Whitney Bridge, contracted by CTDOT to perform the inspection (11/19/25).
- Yale University School of the Environment- (Dr. Craig R. Brodersen) - Field trips in field botany and forestry. - North Madison Cedar Swamp off of Rt. 80, (11/15/25 – 11/15/26)

#### Other items

- Encroachments/agreements –
  - Madison, 702 Summer Hill Rd. (MA 9) –some of the underground utility conduit was slightly over the property line. Abutter showed where Gesick set the stakes with agreed with abutter’s survey. Abutter will relocate stakes to locations that agree with Gesick’s 2006 survey.
  - Madison, 752 Summer Hill Rd. (MA 9) –Materials still encroaching and abutter informed to remove everything and have corners visible by year end.
  - Hamden, 0 Willow St. (HA 19) – Found horse trail markers on the property. Contacted DEEP staff since the trail was coming from state property. Removed the markers from our property.

- Invasive plants – Treated or documented invasive plant populations in North Branford.

Invasive Species Documented/ Mapped (ac)	10 acres
Invasive Species Treated (ac/MH)	2 acres

- Deer hunt – 2025 hunt concluded. Harvested deer by location are shown in the table below. Post-hunt surveys were mailed out.

Property	Does	Bucks
North Branford	9	10
Bethany	0	1
Prospect	2	4
Seymour/Ansonia	0	1

- Orange, Baldwin Rd. guy wire (OR 4) –Manager said the staff would contact others to move the matter along.

There were no other land items to report.

Chair Levine reviewed upcoming Authority meeting assignments:

- December 18, 2025 – G. Malloy
- January 22, 2026 – P. Betkoski

The next regular meeting is Wednesday, January 14, 2026, at 5:30 p.m.

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At 6:33 p.m., on motion made by Mr. Malloy and seconded by Mr. Oslander, the Committee voted to adjourn the meeting.

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Mark Levine, Chair

(R) – Attended remotely.

UNAPPROVED