

Representative Policy Board

**Land Use Committee**

South Central Connecticut Regional Water Authority  
90 Sargent Drive, New Haven, CT 06511

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**AGENDA**

**Regular Meeting of Wednesday, January 14, 2026 at 5:30 p.m.**

1. Safety Moment
2. Approval of Minutes – December 10, 2025 meeting
3. HazWaste Central Update: Steve Vitko and Kevin Watsey
4. Updates on land and RWA properties, including invasive species update
5. Other land items
6. Reminder: volunteers for upcoming Authority meeting:
  - a. January 22, 2026 – P. Betkoski
7. Next Regular Meeting: Wednesday, February 11, 2026 at 5:30 p.m.
8. Adjourn

\*Members of the public may attend the meeting in person or via remote access using instructions at the top of the agenda. To view meeting documents, please visit <https://tinyurl.com/yc6e835y>. For questions, contact the board office at 203-401-2515 or by email to [jslubowski@rwater.com](mailto:jslubowski@rwater.com)

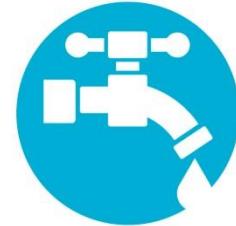
# SAFETY MOMENT

## BE PREPARED FOR WINTER DRIVING

Driving in the winter means changes in the way you drive. Snow, sleet and ice can lead to hazardous road conditions. Prepare your vehicle for the upcoming winter season with these helpful tips.

Prepare your car for winter: Have a mechanic check out:	Don't leave home without:
Ignition Brakes Wiring Hoses and fan belts Spark plugs Air,fuel and emissions filters PCV valve Distributor Battery Tire wear and air pressure Antifreeze	Properly inflated spare tire Shovel Jumper cables Windshield cleaner Ice scraper or snow brush Tool kit First aid kit Blankets, mittens, extra socks and hats Non perishable high energy food

**Tap Into Safety**



Regional Water Authority

**EVER FEEL LIKE YOU FORGOT TO DO SOMETHING IMPORTANT?**



Service – Teamwork – Accountability – Respect – Safety

Safety is a core company value at the Regional Water Authority .

It is our goal to reduce workplace injuries to zero.

 Regional Water Authority

**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.

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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:

Reservoir Levels (Percent Full)

	Current Year	Previous Year	Historical Average	Drought Status
November 30	61%	69%	66%	None

Rainfall (inches)

	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

Representative Policy Board

Land Use Committee

December 10, 2025

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

January 14, 2026

Land Use Committee Meeting

Reservoir Levels (Percent Full)

	Current Year	Previous Year	Historical Average	Drought Status
December 31	64%	75%	72%	None

Rainfall (inches)

	Current Year	Previous Year	Historical Average
December 31	2.91	5.15	4.14
Fiscal YTD (6/1/24 – 12/31/25)	16.56	25.69	27.10

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

- Cheshire, former Bis property (CH 5) – Provided updated map for DEEP
- Cheshire, Papandrea properties – Reviewed appraisals and responded to land trust about RWA participation.
- Hamden condemnations (HA 5A and HA 7) – DOT said that this matter would be delayed due to the town engineer's comments about the survey.
- Killingworth condemnation (KI 8) – Received letters from DOT about taking part of the area and doing work on our property since they found deficiencies in the road/dam.
- Cheshire, former Ricci/Moran property – DEEP reported that the town ordered survey revisions in October.
- Killingworth, Abner Lane Rd. (KI 6) – Attended Killingworth Land Trust meeting with members of the gun club to discuss the possible disposition.

Rental houses:

- Woodbridge, 1029 Johnson Rd. – Received schedule of work to be done by the Tarlowski's.
- Hamden, 233 Skiff St. – Provided documents to Murtha to amend the deed and easement so they can be used in the public bid.

Forestry

- Met with a herpetologist to work out a protection plan for box turtles at the Lake Saltonstall slashwall harvest area.
- Continued work to implement the second field season of the Landscape Scale Restoration grant including hiring two interns for 2026.
- Ordered Christmas tree seedlings for 2026 season.
- Continued to work with CAES researchers to propose diversifying the cutting methods study area to include a crop tree release element.
- Worked with maple tapper for certifying this sugarbush as bird-friendly habitat through a National Audubon program.

Recreation

- Solicited special permit holders for their ability to lead walks for the recreation program.
- Bethany Horsemen reported damage to horse bridge #6. They repaired it.

- Corresponded with Woodbridge Conservation Commission members about the Woodbridge Greenway by the gas line.

	December		November	
	2025	2024	2025	2024
Permit Holders	4,813	4,787	4,840	4,838

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 Rt. 80 (11/15/25-11/15/26).

Other Items:

Encroachments/agreements -

- Madison, 702 Summer Hill Rd. (MA 9) – Gesick restaked the boundary according to their survey. Further conversations are on-going.
- West Haven, Shingle Hill tanks (WH 7) – Status of review under check and have not received any review comments.
- West Haven, Burwell Hill (WH 7) – Comcast sent an email exercising their option for another 5 years at the site.

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

Invasive Species Documented/ Mapped (ac)	5 acres
Invasive Species Treated (ac/MH)	2 acres

Hazardous trees – Investigated potentially hazardous trees and/or coordinated take-downs at: East Haven – Pine View Dr.; Orange – Glen Road

Deer hunt – Post-hunt surveys are coming in. Hunters have until the end of January to respond.

West Haven, 600 Derby Ave. – Yale New Haven Health attorneys asked the RWA to review plans for additional development on the property where we hold conservation easements.

Cell phone towers – Signed lease amendment with Crown Castle to extend the options to 2060.

Land Use Plan – Planning for April public hearing for the LUP update.

Wildfire tabletop exercise – In planning stages