

Representative Policy Board
South Central Connecticut Regional Water District

Application for the disposition of 0.32 acres	:	
located at 233 Skiff Street, Hamden,	:	September 25, 2025
Connecticut that is part of Land Unit HA 9A	:	

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

A. The Applicant's Request

On June 26, 2025, the South Central Connecticut Regional Water Authority ("RWA" or "Applicant"), through its Authority, submitted an application to the Representative Policy Board ("RPB") for approval of the disposition of 0.32 acres of improved Class I and II land located at 233 Skiff Street in Hamden, Connecticut that is part of Land Unit HA 9A ("Application" or the "Property"), conforming to any and all approvals that may be granted by the regulatory agencies of the Town of Hamden. The Property will be subject to restrictive covenants placed upon it as noted in Special Act 03-12. The purchase price shall not be less than \$20,000.

The Property contains a 1-1/2 story house of 1,055 square feet with a detached garage. The house was constructed in the mid-1800's and located on the New Haven Water Company's ("NHWC") property on the west side of the Mill River. Approximately 1959, the house was moved to the current site when the NHWC constructed a new office building at 205 Skiff Street. The house was renovated multiple times throughout the years. The Authority will retain an easement for access to the retained acreage of land unit HA 9A.

The Property is designated as Non-water System Land and is not needed for water supply purposes. Therefore, the RWA proposes to dispose of the Property in a manner that will meet the following objectives:

1. To generate income to be used to further protect the Authority's public water supply through the purchase of additional water supply watershed lands or conservation easements within the Authority's public water supply watersheds.
2. To benefit Authority ratepayers by minimizing future water rate increases that are, in part, attributed to future borrowing needed to complete the purchase of additional water supply watershed lands or conservation easements.
3. To protect and preserve any outstanding historical resources.
4. To reduce PILOT payments and maintenance costs.
5. To reduce the exposure to the liabilities of owning a vacant house.

B. Participants

In addition to the RWA, the district's Office of Consumer Affairs ("OCA") also participated in this proceeding. The OCA is authorized by Section 15 of Special Act No. 77-98, as amended ("Special Act"), to act as the advocate for consumer interests in all matters that may affect water customers in the district.

C. Statutory Standard

Pursuant to the legislation cited in paragraph A above, the RWA is required to obtain approval of a majority of the weighted votes of all of the members of the RPB, excluding vacancies, to sell or otherwise transfer a parcel of real property of twenty acres or less, except in certain circumstances not relevant to this application. Section 18(c) of the Special Act stipulates that the RPB shall not approve such a sale unless it determines, following a public hearing, that the proposed action: (1) conforms to the established standards and policies of the RWA, (2) is not likely to affect the environment adversely, particularly with respect to the purity and adequacy of both present and future water supply, and (3) is in the public interest, giving due consideration, among other factors, to the financial impact of the proposed action on the customers of the RWA and on the municipality in which the real property is located.

D. Notice and Procedures

In accordance with Section 1-225a of the Connecticut General Statutes, the RPB was permitted to hold the hearing on the Application in person, and via remote access, and procedural requirements were met. On July 24, 2025, the RPB voted unanimously to accept the Application as complete and called a public hearing for Thursday, September 25, 2025, at 7:00 p.m. at the Lake Whitney Water Treatment Plant, 900 Whitney Avenue, Hamden, Connecticut, and via remote access. The RPB designated Stephen Mongillo (Hamden Representative) to serve as Presiding Member at the public hearing.

As required by Section 10 of Special Act No. 77-98, as amended ("Section 10"), the RPB published in the *New Haven Register* and the *Connecticut Post* the date, time, and place of the public hearing to be held by the RPB to consider the Application. The notice was published on August 28, 2025. A notice of the hearing was also filed in the Office of the Clerk of each city and town within the district, the Office of the Secretary of the State of Connecticut and posted on the RWA's website.

As required by Section 18(f) of the Special Act, the RPB submitted the Application, with attached Preliminary Assessment, to various state and local agencies for comment and review.

E. Public Hearing

At the public hearing on September 25, 2025, the Applicant provided sworn testimony from RWA employee, John Triana, the RWA's Real Estate Manager, who provided a presentation of the proposed

disposition. Mr. Triana highlighted various aspects of the Application including relevant provisions of the RWA's Special Act 77-98, as amended, background and Property details, legal framework and requirements, alternatives, disposition objectives, and RWA's policies enumerated in the 2007 initiative, *"The Land We Need for the Water We Use."*

Members of the RPB asked questions of the Applicant with respect to planning and zoning laws, non-sale options, unusual circumstances, sale price flexibility, and deed restrictions.

As stated in his memorandum dated September 18, 2025, the OCA noted that the Property is a liability in its current state and the alternative of demolition and abatement costs would far exceed the property's value. He stated that the Property is located on non-watershed land and is not needed for water supply purposes. The Property no longer has a significant value for RWA's use and is appropriate for disposition. Further, the OCA found the proposed transaction described in the Application to be consistent with the Land Use Plan and in the public's interest. For those reasons, the OCA recommended approval of the Application.

Approximately three (3) members of the public attended the public hearing. Mr. Danehy, Mr. Howes, and Mr. Rice all from The ACES School in Hamden.

F. Analysis

After considering all of the evidence presented, the RPB believes that the proposed disposition of the Subject Land is in accordance with the RWA's Land Use Plan, would financially benefit the RWA, is in accordance with established standards and policies of the RWA, is not likely to affect the environment adversely and is in the public interest. Further, the RWA stated that the Property is not required for water supply purposes. Finally, the proposed disposition satisfies the legal requirements of Section 18(c) of the Special Act.

G. Conclusion

We, therefore, conclude that the Application for approval of the disposition of 0.32 acres of improved Class I and II land located at 233 Skiff Street in Hamden, Connecticut that is part of Land Unit HA 9A be approved. Separately stated Findings of Fact and Conclusions of Law are attached hereto as Exhibit A.

Exhibit A
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South Central Connecticut Regional Water District

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Connecticut that is part of Land Unit HA 9A	:	

Findings of Fact

1. The RWA, through its Authority, submitted an application on June 26, 2025, to the RPB for approval of the disposition of 0.32 acres of improved Class I and II land located at 233 Skiff Street in Hamden, Connecticut that is part of Land Unit HA 9A (“Application” or “the Property”).
2. The sale of the Property will have no adverse impact upon the public water supply. The Property’s current use as a single-family residence will continue.
3. The Property will be subject to restrictive covenants placed upon it as noted in Special Act 03-12.
4. Under the proposed action, the Property would be sold through a public bidding process for not less than \$20,000.
5. Net proceeds of the sale will be used to finance the Authority’s long-range plan to acquire and protect watershed property, thereby augmenting the protection of the public water supply.
6. The proposed action is consistent with the RWA policies enumerated in the 2007 initiative “*The Land We Need for the Water We Use.*”
7. The OCA recommended approval of the Application.

Conclusions of Law

1. The RWA's application, dated June 26, 2025, for approval of the disposition of 0.32 acres of improved Class I and II land located at 233 Skiff Street in Hamden, Connecticut that is part of Land Unit HA 9A ("Application"), was filed pursuant to the statutory authority set forth in Section 18 of the Special Act.
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 the Special Act.
3. The Application, with attached Preliminary Assessment, was submitted to state and local agencies for comment and review and made available for public inspection pursuant to Section 18(e) of the Special Act.
4. The public hearing took place on September 25, 2025, at the Lake Whitney Water Treatment Plant, 900 Whitney Avenue, Hamden, Connecticut, and via remote access, in accordance with Section 10 of the Special Act, and in accordance with Section 1-225a of the Connecticut General Statutes.
5. Based upon the above Findings of Fact, the RPB concludes that the RWA's Application for approval of the disposition of 0.32 acres of improved Class I and II land at 233 Skiff Street in Hamden, Connecticut that is part of Land Unit HA 9A, meets all requirements for approval.