

Representative Policy Board
Land Use Committee
 South Central Connecticut Regional Water District
 June 11, 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, June 11, 2025, at 2061 Durham Road, Madison, Connecticut. Chair Levine presided.

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

Absent:

RPB: R. Harvey, C. Havrda, and T. Slocum

Authority: C. LaMarr

Management: S. Lakshminarayanan, V. Benni, C. Cordes, J. Hill, and J. Triana

American Distilling, Inc.: C. Hanson, Operations & Production Manager

Guest: B. Haines, Supplier

Chair Levine called the meeting to order at 5:30 p.m. He reviewed the Safety Moment distributed to members.

On motion made by Mr. Malloy and seconded by Mr. Horbal, the Committee voted to approve the minutes of its May 14, 2025 regular meeting, as presented.

Messrs. Haines and Hanson provided an update on Witch Hazel Harvesting on RWA owned property in Madison, which included:

- Locations & Harvesting
- Harvesting techniques & chipping
- Distillation process
- Equipment used
- Cosmetic & pharmaceutical uses & benefits
- Certifications & compliance
- Marketing

Update on *The Land We Need for the Water We Use Program* – Mr. Triana reported:

Reservoir Levels (Percent Full)

	Current Year	Previous Year	Historical Average	Drought Status
May 31	98%	98%	93%	None

Rainfall (inches)

	Current Year	Previous Year	Historical Average
May 2025	6.74	5.44	3.95
Fiscal YTD (6/1/24 –	43.56	64.21	46.63

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

- Madison, Weber property – Inspected property prior to closing. Executed MOA with Yale. Final draft of the survey completed and reviewed. By the end of the month, we had everything in line except Yale’s money so the closing would need to occur in June.
- North Branford – Corresponded with property owner of 97+/- acres.
- Cheshire – Corresponded with property owner of 4+/- acres.
- Wallingford - Corresponded with property owner of 30+/- acres.
- Seymour, 56 Squantuck Rd. (SE 5) – Reviewed P&SA and sent to town’s attorneys.

Rental houses:

- Hamden, 233 Skiff St. (HA 9A) - Filed re-subdivision survey on the land records.

Forestry Update

- Planted trees at Maltby Recreation Area in the vicinity of southern pine beetle salvage area, and adjusted some deer cages around seedlings and saplings planted in previous years.
- Worked with ISD staff regarding transferring firewood payment process onto WebTrac platform.
- Marked timber for Saltonstall slash wall harvest and submitted NDDDB request.

Recreation

- Forest management tour at Lake Saltonstall had 15 attendees.
- Kids fishing derby at Maltby Lakes had 21 attendees.
- New Haven Bird Club walk at Lake Chamberlain had 13 attendees.
- New Haven Bird Club walk at Lake Watrous had 10 attendees.
- Continued corresponding with trail coordinator in West Rock area about adding trails on our property.
- The vehicle barriers at the Lake Chamberlain causeway were moved by storm waters. Engineering had a contractor put them back in place.
- One of the new picnic tables was assembled and placed at Maltby Lakes.
- The Water Wagon was brought to four events by the recreation staff. Rain canceled the two other scheduled events.
- Two new applicants for the recreation staff were interviewed.

	May		April	
	2025	2024	2025	2024
Permit Holders	4,979	4,571	4,974	4,972

Special Activity Permits

- Resources in Search and Rescue, Inc.-(Ms. Celeste Robitaille and designees)- Training of Search and Rescue K9 teams to locate lost or missing individuals, Prospect Reservoir/Cornwall Street (5/15/25 & 5/16/25).
- Naugatuck Valley Council of Governments-(Ms. Christine O’Neill and designee)-NVCOG is creating open space inventory for the Naugatuck Valley region using photos. Photo is needed of Pine Hill Park Seymour to be included in the report. (5/15/2025 – 9/1/2025).

Other items

- Encroachments/agreements –
 - Madison, 752 Summer Hill Rd. (MA 9) – Abutter has moved some, but not all, of the materials.
 - Madison, 702 Summer Hill Rd. (MA 9) – Spoke to abutter about his survey which differed from ours. Reviewed his deed and it matched our survey. Spoke to abutter again and advised him to get lawyer to review and then contact us.
 - Bethany, Bethany Horsemen trail agreement – Signed annual agreement for use of the trails around Lake Chamberlain for horseback riding.
 - Agricultural agreements – Corresponded with tenant of several fields on the west side of the system about his intentions.
 - Cheshire, 795 Mountain Rd. (CH 5) – Sent letter to abutter about trees that were girdled behind his house.

- Invasive plants – Treated or documented invasive plant populations in Branford and North Branford. Portions of the Cherry Hill Rd. field were cleared of shrubby invasives. All Habitat treated the Great Hill Rd. field in North Branford with herbicide to control autumn olive.

Invasive Species Documented/ Mapped (ac)	37 acres
Invasive Species Treated (ac/MH)	11.5 acres

- Killingworth, Kroupa Pond dam (KI 8) – Sent letter to DOT authorizing access to our property for survey and geotechnical work. Sent email to DOT on behalf of Engineering asking for results of their borings when complete.
- Land Use Plan – Sent out draft of West River, Maltby, and Prospect sections to staff for comments.
- New Haven, Sachem St. easement – Sent Yale a map to use for the easement.
- Bethany, 377 Carrington Rd. (BE 9) – Contacted by abutter about their plans to install a solar panel within the side setback. They are going to ZBA for a variance.
- Deer hunt – Lottery for hunters was run. We have 180 participants, 20 of those are first year participants. The breakdown by site: Gaillard – 127, Prospect - 20, Bethany - 25, Ansonia/Seymour – 8.
- North Branford, UI watermain easement – Separate surveys were completed for each property owner. Contacted town staff again. Murtha was contacting UI about acquiring their easement.
- Land Use Plan – Sent out draft of the Birmingham, North Cheshire Wellfield, and miscellaneous parcels sections for staff comments.
- Boundaries – Checked and marked boundaries in North Branford and Hamden.

There were no other land items to report.

Chair Levine reported that the next month’s meeting would include the annual election of the Committee chair.

The next meeting is on Wednesday, July 9, 2025 at 5:30 p.m. in Cheshire at the former Bis property.

At 6:25 p.m., on motion made by Mr. Malloy and seconded by Ms. Young, the Committee voted to adjourn the meeting.

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Mark Levine, Chair