

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

**March 10, 2021  
Meeting Transcription**

Peter: All right. Let's get our regular meeting. Wednesday, March 10th, 5:34. Safety moment. Everyone has their safety moment. It's up. Jennifer has it posted also. I just seen this on channel four news too. They're talking about this time of year with mildew common in the warmer seasons. Be on the lookout for that and take care of the condensation. Study that, be healthy, and we'll move forward. Approval in minutes. Any questions on the minutes from last month?

Greg: So move.

Peter: Second?

Bob: Second, Bob Harvey.

Peter: All right. All in favor?

Group: Aye.

Peter: Oppose? None. So carried. All right. Eli Whitney, Mr. Brown, you're here?

Bill: I'm here.

Peter: Hello, there. How are you?

Bill: I'm here, and I want to introduce my successor, Ryan Paxton, who is going to let me talk but Ted retired a day before I did. When he gave it up, I gave it up. Ryan has been running our shop for four years. He knows our site well. He knows a lot of the ... our everyday personnel and he looks forward to working with all of you in the future.

Greg: Hey Bill?

Bill: Yes.

Greg: This is Greg Malloy. I don't know if Ted told you, but he didn't really retire.

Bill: Pardon?

Greg: Ted really didn't retire.

Bill: Ahh, well.

Peter: It looks like you didn't either.

Bill: Not quite. I'm going to be here through this summer. There are a lot of idiosyncrasies of the site to pass onto Ryan you'll have to catch up with. John invited me to attend the meeting because he said there were questions about our program. I have a few things I want to say and then I'll open it up to your questions. I've been here a long time. Hey, Ted, how many years were you at RWA?

Ted: Over 30.

Bill: How much over 30?

Ted: 30.5.

Peter: And counting.

Bill: I've got you by a couple of years. I've been here 33 years and you may or may not know that the museum is largely a creation of the water authority. That is, when John Crawford was at the water authority, he responded to the interest that was generated around the bicentennial in 1976 and by 1979 the manufacturing plant that was in the building that we called the museum building sold itself to the entity that became the museum and the water authority donated the barn to the museum. Not the land under it, just the barn. We acquired the piece of property that's across the street. It began in 1979. Its programs didn't really become active until I came along. We evolved an unusual kind of museum but one entirely appropriate for the history of the site. That is, we became a museum not that collected and displayed things, but that collected and displayed the way things are made and the way people learn.

We're an active workshop. We engage, in any year other than this year, we engage 40,000 plus children in programs onsite, out in schools, and lots of other places. All of the work that we do is in the Whitney tradition of learning by experiment. We argue that schooling is this big and education is this big ... I can't get it on the screen. Education is much bigger and there are things you learn outside the classroom that are essential to making things that you learn in the classroom relevant and exciting. We've had a good run at it. The museum has grown from being a very small entity to one that produces just about as many programs for schools as any of the educational organizations in the state including larger programs like the Peabody Museum.

I would say that it's been a continuing partnership. It's absolutely true that the water authority helped establish the program, but in every way that we've developed, the water authority has been an essential partner. The thing that we say about the museum that's important that's exactly parallel to what the water authority does, is we're an entity where Whitney came to make muskets. It was one of the four runners it was birth of, one of the cradles of the Industrial Revolution. The Industrial Revolution aggregates people in cities. When you aggregate people in cities, you have to solve the problem of how you get clean water, and you have to solve the problem that the air in cities

through the last half of the 19th century and first half of the 20th century, that the air in cities is pretty abysmal so you create parks so that people of all stations in life can escape the hard air that makes cities difficult for that century of industrial progress.

It's interesting that the water authority has actually always represented the side in which you have to establish a mechanism for getting clean water to people in ever increasing amounts because the needs in ever-expanding cities have grown and grown and grown. The water authority has always been conscious of the access to its resources. We are conscious as well. When I began here, the site was locked off at night every night with a chain-link fence. Beside us, to the south of us was a gas station, and people weren't actually allowed to come in at-will. It wasn't a very inviting place for people.

What we realized is to make people feel comfortable here, we would have to create a venue in which there was an active presence all the time. For the first 10, 15 years of my time here, the water authority's presence with its police force was much larger than it has been for the second half, but we've always felt that we were graciously served by the security support that you provided in the building in the beginning and we felt that we've been active enough that I don't advocate it, but there are a lot of women who jog here at night and feel perfectly comfortable doing it. It's their choice. I think it's maybe not such the best idea.

But we have, I think, when I summarize what we've accomplished in the time here, it's that we've created what is a north entrance to the East Rock Park System and it's incredibly actively used by people from all over. We have an absolutely remarkable bird migration that John knows well. We have not only remarkable birds but we have remarkable bird watchers. There are some legendary characters who spend a lot of time here enjoying the access that they have to a very rich population of spring migrants. It's one of the truly remarkable birding sites in Connecticut.

We have, in our education programs, developed the idea that there shouldn't be walls to learning. Our workshops are built to engage kids at benches inside, but as much as possible we get out and play in the air and sun and water because that's where learning happens. Oh my, 28 years ago in partnership with the water authority, we build an experimental water learning lab out front. We made our application to the planning department and said, "Well, we think it'll last at least three years." 25 years more than that, it's still an active and essential partnership that gets kids into the water without quite as much trouble as you get if they're wading around in the river. We built on the order of 3000 boats a year with kids to experiment with. That's what we do. That's a quick introduction. You invited me. If you have questions, I'd be delighted to answer them.

Mark: I had a question. You said you reach out to how many kids a year?

- Bill: Well, it depends on how you count. We count by the number of projects we produce and we produce about 90,000 projects a year, but some kids are here for week-long programs, so they do more than one project. We look at something close to 42,000-
- Mark: I know you're real big in Madison and Guilford and Branford, but how are we doing for the inner city? What are we doing for the inner city?
- Bill: This year when all of our programs are closed down, we're doing nothing at the museum, we still will do close to 10,000 projects in New Haven and [crosstalk]. That's because we're a flexible lot and we were going to do something and we cut the prices of our projects. Where people thought they would get one project, they're getting two. We're active in seven different schools.
- Mark: Is there a scholarship base or based on income the fees that you charge?
- Bill: There are all kinds of arrangements. Some of our projects are funded by grants. Most of our inner city projects, there is no expense to the families. It's not like kids have to bring a crumpled dollar up or three dollars up to do our program. If you're in New Haven, chances are you're getting a lot of projects for no money. But we do a lot of projects in Greenwich. Who knew, but Greenwich is a bit more diverse than you would think. We do some projects where they pay for it generously and we do some projects at a title I discount because there are title I people in Greenwich as well. We work in every city from Greenwich to Groton to Granby.
- Mark: You know you said that the water company has been very supportive of you. Do you have a dollar figure of what the water company contributes to you?
- Bill: That might be a sensitive issue here. We would count snow plowing. This year we got off with a bargain.
- Mark: No, no snow plowing. Don't worry about snow plowing.
- Bill: Not much snow plowing.
- Mark: For support your programs.
- Bill: I would say ... let me put a big number on it. I would say over the 30 years a million dollars.
- Mark: That's 30 years.
- Bill: In this ... Ted, can I tell them this? When we built the building behind the water authority, he was building the treatment plant across the street and when we needed to raise the trusses, his contractor very generously brought these magnificent cranes over and in four hours lifted all the trusses into place. When the clear story had to come up,

they sent a crane large enough to pick up I don't know a 60-foot long fully constructed clear story and pop it on top of the building.

Mark: I'm more concerned about ... that's wonderful that we did that. It's support of the programs. [crosstalk].

Bill: In our eyes that is support of the program because our facilities are paid for, we can charge very little for a whole lot. In support of the program, there are a ton of ways in which the water authority supports our programs, not the least of which is that they coteach on the site. You lease the water center from us and Lisa teaches a whole lot of programs that we don't count that in our numbers, nor do we count that as a contribution. We certainly consider that as part of the critical mass that makes our program successful. How much? Let's see. I would say you could be much more generous in dollars if you wanted to. We've never thought it appropriate to ask more than occasionally like, Ted, we'll talk right, about the work we're doing on the dam? There's some things we'd like to do while you're doing the work on the dam.

Mark: Thank you very much. I got an idea, but first I'd like to say you're a wonderful guy. Congratulations on your retirement. My kids went through your programs. You're absolutely fantastic. The programs are fantastic. We appreciate everything you've done. You're famous. You are famous.

Bill: I'm looking at Brian there whose son, Arlo, I was trying to count how many kids I've met. I certainly know that I've had more than 600 of them work for me that I've written references for them to go off to college. Brian's son is still the only mechanical engineer that I've ever sent off to Purdue. Was it Purdue? Purdue because it was double major. He went to Purdue because he could double major in mechanical engineering and dams. It doesn't get any better than that. My whole career I've had one mechanical engineer who's also an exquisite dancer.

Mark: Listen, my kid went to Massachusetts College of Art, Mass Art, and I think some of it's contributed to the stuff he did with you.

Bill: Oh thank you.

Brian: There's no doubt that Arlo's career was launched through you, Bill. We owe you a great deal of thanks. Both you and Sally and the whole organization. He still sent in something to your last fundraiser, which has been canceled the past couple of years because of COVID. He still thinks fondly of you. I think fondly of you. Our whole family attests to your background. You helped him get into Purdue and now he's at Toyota still doing an engineer and still doing dancing. So he still does both passions.

Bill: Yeah.

Jamie: Mr. Brown, you're a delight to listen to. I wish I had more involvement in your program, and I probably will going forward now. It's exciting to hear all that you do and that Mr.

Paxton's going to be helping with even more it sounds like going forward. What is the age range of the kids that participate and do you do programming for adults as well?

Bill: Ryan's going to do more programs for adults. We start most actively ... well, we do American fire trains that were made in New Haven at Christmas. Kids start there when they're three. And kids who love trains end up coming back for the rest of our programs. Our programs begin most actively with five or six year olds and they stay with us, well, through a very important program. We have an apprenticeship program that draws on kids who are from 13 to leaving high school. At peak we'll have 90 kids in that program. We spend about \$300,000 a year paying stipends and wages to those kids. Absolutely everything that we do is touched by the Arlo's of the world and the artistry that our programs have is entirely molded by the quality of young people that spent an enormous amount of time.

I would guess that Arlo spent 2000 hours here working from the time he was 13, and dying his hair color. Remember the hair color years ...

Brian: He had the little rat tail for a while.

Bill: He was a swimmer and his hair changed color every week. It's those treasured souls that have made the place a great program.

Brian: Arlo went through the [inaudible] program for many, many years, and like I say, it was one of his formative experiences without a doubt. Most of them are swimming.

Jamie: What do you find, Mr. Brown, your biggest challenges are with the entire program?

Bill: I think it's getting everything done. Ron's already agreed to take the job, so I can confess this, that we have an overwhelming range of things to do. I like the fact that Ted prevailed over having to simplify things that the water authority with Ted's usual grace of never complaining and figuring out how to get people to do two or three jobs at once. We've always done two or three jobs at once. We've been inspired by the stoicism with which he adjusted to the years of simplification. I think it's that we're ambitious and there's more that we would like to do. Maintaining the site, producing the programs, finding enough resources that our programs do get to kids in every school, not just the schools with natural advantages, it's a big job. There are not enough hours in the day I guess is my answer.

Jamie: Do you have a dedicated grant writer or communications person on staff or is that just one hat?

Bill: We do not. We earn about 74% of our money by producing projects that go off to schools all over Connecticut and to workshops and fill people's closets all over Connecticut. And then we're able to make up the rest of it by a little bit of fundraising that we do internally. We've always concentrated more on having designers and

producers than we have on having development people. But we're looking at that question today. It's a critical question about going forward.

Peter: Bill, Peter Betkoski. My question is how big is your staff?

Bill: How big is it? Well, today because we're still in the COVID constraint, we have about five people that are mostly full time, but typically it's nine people that are mostly full time and then 90 apprentices who work on the order of 400 hours a year. So if you reduce that to full time equivalence it comes up to about 25 full time employees.

Peter: Very good. Thanks so much. Thanks so much for your time today and bringing us up to speed on this program. It's simply amazing. I'm trying to grasp my hands on it. There's a lot to grasp there.

Bill: My response to this year of public health emergencies is to read an enormous amount about the development of public health science. If you want to look at a heroic chapter in the water authority's evolution, look at the chlorination that came along in the 1870s when people realized that you actually had to clean the water to deliver it. There's a fellow named Johnson who has written very lyrically about the evolution of public health and how it is, water authorities, that invented all and figure out about what caused ... in England they figured out what caused cholera and how to solve it. That's delivering water and water waste at the same time. You have a pretty heroic history.

Peter: Ted, would you like to interject a little bit here?

Ted: Bill has been a good partner for a long time. I first met Bill a lot when we were building the [inaudible] plant because we were living onsite. Bill would be always overlooking to see how some of the interesting stuff that was going on in the project could be used in his museum or with the programs. So he's been a great partner for a long time, willing to help out RWA and vice versa. So it's really been good. And Bill, I didn't know you retired, so congratulations, I think.

Bill: The day after you did, Ted. You left and I went, "That's it. I'm done."

Peter: There you go. Smart man, Bill.

Bill: See, I was that kid who when I was little would go to any construction site and stand at the fence all day and look through the crack of the fence or the hole in the fence and watch what was going on, and when Ted was building the treatment plant across the way, he was very gracious and would let me come actually get close to the action. It was one of the highlights of my life as a voyeur engineer. An absolutely beautiful construction project that was.

Peter: Thank you both. Any other questions?

Jamie: Yeah, I think I asked what your challenges were, but if you had to in a word say what your biggest need is, what would that be?

Bill: What is our biggest need? Our biggest need is to get back to the time when hands-on wasn't a scary concept. Our mission statement could read, "We teach kids to put their kids on things, to share tools, and to break social bubbles, and to be in spaces with other kids they don't know," all of which are forbidden right now. So my biggest need right now is to get past the fear of having children share experiences.

Peter: Well put.

Bill: And then the next need is that we should have as good a friends in the future at the water authority as Ted has been for the last 30 years because, and that's a tall order. I go back [inaudible]. I go back to some heroic good teachers and thoughtful partners. I'm hoping for Ryan, that he discovers as much help in your ranks as I have.

Peter: Bill, thank you.

Greg: Bill, this is Gray Malloy from West Haven. Do you do anything with the West Haven school systems?

Bill: Oh hell yes. Washington School. You know Washington School?

Greg: Yes, absolutely.

Bill: For six years they had a principal that was the best principal in Connecticut. It's a long story about what happened there, but for that six years, we found that the kids in West Haven, in the second grade in West Haven, were the best beta testers. When we had a new project and you want to test it out, you go to the second grade at Washington School in West Haven and they would nail it. These little second graders barely speaking English would say, "No, that's not right. You need to do it this way." They were just amazing. A lot of kids will sit there and say, "Tell me what to do." These kids ripped that project apart, put it together and say, "No, no, no. You meant it to be this way." Some of my best years were spent in West Haven with Ms. Cline and the second grade.

We did a Yale research project on kids who were not traditionally successful in the classroom but were absolutely brilliant at hands-on thinking. The results were truly remarkable. Not every school in West Haven do I have such fond memories of, but Washington School.

Greg: Was Vanwinkle the principal?

Bill: Pardon?

Greg: Was Vanwinkle the principal?



Representative Policy Board  
Land Use Committee Meeting  
March 10, 2021

- Bill: Yep. Another principal before him and one not so good.
- Mark: So I guess you're an advocate of more technical schools?
- Bill: Pardon?
- Mark: I guess you'd be an advocate or more technical schools.
- Bill: Absolutely. We have no understanding of how many children are not born to-
- Mark: Be lawyers and doctors.
- Bill: ... do book reports all the time and who are meant to take things apart and put them back together. We need artisans and we need engineers like Arlo who really know how to work machines and not just formulas because if you get people and all they know is calculus, none of your machines will work.
- Peter: Well put.
- Mark: We need more technical schools in this state for sure.
- Bill: The Germans are laughing at us. You do realize that the money in this country is from the fact that we produce parts that are so good that nobody else in the world can make them. How do we do that? We have towns in which fathers and grandfathers and sons work together to make something so perfect that the Chinese, the Japanese, the Koreans and you are all happy to buy them. They have a system. We should pay attention to the fact that they have a tradition of artisanship we're not supporting. We pretend everybody will be happy in college and that's just not the truth.
- Mark: It's like when the plumber comes to your house and charges the lawyer \$175 he goes crazy.
- Jamie: Hey, hey, stop picking on lawyers.
- Mark: I can't believe how many times my doctor friend says to me, "Oh, the electrician's here. Can you believe he charged me \$250? He was only here two hours." I say, "How much do you charge when somebody comes to visit your place?" But anyways, I'm glad that you ... we need more people to support technical schools. That is for sure.
- Bill: You got one. Ryan comes from a family of artisans. He knows a lot more of the trades than I do.
- Mark: Now a personal question. Are you ever going to get that office cleaned out?
- Bill: I'm going to move a dumpster in and slide it all in.

Representative Policy Board  
Land Use Committee Meeting  
March 10, 2021

Jamie: I'm looking for that what is it find Arlo or find whatever that's in the back. The little guy with the red and white hat?

Mark: Find Waldo.

Jamie: Find Waldo. He's probably in there.

Mark: Thank you very much again. Thank you.

Jamie: I have one more question. How competitive is your apprentice program to get into?

Bill: Let's see. It depends on what you mean. We're looking for kids with great passion. That's all that matters. It doesn't bother us where you come from. You've got to want to do it and if you're playing two sports in the school play, you probably won't have time. We're looking for kids who have time. We're looking for kids that if we have a technical question on Wednesday afternoon, by Wednesday night they'll have the solution back to us. It's a certain kind of kid, but Arlo managed to swim all the way through high school and dance and do this, so we'll take all the Arlo's you have.

Brian: I appreciate the praise for my kid there, Bill. Ryan, you've got some big shoes to fill. I know Bill and Sally have both been wonderful supporters of education in the state. We're sad to see them go and stuff.

Bill: We're honored to be partners with you.

Mark: Thank you, Bill.

Jamie: I'm assuming, Ryan, you have a voice, right?

Ryan: Yes, I do.

Brian: I don't know if you were there when my son was around. My son is from the ... Eli Whitney, probably about eight years out, from Eli Whitney's programs, eight, nine years.

Ryan: Does anybody have any questions for me?

Peter: Welcome aboard.

Mark: Yeah, big shoes to fill.

Ryan: I know, I know. I'm excited to take what Bill and Sally have started and continue it into the future. I know it's going to be a lot of work but I'm excited. I just truly believe in what they have built. I couldn't say it better than how Bill was saying earlier that some people just need to work with their hands. There's nothing wrong with being good at doing that. I think we have some problems maybe with ... like telling people that college

is the only option. I'm really excited to work with young kids and new apprentices for years to come.

Peter: Great. Any other questions?

Male: Let's move on.

Peter: All right. Anything else for Bill?

Bill: Can we excuse ourselves? Unless you're getting to the question of what to do about mosquitoes and then I'll stay.

Peter: No, not today.

Bill: Sometime we'll talk about it. Hey, Ted, we've got to talk before you get out of this consultancy business.

Ted: Got it.

Peter: Thanks so much, Bill, and good luck.

Jamie: Thank you so much. Thank you, Ryan and Bill. Thank you.

Ryan: Thank you.

Brian: Thanks, Bill, and give Sally our best. I hope she's feeling a little bit better.

Peter: Ryan, we're here for you too.

Ryan: Well, I look forward to meeting many of you in person.

Peter: Absolutely.

Ryan: I'm still in the shop building. I do feel like I've seen a few of you around but don't hesitate to stop and introduce yourself.

Peter: Appreciate that. Thank you so much.

Brian: I might do that. I walk past there occasionally during my lunch air. I work at the Ag station as my normal job. So I come down and walk through the property occasionally.

Ryan: Yeah, it would be nice to meet you guys.

John: I would make one suggestion for Peter, and this is for Ryan's edification too, is that we try to do LUC meetings in the field once the weather gets better. Obviously we're probably still not going to be able to go inside during the summer but it may be worth it

to have one of our LUC meetings over the summer at the museum so people can see the facilities firsthand.

Peter: I agree 100%, John. That was on my notes I'm making here. I agree. We'll pick a time and get that done.

Brian: [crosstalk] put up.

Peter: Very good. Thanks, John, for that.

Bill: Yep. Thank you.

Peter: All right. You have a good night, Bill and Ryan. You're excused. You can start cleaning up over there, Bill. Thanks so much.

Bill: Yep.

Peter: All right, moving on. Updates on other land RWA properties include invasive species. I believe this is you, John.

John: That's correct. So Jenn's got the update up on the screen for you all to read while I go through it. So at the end of February we're at 89%. In 2020, we were at 92, 12 months ago. Historical average is 82%. In February, we were just about right on what we normally expect for rainfall. When we talk about rainfall here in the wintertime, we are talking about the liquid equivalent of the rainfall. So it's not inches of snow. We melt that stuff down and then we measure it. So that is the liquid amount of rain that fell, or precipitation that fell during the month of February.

Excuse me, for the year we're just a little bit below our long-term average 34 through the fiscal year whereas this fiscal year we're at 30. Most of that's the dry summer so we're just catching up from that. So far March has started out pretty dry. Land we need for the water we use program, we corresponded with two property owners in Durham and Madison about their properties possibly protecting them. For the [inaudible] property in Hamden that we acquired, we submitted the easement to file on the Hamden land records. I have not received that back. Everything is going slower but hopefully we'll get that back soon and know the volume page and all that good stuff.

The [Ricky] property in Cheshire, we got the announcement from the state that the town was awarded the Oswella grant for that property. We contributed quite a bit to it. We received an easement for that contribution and we will get some of the Oswella grant money back to help refill our coffers so that we can go out and look for more watershed land. We met with a town council member from Hamden from members of the Hamden Land Conservation Trust and Save the Sound staff about the option that we have over the Olen property in Hamden between Treadwell and Putnam. We determined that we could transfer the option to the land trust without impacting any plans that the town may have for that. We will be doing that sooner than later.

Also, for land we need for the Water We Use program, I was contacted by somebody who was actually interested in the Beach Street and Palms Lane parcels. These are three parcels totaling over 60 acres that went through the disposition process many years ago and you approved. They are sitting out there. One of the problems of our disposition process is that when it goes through disposition, it has a dollar figure on it. In this case, for those three parcels, it went through when the real estate market was still pretty hot. Then everything got soft and in order to change that we would have to bring the parcels all the way through the disposition process again, which would also change the price. Then the market could move again.

Brian: John?

John: Yes, go ahead.

Brian: Question. I'm not familiar with these particular parcels. Where are they and what was the status on why we were trying to get rid of them? Were they houses and stuff?

John: No, these are class three parcels that are off the watershed. Of the three parcels, two of them are continuous to the large parcel, or part of the large parcel that makes up the parcel where Lake Gaillard is. Then another parcel is on the other side of the street. Pete will know. Going up Beach Street, then you make a turn to the east and it turns into Palms Lane. So the two parcels that are part of the Gaillard parcel are on the west side of the Beach Street and then north of Palms Lane. Then on the interior of the turn is what I call the island parcel. That's land unit MB4A. That is not contiguous. It's all off the watershed. All those three parcels totaling over 60 acres went through the disposition process around 2010 or something like that. So if you look on the map and look up where Beach Street and Palms Lane is, that's where we're talking.

Greg: John, you said 60 acres?

John: 60, yes. So each one was about 20 acres.

Greg: And there's been no interest in it until now?

John: Correct. He was just asking general questions about it, and then when I told him, "Hey, you know if you give me a check for \$2.1 million, they could all be yours now," and that has always been the issue.

Jamie: So you think, John, if it was reassessed at this point that the value of the property would be less?

John: Yes, absolutely.

Jamie: And the sticking point is our protocol for the disposition process. I don't remember and I haven't really looked at that. I don't know that I ever looked at that specifically but is that in our bylaws? Is it in the statutes? How is that codified?

John: Right. So when we bring the disposition application through you, the RPB, it has all the terms that we're going to sell this property with. One of the terms that is always included in there is the price. So when we get to, in this case, when a market gets softer, we're still stuck with that price. We cannot just go and summarily say, "Okay, now it's not worth \$2.1 million. It's now worth 1.5." We can't just say, "Hey, anybody who gives us 1.6, we could take it." We would have to go through the entire disposition process again in order to get a lower number and then hopefully the market doesn't get even softer.

Jamie: So there is no ... oh I'm sorry. There's no [crosstalk].

John: This did happen and we did bring the Seymour house, 59 Redmon Road, where we had the appraisals in our first iteration of the disposition process really looked at the house in good condition, where it really wasn't in good condition. We didn't want to keep owning the house. Here we're only owning unapproved land. So the carrying cost for this is really low. The carrying cost for the house is much higher. So what we did for the house, and we want to get rid of the house, is we brought it through the disposition process again and we lowered the prices all the way down to the amount of money that we had spent to get it through the previous disposition process and the current disposition process. For almost all of the houses that we've sold in the present time, a couple of exceptions, is that we've just put on the amount of money ... the minimum bid we take is the amount of money that we put into it to get it through the disposition process.

So the most important thing is that we don't own it anymore, that someone else will own it, and they will take care of it. They will rehabilitate it. Did I answer all your questions?

Jamie: Yeah, I guess I was looking to see if it was just a simple amend and if there's a way to truncate the process, because I was thinking about the house, but really in this case we don't have ongoing expenses other than occasional probably security of the property, right?

John: Right. The pilot on this is really, really low because all of it's on their 490. It could be a couple hundred dollars a year that we pay for pilot in North Branford for these acres. I will say this. This is my own personal opinion, because this has not come up, it's not an issue, is that as a land manager I would not want to sell the two parcels that are abutting and adjacent to Lake Gaillard because I know all about encroachments. You want to talk encroachments? I got hours and hours and day to days to talk to you about. If we sold those, we were going to have dogs on our property, we're going to have ATVs and dirt bikes, and people dumping leaves and everything else.

If there's houses there, those folks are going to go fishing at Lake Gaillard. But if we sell the island parcel, as I call it, land unit MB4A, now you have to cross the street and then you have to hop a fence in order to get down to our property. That's a bigger obstacle to get over, impetus to get over. I have no problem, and I would sell it today, the island

parcel, but for my boss today and in the future, if this guy is serious and he comes back, I'm going to advocate that we seriously reconsider selling the two parcels that are adjacent to Lake Gaillard because of what I know about what happens with encroachments. Any other questions on that? If not, I'll move on.

So rental houses, Ives Street and Skiff Street. We decided to bifurcate the two applications. I won't go into any details here because now we're getting into the issue where I'm not supposed to talk about an application that's coming, but you will see an application for the disposition of the Ives Street house and lot fairly soon. So that will be coming across your desks pretty quickly. Forest Street, only one additional update from last month is that the logger for the Hamden job has some health issues that's delaying that timber sale.

Other things that Alex has been doing in the last month. He started inventories for harvest that come up in next year. He attended a digital meeting where he talked to [inaudible] that this was a thing. At West Point they have a forestry department who maintains all their grounds. He talked to them about our timber harvesting and specifically about slash wall deer exposures that he's working on in Seymour and Madison at this time. He also modified the firewood permit system and completed the mailing of the renewals for this year's permittees.

For recreation, we replaced some no horse signs at Lake Chamberlain. We sent in a change in use application for Chamberlain fishing trails. That's another thing that will be coming up across your desks pretty soon. We should see the final preliminary assessment of the project. I and Ron Walters attended the Bethany and LouEllen's meeting about it as well. So they're all cool with it. Excuse me. We discussed possible capstone project with [inaudible] students to plan a trail along the [Mel] River that would actually go from Ives Street up to Clarks Pond. I haven't heard anything back from that, so I don't know if they're really going to be moving forward on it.

We had planned for a winter hike at Sugar Loaf but I had to move it to [inaudible] because the snow was too deep at the time. I did have 10 people and there was about 10 to 12 inches of snow on the ground, so it was a pretty aerobic walk through the heavy snow. We received and organized the photos for the photo contest that has just completed. If you haven't seen that on Facebook, Jeff does everything on Facebook now because it's much simpler and we don't have the 100 applicant submissions that we did many years ago. Some of them are actually quite spectacular. If you haven't seen them, I advise that you go check them out because they're really cool.

Brian: Yeah, the bobcat was wonderful.

John: Yeah. He held five interviews for potential recreation staff members in the last month and three have been offered the position. I understand all three have accepted. So we should be good for staffing for recreation for this fishing season. Permit holders, excuse me, were at 6100, 31 for February, which is just an advance of two over the last month. I did put a little asterisk here. Remember that, as you could see, from the difference

from where we were at this time last year, is that we still went up in the total number of permittees. However, while that did go up for the 15th consecutive month, this is the first time since December of 2019 that the number of permits bought in a month was less than the same month of the previous years.

I think what we're starting to see here is the end of the COVID bump. We will try whatever we can to try to keep these people around. We were graced by about 2000 plus new people into the permit program and we hope we can keep them there. Excuse me. The special activity permits, many, as you can see here, which is par for the course in February as people who are doing outdoor work are getting geared up for their field seasons. So nothing really to go over there and detail.

Mark: Hey John?

John: Yeah, sure.

Mark: What seems to me is that we've got to hope on this permit hold. I'm sorry I came in so late on that. The permit holder thing, we've got to hope that people enjoyed themselves so much with getting out on our property and walking around that they're going to come back.

John: Correct.

Mark: I think that's a big plus we have. So maybe when we do our ... we can send out whatever notices that the time to re-up, that we say, "Did you have a great time?" Or something like that. It might help. That's all. Just a suggestion. I'm good at that. Okay, thank you.

Peter: Thanks, Mark.

John: So other items, encroachments and agreements for agricultural fields. I met with seven more farmers in the last month. We didn't sign any new agricultural agreements but we did receive signature pages from the Potter's for fields in Guilford, but he didn't include the certificate of insurance. I think it came into my inbox just before we started this meeting, so I got to check that and hopefully we can get those signed and get those fields underneath a new agreement there.

Bunker Hill Road, I spoke to [Alowi] on the phone and since a draft licensed agreement, I've not heard back from that. For A Jefferson Road and Seymour, I think it's Street, actually. We corresponded with the Loopalie. She's number eight, and told her to either pay the fee or remove the encroachment, or we're going to move the property fence back to the line. I'm happy to report that today in today's mail I did receive her check, so we're all set there. Killingworth at Route 148, excuse me, Alex found some encroachments by doing property lines over there. I have the report but I have not sent out any letters at this point.

Male: [crosstalk]. What's the fee, John?



John: For the Jefferson Road one, she only had to pay \$40 a year.

Male: Oh, that's it?

John: Yeah, she just had a little planting bed there. It was really a minor encroachment. Jamie?

Jamie: That was my question. I just had no idea what you charge for licenses. Is it by footage or what the [crosstalk] is.

John: To answer the question what we charge for licenses, I'll give you my favorite answer, two words, it depends. So in the case of Jefferson Street, I didn't realize this. This is a much longer story that I know Mike will really appreciate, not just because it's in his town but because it's a surveying thing, that the fence at the north end of our Seymour Well field is actually not on the property line. It's actually six feet off the property line. I didn't realize this when all of this was brought up to me. I went out there and looked. There's actually handmade signs on at least two of the posts, but there may be three or four, handmade signs that says, "Property lines six feet away."

So these people knew, and there's five abutters, number two, four, six, eight, and 10, all the even side of the street are our abutters. They all had encroachments. One of them we didn't even charge anything. His house is right on the line and all he does is mow the grass to keep the grass from growing and the weeds from hitting his house. I didn't charge him anything. I just made him sign the license agreement so he filed it on a land [inaudible]. But everyone else's encroachment, the amount was based on how intensive and how much they were encroaching. In one instance they have a canoe and firewood over the line. Another instance they have a shed is over the line. Another instance they have patio furniture over the line. So everything was commensurate with how much was encroaching. Does that answer your question?

Male: Yep.

Jamie: Yes, it does. Thank you.

John: Where was I? Oh, Allen Beach Street. [Goteo] is the in-holding on the island parcel that I was talking about before. This is land unit MB4A. He has regularly encroached on our property by parking vehicles on our property. So we've talked to him multiple times. There was more vehicles there. He even parked his vehicles in the road so the town has talked to him about this. And then I had to contact him again. He's moved everything again and we're back to being okay, but hopefully it won't come up again but I am not that optimistic.

Invasive plants, for what Josh has been doing in the last month. So we cut and documented invasive plants in Bethany, North Branford and Branford. He and Will Hanley submitted an application to the state regarding invasive aquatic plants. So the grant application that they sent in was basically looking to fund what we pay the outside contractor to remove at Furnace Pond for the water chestnuts. Hopefully that will come

in and we'll have that taken care of. That'll be great. So in the month of February he documented a map about 26 acres and he treated about 25 acres.

Mark: Do they have a plan for the summer?

John: Yeah, it's to go back and do exactly what we did last summer. We're going to hire the same company to go back and use the same harvester and attack it once again.

Mark: No, that's Furnace Pond, but do we have a plan for the ones on land [crosstalk]?

John: He goes around and he is addressing things as he sees it. He also hires contractors for things that are outside of just one man working on the ground with a chainsaw.

Mark: I was going to say do we need more people for that? Do we need a bigger budget on this invasive species so as he identifies them they can go in and cut it down? This is very important that these are taken care of. Otherwise, the woods and forests are going to be taken over. One guy can't do as much land as we have.

John: Correct. You've got to remember five years ago we had no guys doing it.

Mark: You're right.

John: I have talked to Ted about this and we will continue to discuss it for [crosstalk].

Mark: I'm probably going to bring that up at the budget hearing. Okay? I think it's important and I hope the committee gets behind us on this, our land use committee. If these invasive species take over our forest, we're not going to have much forest left. I know we're years and years away, but one guy can't do it all. We need a budget, we need a plan, and we have to do it. But anyways, hey listen, you're right. Five years ago we didn't have anything. I've been complaining for over five years, so I guess we're all on the same boat now anyway.

John: We're getting there.

Mark: Okay, thank you.

Jamie: I would tag onto what Mark said and say that if anything, it's the opposite reflection on Alex. I think he's doing an extraordinary job. Your team is doing a really good job with the staff that you have and he is doing cutting edge work. I guess no pun intended but he really is doing cutting edge work in lots of different areas on lots of different things, and he's using technology in really creative ways. I would say at least from my perspective on the land use committee, you guys are doing yeoman's work with what you have. If you could extend that to him, we appreciate what he's doing and the insights he has. I think he'll articulate if he thinks there is more need. He'll be a good voice to listen to.

Representative Policy Board  
Land Use Committee Meeting  
March 10, 2021

Mark: He's expressed that before, whatever we could do for him. He's only one person. Listen, the two of them are fantastic. There's no [inaudible]. He's becoming a leading authority on invasive plants, I probably think in the country. He's doing a great job. I think he'd need some troops. I think it's about time the water company put something into that. That's my opinion.

John: Okay.

Mark: Thank you.

John: Yep. Thank you. So last month Jeff had applied to renew the permit for all the deer hunt areas and DPH issued the new permit and it's going to cover 10 years now so we don't have to go back again in 2022. So that's good news. East Haven, the Beach Avenue water main issue is that the title searcher was having problems accessing town hall. The land records have not been open to the general public even for appointment. So we've only been able to access what's available online, which is limited in time. We've got to go back 100 years, so we're just waiting for things to loosen up and then we'll get onto that with more vigor.

For the regional conservation partnership, we held another steering committee meeting and contacted several potential speakers for Zoom meetings. Branford Creech Road, we corresponded with Branford Land Trust for a gate that they just installed to prevent trespassers, ATVs, dirt bikes, and so forth from going up onto the trails and the woods roads up there. And Willport, the gates to Libby's needs to be painted. So we're going till the gate is painted. Then we'll throw on [inaudible].

For Hamden the Lake Whitney [crosstalk] campus, I was corresponding with two Girl Scouts about placing bet boxes on the campus there. I have not heard back from them in a couple weeks so I don't know where that stands. In North Branford we were contacted by Andy [Bezuto] about the possibility of putting a trail through some of our property. You would get from a place where he is looking to develop into Northford Center. So it's just preliminary discussions at this point. Nothing really concrete. Just flushing out some stuff.

For the Derby tank we reviewed the draft lease to go along with what we're going to do with the town. I sent comments back to CPMD for all that stuff. There's a few articles here for reading including the incident that happened in Florida where [crosstalk] got into the water supply's computer and was starting to mess around with things, and also what happened during February with the huge winter storm that caused all sorts of chaos in the South and Midwest, freezing up water supplies and busting mains all over the place. With that, I am done and I will be happy to answer any questions you have.

Peter: Thanks so much, John. As usual, great report. Lot to absorb. Interested in reading some of those articles myself. Any questions for John? I think we're all set, John.

John: Okay.

Representative Policy Board  
Land Use Committee Meeting  
March 10, 2021

Male: Thank you, John.

Peter: All right? Thanks so much, John. Other items on our land use meeting. Mark brought up to me today if we're going to have the drone ... show the whole board that drone with ... what am I trying to say, Mark?

Mark: Presentation?

Peter: Yeah, the presentation there. You remember when we spoke about that?

Mark: No, I just think that the board should see what they're getting for their money really, and how much effort and time went into it. They probably just think they raked the weeds up. If you want to be able to, when we go to the board meeting, to the budget meeting, and we want to talk about more money for invasive species, then they have to see what the money's being spent on. I think it's a good idea for the whole board to see it. I also think that the reason they're doing the pond is because that's really, really important, and it's growing faster than anybody thought it would grow, where the invasive species on land have been there for years and years and years, and nobody really sees them, but they're going to be very dangerous if they get bigger. I think the board should see that presentation.

Peter: My thing was, John and Ted, I hoped to have the presentation when we were all back as a group in person but I don't know if that's going to happen soon enough, but maybe we'll make till June. If we're not back together by then, maybe we'll set it up at one of our meetings. Is that okay with you guys?

Jennifer: The video is taking place this month at the RPB meeting.

Peter: Oh, Jenn, all right. Because we did talk about that.

Jennifer: Yes.

Peter: So it is on the agenda, okay.

Jennifer: Yes.

Mark: Jennifer, you're the best. Jennifer, you're the best.

Peter: She is. All right. Okay, no popcorn then. Just bring your popcorn from home. Okay, so we're all set with that, Mark. That's great. Thank you, Jennifer. Any other items? Ted, you want to give us any input on anything that we should know?

Ted: Nope. I heard Mark's information about invasive species. We've heard that and we've made a lot of progress, but we certainly have more way to go.

Peter: All right, we'll bring that to the board too. Is Tony still with us, Disalvo?

Representative Policy Board  
Land Use Committee Meeting  
March 10, 2021

Mark: Hey Ted, excuse me, remember what you just said. When you have a long way to go, when we have the budget hearing.

Ted: I will remember that, Mark. It doesn't mean we're going to hire eight people to do it though. Thanks, bye-bye.

Jamie: I'm just going to thank whoever organized the folks to come in from the Eli ... That was a terrific presentation tonight.

Peter: It sure was.

Jamie: Thank you for organizing that.

Peter: Yep. It was great. Is Tony Disalvo still here? Did he leave us?

Jennifer: It looks like he's still on.

Peter: Tony, do you have anything to say?

John: He's muted.

Tony: There we go. I'm not off muted. No, thank you.

Peter: Okay, thank you. All right. Our next meeting is going to be April 14th at 5:30. What else do we have here? Jennifer, what is this-

Mark: I forgot to say that this meeting is recording.

Peter: You're right. This meeting is being recorded. Thank you, Mark. Mark's back to his A game almost.

Jamie: The 14th is at 5:30, not at 7:00? Is that right?

Jennifer: That's correct. Yes.

Jamie: Thank you.

Peter: Yes, but what is this note we have here too on our agenda? The Clear Bennett Watershed fund? That annual meeting, it's not rescheduled, John?

Jennifer: That's what John Triana mentioned that has not been scheduled, so we don't need to move the meeting to 7:00 PM. We could have it at 5:30.

Peter: Okay, all right very good. So I guess that's it. Motion to adjourn.

Male: I move.

Representative Policy Board  
Land Use Committee Meeting  
March 10, 2021

Male: I move.

Peter: All in favor?

Group: Aye.