

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

Minutes of November 8, 2023 Meeting

The regular meeting of the Land Use Committee of the Representative Policy Board (“Committee”) of the South Central Connecticut Regional Water District (“RWA”) took place on Wednesday, November 8, 2023 at 90 Sargent Drive, New Haven, Connecticut. Chair Betkoski presided.

Committee Members Present: P. Betkoski, P. DeSantis, B. Eitzer, C. Havrda, M. Horbal, M. Levine, J. Oslander and J. Mowat Young

Committee Members Absent: G. Malloy

Representative Policy Board: R. Harvey

RWA: C. LaMarr

Management: S. Lakshminarayanan, J. Hill, C. Savoy, 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. Eitzer, and seconded by Mr. Horbal, the Committee voted to approve the minutes of its October 11, 2023 regular meeting.

Mr. Savoy, the RWA’s Project Engineer, provided an update on the Lake Whitney Dam design project, which included a history of dam. He reported that the project goals consisted of three upgrades that would increase the dam’s stability, control seepage, and increase the dam’s hydraulic capacity to pass the Probable Maximum Flood.

Challenges and risks included managing water through the construction period, water treatment plant operations, protecting existing utilities, permitting, and working with the State Historical Preservation Office to manage the appearance of the dam.

Mr. Savoy stated that the RWA is currently working with three contractors as part of an Early Contractor Involvement (“ECI”), which would minimize risk, reduce costs, and improve scheduling. He reported that the ECI included two phases: 1) Phase I, which includes professional services to supplement design, and 2) Phase II for construction services. The RWA is currently at the end of Phase I. Construction is expected to begin in 2025.

Chair Betkoski discussed the ECI process with management and Committee members.

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	87%	73%	66%	None

Rainfall (inches)

	Current Year	Previous Year	Historical Average
October 2023	4.01	2.59	3.87

Fiscal YTD (6/1/23 –	24.86	15.92	19.13
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Land We Need for the Water We Use Program (Dispositions/Acquisitions)

- Cheshire – Corresponded with property owner of 50+/- acres.
- Bethany – Corresponded with property owner of 30+/- acres.
- Bethany – Corresponded with property owner of 60+/- acres.
- Madison – Corresponded with property owner of 24+/- acres.
- Madison – Corresponded with property owner of 7+/- acres.
- North Branford – Corresponded with property owner of 46+/- acres.
- Hamden – Corresponded with property owner of 10+/- acres.
- North Branford, Beech St. and Poms La. properties (NB 4) – RPB voted to approve both applications. Sent letters to state and town about their rights of first refusal. Notice of the decisions were published in the newspapers.
- North Branford, Great Hill Rd. (NB 4) – Corresponded with abutter about land adjacent to his property. Indicated that we were no interested selling any of our parcel.
- Seymour, Squantuck Rd. (SE 5) – Received email asking about our use of the parcel and expressing some interest from the town in acquiring it from us. Instructed them to send us a formal letter if their interest was serious.

Rental houses

- Hamden, 233 Skiff St. (HA 9A) – Asst. Town Attorney again did not respond to emails or VM's. Emailed Town Attorney and that was not responded to by month's end.

Forestry Update

- Killingworth - East Hammonasset Leaf Screen Thinning, (KI 4) – 75% 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 - 15% complete.
- Killingworth - N. Chestnut Hill Patch Cuts, (KI 6) – 100% complete. Equipment removed, but some firewood logs still at the landing.
- Guilford - Menunketuc High-Grade Rehabilitation Cut and Conifer Release (GU12/12A) - **Conducted a timber showing for GU 12/12A timber harvest. Evaluated bids and two bidders and awarded to highest bidder. Drafted a letter to homeowners abutting the timber sale and developed a mailing list for distribution.**
 - Cut grass and weeds between Christmas trees at Lake Gaillard.
 - Explored areas to move an existing maple taper looking to expand operations.
 - Investigated a trespassing incident at another rented field at the Crosby parcel

Recreation

- Bird walk at Prospect was cancelled due to inclement weather.
- Assisted with Women's Club walk-a-thon at Lake Gaillard. Over 100 people participated.
- Boating program ended for the year. Boats moved to storage at Lake Gaillard and the dock were removed from Lake Saltonstall.
- Fish importation and liberation permits were filled out and filed with the CT DEEP so that we can get walleye stocked into Lake Saltonstall. The fish were delivered, but about 1/3 of the fingerlings arrived dead. The hatchery was contacted and adjusted the invoices.

- Met with Vermont Systems to talk about the website and including the current newsletter and updated events on the calendar.
- Cleared more trails at Bethany, Genesee, Hammonasset, and Pine Hill.
- Met with Bethany Horsemen representative about adding a water bar to a trail.
- Worked on plan to add more sections of dock with capital funds.
- The Water Wagon attended three events in October.

	October		September	
	2023	2022	2023	2022
Permit Holders	4,823	4,968	4,827	5,026

Special Activity Permits

- Connecticut State Police K9 Unit (Mr. Ryan Cloukey and designees)-training K9 teams in the discipline of tracking, Lake Gaillard, (9/18/23-9/18/24)
- Univ.of New Haven Army ROTC Program Coordinator (Robert Clark) - Squad Tactical and Platoon Tactical Training - 1955 Litchfield Turnpike/West River Training Area, Woodbridge (9/18/23 – 9/18/24).
- Earth Tones, LLC, Adjunct Professor Naugatuck Valley Community College (Kyle Turoczi) – bring students to our properties for field work only. No collection of seed or plants, Morris Road, Bethany Rt. 69 and walk along the powerlines, (9/28/23 – 12/31/23).

Other items

- Encroachments/agreements –
 - West Haven, Shingle Hill tanks (WH 7) – Noted that Yale signed off on their conflict waiver with Murtha.
 - Hamden, Downs Rd. fields (HA 36) – Met with our licensee and NRCS staff at the field she uses. Corresponded to other tenant about mowing her field.
 - Hamden, High Rock tank (HA 22) – Sent courtesy email to Hamden Fire Chief that the license agreement for their equipment needed to be renewed.
 - Trespassing – Recorded instances of trespassing including hikers without permits, people with dogs, ATV's, dirt bikes, dumping, and vandalism on a gate.
- Invasive plants – Treated or documented invasive plant populations in Orange, North Branford, Madison, and Hamden. Met with New Haven Parks staff to discuss cutting Ailanthus on RWA property abutting Edgerton Park. Attended CIPWG general meeting and steering committee meeting, and confirmed new proposed additions to the invasive species list.

Invasive Species Documented/ Mapped (ac)	70.5 acres
Invasive Species Treated (ac/MH)	2.4 acres

- Hamden, water main easement at Hamden Plaza – Spoke with Murtha about them drafting the letter that would go to the property owner at the Plaza with a cc: to Wood-n-Tap.
- Cheshire, proposed easement off of I-691 – Corresponded with DOT and DEEP staff about getting an easement for a water main between Peck Lane and Dickerman Rd.

- North Branford, former trolley line – Contacted UI real estate department to determine if they might grant an easement for a water main across their property which is the former trolley line.
- North Haven, Wharton Brook Industrial Park water main – Received notice from Amtrak that the license agreement for this water main expired in 2019. Filled out forms to renew the agreement.
- New Haven, 660 Howard Ave. – Discussed correspondence from the owner of the property claiming that he was owed money from us after we retired a pipe on the property in the mid-2000's. This used to be a railroad line with a bridge. The above ground portion of the pipe was removed by us about 2008. Amanda and Jenine did much research on this matter and Amanda was going to respond to the property owner.
- Hamden, Cumley Rd. ROW – GIS staff noticed a garage situated over a water main in a ROW. Research showed that there was a build there from at least 1934 while the main was installed about 1922. Discussed with other RWA staff about the best way to move forward.
- Deer hunt – Put out signs at various locations. Hunt started on October 27 and will conclude on November 30. By the end of the month, 10 deer had been harvested.
- Green burials – Responded to an inquiry from a customer about the potential for green burials on our property. Replied that I didn't think it was consistent with water supply protection.
- Bethany, proposed ordinance for burials on private property – Reviewed proposed ordinance from Bethany about allowing burials on private property. Environmental Planning issued a letter against the proposal, especially within a certain radius of our water bodies.
- East Haven, Rock Rd. SNET easement – Contacted Frontier about their abandoned equipment at Rock Rd. and possibility of releasing that easement.
- Hamden, Lake Whitney dam access – Contacted UI real estate department to resolve the issue of legal access to the parking lot and dam.
- Regional Conservation Partnership – Hosted a meeting of the RCP. The speaker talked about trap rock ridges and the first state geologist of CT.
- Branford, Hosley Ave. cleanup - Staff members participated in cleanup of trash along Hosley Ave.
- Drone flights – ISMT conducted two drone flights at the Derby tank for Engineering.

There were no other land items to report.

The committee reviewed and adopted its proposed 2024 calendar year meeting dates.

Authority meeting assignments were made for:

- November 16, 2023 – Mr. Eitzer
- December 21, 2023 – Mr. Malloy
- January 25, 2024 – Mr. Levine

The next meeting is on Wednesday, December 13, 2023 at 5:30 p.m.

At 6:20 p.m., the committee voted unanimously to adjourn the meeting.

Peter Betkoski, Chairman