

**Representative Policy Board**

South Central Connecticut Regional Water District

**Application for the 2026 Land Use Plan Amendment, in its entirety** : **May 28, 2026**  
:

**Findings of Fact, Conclusions of Law and Final Decision of the Representative Policy Board**

A. The Applicant’s Request

On February 27, 2026, the South Central Connecticut Regional Water Authority (“RWA” or the “Applicant”), through its Authority, submitted an application for approval to the South Central Connecticut Regional Water Authority Representative Policy Board (the “RPB”), the 2026 Land Use Plan Amendment, in its entirety (the “Application”). The Land Use Plan includes standards for determining the suitability of its real property for categories of land use, including which, if any, of its real property may be surplus with regard to the purity and adequacy of both present and future water supply. Additionally, the Land Use Plan identifies which, if any, of the RWA’s properties may be desirable for specified modes of recreation, open space use, and other uses. The Application was filed pursuant to the statutory authority set forth in Section 18 of Special Act No. 77-98, as amended.

B. Participants

In addition to the Representative Policy Board (“RPB”) and the RWA, the Office of Consumer Affairs (“OCA”) participated in this proceeding. The OCA is authorized by Section 15 of Special Act No. 77-98, as amended, to act as the advocate for consumer interests in all matters that may affect water customers in the RWA’s District (“District”).

C. Statutory Standard

Pursuant to the legislation cited in paragraph A above, the RWA is required to obtain approval of the RPB to amend the Land Use Plan. The RPB is required to hold a public hearing if it deems an amendment to be substantial.

D. Notice and Procedures

Effective July 1, 2021, Connecticut General Statutes 1-225a, permitted the RPB to hold the public hearing on the Application using electronic equipment or technology that facilitates real-time public access to meetings, including, but not limited to, telephonic, video, or other conferencing platforms. Other procedural requirements were also met. On March 26, 2026, the RPB voted unanimously to accept the

Application as complete and called a public hearing on Thursday, April 23, 2026, at 7:00 p.m., at the office of the South Central Connecticut Regional Water Authority, 90 Sargent Drive, New Haven, and via remote access. The RPB designated T. Gregory Malloy (West Haven) to serve as Presiding Member at the public hearing.

As required by Section 10 of Special Act. No. 77-98, as amended by Public Act No. 02-85, the RPB published in the *Connecticut Post* and the *New Haven Register* the date, time, and place of the public hearing to be held by the RPB to consider the Application for approval. The date of publication was March 30, 2026. A copy of the notice and proposed Land Use Plan Amendment was filed with the Office of the Clerk of each city and town within the district. The notice was posted on the RWA's website, including information about electronic participation for the meeting.

#### E. Public Hearing

At the public hearing held on April 23, 2026, the Applicant presented sworn testimony from John Triana, RWA's Real Estate Manager. Mr. Triana provided testimony concerning: (1) land uses by system; (2) land acquisitions from 2016 through 2025; (3) dispositions of land and rental houses from 2016 through 2025; (4) land use plan amendments, including trails and clarifications; and (5) other non-substantive revisions.

Mr. Triana further testified that the proposed Land Use Plan Amendment is consistent with RWA policies and objectives. He also testified that the amendment would have no adverse impact on the purity or adequacy of the present and future water supply and that it is in the public interest.

The OCA stated that the proposed Land Use Plan Amendment constitutes a ten-year update pro forma and provides detail regarding recent land acquisitions and the dispositions of former rental homes. He concluded that the proposed Land Use Plan Amendment is consistent with RWA's stated mission and recommended approval of the Application.

Members of the Representative Policy Board questioned the Applicant regarding potential revenue-generating activities on unsold properties, future water supply considerations, impacts on Land Use Plan standards and policies, natural resources and invasive species, and acreage adjustments, including related GIS updates.

One member of the public provided testimony. Kathy Czepiel, Connecticut Land Protection Manager at Save the Sound, testified in support of the proposed Land Use Plan Amendment, citing its value to land preservation, conservation goals, and the documentation of important land-related information. She further noted, for the record, her expectation that a similar conservation-focused plan would be developed for

Aquarion Water Authority. Ms. Czepiel emphasized the Plan's importance for education, opportunity, and research, and requested future clarification regarding watershed considerations.

F. Analysis

After considering all the evidence presented, the RPB believes that the proposed Land Use Plan Amendment is in accordance with established standards and policies of the RWA. The Land Use Plan Amendment accurately records all the land transactions that have occurred since the last Land Use Plan was approved in 2016. This includes approximately 271.71 acres of acquisitions and 124.36 acres of dispositions. The Land Use Plan Amendment categorized what land uses were appropriate for the newly acquired 271.71 acres for the protection of the public water supply. Additionally, the Land Use Plan Amendment was updated to reflect the RWA's and Department of Public Health's ("DPH") current philosophies regarding watershed protection, eliminating intensive land uses that are currently coded for Natural Resource Uses. Policies have been included in the Amendment that were developed and adopted in the last 20 years to manage proposals for recreation and renewal energy projects. The proposed action is not likely to affect the environment adversely and is in the public interest.

G. Conclusion

We, therefore, conclude that the Application for the Land Use Plan Amendment be approved. Separately stated Findings of Fact and Conclusions of Law are attached hereto as Exhibit A.

**Exhibit A**  
**Representative Policy Board**  
**South Central Connecticut Regional Water District**

**Application for the 2026 Land Use** : **May 28, 2026**  
**Plan Amendment, in its entirety** :

**Findings of Fact**

1. The RWA, through its Authority, submitted an application to the RPB for the approval of a Land Use Plan Amendment, in its entirety (the “Application”). The Land Use Plan includes standards for determining the suitability of its real property for categories of land use, including which, if any, of its real property may be surplus with regard to the purity and adequacy of both present and future water supply. Additionally, the Land Use Plan identifies, which if any, of the RWA’s property may be desirable for specified modes of recreation, open space use, and other uses.
2. In 1983 the Representative Policy Board (RPB) approved a Land Use Plan adopted by the Regional Water Authority. The Land Use Plan was updated in 1988 and 1993 by supplements. In 1996 and 2016, the RPB approved full revisions. The Application is a complete update of the Land Use Plan.
3. The Amendment outlines the most appropriate uses of the Authority’s landholdings consistent with the overriding priority of protecting water supplies and the goal of preserving RWA’s landholdings.
4. The Amendment relies on acreage figures that have been derived from RWA’s geographic information system (GIS), a computerized mapping system designed to store, analyze, manage, and present spatial or geographical data. Acreages of land holdings can be calculated from data layers containing property boundaries. These acreages may differ slightly from what is noted on the property deeds and previous versions of the Land Use Plan.
5. Any change in use or allowed disposition of Class I and II lands requires a permit from the State Department of Public Health.
6. The Amendment has adopted policies by which recreation and renewable energy projects are considered. These policies were developed and approved in 2008 (recreation) and 2011 (renewable energy).
7. The Amendment identifies land as either currently used for water supply purposes or expected to be used for water supply in the future.
8. The proposed Amendment conforms to the established standards and policies of the RWA.
9. The proposed Amendment will not have a significant adverse impact on the environment, will not have an adverse effect on the purity and adequacy of the public water supply, and is in the public interest.

10. The OCA recommended approval of the Application.

### **Conclusions of Law**

1. The RWA's application for the Land Use Plan Amendment was filed pursuant to the statutory authority set forth in Section 18 of Special Act No. 77-98, as amended.
2. Notice of the public hearing to consider the application and to allow interested persons, including water users and property owners within the district, to be heard was properly made pursuant to Section 10 of Special Act No. 77-98, as amended by Special Act No. 78-24 and Public Act No. 02-85.
3. The Application, with attached preliminary assessment and evaluation of potential impact, was properly submitted to various local agencies for comment and review and made available for public inspection.
4. The public hearing was held on April 23, 2026 in New Haven, Connecticut in accordance with Section 10 of Special Act No. 77-98, as amended.
5. Based upon the above Findings of Fact, the RPB concludes that the RWA's application for approval of a Land Use Plan Amendment, in its entirety, meets all requirements for approval.