

Representative Policy Board
Land Use Committee
South Central Connecticut Regional Water District
September 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, September 10, 2025, at the Lake Whitney Dam, 945 Whitney Avenue, Hamden, Connecticut. In Chair Levine’s absence, Ms. Young presided.

Committee Members Present: M. Levine, P. Betkoski, P. DeSantis, B. Eitzer, G. Malloy, J. Oslander, and J. Mowat Young

RPB: R. Harvey, N. Campbell, J. DiCarlo, C. Havrda, and S. Mongillo

FMA: C. LaMarr

Management: V. Benni, J. Hill, L. Marcik, C. Savoy, and J. Triana

Ms. Young called the meeting to order at 4:32 p.m. She reviewed the Safety Moment distributed to members.

Ms. Young offered the opportunity for members of the public to comment. There were no members of the public present at the meeting.

On motion made by Mr. Eitzer, and seconded by Mr. Oslander, the Committee voted to approve the minutes of its August 13, 2025 regular meeting.

Mr. Marcik the RWA’s Capital Program Lead, and Mr. Savoy, the RWA’s Sr. Project Engineer, provided an update of the Lake Whitney Dam & Spillway Improvements Phase I – Initial Design Project. Including the historical background of the dam from its origin as a hydro-mechanical dam to support Eli Whitney’s manufacturing obligations in 1861 to the current plans underway. The update also included an explanation of the design and contracting process and the use of an independent third party consultant review prior to the upcoming bid.

Discussion took place regarding rationales for the coffer dam, plans, various improvements, eels, permitting, bidding process, and high hazard dam standards as well as the Probable Maximum Flood standard requirements. At the conclusion of the meeting, a tour of the dam was provided.

At 4:55 p.m., Chair Levine entered the meeting.

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
August 31	75%	87%	74%	None

Rainfall (inches)

	Current Year	Previous Year	Historical Average

August 2025	1.42	6.31	3.96
Fiscal YTD (6/1/24 –	4.74	15.49	11.38

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

- Madison, Weber property – Completed marking the boundaries. Foresters collected data for the QFR.
- Cheshire, former Bis property (CH 5) – Certificate of Title was completed and forwarded to DEEP. FMA passed resolution to enter into grant agreement and convey the conservation easement.
- North Branford, Amatrudo Farm – Sent letter of support to TPL and NBLCT for their OSWA application for this property.
- Hamden, Davis St., and Hartford Tpk. (HA 5A) – Received notification from DOT that they were condemning a portion of the property at Davis St. and Hartford Tpk. for a sidewalk project. Sent them the forms agreeing to the transfer and compensation.
- Seymour, 56 Squantuck Rd. (SE 5) – Signed P&SA with the town giving a deadline of mid-October to close.

Rental houses:

- Hamden, 233 Skiff St. (HA 9A) – Reviewed public notice of the public hearing.

Forestry Update

- Collected quotes and information for multiple projects as part of a New England Forestry Foundation grant through USDA that will allow us to potentially perform three projects on RWA lands. The grant application is for approximately \$600,000.
- Inventoried forest resources at the new Weber property for the Qualified Foresters Report and a PA-490 tax abatement application.
- Worked with RWA Arborist and others to plan for the restoration of a hillside at Maltby Lakes following a small crown fire.
- Explored an opportunity to become an NRCS Technical Service Provider (TSP), including a conversation with HR for a COI review.

Recreation

- Moth event at Lake Menunketuc had 24 attendees.
- Kids archery event at Lake Gaillard had 6 attendees.
- Contractor cleared the orange trail at Lake Bethany.
- Milford Boys & Girls Club brought a summer camp group to the Maltby Lakes to participate in our fishing opportunity program. There were 35 attendees.
- The Water Wagon attended six events in August.

	August		July	
	2025	2024	2025	2024
Permit Holders	4,916	4,880	4,861	4,929

Special Activity Permits

URI (Ari Locklear and designees) – Release biological agent, moth *Hypena opulenta* to help control the population of invasive plants black and pale swallowwort, Lake Gaillard, Lake Saltonstall (7/17/2025)

Other items

- Encroachments/agreements –
 - Madison, 702 Summer Hill Rd. (MA 9) – Abutter contacted Gesick about the survey. Set boulders along the line in the rear.
 - Agricultural agreements – Corresponded with potential tenants found through FarmLink. Signed license agreements with Hammarlund for two fields in Guilford.
 - North Branford, 1790 Middletown Ave. (NB 16) – Sent final draft of license agreement to abutter.
 - Branford, Cherry Hill Rd. (BR 10A) – Sent regular letter via US Mail. Abutter responded. Sent them a draft of a license agreement for the yard. Contractor removed the last autumn olive behind the yard.
 - East Haven, Barberry Rd. fields (EH 9, 10, 11, &13) – Signed a one-year access agreement with GreenVest to assess site hydrology to evaluate surface water and groundwater conditions to determine suitability for wetland restoration and/or creation.
 - Bethany, Downs Rd. turnaround (BE 17) – Contacted town staff about their need to send us notification about continued use of the turnaround at the end of the road.
- Invasive plants – Treated or documented invasive plant populations in Madison, Guilford, East Haven, North Branford, Bethany and Branford. Experimented with lowest rate of herbicide on the swallowwort patch in North Branford off of the watershed. Conducted post-harvest flight for the Furnace Pond water chestnut harvest.

Invasive Species Documented/ Mapped (ac)	21 acres
Invasive Species Treated (ac/MH)	2.75 acres

- Woodbridge, Racebrook Rd. access (WO 10) – Property owner said she forwarded our draft agreement to her attorney.
- North Branford, UI watermain easement – Murtha sent North Branford the documents they needed to complete. UI staff indicated that they are unwilling to grant the easement across their properties.
- Hamden, Walmart at Hamden Mart easement – Notified by property owner that in order to expand the store, UI would have to move their lines behind the building and required a subordination of our easement. After consideration, we decided that we would not subordinate our easement to UI's.
- Killingworth, Church Brook culverts (KI 4) – Unblocked two sets of culverts that take Church Brook over the woods road. Put in work order for Operations to repair the road.
- Killingworth, Kroupa Pond (KI 8) – Received letter and certificate about (partial) ownership of the Kroupa Pond dam. Filed in vault after consulting with Engineering.

Assignments were made for volunteers to attend Authority meetings on:

- October 23, 2025 – J. Mowat Young
- November 20, 2025 – J. Oslander

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

There were no other land items to report.

The next meeting is on Wednesday, October 22, 2025 at 4:30 p.m.

At 5:15 p.m., on motion made by Mr. Malloy and seconded by Mr. Betkoski, the Committee voted to adjourn the meeting.

Jamie Mowat Young, Acting Chair